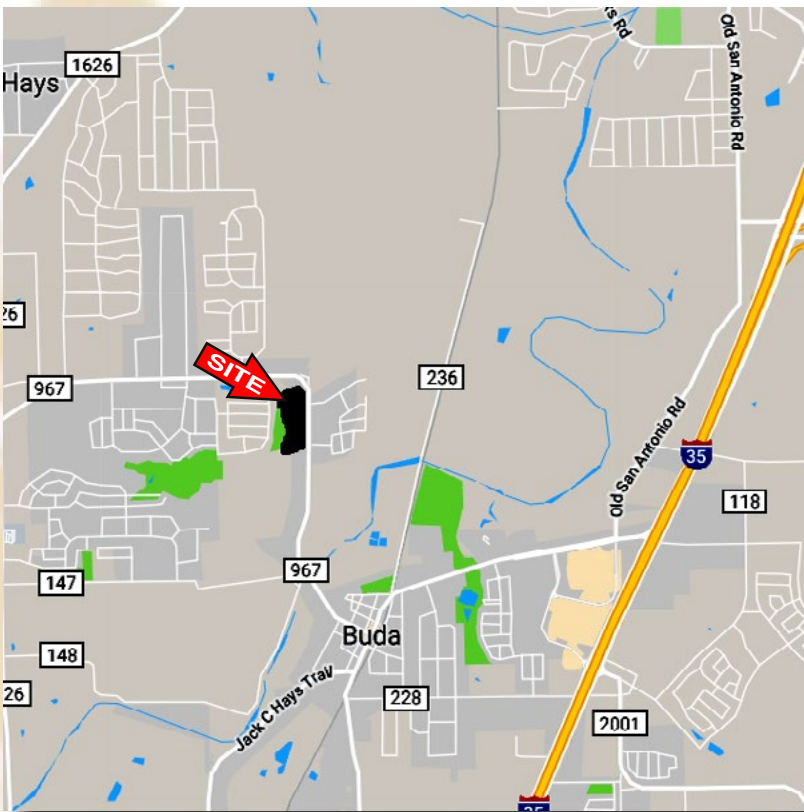


FOR SALE - 15.526 ACRES

FM 967, Buda, Texas



LOCATION Along the west frontage of FM 967, on the outskirts of Buda, just west of town.

SIZE Approximately 15.526 Acres

FRONTAGE/ACCESS Approximately 1,275 feet along FM 967

UTILITIES

Water:	City of Buda
Wastewater:	City of Buda
Electricity:	P. E. C. (Pedernales Electric Co-Op)
Gas:	None, out of service area

ZONING C2-R2 - Arterial Retail (Office) Medium Density Residential

TOPOGRAPHY Basically level with natural drainage evident along Garlic Creek: The site is heavily wooded by native hardwoods.

FLOOD HAZARD An undetermined portion lies within the 100-year floodplain (see attachments)

SCHOOL DISTRICT Hays Consolidated

PRICE \$3.00 per gross square foot

Please see attachments for additional information.

McALLISTER & ASSOCIATES

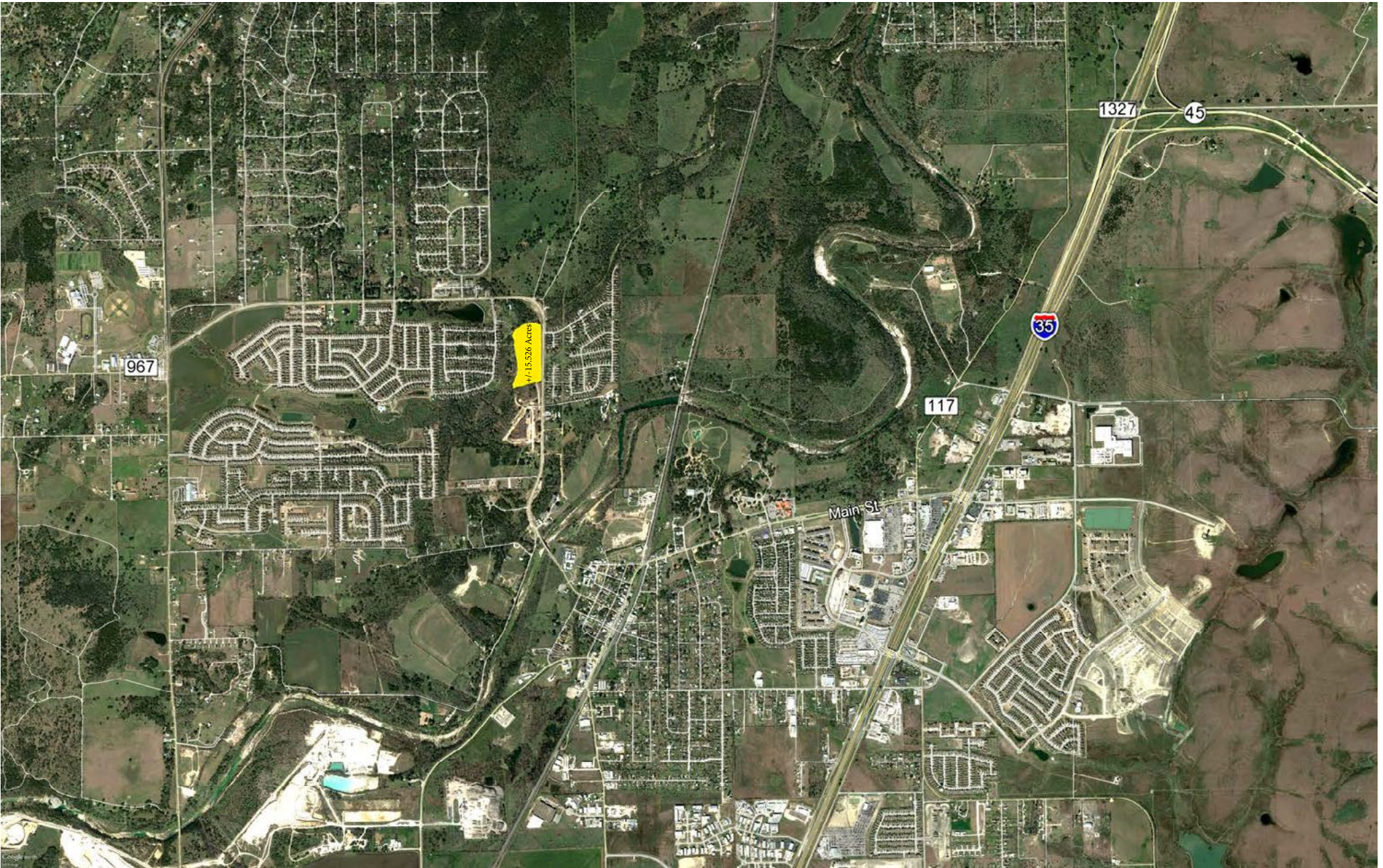
REAL ESTATE SERVICES

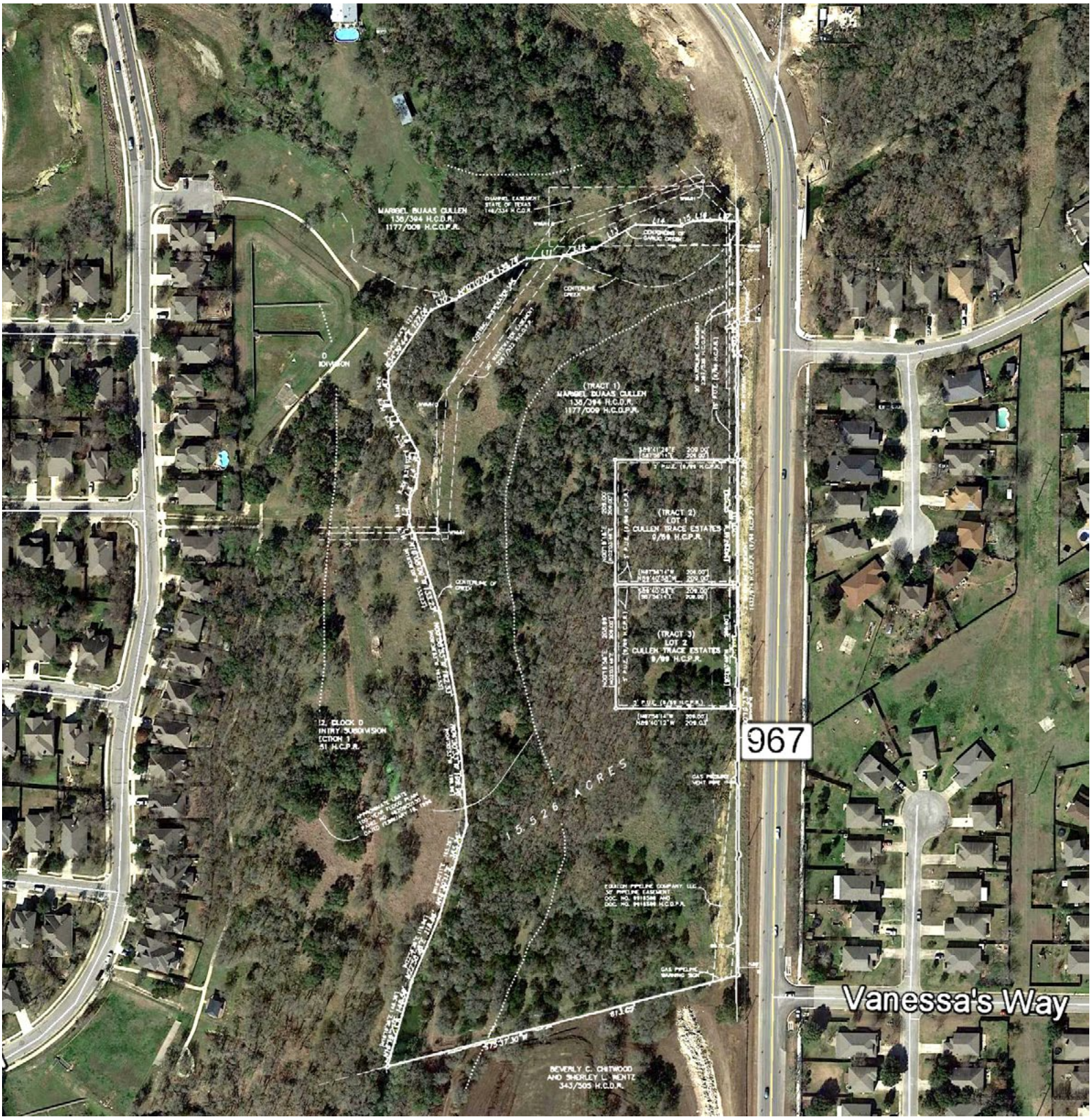
201 Barton Springs Road Austin, Texas 78704

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

CONTACT Joe McAllister
Office: (512) 784-1134
joewillie@matexas.com

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MARCEL BUJAS CULLEN
136/364 H.C.D.R.
1177/008 H.C.D.P.R.

GRANITE LASEMENT
STATE OF TEXAS
14/034 H.C.D.R.

(TRACT 1)
MARCEL BUJAS CULLEN
136/364 H.C.D.R.
1177/008 H.C.D.P.R.

(TRACT 2)
LOT 2
CULLEN TRACE ESTATES
6/88 H.C.P.R.

(TRACT 3)
LOT 1
CULLEN TRACE ESTATES
6/88 H.C.P.R.

1/2 BLOCK D
INSTR. 338814510N
1/20N 1
51 H.C.P.R.

APPROXIMATE LOTS
DETERMINED FROM
RECORDS OF THE
COUNTY CLERK

15.326 ACRES

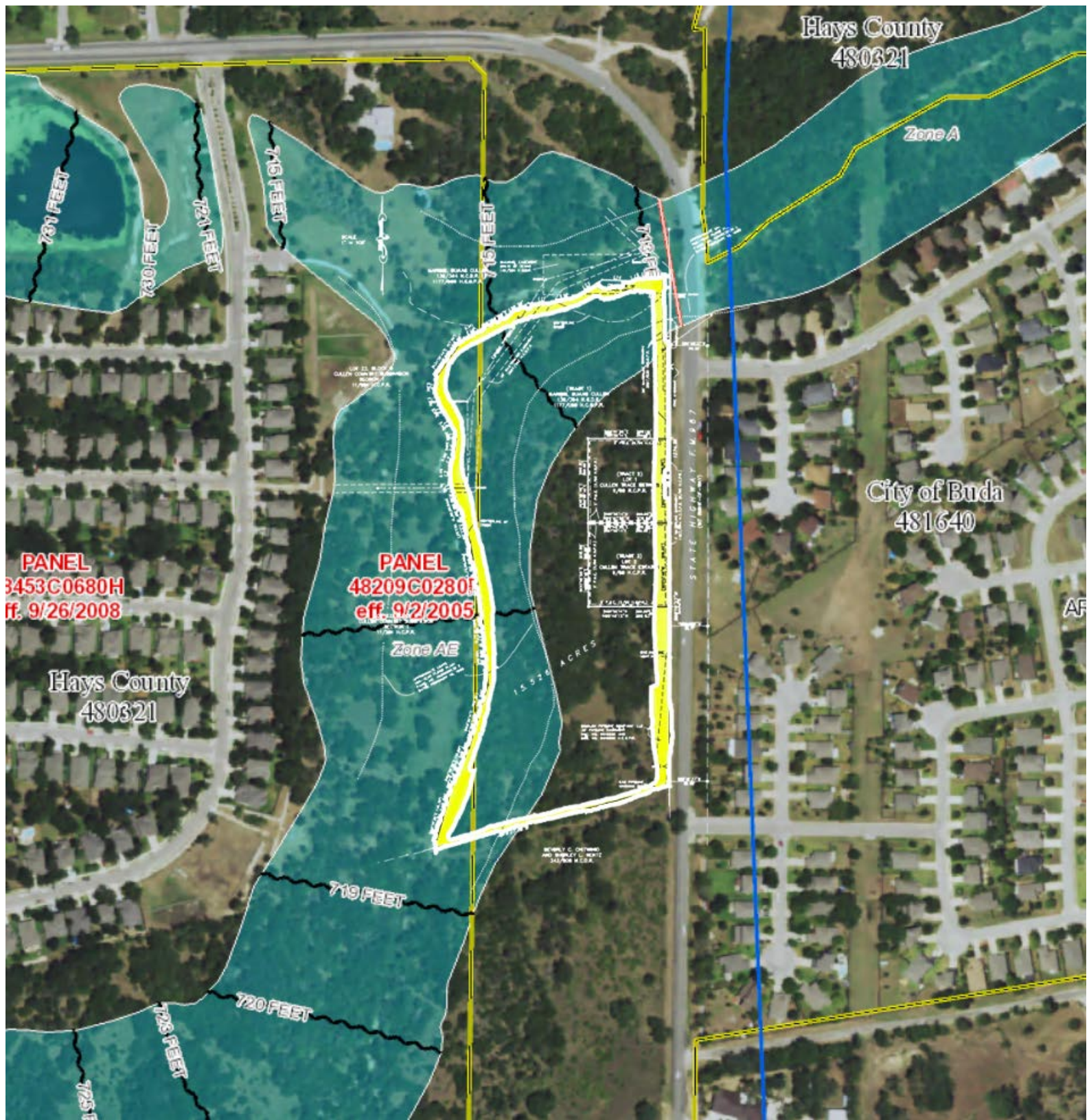
CULLEN PIPING COMPANY, LLC
STATE OF TEXAS
DOC. NO. 818288 AND
800,000, 818288 H.C.D.P.R.

BEVERLY C. OSTWOOD
AND SHERLEY L. RENTZ
343/305 H.C.D.R.

967

Vanessa's Way

FEMA MAP





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date