



## PROPERTY DESCRIPTION

Strategically positioned in Del Valle, TX, just a short distance from Tesla and the Austin Airport off State HWY 71, this approximately 10-acre redevelopment property at 5107 Wolf Lane is a must look opportunity. The site is surrounded by burgeoning residential, industrial, and retail developments, as well as road improvement projects widening existing roads, new roads, new bridges and additional infrastructure and utility projects. The site presents an attractive prospect for general contractors, service providers, industrial flex warehouse investors, commercial spec builders, RV parks, or perhaps a solar farm.

To note, the immediate area is witnessing significant growth, with new gas stations, restaurants, and strip centers filling in along the higher traffic corridors, making this 10-acre site an attractive redevelopment play. Notably, the Mirador residential development on Wolf Lane, spans +/- 1650 acres, and is set to introduce over 5000 new single-family homes. Taylor Morrison is also building out a big new home development at the next corner up. This supports the claim of strong demand for housing and flex warehouse space in the vicinity.

Additionally, the property's proximity to major employers, including the Austin-Bergstrom International Airport, Tesla's manufacturing plant, Zoho's new headquarters, The Boring Company & Line 204 film studio campus in Bastrop, as well as Samsung's substantial +/-40 Billion dollar investment in Taylor, presents abundant opportunities for collaboration and business growth in a reasonable drive time.

Inquire for more detail and deeper discussion on your intentions for the site. The site is currently FOR SALE and is tenant occupied on a month-to-month basis and can be swiftly closed with the right offer. \*OCCUPIED- 2 day notice required, CALL ME to set tour !!

## PROPERTY HIGHLIGHTS

- - Located in Opportunity Zone
- - Flexible land use options for diverse Industrial/ Commercial needs
- - Favorable regulatory environment for redevelopment
- - Convenient access to major transportation routes for distribution and logistics
- - Close proximity to key business centers and new home development

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	117	8,511	32,195
Total Population	357	27,769	107,880
Average HH Income	\$117,487	\$108,111	\$101,365

## OFFERING SUMMARY

Sale Price:	CALL BROKER
Lot Size:	10.05 Acres

FOR SALE

5107 WOLF

5107 WOLF LANE, DEL VALLE, TX 78617

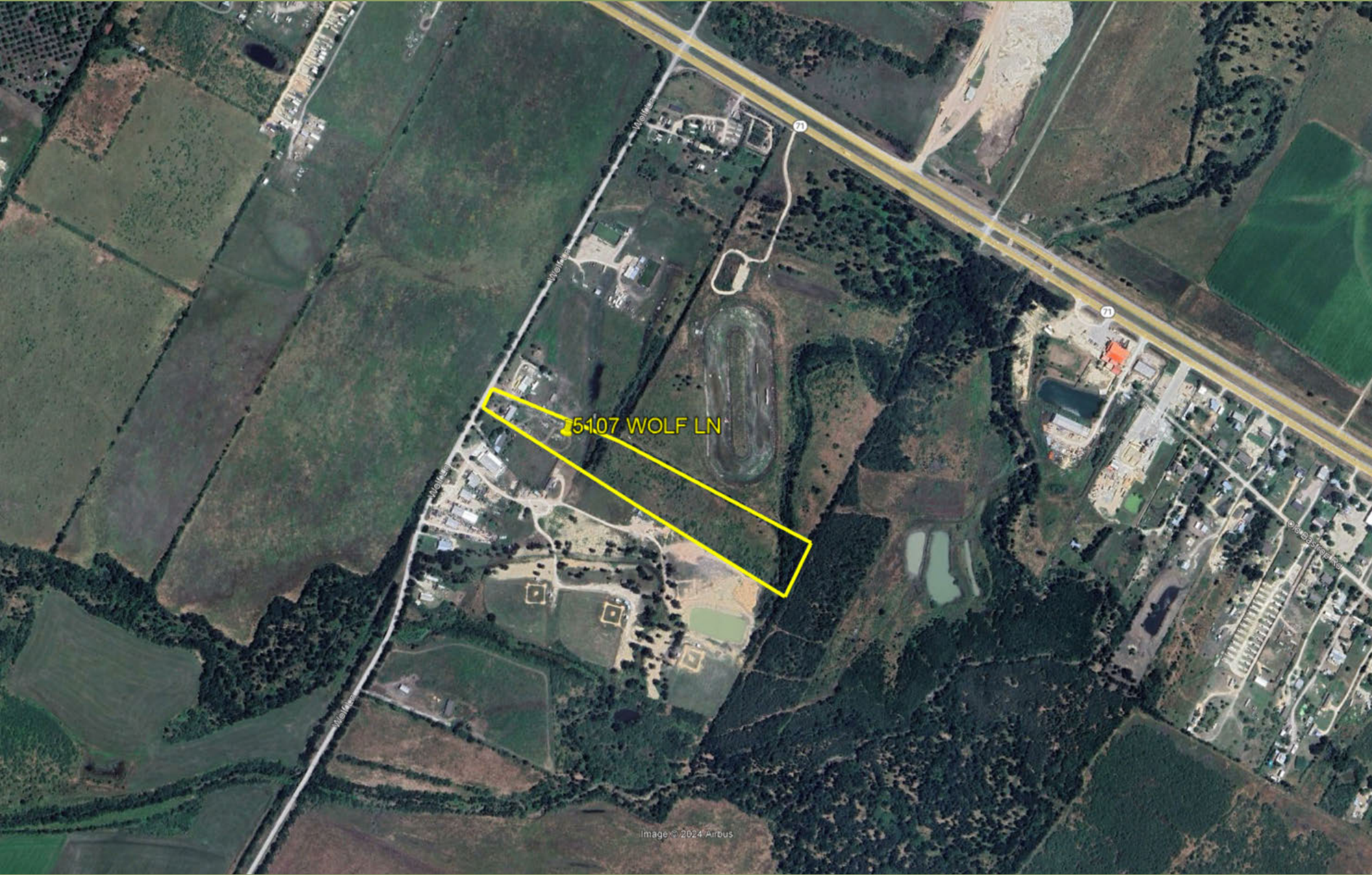


Image © 2024 Airbus

FOR MORE INFORMATION:

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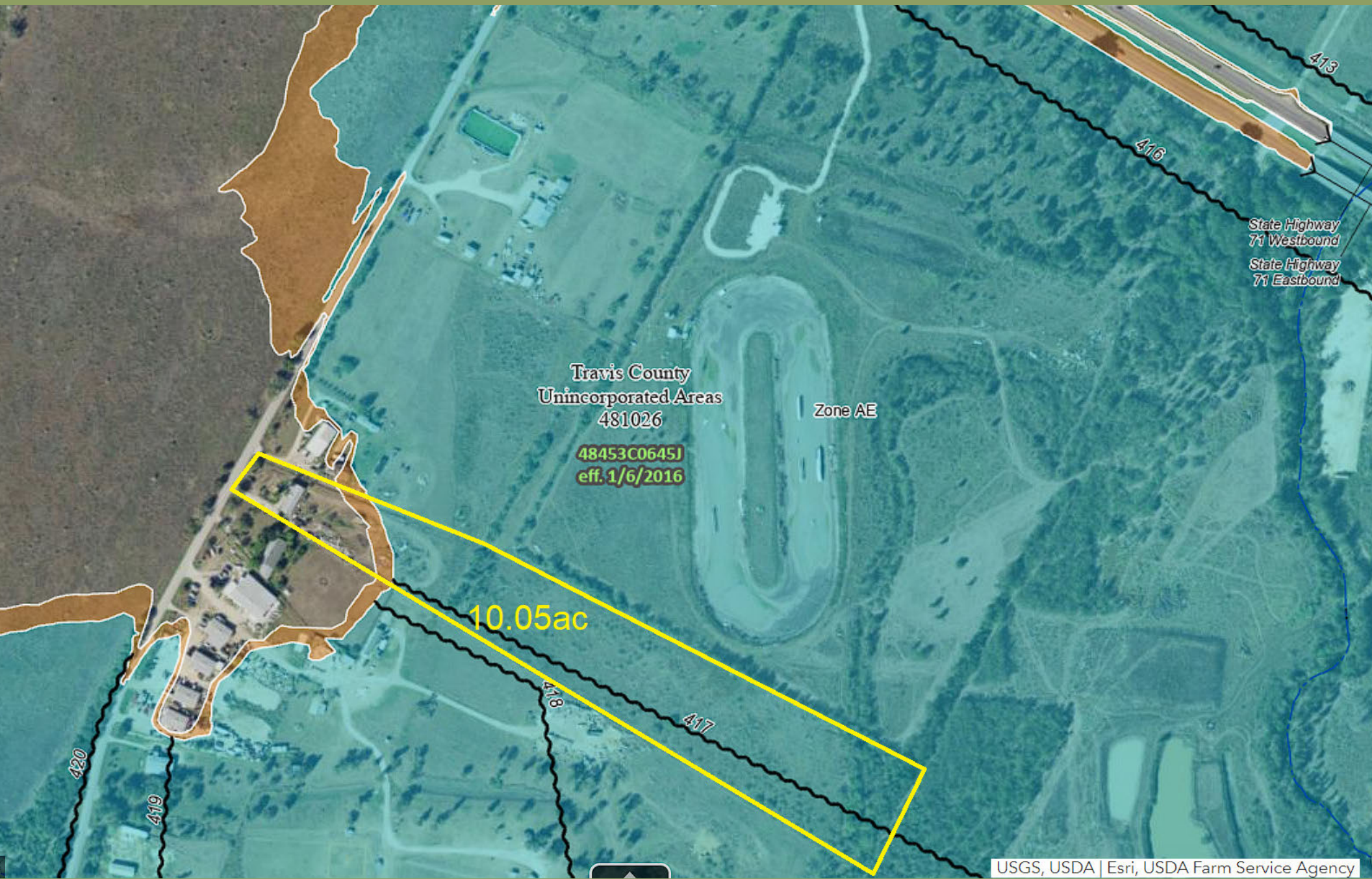
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USGS, USDA | Esri, USDA Farm Service Agency

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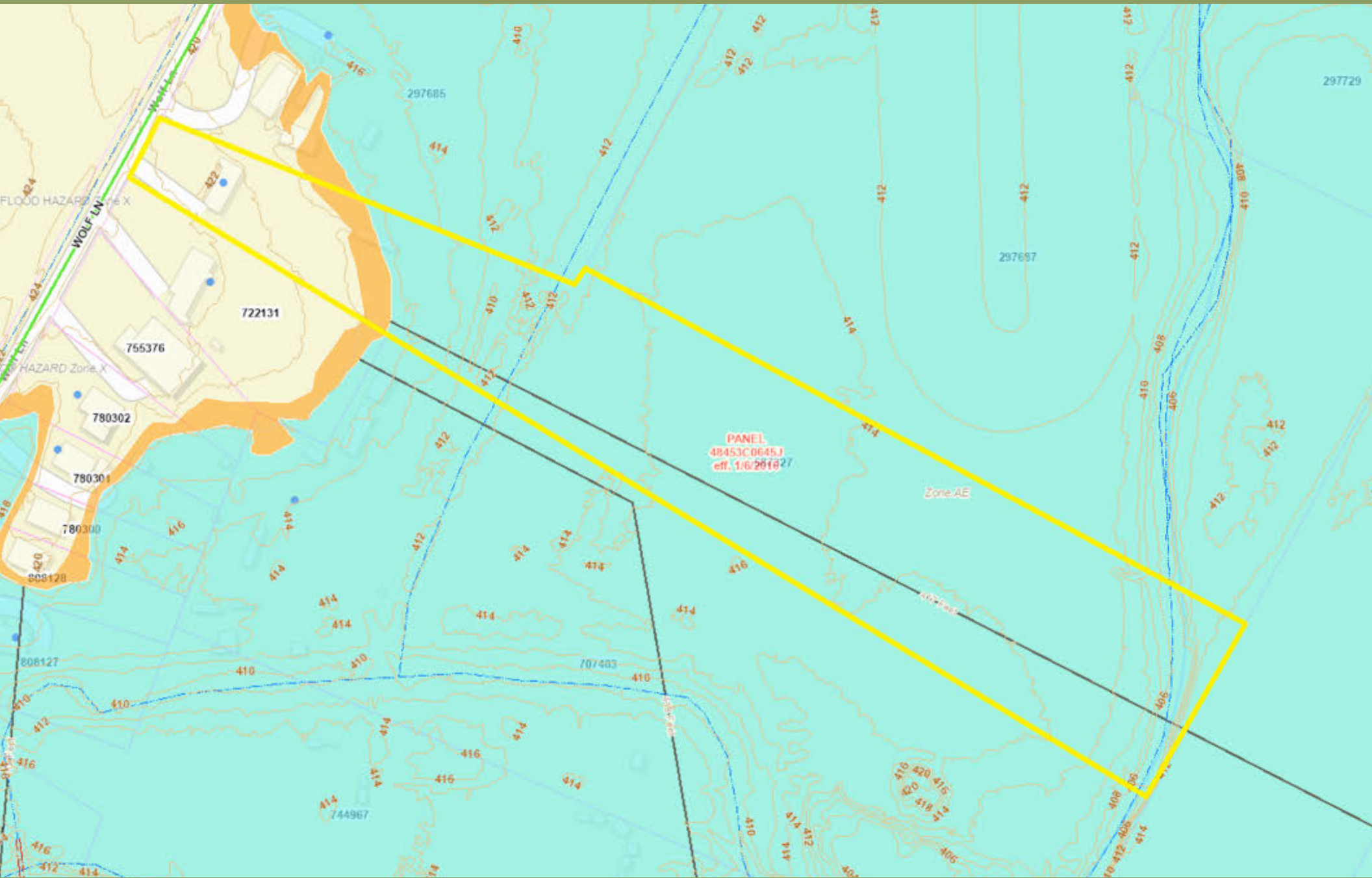
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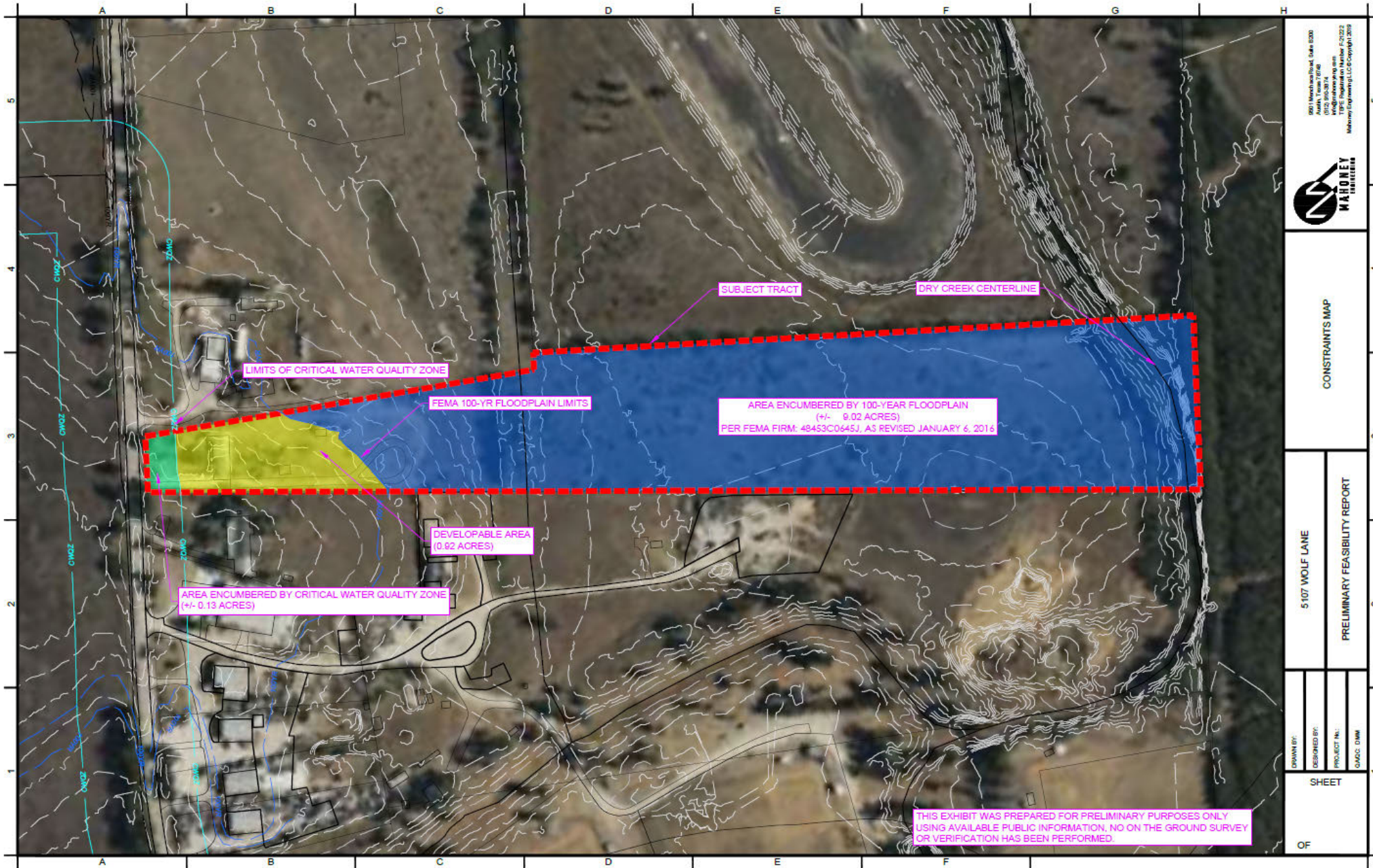


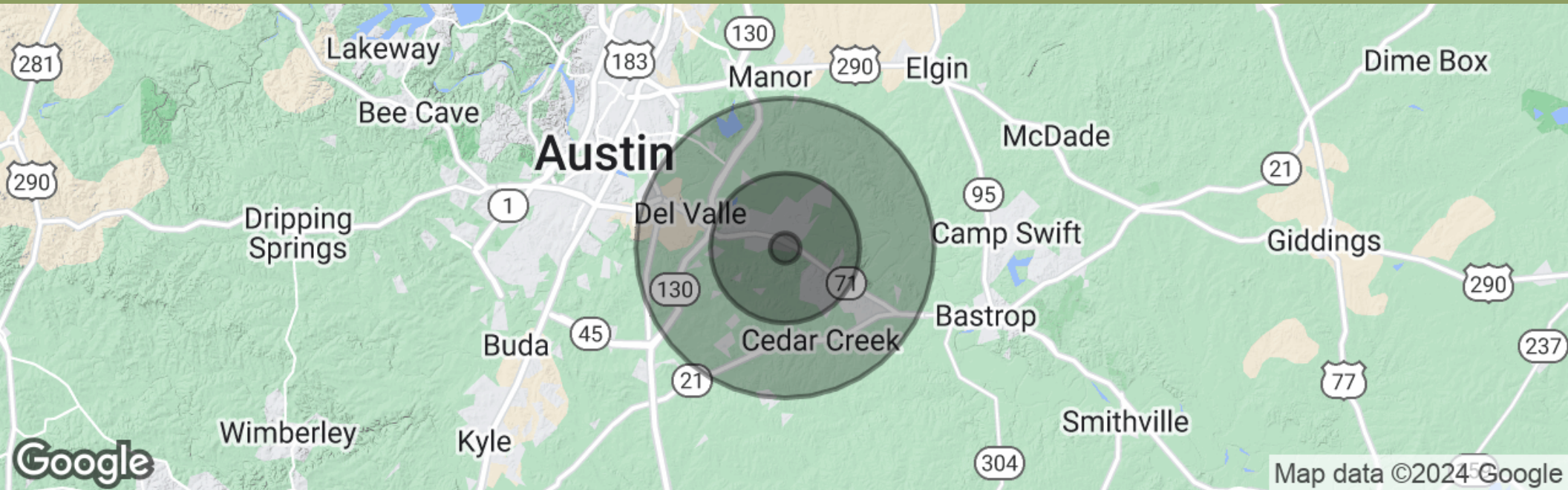
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	357	27,769	107,880
Average Age	38	35	35
Average Age (Male)	37	35	34
Average Age (Female)	39	36	35

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	117	8,511	32,195
# of Persons per HH	3.1	3.3	3.4
Average HH Income	\$117,487	\$108,111	\$101,365
Average House Value	\$404,497	\$318,765	\$319,410

Demographics data derived from AlphaMap

**FOR MORE INFORMATION:**

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# Information About Brokerage Services

Texas law requires all real estate licensees 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>St Croix Capital Realty Advisors, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9003163</b> License No.	<b>officeadmin@stcroixca.com</b> Email	<b>(512)391-0718</b> Phone
<b>John W Collins IV</b> Designated Broker of Firm	<b>561707</b> License No.	<b>JCollins@stcroixca.com</b> Email	<b>(512)391-0718</b> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Simon Hall</b> Sales Agent/Associate's Name	<b>607339</b> License No.	<b>SHall@stcroixca.com</b> Email	<b>(512)391-0718</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date