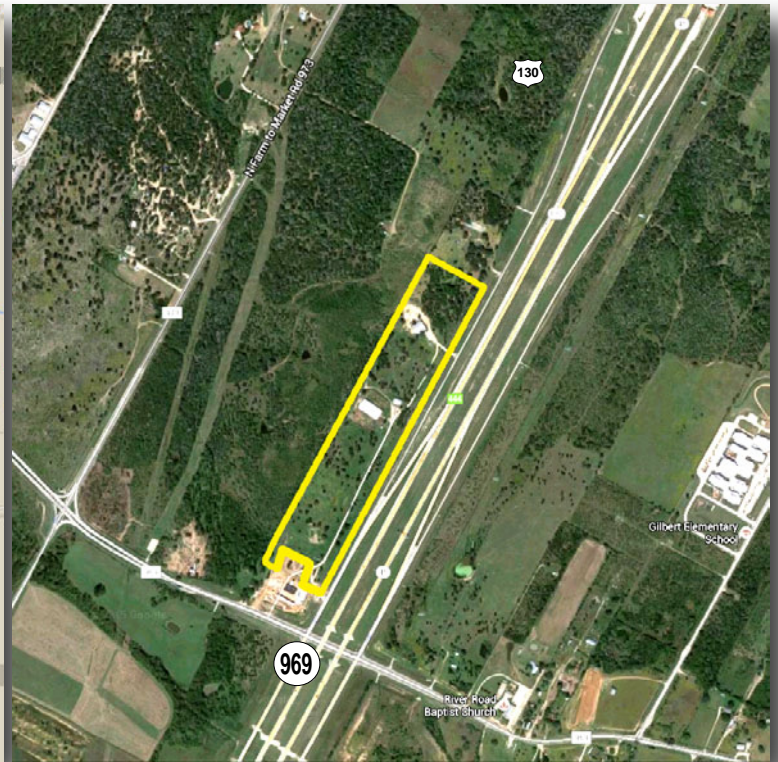
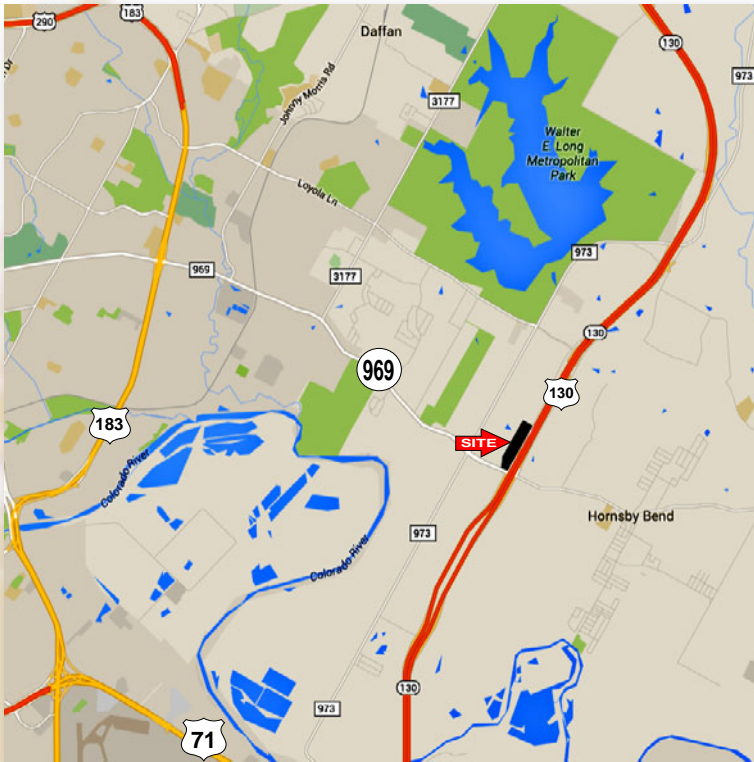


# FOR SALE +/- 29.439 ACRES WITH OFFICE/WAREHOUSE FM 969 & SH 130 Austin, Texas 78724



**LOCATION:** The site is the hard northwest corner of FM 969 (MLK) and SH 130.

**SIZE:**  
 Lot 3: 1.413 acres  
 Lot 4: 27.241 acres  
 Lot 5: 0.785 acres  
 Total: 29.439 acres

**FRONTAGE/ACCESS:** The site fronts the south bound frontage road on the west side of SH 130 and the north side of 969 (MLK).

**UTILITIES:**  
 Electricity – Austin Energy  
 Water – Mannville Water Supply Corp  
 Sewer – Septic  
 Gas – Propane  
 Telephone – Southwestern Bell (SBC)

**ZONING:** Austin ETJ

**TRAFFIC COUNTS:**  
 Toll way 130: 19,100 VPD  
 FM 969 (MLK): 15,600 VPD

**TOPOGRAPHY:** Site slopes down to the roadway

**JURISDICTION:** City of Austin

**FLOOD HAZARD:** No portion of the property is in the FEMA 100 year flood plain.

**COMMENTS:** This site is prime for retail and other development. There are three lots that total 29.439 acres which can be bought together or separately.

The site is located minutes away from downtown Austin, ABIA airport, and the New Circuit of Americas and is immediately adjacent to The Indian Hills at Decker Lake Rd / SH 130 and the massive Whispering Valley developments. Indian Hills is set for 1,500 new apartments, 1.6 million sf. of retail, 73,000 sf. of R & D, and 270,000 sf. of industrial space. Whispering Valley is set to bring 7,500 new homes and apartments as well as 2,000,000 sf. of retail and office space. Brand new 5,000 sf. 17 pump Valero station and convenience store is now open at the hard corner (Lots 1 and 4).

Lot 4 is 27.241 acres with a 6,400 sf office/warehouse on the north end which could be purchased separately. The office/warehouse has 2,400 sf. of office (full HVAC space) and 4,000 sf. of warehouse with 3 fourteen foot (14') grade level doors and a bathroom. Office space has a full bath and kitchen.

**PRICE:**

Lots 3 + 5		\$980,000
Lot 4	23.58 acres (net)	\$2,600,000
Office/Whse.	3.66 acres	\$750,000
Reduced price for entire property		\$3,950,000

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

**CONTACT Brad Campbell**

**Office: (512) 472-2100**

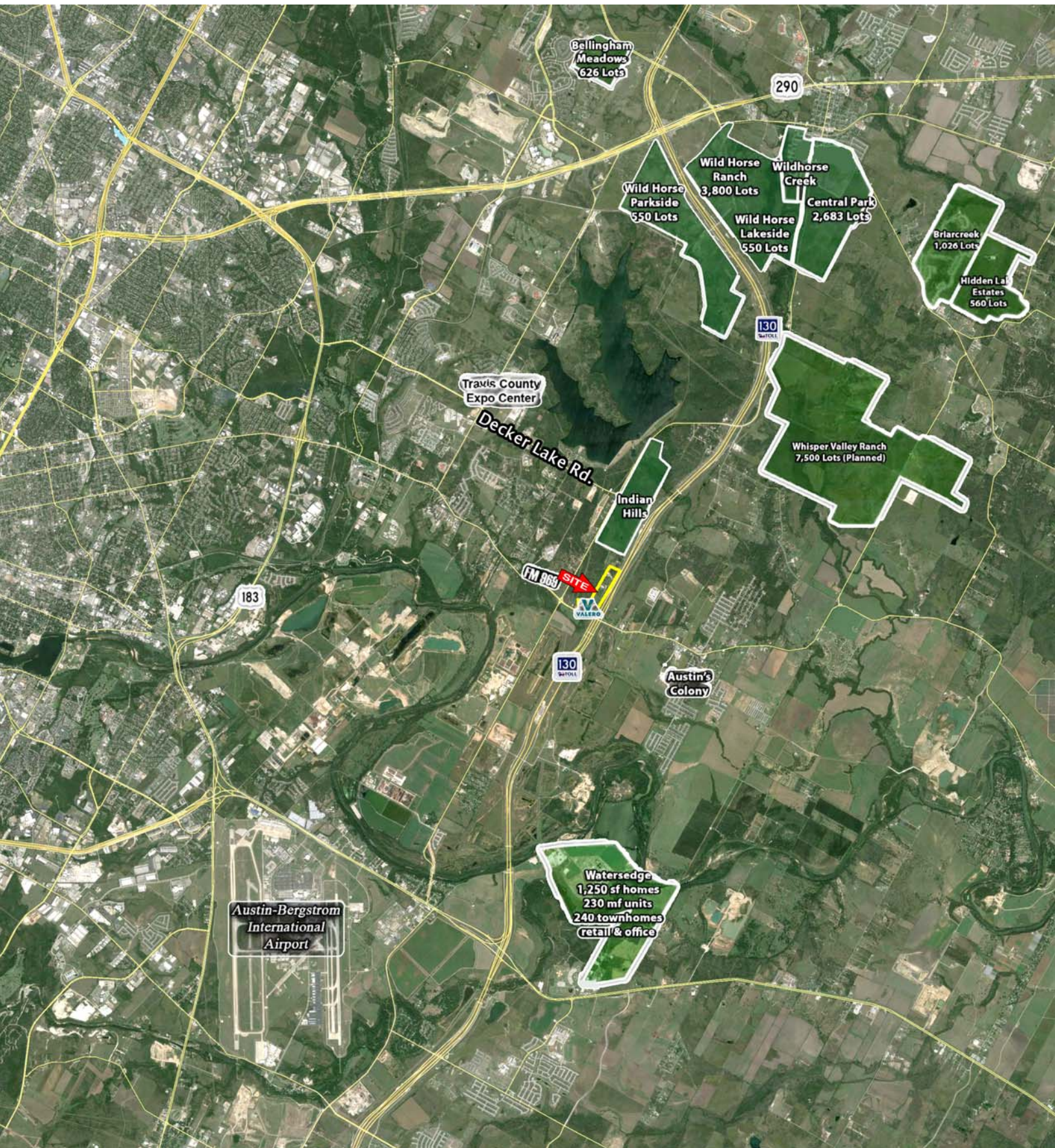
**Brad@matexas.com**

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Bellingham Meadows  
626 Lots

290

Wild Horse Parkside  
550 Lots

Wild Horse Ranch  
3,800 Lots

Wildhorse Creek

Central Park  
2,683 Lots

Wild Horse Lakeside  
550 Lots

Briarcreek  
1,026 Lots

Hidden Lake Estates  
560 Lots

130  
TOLL

Travis County Expo Center

Decker Lake Rd.

Whisper Valley Ranch  
7,500 Lots (Planned)

Indian Hills

183

FM 865  
SITE  
VALERO

130  
TOLL

Austin's Colony

Austin-Bergstrom International Airport

Watersedge  
1,250 sf homes  
230 mf units  
240 townhomes (retail & office)









**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K