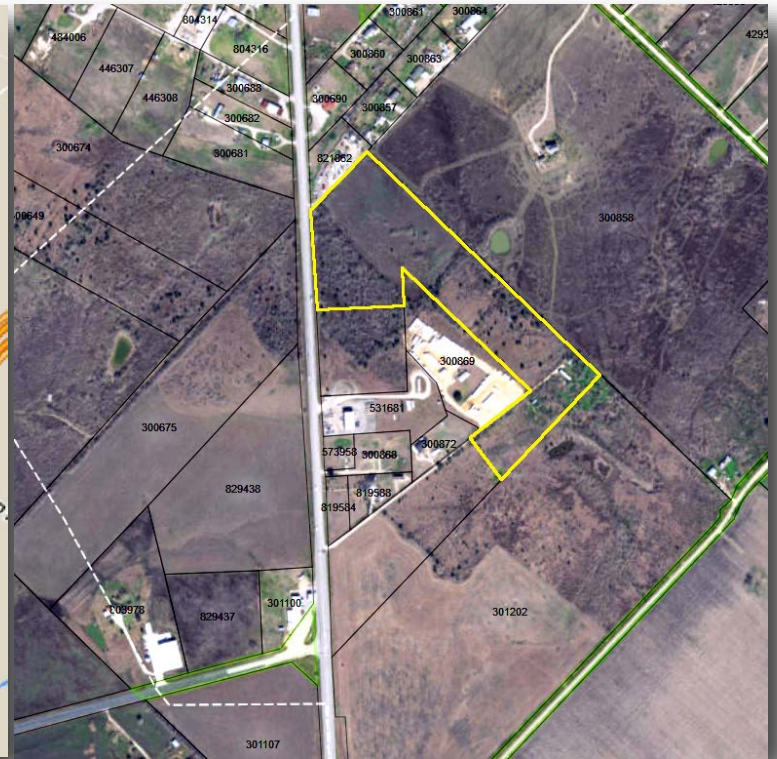
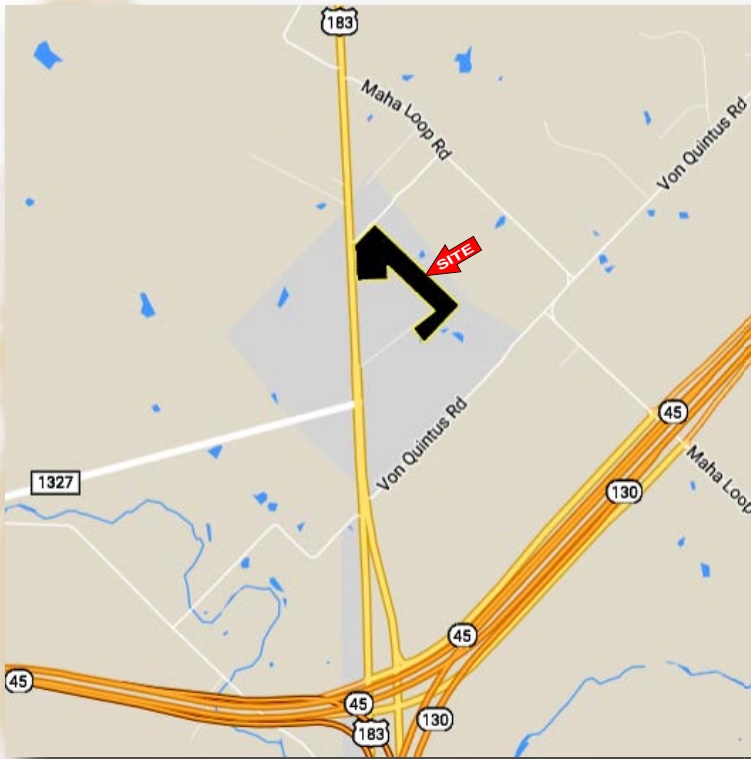


# FOR SALE ±22.372 ACRES OF COMMERCIAL LAND

## 10419 S Hwy 183 Austin, TX 78747



**LOCATION:** On E. side of Hwy. 183, North of SH-130/45 & immediately North of FM 1327, Mustang Ridge, Tx.

**SIZE:** Approximately 22.372 acres

**FRONTAGE/ACCESS:** 572' frontage on Hwy. 183 and a 50' wide perpetual easement. Buyer needs to obtain a curb cut onto Hwy. 183 on north end.

**UTILITIES:** Public electricity and Creedmore-Maha Water. Requires individual septic systems. 2" water line to S. end by way of the perpetual easement and a 4" water line along the Hwy. 183 frontage. Electricity to South end and to North end of the Property. Includes 1 water meter.

**FLOOD HAZARD:** No portion of the Property lies in the FEMA floodplain. There is small drainage area across the hwy 183 frontage.

**ZONING:** Commercial

**TOPOGRAPHY:** Property is relatively flat.

**SCHOOL DISTRICT:** Del Valle ISD

**JURISDICTION:** City of Mustang Ridge

**PRICE:** \$669,995

# 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.



# City of Mustang Ridge Travis County, Texas

## Augustus Kinchelo Survey A-457

### General Notes

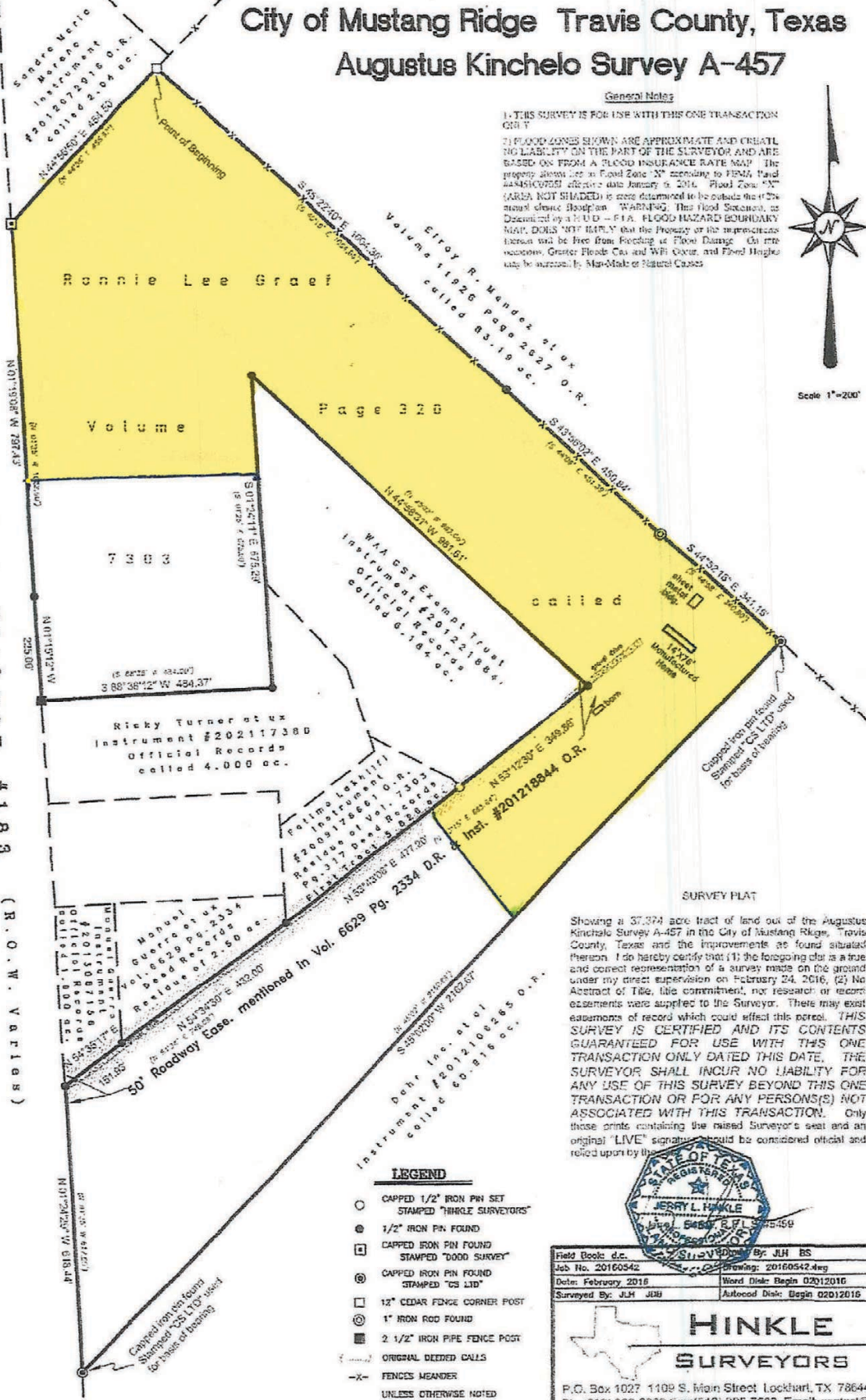
1. THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.

2. FLOOD ZONES SHOWN ARE APPROXIMATE AND CREAT NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Flood Map #44680001E effective date January 9, 2014. Flood Zone "X" (AREA NOT SHADED) is more determined to be outside the 1% Annual Chance Floodplain. WARNING: This Flood Statement, as Determined by a N.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.



Scale 1"=200'

U.S. HIGHWAY #183 (R.O.W. VARIAS)



### SURVEY PLAT

Showing a 37.374 acre tract of land out of the Augustus Kinchelo Survey A-457 in the City of Mustang Ridge, Travis County, Texas and the improvements as found situated thereon. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on February 24, 2016, (2) No Abstract of Title, title commitment, nor research or record encumbrances were applied to the Surveyor. There may exist encumbrances of record which could affect this plat. **THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS ONE TRANSACTION OR FOR ANY PERSONS(S) NOT ASSOCIATED WITH THIS TRANSACTION.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the parties.



### LEGEND

- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
- 1/2" IRON PIN FOUND
- CAPPED IRON PIN FOUND STAMPED "ODD SURVEY"
- ⊗ CAPPED IRON PIN FOUND STAMPED "CS LTD"
- 12" CEDAR FENCE CORNER POST
- ⊙ 1" IRON ROD FOUND
- 2 1/2" IRON PIPE FENCE POST
- - - ORIGINAL DECEDED CALLS
- X- FENCES MEANDER
- UNLESS OTHERWISE NOTED

Field Book: d.c. Job No. 20160542  
 Date: February 2016  
 Surveyed By: JLM JLB  
 Drawing: 20160542.dwg  
 Word Disk: Begin 02012016  
 Autocad Disk: Begin 02012016



## HINKLE SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644  
 Ph: (512) 398-2000 Fax: (512) 395-7603 Email: contact@hinklesurveyors.com  
 Firm Registration No. 100886-00



## 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.

<b>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John T Baker</b>	<b>517348</b>	<b>johnnbaker2@gmail.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>Joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>John Doyal</b>	<b>102343</b>	<b>Johnd@matexas.com</b>	<b>512-472-2100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date