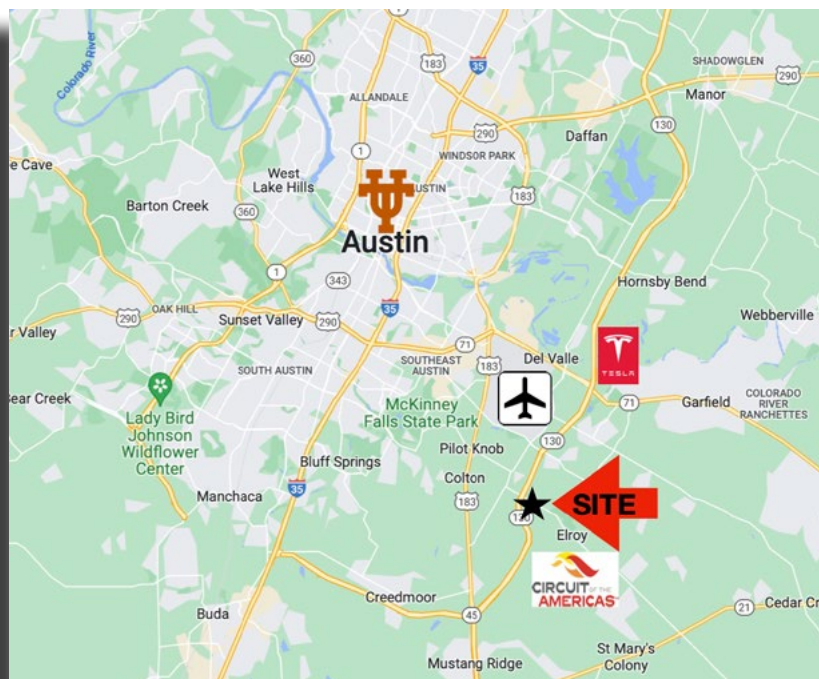


# FOR SALE ±45.38 ACRE INDUSTRIAL PARK DEVELOPMENT SITE

## 7800 Moores Crossing Blvd, Austin, Texas 78617



**LOCATION** Located at the northeast corner of TX130 and Elroy Rd.

**SIZE** ± 45.38 Acres

**FRONTAGE/ACCESS** ±4,079 feet of frontage on TX130 and ±48 feet of frontage on future Engler Park Street.

**UTILITIES** Water- City of Austin  
Wastewater- City of Austin  
Electric- City of Austin & Bluebonnet Electric Coop

**ZONING** IP: Industrial Park

**FLOOD HAZARD** A small portion of the Property may lie within the FEMA 100-year floodplain. (See Travis County FEMA Flood Pro Map)

**JURISDICTION** Austin LTD and ETJ

**PRICE** 6.00 psf (\$11,860,516.80)

**COMMENTS** This tract is primed for an Industrial/Business Park development due to its IP zoning, all utilities available to the property, and a great road network. Located in a Texas Opportunity Zone.

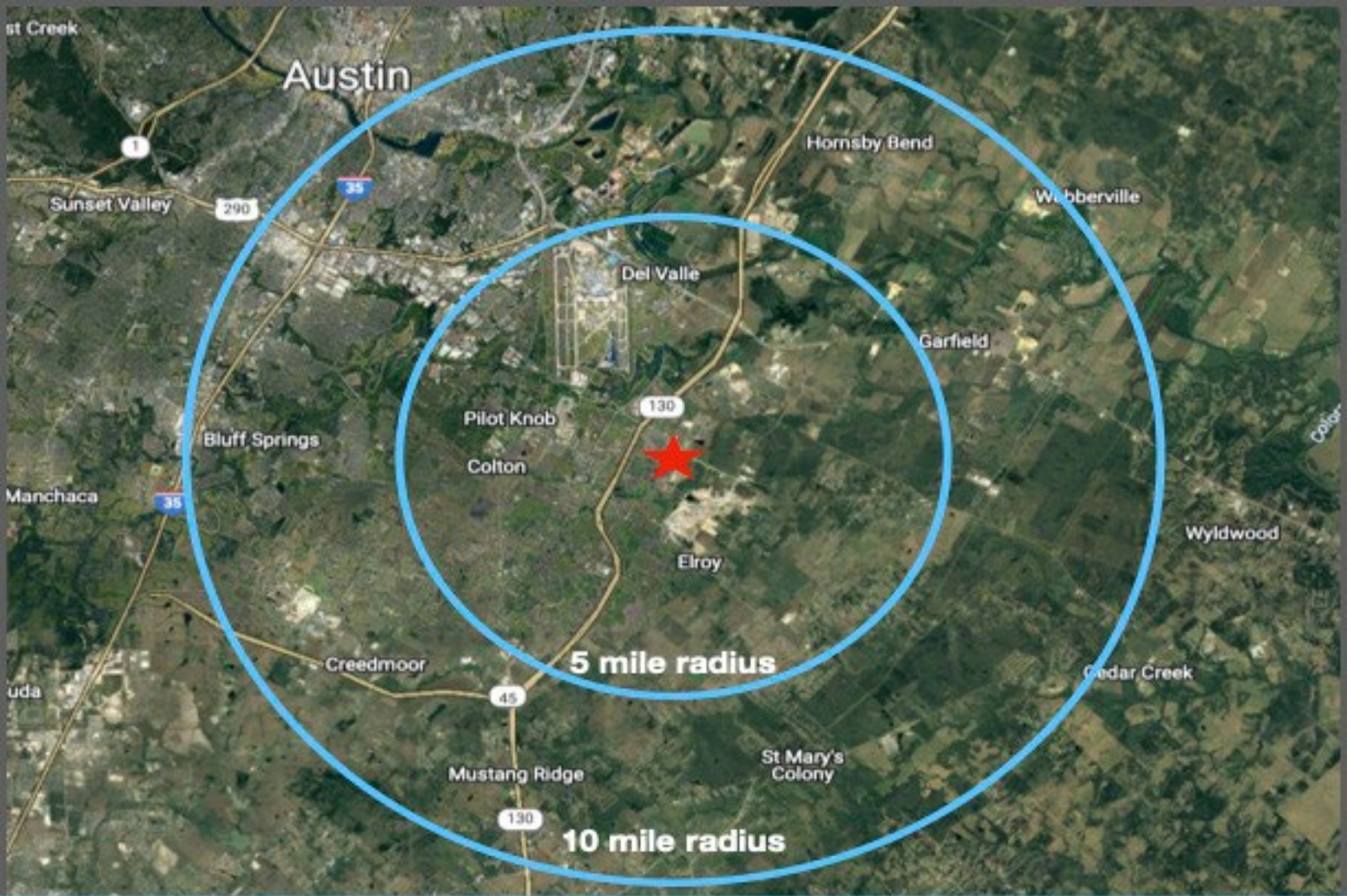
# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704  
(512)472-2100 FAX: (512)472-2905

**CONTACT Spence Collins**  
**Office: (512) 472-2100**  
**Spence@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.



## Greater Austin Major Employees

### within 5 miles

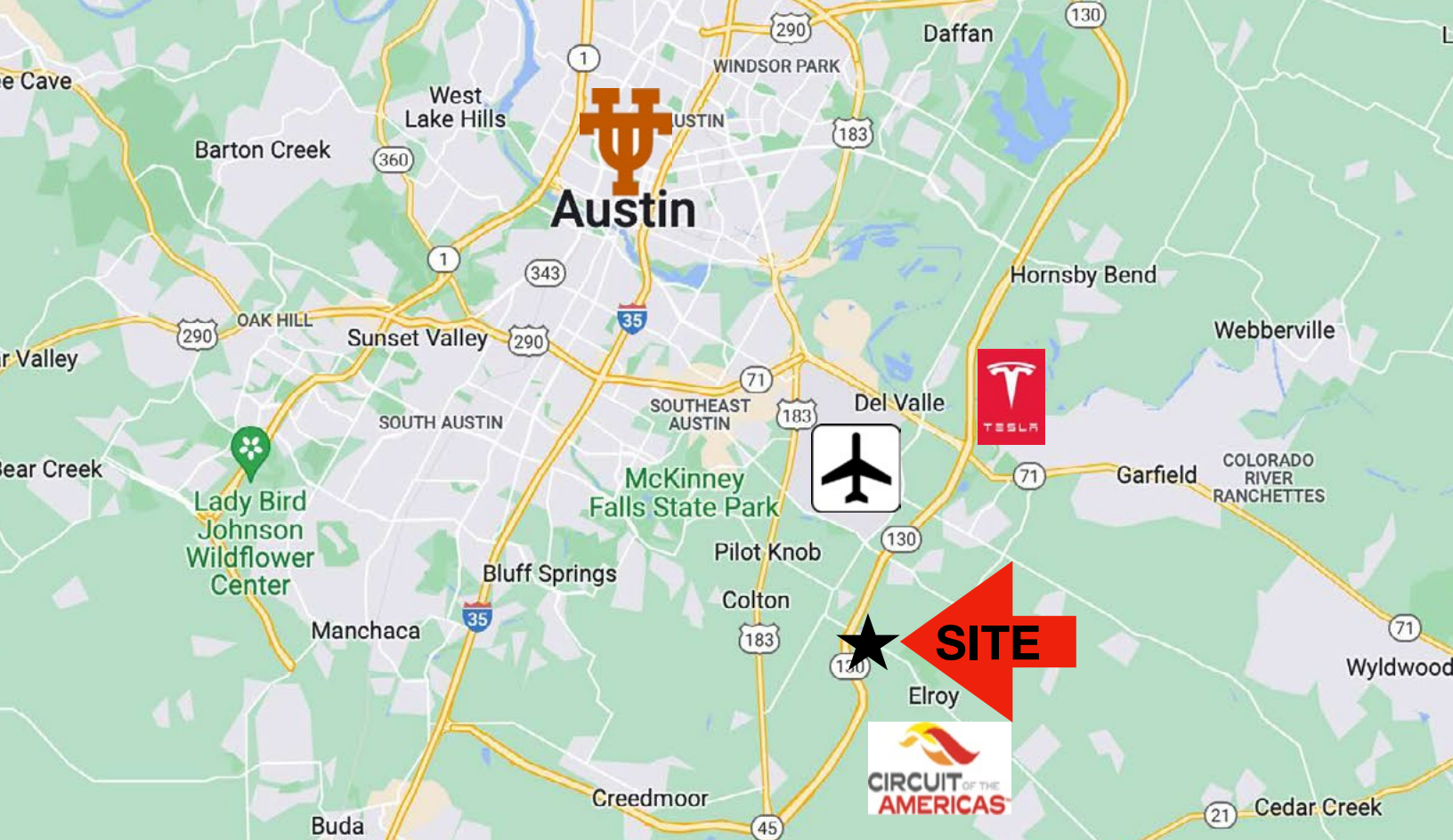
- Agilent Technologies
- Arrive Logistics
- Austin-Bergstrom Intl Airport
- Biotech
- Capsum Inc
- Chanel Perfume
- Circuit of the Americas
- Infineon Technologies
- Progressive
- PPD - Austin Research Uni
- [realtor.com](http://realtor.com)
- Superior Healthcare
- Tesla Gigafactory
- Texas Disposal Systems

### within 10 miles

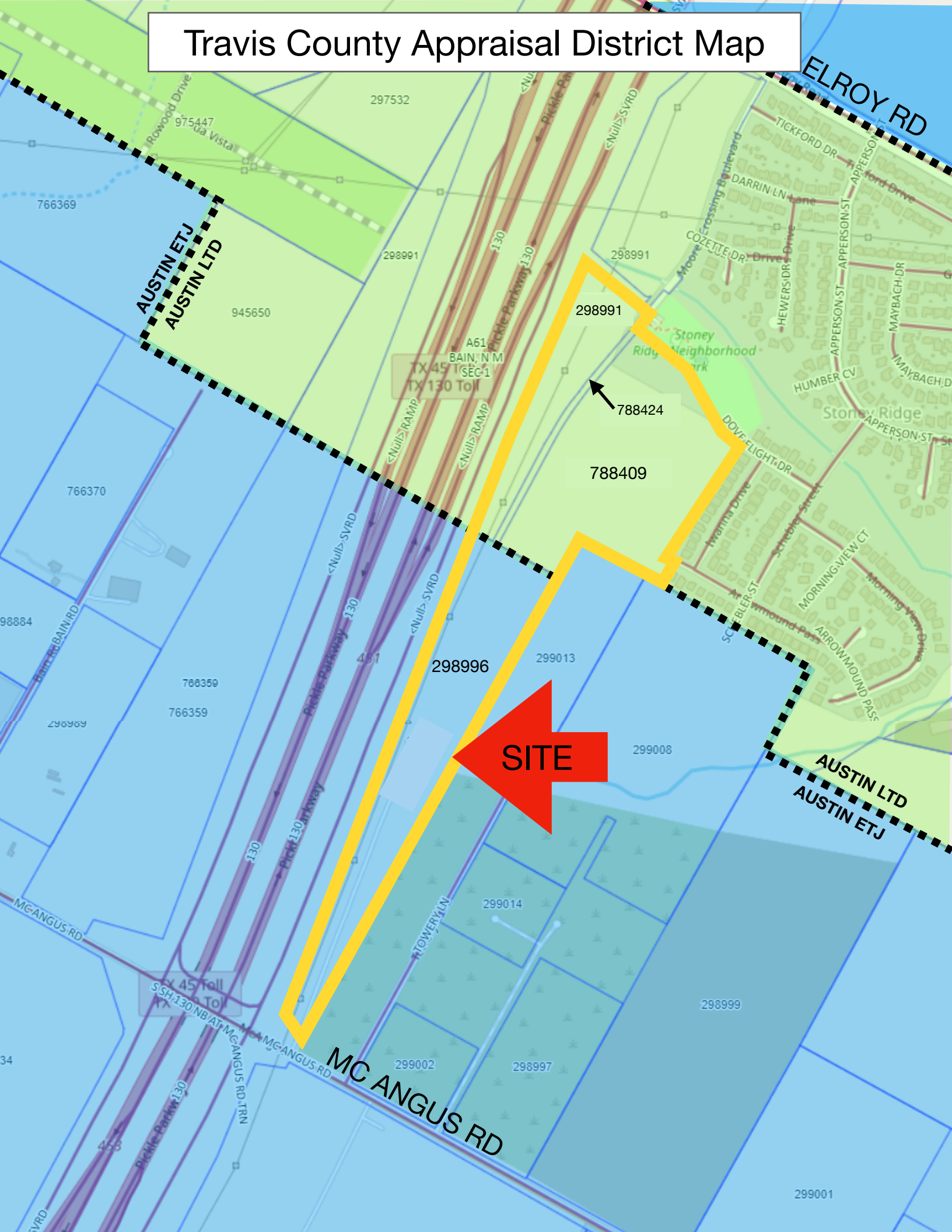
- Accenture
- Atlassian
- AT&T Wi-Fi Services
- BAE Systems

- Box
- Cirrus Logic
- Cloudflare
- Cypress Semi
- Deloitte
- Dropbox
- DXC
- Everly Well
- Facebook
- FloSports
- Google
- HEB Innovation Hub
- Hippo
- Indeed
- Insurance Zebra
- Khoros
- Netspend
- NXP Semi
- Oracle
- PIMCO
- ProCore

- RetailMeNot
- Silicon Labs
- St. David's Healthcare
- St Edwards
- Stock Building Supply of Texas
- Tableau
- Teacher Retirement System of Texas
- Thermo Fisher Scientific
- Tokyo Electron
- Under Armor
- US Army Futures Command
- US VA Data Center
- US IRS
- Wells Fargo Bank of TX
- Whole Foods
- Worries
- WPEngine



# Travis County Appraisal District Map



AUSTIN ETJ  
AUSTIN LTD

ELROY RD

A61  
BAIN, N M  
TX 45 TOLL SEC 1  
TX 130 TOLL

298991

788424

788409

298996

299013

SITE

299008

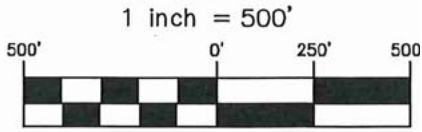
AUSTIN LTD  
AUSTIN ETJ

TX 45 TOLL  
SSH 130 NB AT MC ANGLUS RD TRN  
TX

MC ANGLUS RD

299001

# Encumbrance Map



ENGLER PARK STREET  
(VARIABLE WIDTH RIGHT OF WAY)  
VOL. 10861, PG. 173 (R.P.R.)

Approximate width  
of overhead  
electrical power  
line easement.

EXHIBIT OF


A 49.22 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING THE REMNANT PORTION OF A CALLED 18.909 ACRE TRACT CONVEYED TO TSWG 130, LLC, RECORDED IN DOCUMENT NO. 2008010971 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE REMNANT PORTION OF A CALLED 22.880 ACRE TRACT CONVEYED TO M C JOINT VENTURE, RECORDED IN DOCUMENT NO. 2009193716 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 7.267 ACRE TRACT (TRACT 2) AS DESCRIBED IN CONDEMNATION CASE No. C-1-CV-10-001089 OF THE COUNTY COURT RECORDS OF TRAVIS COUNTY TEXAS, AND BEING ALL OF A CALLED 5.461 ACRE TRACT (TRACT 1) RECORDED IN CONDEMNATION CASE NO. C-1-CV-10-001090 OF THE COUNTY COURT RECORDS OF TRAVIS COUNTY TEXAS.


**LEGEND:**

- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- ⑫ ACREAGE AND OWNERSHIP (SEE OWNERSHIP TABLE, SHEET 3 OF 3)

**NOTES:**

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
3. THE PROPERTY DESCRIBED HEREIN WAS DETERMINED THROUGH THE USE OF RECORD INFORMATION, AN ON-THE-GROUND SURVEY WAS NOT PERFORMED. THIS INFORMATION IS NOT TO BE USED FOR THE CONVEYANCE OF OWNERSHIP.

 Electrical Highline Easement

 Unencumbered land (except LCRA easement)



TEXAS TOLL ROAD 130  
(VARIABLE WIDTH RIGHT OF WAY)

N24°10'34"E 1220.30'

N19°53'28"E 2859.33'

S28°09'58"W 952.60'

McANGUS ROAD  
(VARIABLE WIDTH RIGHT OF WAY)

P.O.B.

Approx. location of  
Enterprise East/  
West Pipeline

Approx. location  
of Magellan East/  
West Pipeline

Approx. location of  
Kinder Morgan  
East/West Pipeline

Approx. location of  
Kinder Morgan  
East/West Pipeline

⑫

⑩

⑪

⑫

⑬

⑭

⑮

Date: Mar 26, 2021, 9:14am User ID: VZurcher  
File: H:\Survey\CIVIL\51094-00\Exhibits\EX51094-00\_49.22Ac\_LegalTract2.dwg

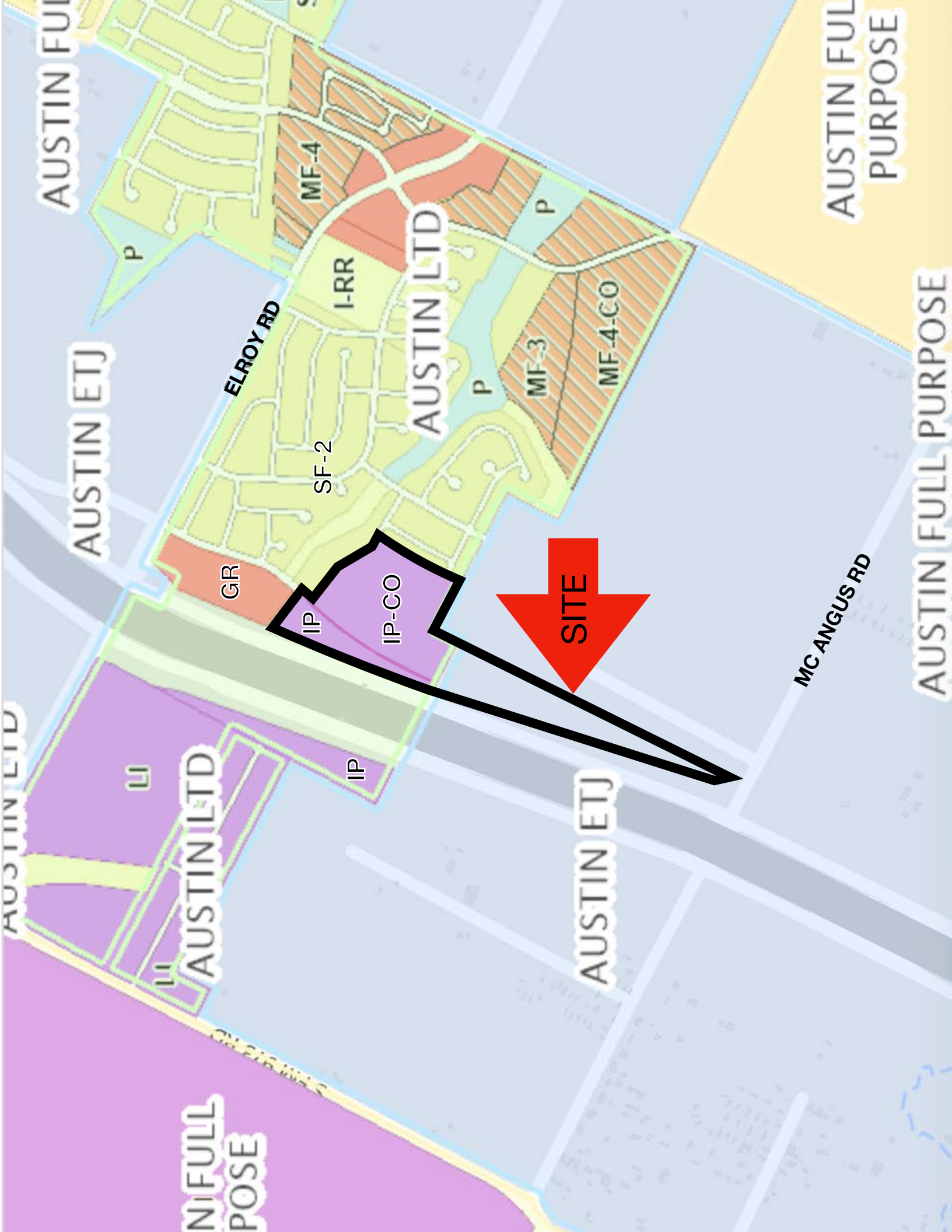


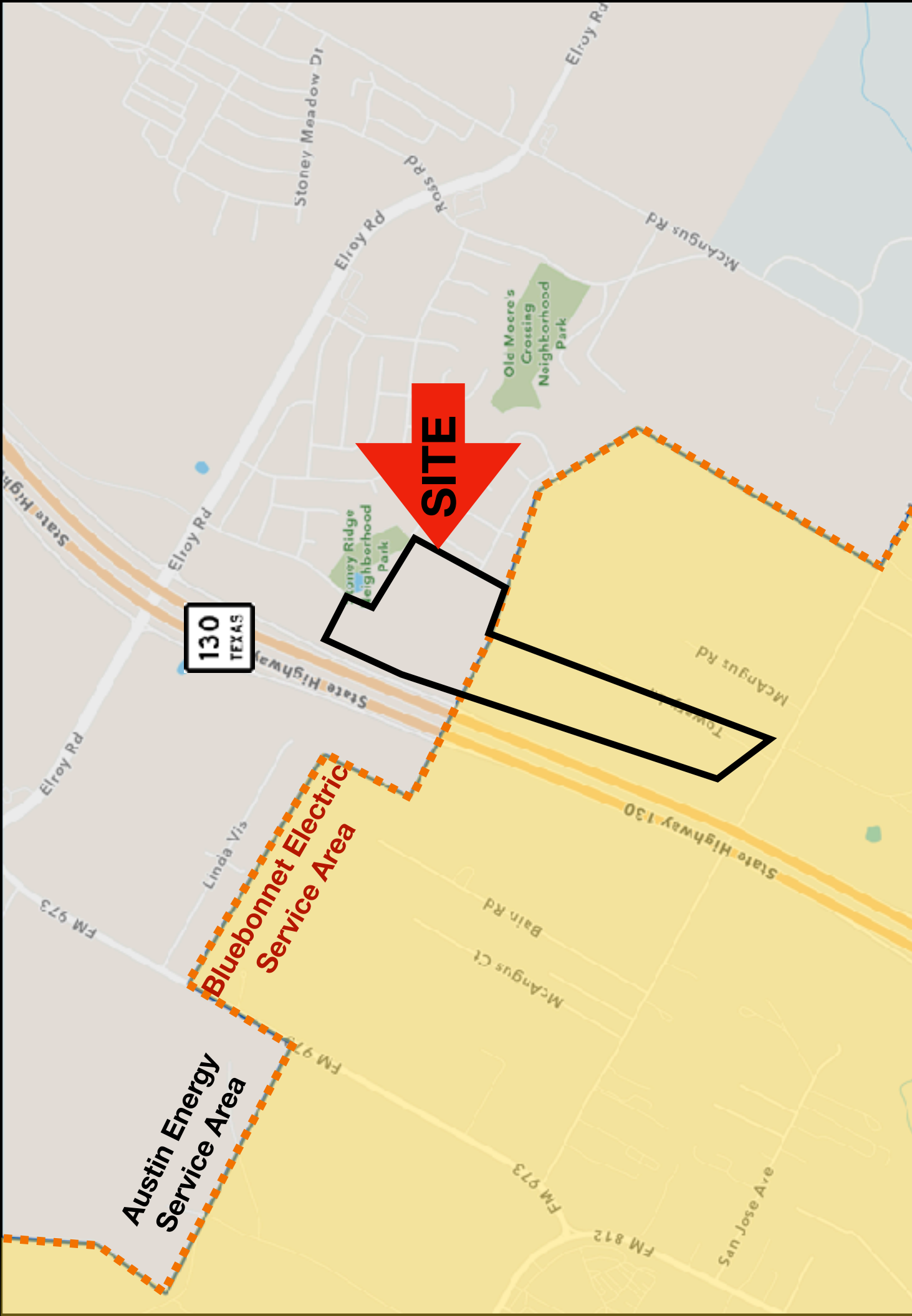
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

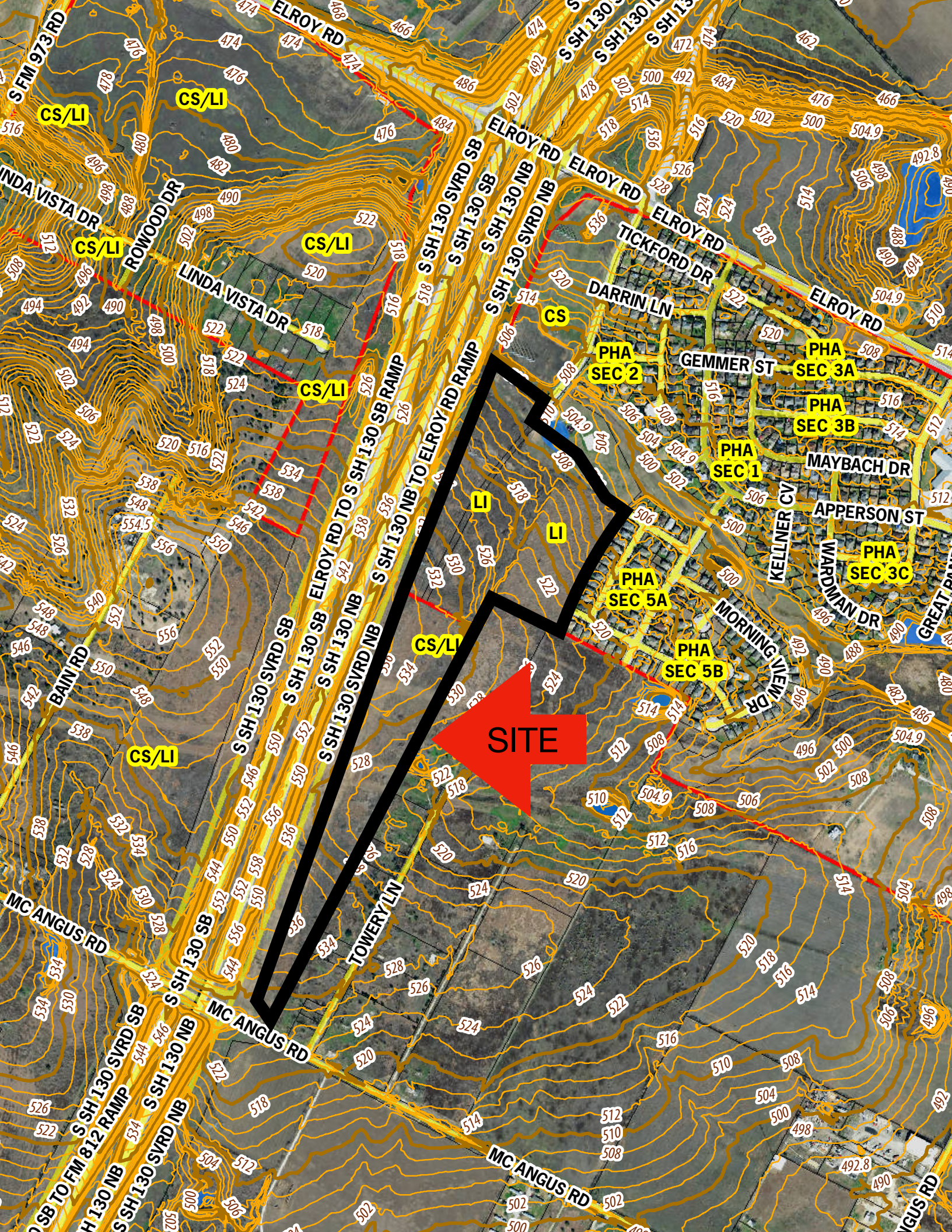
MARCH 26, 2021

JOB No.: 51094-00

SHEET 1 OF 2







**SITE**

CS/LI

CS/LI

CS/LI

CS/LI

CS/LI

CS/LI

CS/LI

LI

LI

PHA SEC 2

PHA SEC 3A

PHA SEC 3B

PHA SEC 1

PHA SEC 5A

PHA SEC 5B

PHA SEC 3C





ENGLER PARK STREET  
(VARIABLE WIDTH RIGHT OF WAY)  
VOL. 10861, PG. 173 (R.P.R.)

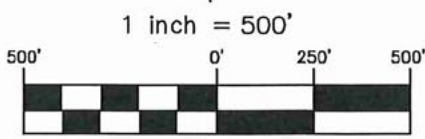


EXHIBIT OF

A 49.22 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING THE REMNANT PORTION OF A CALLED 18.909 ACRE TRACT CONVEYED TO TSWG 130, LLC, RECORDED IN DOCUMENT NO. 2008010971 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE REMNANT PORTION OF A CALLED 22.880 ACRE TRACT CONVEYED TO M C JOINT VENTURE, RECORDED IN DOCUMENT NO. 2009193716 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 7.267 ACRE TRACT (TRACT 2) AS DESCRIBED IN CONDEMNATION CASE No. C-1-CV-10-001089 OF THE COUNTY COURT RECORDS OF TRAVIS COUNTY TEXAS, AND BEING ALL OF A CALLED 5.461 ACRE TRACT (TRACT 1) RECORDED IN CONDEMNATION CASE NO. C-1-CV-10-001090 OF THE COUNTY COURT RECORDS OF TRAVIS COUNTY TEXAS.

**LEGEND:**

- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- ⑫ ACREAGE AND OWNERSHIP (SEE OWNERSHIP TABLE, SHEET 3 OF 3)

**NOTES:**

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
3. THE PROPERTY DESCRIBED HEREIN WAS DETERMINED THROUGH THE USE OF RECORD INFORMATION, AN ON-THE-GROUND SURVEY WAS NOT PERFORMED. THIS INFORMATION IS NOT TO BE USED FOR THE CONVEYANCE OF OWNERSHIP.

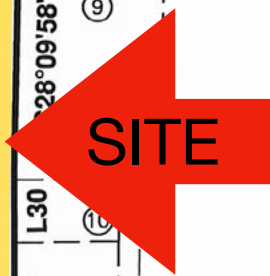
N24°10'34"E 1220.30'

TEXAS TOLL ROAD 130  
(VARIABLE WIDTH RIGHT OF WAY)

N19°53'28"E 2859.33'

N28°09'58"W 952.60'

45.38  
ACRES



NOEL M. BAIN SURVEY NO. 1  
ABSTRACT 61



P.O.B.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPB FIRM REGISTRATION #470 | TBPBS FIRM REGISTRATION #10028801

McANGUS ROAD  
(VARIABLE WIDTH  
RIGHT OF WAY)

SHEET 1 OF 2

MARCH 26, 2021

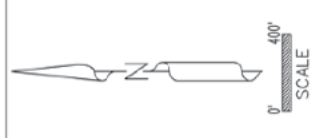
JOB No.: 51094-00

Date: Mar 26, 2021, 9:14am User: ID: Vzurcher  
File: H:\Survey\CIVIL\51094-00\Exhibits\EX51094-00\_49.22Ac\_LegalTract2.dwg

REVISIONS  
01/27/2004 ASV

APPROXIMATIONS  
DEED NO. 11  
DEL VALLE 650  
MOORE'S CROSSING MID  
TRAVIS COUNTY

TRAVIS CENTRAL APPRAISAL DISTRICT  
P.O. Box 149012  
Austin, TX 78714  
Internet Address WWW.TRAVISCAD.ORG  
Appraisal Information (512)834-9138  
Fax Number (512)835-5371



1"=100' MAP REFERENCES

3 3930	3 3933	3 3936
3 3939	3 3942	3 3945

MAP NO.  
**3 3931**  
3 3931 | 3 3931 | 3 3941  
3 3921 | 3 3921 | 3 3941  
3 4821 | 3 4831 | 3 4841



**SITE**

PROPOSED SH130

1

2

4

WILLIAM LEWIS, SR. SUR 2  
ABST. 479

FRANKLIN D. SAPP  
4.00 A

MARGARET M.F. VOTH &  
ROBERT A. TEMANN &  
ROBERT E. JENNIS TRUSTEES  
PENSION PLAN & TRUST  
100.00 AC. TOTAL  
033300422

ROBERT E. JENNIS TRUSTEES  
PENSION PLAN & TRUST  
100.00 AC. TOTAL  
033300422

ROBERT E. JENNIS TRUSTEES  
PENSION PLAN & TRUST  
100.00 AC. TOTAL  
033300422

THOMAS B. WESTBROOK SUR 75  
ABST. 797

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

DAVID G. HEINE & VIVIAN L. HEINE  
77,000 A  
033300303

GREGORY D. SOBREN TRUSTEES  
STEPHEN G. GRAY TRUSTEES  
JAMES D. JOHNSON TRUSTEES  
ROBERT E. JENNIS TRUSTEES  
PENSION PLAN & TRUST

M.C. JOINT VENTURE  
1921/450  
275.50 A  
033300303

M.C. JOINT VENTURE  
1921/450  
275.50 A  
033300303

M.C. JOINT VENTURE  
72-42 A  
033300303

MARCIA A. EDWAIN, ETAL  
41,700 A  
033300303

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422

SR DEVELOPMENT INC.  
12084/702  
3.401 AC. TOTAL  
033300422



## 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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
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
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date