

±49.45 Acre Single-Family Development Opportunity Located in Del Valle

Becker Ln, Del Valle, TX 78167



BROKER CONTACT:

Tripp Rich, Principal

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☎ 512.575.5125

ADDRESS

Becker Ln
Del Valle, TX 78617

SIZE

±49.45 Acres

LAT., LONG.

30.094321929645954, -97.64490369611254

ZONING

Austin ETJ

PARCEL

0356310306

OPPORTUNITY ZONE

Site is in Opportunity Zone

FLOODPLAIN

Slight wetlands running through site

TAX

1.70%

SCHOOLS

Del Valle ISD
Creedmoor Elementary School
Del Valle Middle School
Del Valle High School

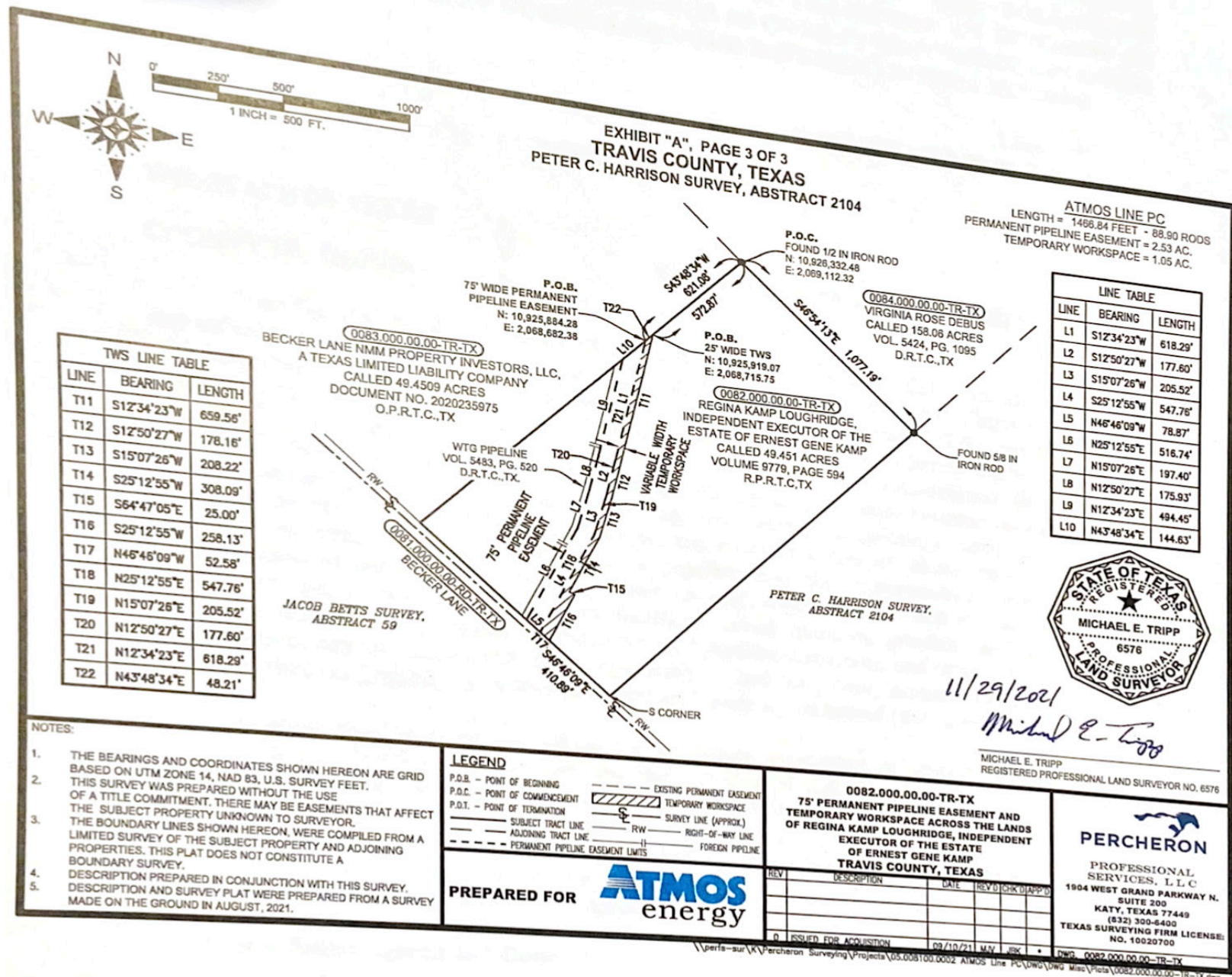
LEGAL

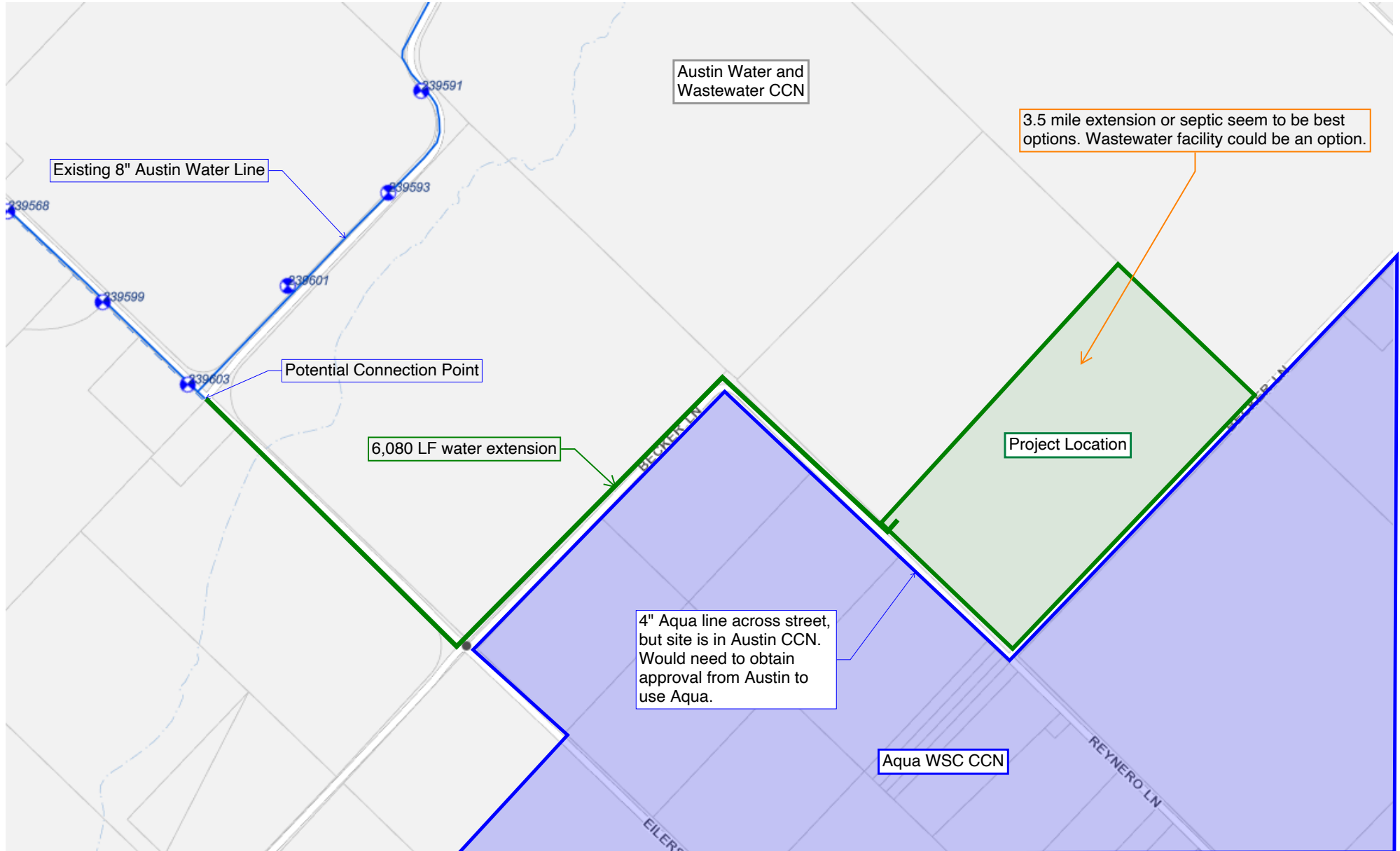
ABS 2104 SUR 3 HARRISON P C ACR 49.451 (1-D-1)

PRICE

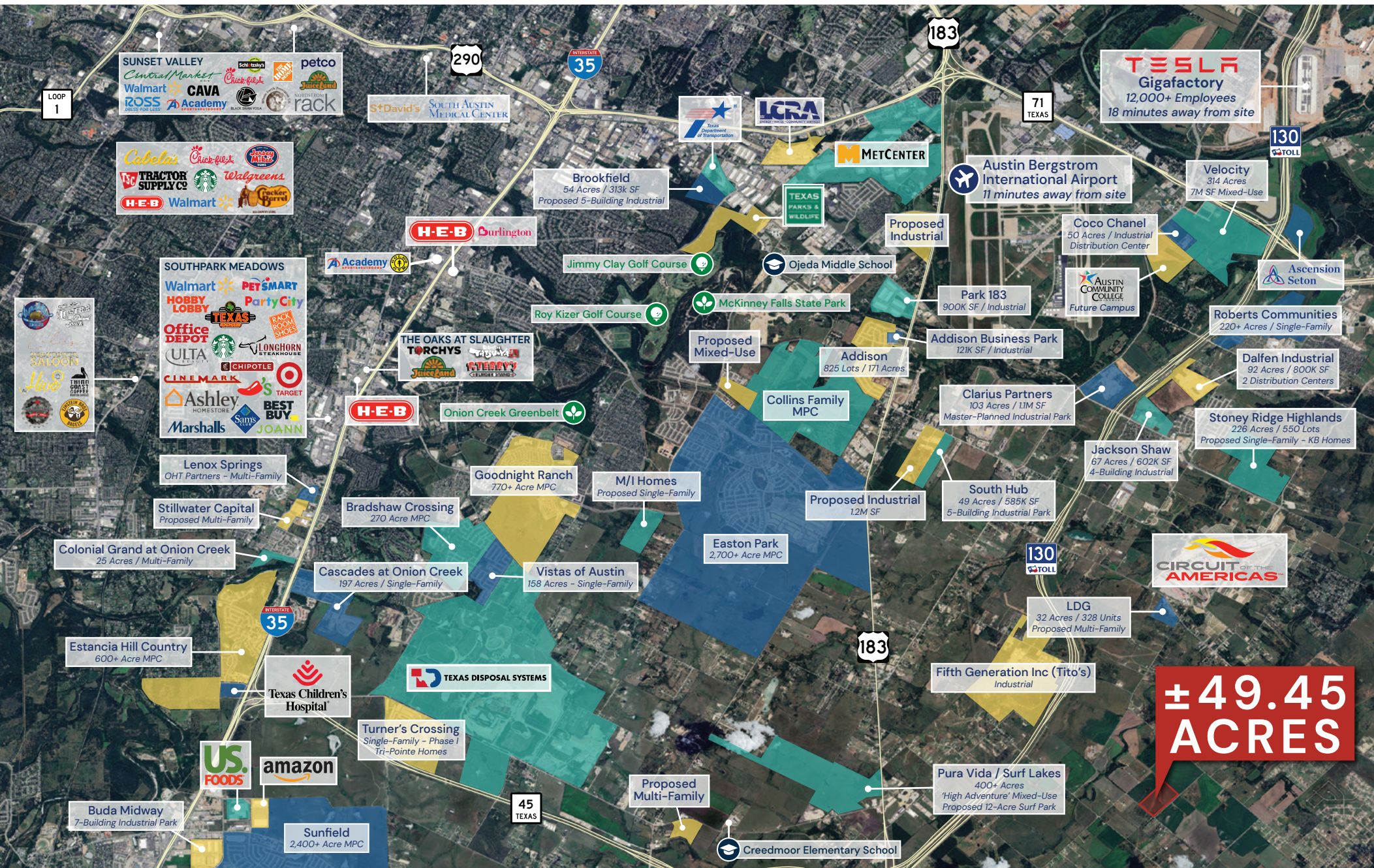
Call for Pricing







AREA HIGHLIGHTS





2023 TAX RATES

TCO	Travis County	0.304655
IDV	Del Valle ISD	1.002800
THD	Travis Central Health	0.100692
E11	Travis County ESD #11	0.100000
ACT	ACC (Travis)	0.098600
E15	Travis County ESD #15	0.100000
TOTAL		1.706747

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES	0-10 MILES
2024 POPULATION ESTIMATE	170	7,558	20,072	177,376
5 YEAR EST. POPULATION GROWTH	3.1%	13.4%	18.2%	24.7%
AVERAGE HOUSEHOLD INCOME	\$106,564	\$97,581	\$110,180	\$96,513
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$252,999	\$163,605	\$234,668	\$309,108



Development Site Located in Del Valle, TX

- Site is located 9 miles South of Tesla's Gigafactory Texas, a 10 Million sqft. manufacturing hub projected to generate at least 20,000 direct and 100,000 indirect jobs over time.
- Southeast Austin saw the most retail development in the first quarter of 2022 than any other section in the area with approx. 380,000 sqft. of space under construction.

Close Proximity to Major Thoroughfares

- Site is located 2 miles East of TX-130
- 3 miles East of US-183
- 3 miles East of TX-45
- 3 miles North of TX-21
- 6.5 miles South of TX-71
- 9.5 miles East of I-35

Easy Access to the Austin Metro Area

- Circuit of the Americas: 11 minutes away
- ABIA: 11 minutes away
- Buda: 20 minutes away
- Kyle: 25 minutes away
- Downtown Austin: 26 minutes away
- Bastrop: 28 minutes away

#1

**TOP PERFORMING METROS
POST COVID-19**
(U.S. BUREAU OF LABOR STATISTICS, JUNE 2023)

"LIVE MUSIC CAPITAL OF THE WORLD"



ECONOMY

The region created **56,300** jobs in 2023, according to the Texas Workforce Commission, making it the fifth best performing among the top-50 metros year-over-year.



12TH

**HIGHEST AVERAGE
ATTENDANCE IN MLS**
(SINCE INAUGURAL 2021 SEASON)

#9

**TOP PUBLIC UNIVERSITY
IN THE U.S. (2023)**

\$8.8B

**ANNUAL ECONOMIC
IMPACT TO
TEXAS ECONOMY**



SILICON PRAIRIE

8K

HIGH
TECH
FIRMS

**177K
TECH JOBS IN AUSTIN**

**136K/YR
AVERAGE TECH JOB
SALARY IN AUSTIN**

2.3M

**RESIDENTS
IN THE AUSTIN MSA**

850K

**NEW RESIDENTS
IN LAST DECADE**

184

**NEW RESIDENTS
DAILY**

70%

**OF AUSTIN RESIDENTS
LIVE WITHIN A 10-MIN
WALK OF A PARK**

EMPLOYMENT

1,323,000

JOBS IN THE AUSTIN MSA

**10TH MOST POPULOUS
CITY IN THE U.S.**

DELL

13,000
EMPLOYEES



12,000
EMPLOYEES
(20,000 Potential)

amazon

11,000+
EMPLOYEES



7,500
EMPLOYEES

ORACLE

5,000+
EMPLOYEES
(10,000 Potential)

IBM

6,000
EMPLOYEES

SAMSUNG

3,500
EMPLOYEES

indeed

3,000
EMPLOYEES

Meta

2,000+
EMPLOYEES

27M

**ANNUAL
VISITORS**



8.7B

**ANNUAL
ECONOMIC
IMPACT FROM
VISITOR
SPENDING**



#2

**HOTTEST JOB
MARKET**

(WALL STREET JOURNAL, 2023)

ENTERTAINMENT

\$1.8B

**LIVE
MUSIC
INDUSTRY**

**AUSTIN
CITY
LIMITS**

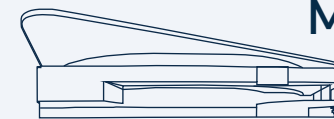
450,000+

ATTENDEES IN 2023

SXSW

345,000+

ATTENDEES IN 2023



**MOODY
CENTER**

\$62M+

**GROSS TICKET
SALES IN 2022**

400,000+

ATTENDEES IN 2022

#1

**HIGHEST-GROSSING
VENUE WORLDWIDE
IN 2022 (BILLBOARD)**

450K+ Attendees in 2022

64K+ Jobs Created Every Year

\$7B+ Total Economic Benefit to
Austin Over Last 10 Years

**CIRCUIT OF THE
AMERICAS**



CONTACT US



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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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