



HAYSTACK
REAL ESTATE PARTNERS

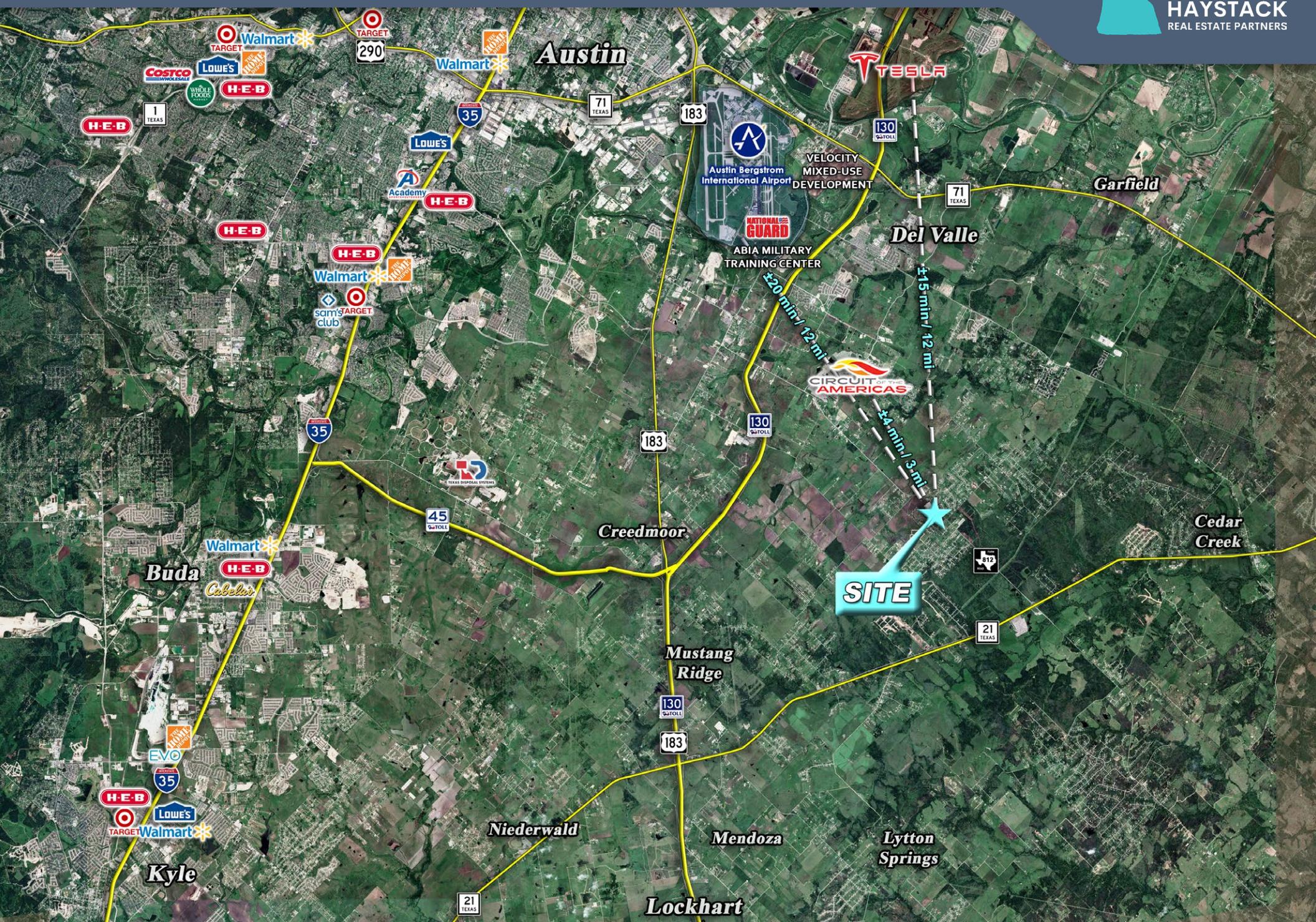


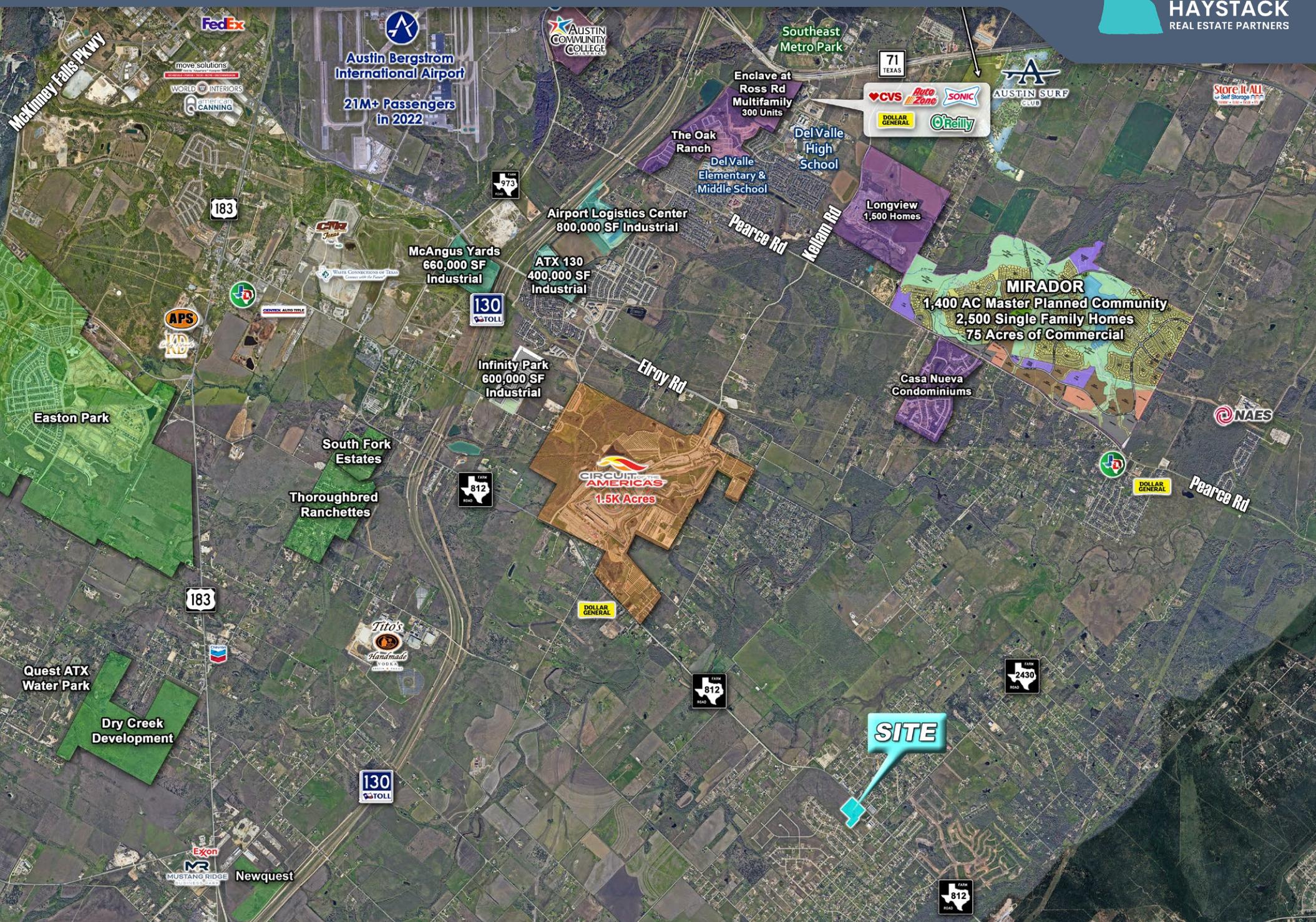
**DEL VALLE
TEXAS**

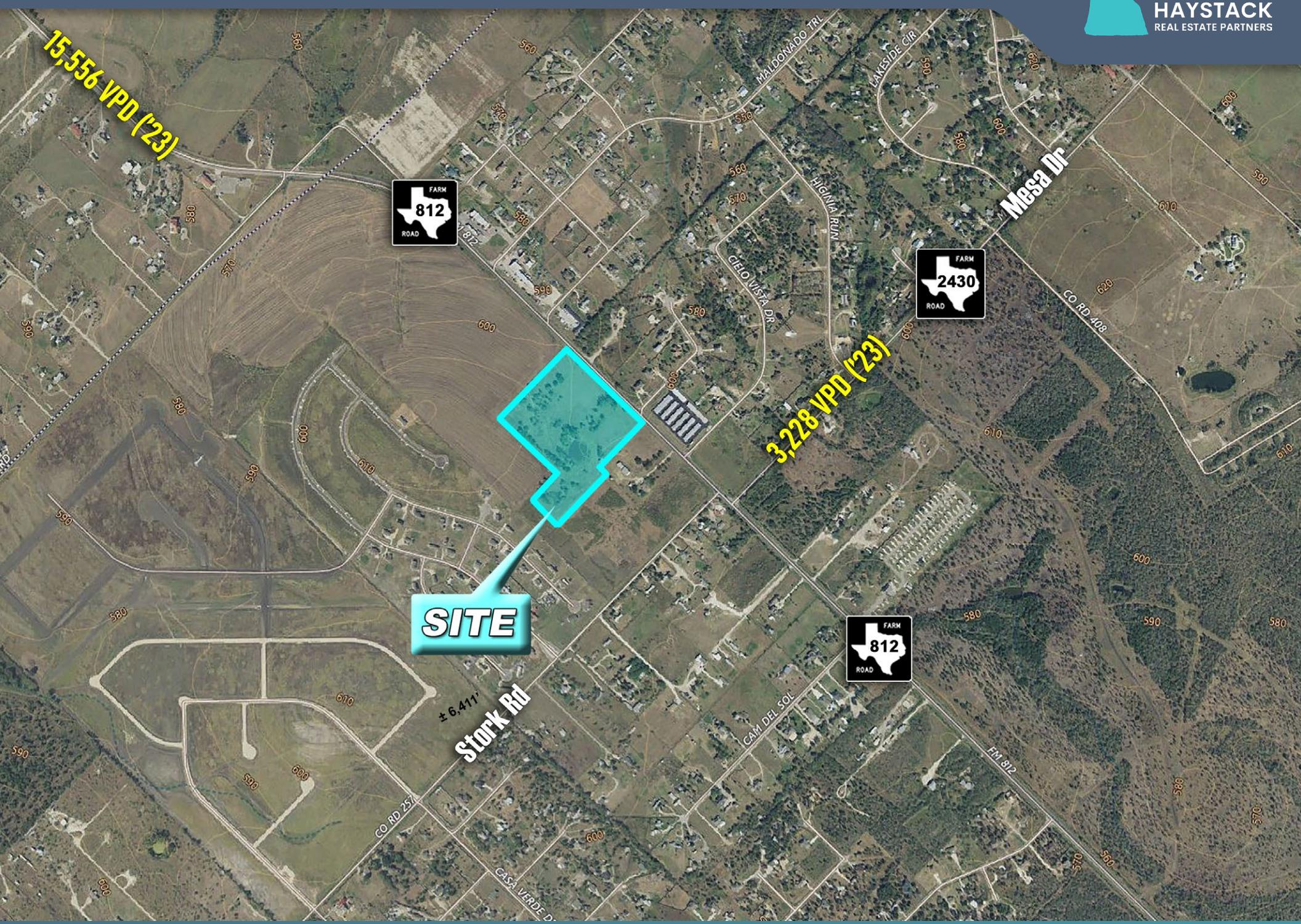
LAND FOR SALE

DEL VALLE LAND
FM 812, DEL VALLE, TX 78617

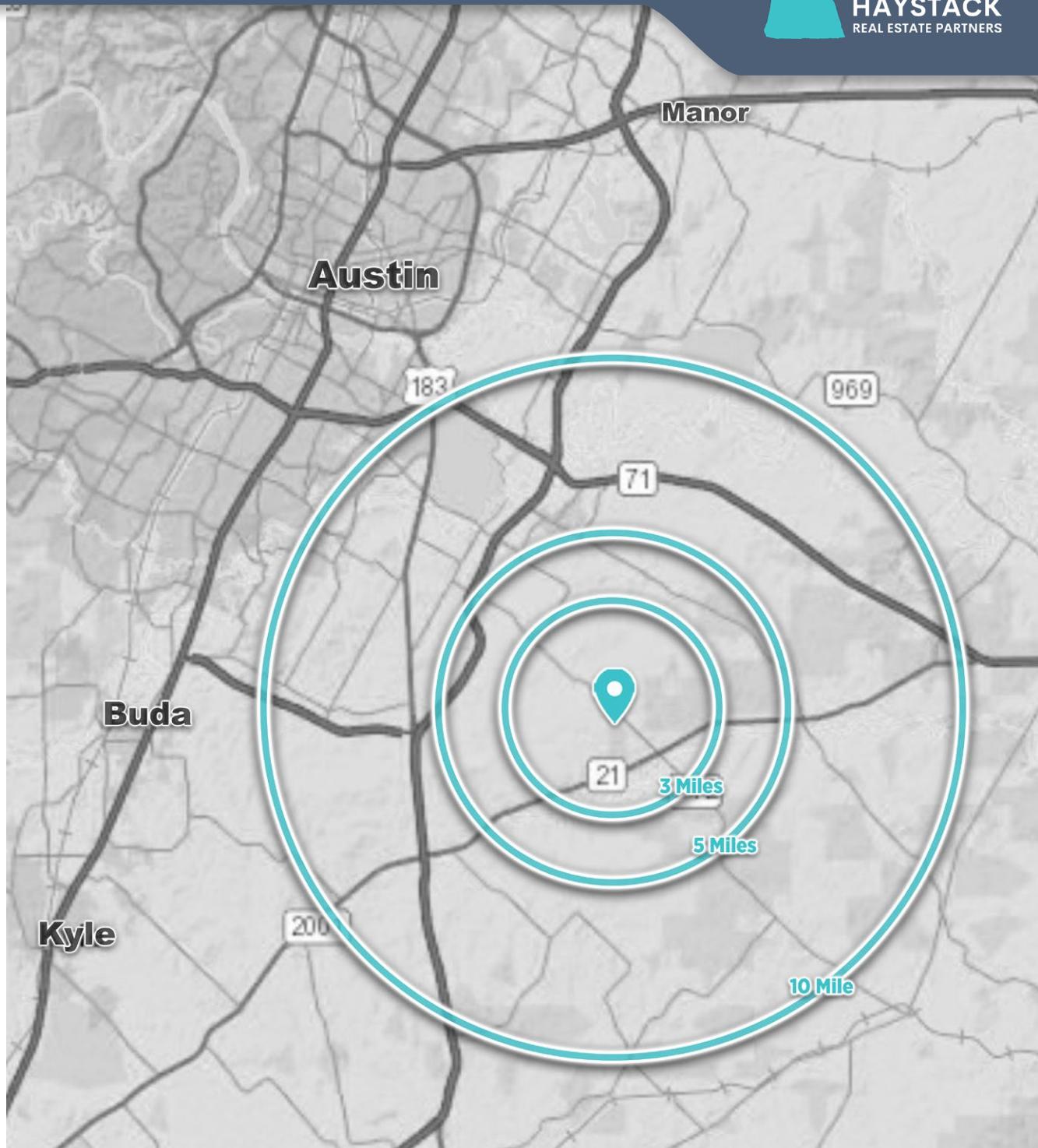
SIZE 15 Acres comprised of 2 parcels**SALE PRICE** \$2,691,250**LOCATION** The property is located along FM 812 in Del Valle, TX and Bastrop County**UTILITIES** Water (AQUA) and electric to the property, will need septic**IMPROVEMENTS** None**TOPOGRAPHY** Level**ZONING** Bastrop ETJ - no zoning**RESTRICTIONS** None**DETENTION** On-site detention is likely to be required**SCHOOL DISTRICT** Bastrop Independent School District**TAXES** \$10,393.96 (2024)**FRONTAGE** Approximately 793.49' along FM 812**COMMENTS** This highly visible site sits in the middle of the Del Valle & Southeast Austin growth, just minutes to major developments such as Tesla Giga Texas, Austin-Bergstrom International Airport, Velocity, and Circuit of the Americas. With no restrictions or zoning and limited barriers to development the property could be used for a wide variety of commercial or residential uses.**TRAFFIC COUNTS** FM-812: 15,556 VPD ('23)
SH-130: 36,672 VPD ('23)







DEMOCRAPHICS	3 MILES	5 MILES	10 MILES
2024 POPULATION	10,777	26,371	104,137
2029 PROJECTED POP.	12,744	29,600	125,551
TOTAL HOUSEHOLDS	2,751	7,038	31,210
MEDIAN AGE	30.8	31.6	33.7
AVG HH INCOME	\$96,620	\$95,155	\$114,292
MEDIAN HH INCOME	\$83,162	\$78,910	\$86,886
TRAFFIC COUNTS			
FM-812	15,556 VPD ('23)		
SH-130	39,635 VPD ('23)		



DEL VALLE OVERVIEW

Del Valle is an airport-defined edge city of Austin and part of the Greater Austin area. It was founded upon the 19th-century Santiago Del Valle leagues, the largest granted land parcel in Travis County.

It is an unincorporated area in southeastern Travis County, Texas, United States. It has no local government of its own and no official boundaries. However, Austin has annexed portions, including the site of Austin-Bergstrom International Airport in 1990. After that, most recently in 2013, the city added more Del Valle territory to the east (8 to 13 miles southeast of downtown Austin). Recent industrial developments include those by Tesla, which has received significant tax relief from Del Valle Independent School District, rated at \$60 million.

Del Valle is located 7 miles southeast of Downtown Austin on Texas State Highway 71 and is near the Colorado River. Del Valle has a Three-level diamond interchange that includes frontage roads at-grade with interchange. A flyover ramp was added to allow eastbound SH 71 traffic to join SH 130 north.

HOME TO CIRCUIT OF THE AMERICAS

Circuit of the Americas (COTA) is a unidirectional, grade 1 FIA specification 3.427-mile motor racing facility located in Elroy, on the southeastern periphery of Del Valle limits, in Central Texas. COTA plays host to the Formula One United States Grand Prix. The circuit also hosts the Grand Prix of the Americas, a round of the Road Racing World Championship, commonly known as MotoGP and NASCAR's Texas Grand Prix. It previously hosted the Australian V8 Supercars series, the FIA World Endurance Championship, the American Le Mans Series, and the Rolex Sports Car Series in 2013 as well as the IMSA WeatherTech SportsCar Championship.



Austin is the capital city of the U.S. state of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas and the second-most-populous state capital city.

WORKFORCE Austin has become a center for technology and business. A number of Fortune 500 companies have headquarters or regional offices in Austin, including **3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments, and Whole Foods Market.** Dell's worldwide headquarters is located in the nearby suburb of Round Rock.

EDUCATION Austin is the home of the **University of Texas at Austin**, which is one of the largest universities in the U.S., with over **50,000 students**. Other institutions of higher learning in Austin include **St. Edward's University, Huston-Tillotson University, Austin Community College, Concordia University**, and several more.

ACCOLADES

- ◊ Austin is America's Pickleball Capital in 2024 according to analysis produced by in-person leisure learning marketplace TeachMeTo.
- ◊ Austin is one of the Top 10 Best Cities for Singles in 2025 based on comparison more than 180 U.S. cities across 35 key indicators of datingfriendliness. (WalletHub, 12/3/24)
- ◊ Austin is No. 3 on ranking of the Top 100 Cities Where America's Happiest Workers Thrive based on survey of 3,000 workers across the nation on job satisfaction. (resume.io, 11/19/24)
- ◊ OpenTable's Top 100 Restaurants of 2024 list includes 10 in Texas and 7 of those are in Austin. (OpenTable, 11/19/24)
- ◊ Austin is No. 1 on WalletHub's list of the Best Cities for Veterans to Live (WalletHub, 11/7/24)
- ◊ Austin is the No. 2 City with the Healthiest Population (Forbes Advisor, 10/28/24)
- ◊ Austin is the Best College Town in America according to ranking of 400 U.S. cities (WalletHub, 10/28/24)
- ◊ Austin is one of the Top Innovation Hubs to Watch positioning (Business Facilities, 10/16/24)
- ◊ Austin is the U.S. metro area with the highest share (nearly one-quarter) of remote/hybrid workers in 2023. (Coworking Mag, 10/1/24)
- ◊ The University of Texas at Austin ties for 7th in Top Public Schools 2025 (U.S. News & World Report, 9/23/24)
- ◊ Austin is the 16th best city in the world for entrepreneurs and the 6th best in the U.S. (SumUp, 8/22/24)
- ◊ Austin is the best city in the U.S. to start a business (USA Today, 7/24/24)

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	