



+/- 9.1 Acres of Redevelopment Land

Highlights

- +/- 1,140' Frontage
- Wastewater line nearby
- No Zoning or Deed Restrictions
- In process of de-annexing from City of Austin ETJ

10213 Circle Drive. Austin, Texas 78736

For Sale

- SqFt : +/- 396,396
- Available Acres : +/- 9.1 acres
- Contact Broker for Pricing

Anthony Kuri
McAllister & Associates
512.903.1960
anthony@matexas.com

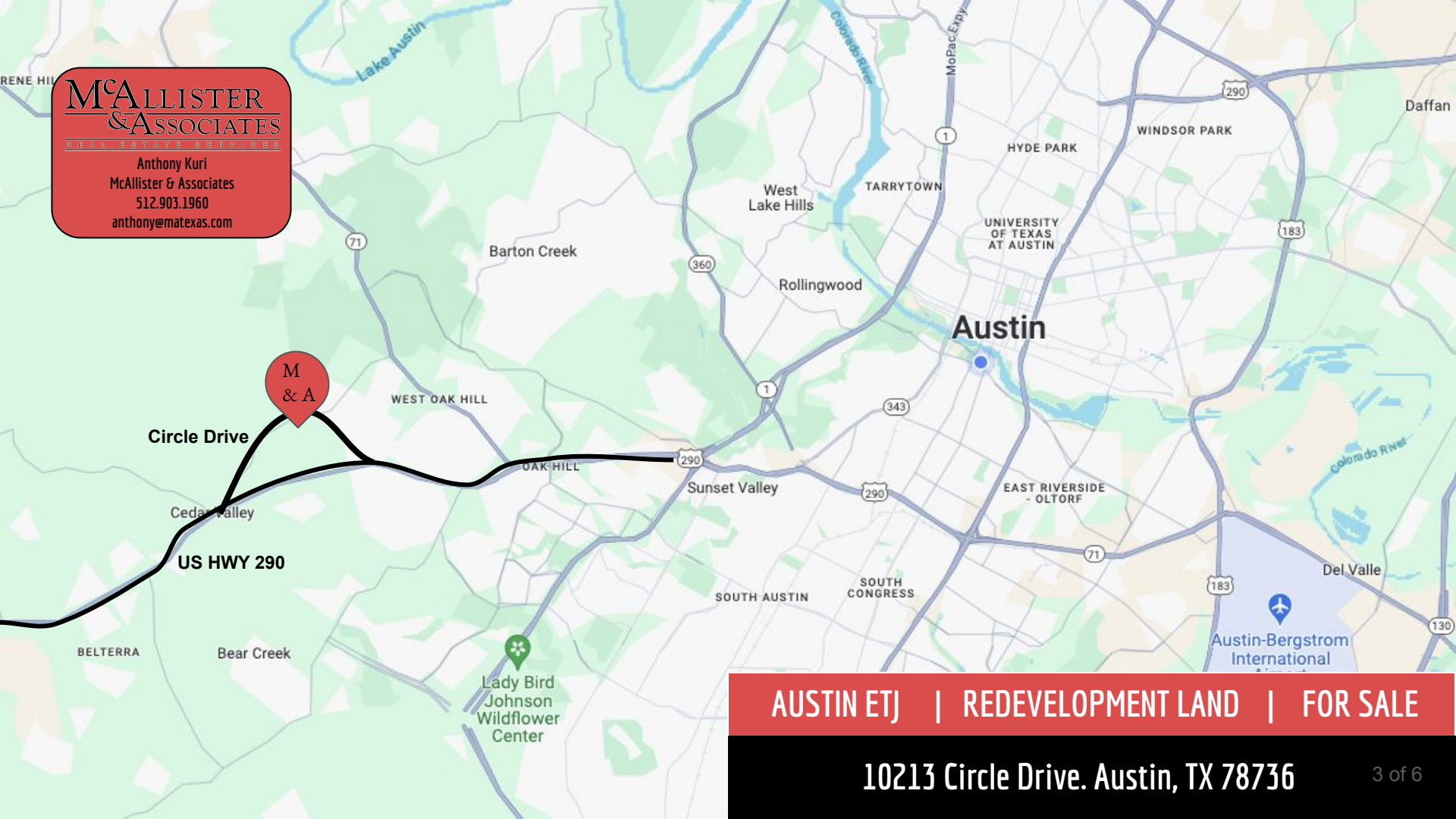
McALLISTER
& ASSOCIATES
REAL ESTATE SERVICES

OFFERING SUMMARY

Location	10213 Circle Drive. Austin, Texas 78736
County	Travis
Jurisdiction	City of Austin
Zoning	ETJ
Size	+/- 9.1 Acres
Sewer	8" Wastewater line approximately 5900' East
Water	12" Water line to site
Parcels	Parcel No. 484183 Parcel No. 484184 Parcel No. 446589

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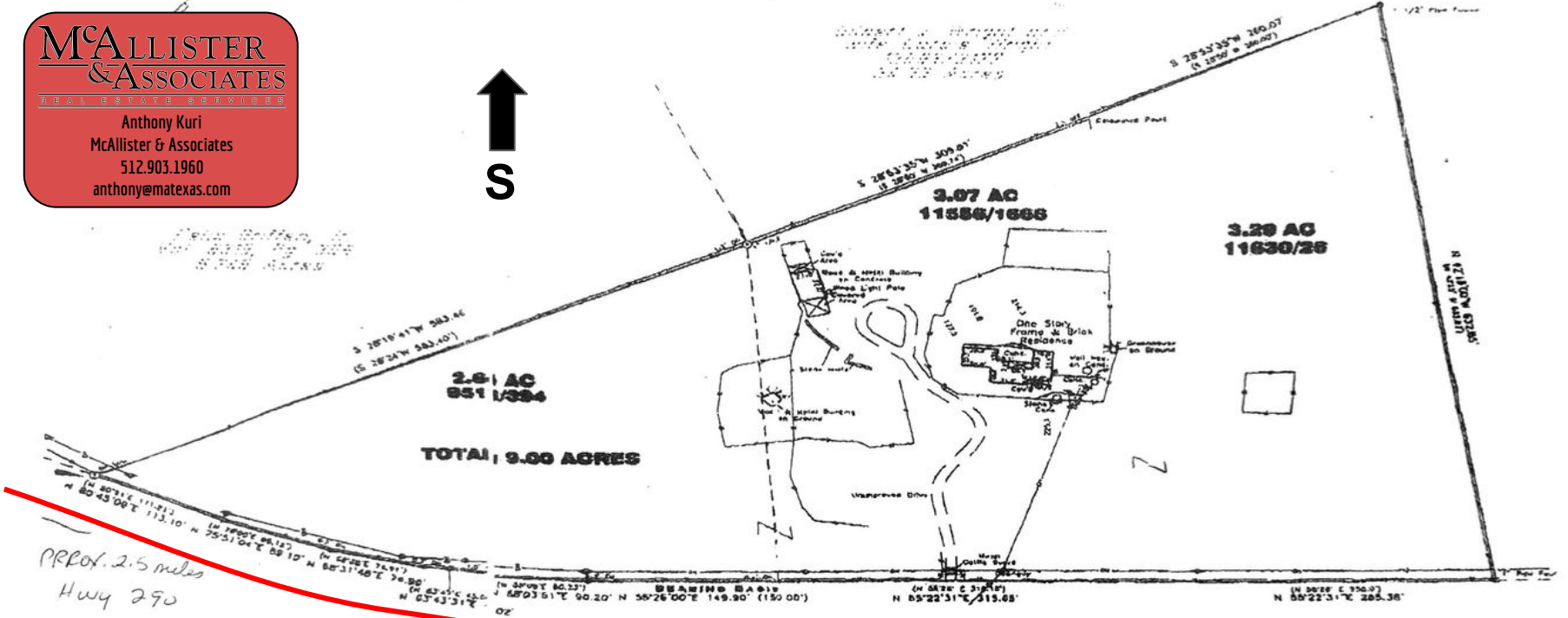
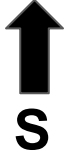
AUSTIN ETJ | REDEVELOPMENT LAND | FOR SALE

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TOTAL: 9.00 ACRES

PRof. 2.5 miles
 Hwy 290

Circle Drive

LEGEND
 1/4" = 100' (1" = 1000')
 --- ROAD RIGHT OF WAY
 --- FENCE
 --- CONCRETE
 --- METAL POST
 --- WIRE FENCE
 --- CONCRETE

Thomas J. Ly...
...

All that certain 9.00 acre tract of land in the A.W. NICHOLS SURVEY, ABSTRACT NO. 10213, Travis County, Texas, and being more particularly described in Exhibit "A", attached and made a part hereof.

TOWN: Travis STATE OF TEXAS COUNTY: Travis ACRES: 9.00

DATE: 10/21/2013 REFERENCE: DORSEY & HOGG AND MOUTSON, E. ET AL.

B&G Surveying, Inc.
 Victor M. Dorsey, R.P.L.S.
 Office: 512-458-8300
 Fax: 512-458-9840
 1424 West North Street
 Austin, Texas 78702

OP MEASUREMENT
 LEAHY D. HANCOCK
 54255
 10/21/2013

Gray Tree Company

Downtown Austin

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& ASSOCIATES**
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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.

11/2/2015

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.

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
Joe Willie McAllister	336887	joewillie@matexas.com	(512)472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anthony Kuri	683724	anthony@matexas.com	(512)903-1960
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

McAllister & Associates, 201 Barton Springs Rd Austin, TX 78704
 Anthony Kuri

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201
www.lwof.com

Phone: 5129031960 Fax:

IABS 1-0 Date
 11/03/2011