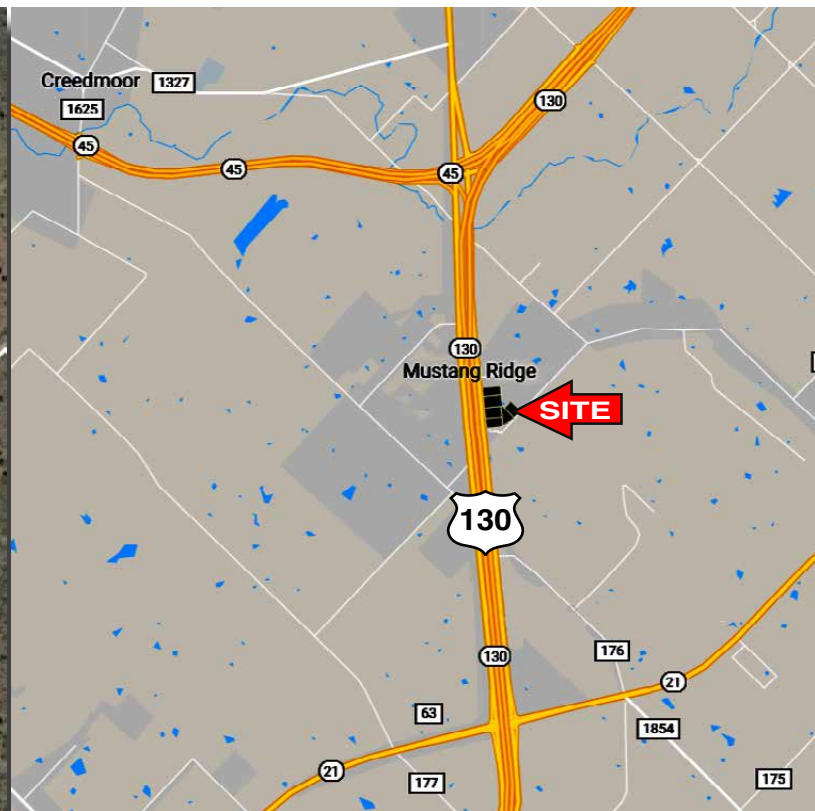


6 COMMERCIAL ZONED TRACTS plus 126 ACRES PROPOSED RESIDENTIAL FOR SALE

NEC of Hwy 183 and Laws Road, Mustang Ridge, TX 78610



LOCATION This property is located on the East Service Rd. of Hwy. 183 @ Laws Rd., just S. of SH-130/45. Tract 8 also has frontage on Evelyn Rd. at 2 places.

UTILITIES Public electricity & Creedmore-Maha Water but indiv. Septic systems required

ZONING Commercial except the rear portion of tract 8 is zoned residential.

JURISDICTION & PERMITTING City of Mustang Ridge

FLOOD HAZARD No portion of the Property is indicated in the FEMA floodplain map however, there are a couple tanks on tract 8. A small stock tank at the rear of 2, 3, and 6 has been filled in.

TOPOGRAPHY See attached map

PRICE	Lot	Approx. Acreage	Price
	1	6.02	\$80,000/Ac.
	2	6.7	\$60,000/Ac.
	3	SOLD 7.56	\$50,000/Ac.
	4	19.57	\$50,000/Ac.
	6	SOLD 5.27	\$30,000/Ac.*
	7	SOLD 5.11	\$395,000
	8	Under Contract 126.0	\$24,000/Ac.

COMMENTS The tracts all front on Hwy. 183 except tracts 6, 7, and 8. Tract 1 is a corner lot. A water meter has been added to tract 6, so + \$5,000*. The 4 built driveways on Hwy. 183 are for "farm use/access driveways", so each Buyer should apply for TxDOT approval for his intended use & the driveway is therefore subject to possible revisions. A street access to Hwy. 183 for tract 8 is open for discussion.

McALLISTER & ASSOCIATES

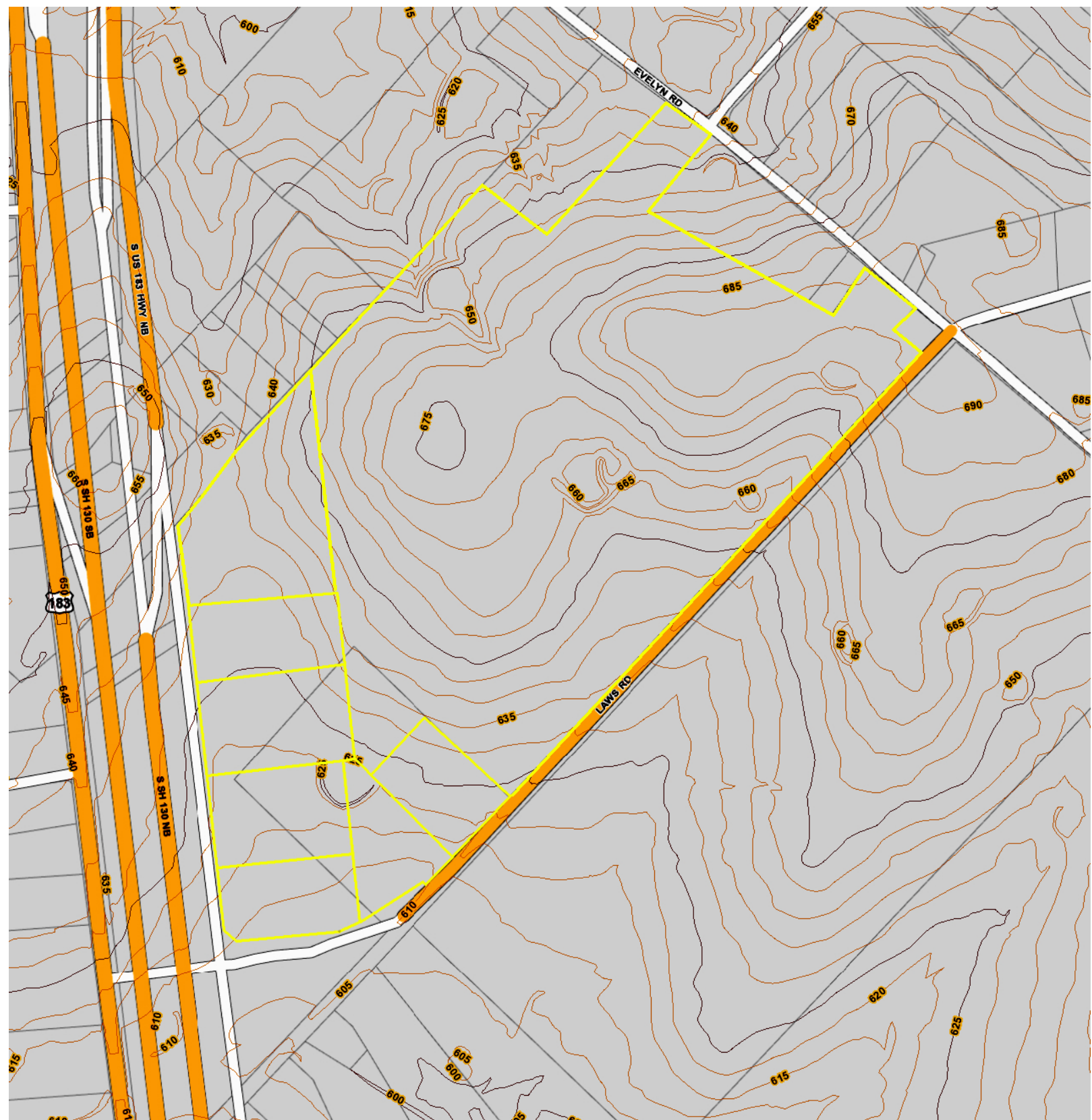
REAL ESTATE SERVICES

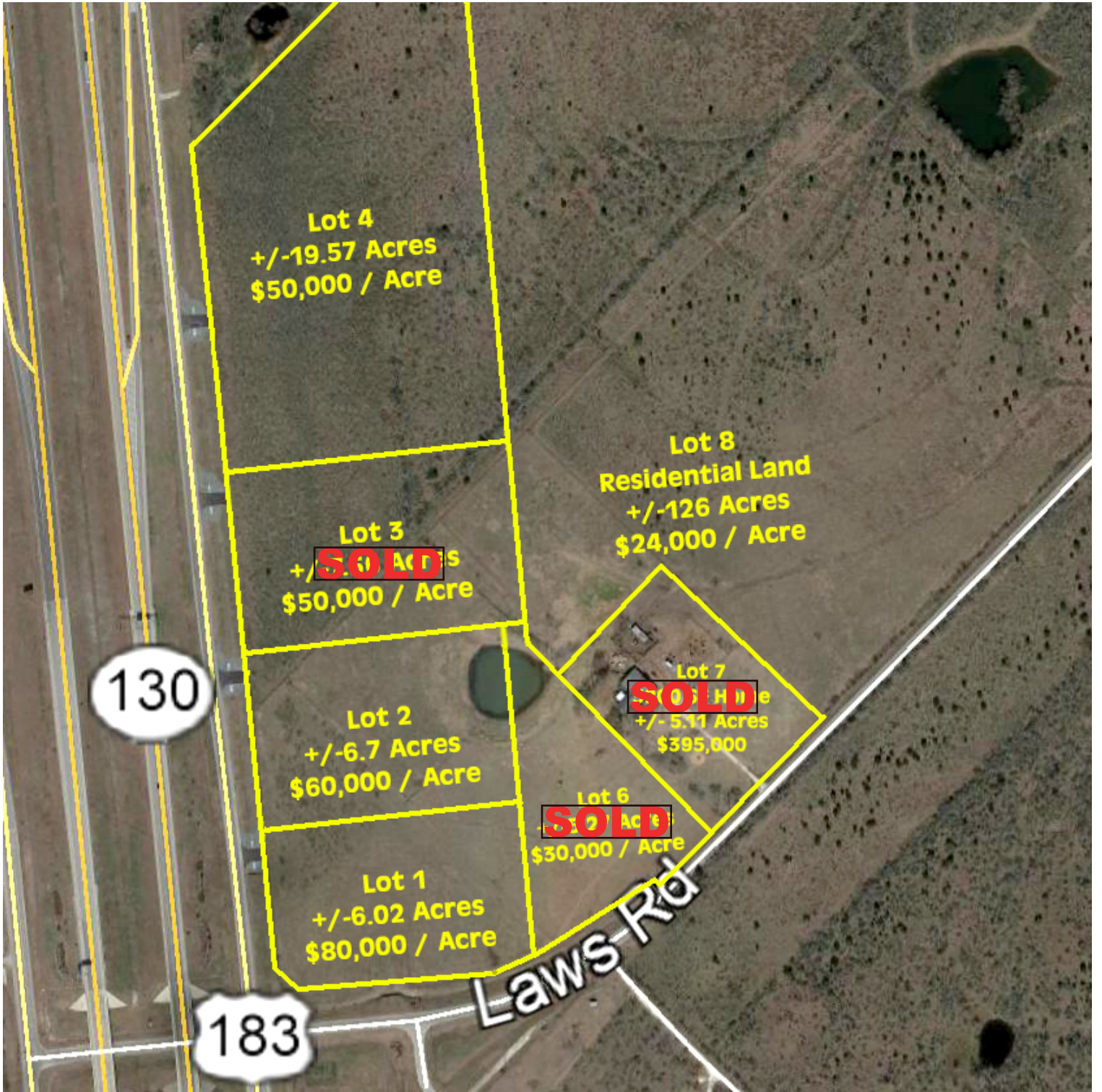
201 Barton Springs Road Austin, Texas 78704

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

CONTACT John Doyal
Office: (512) 472-2100
JohnD@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.





Lot 4
+/-19.57 Acres
\$50,000 / Acre

Lot 3
+/- **SOLD** Acres
\$50,000 / Acre

Lot 2
+/-6.7 Acres
\$60,000 / Acre

Lot 1
+/-6.02 Acres
\$80,000 / Acre

Lot 8
Residential Land
+/-126 Acres
\$24,000 / Acre

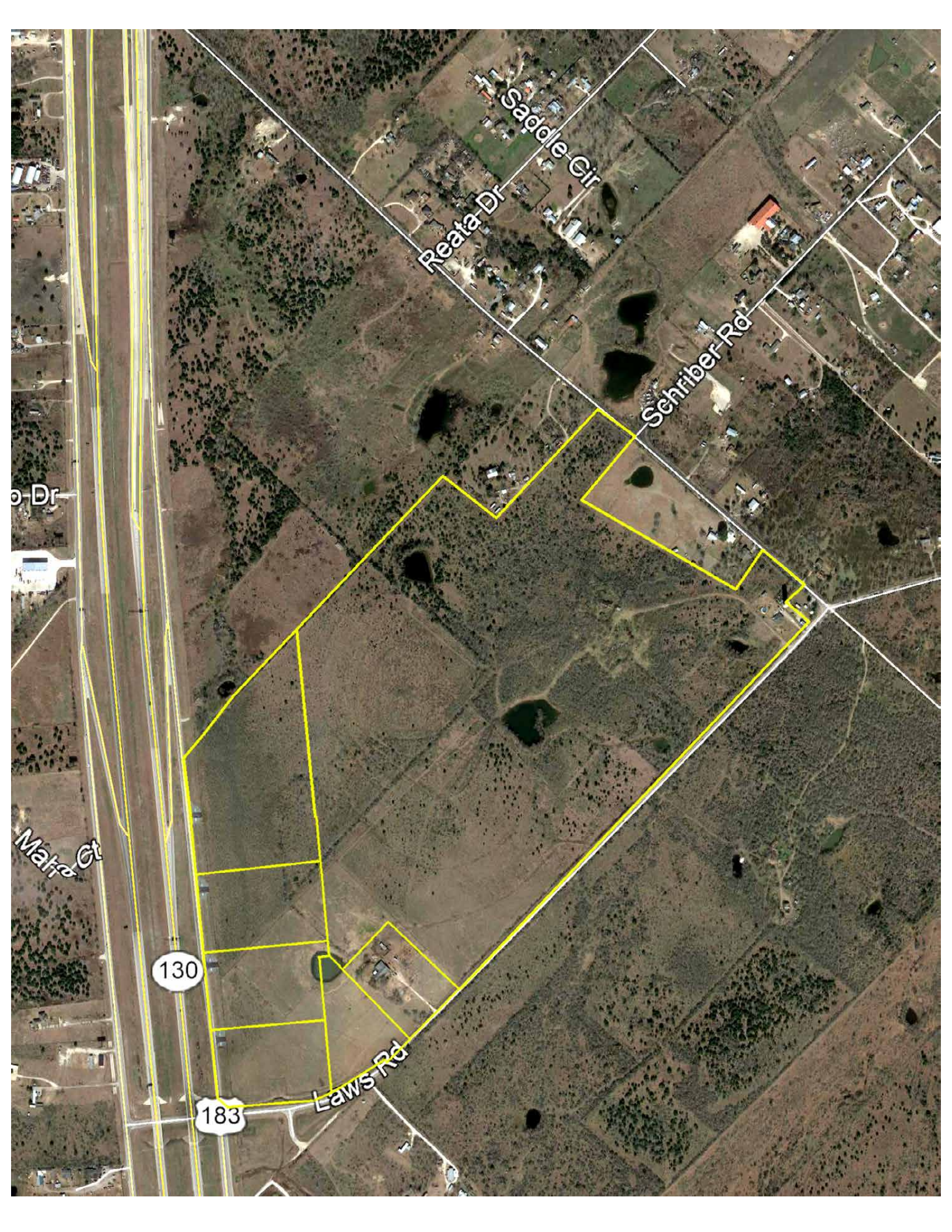
Lot 7
+/- **SOLD** Home
+/- 5.11 Acres
\$395,000

Lot 6
+/- **SOLD** Acres
\$30,000 / Acre

130

183

Laws Rd



Reata Dr

Saddle Cir

Schriber Rd

130

183

Laws Rd

Maher Ct

o Dr

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
	Area with Flood Risk due to Levee Zone D

	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

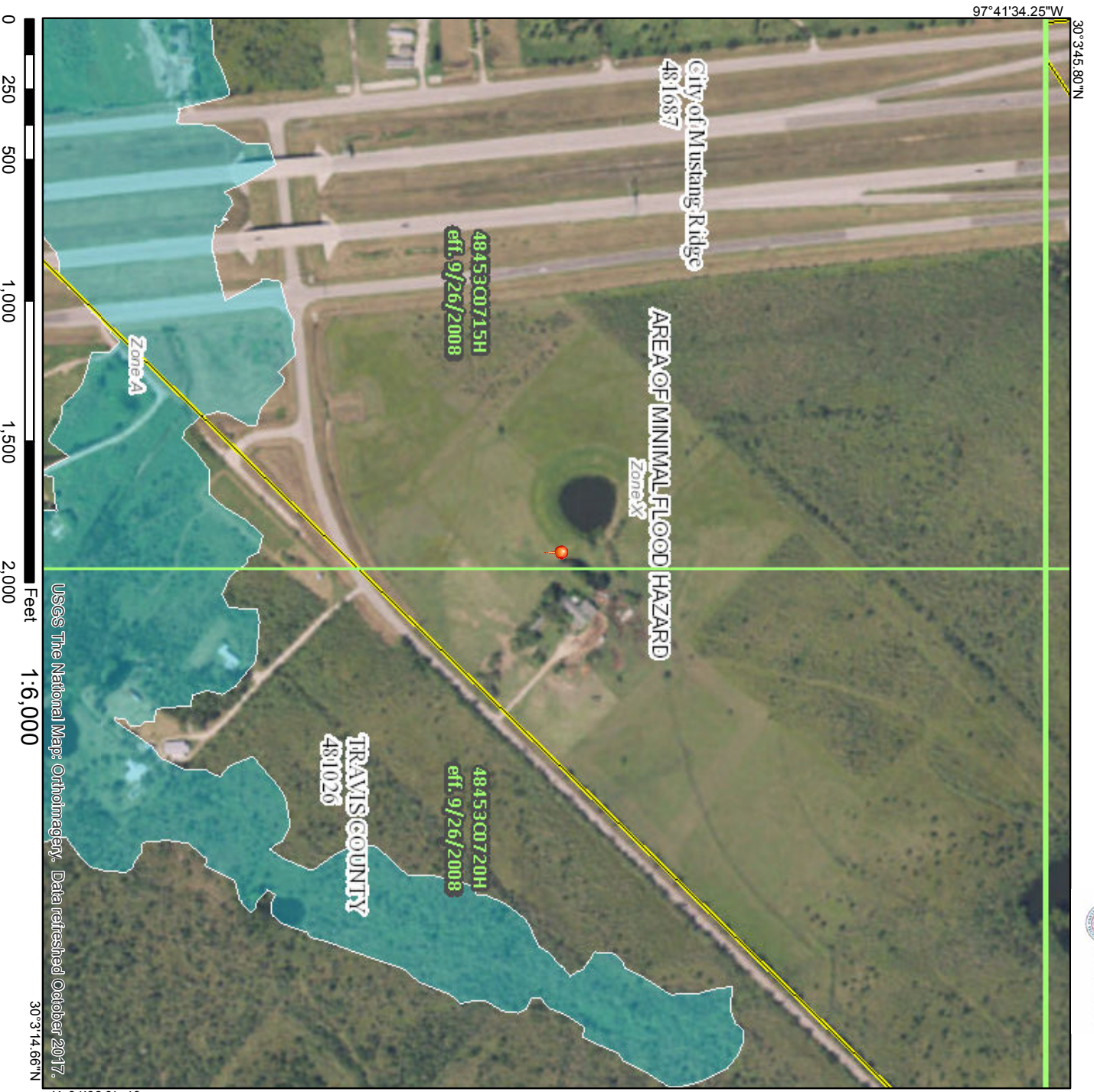
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/8/2018 at 3:29:53 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USGS The National Map: Orthoimagery. Data refreshed October 2017.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Doyal	102343	Johnd@matexas.com	512-472-2100
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date