

MIRADOR
 DEVELOPED BY HINES
 1,400 AC MASTER-PLANNED COMMUNITY
 2,500 MULTI-FAMILY & TOWNHOME UNITS
 75 AC OF COMMERCIAL



±62 Acres Available

±62 Acres Located in Del Valle, Texas

- » Close proximity to Mirador Development and to the Circuit of the Americas (COTA)
- » Easy access to SH-130
- » Water and Wastewater nearby
- » Contiguous to a 60-Ac planned, single family for rent, residential community

NEC of Wolf Ln. & Pearce Ln.
 Del Valle, TX 78617

Call For Pricing:

Graham Schmergel
 Executive Vice President
 +1 512 861 3423
Graham.Schmergel@am.jll.com

Demographics	3 mile	5 mile	7 mile
Estimate Population	7,509	35,471	81,233
Estimate Households	2,768	14,923	31,976
Avg. Household Income	\$131,323	\$102,480	\$105,359
Daytime Population	1,961	8,127	20,936

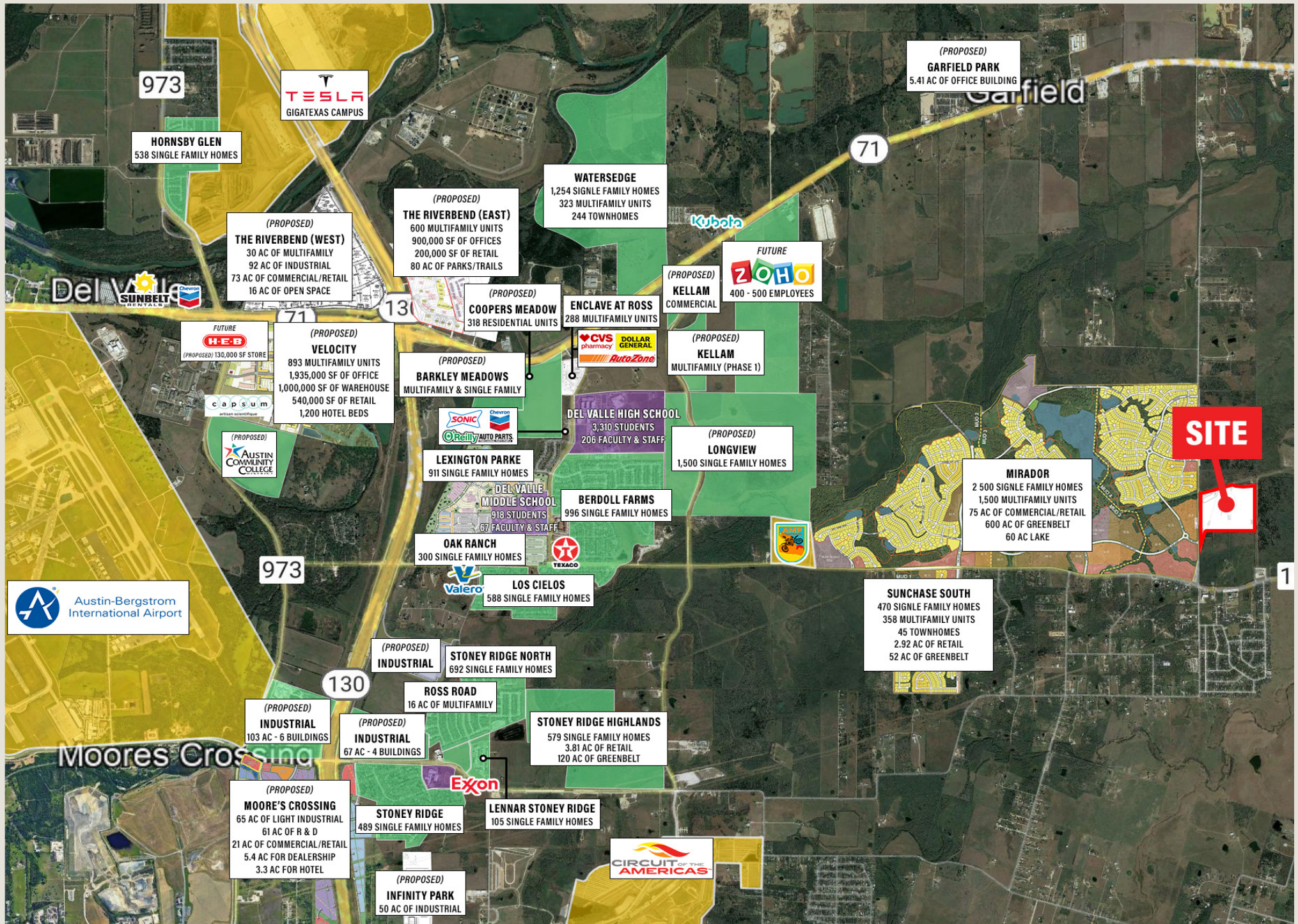
us.jll.com/retail

Year: 2022 | Esri

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Area Development



Trade Area



19970.172 Wolf Creek Subdivision

Preliminary Water Service Map

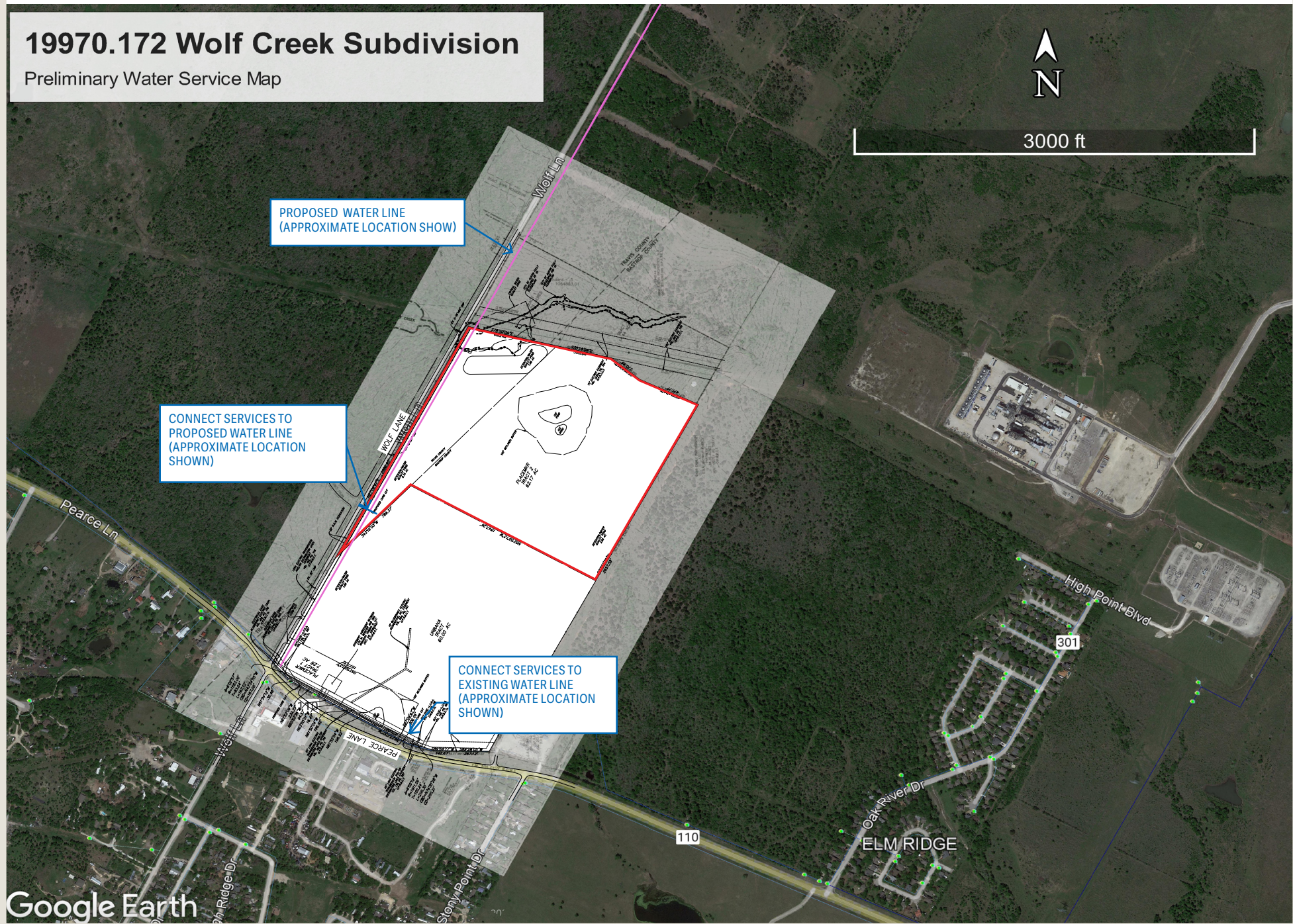


3000 ft

PROPOSED WATER LINE
(APPROXIMATE LOCATION SHOWN)

CONNECT SERVICES TO
PROPOSED WATER LINE
(APPROXIMATE LOCATION SHOWN)

CONNECT SERVICES TO
EXISTING WATER LINE
(APPROXIMATE LOCATION SHOWN)



Wastewater Service Map

19970.172 Wolf Creek Subdivision

Preliminary Sewer Service Map



1 mi

PROPOSED LIFT STATION
(APPROXIMATE LOCATION
SHOWN)

PROPOSED PRESSURE
SEWER (APPROXIMATE
LOCATION SHOWN)

PROPOSED GRAVITY SEWER
(APPROXIMATE LOCATION
SHOWN)

Pearce Ln

Pearce Ln

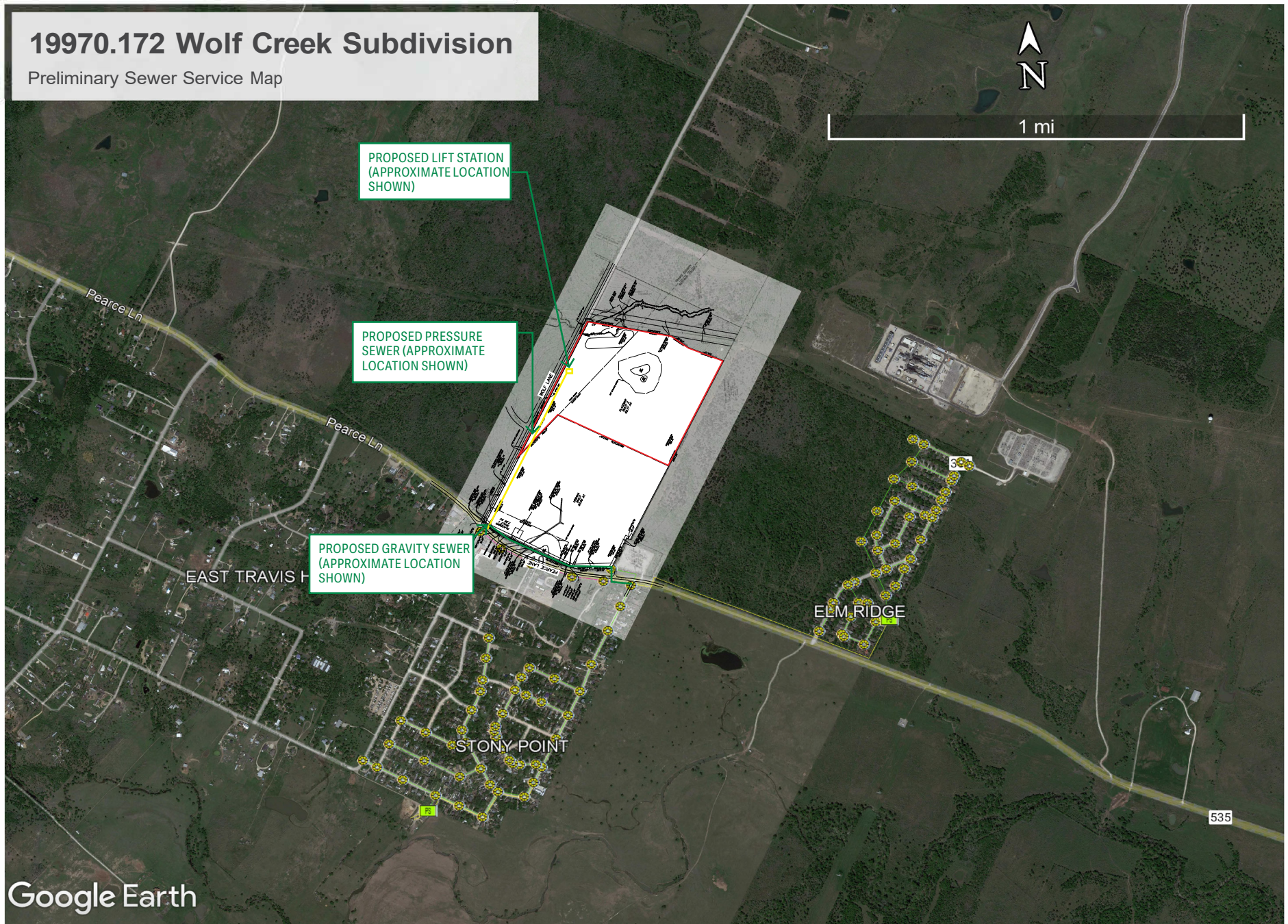
EAST TRAVIS H

ELM RIDGE

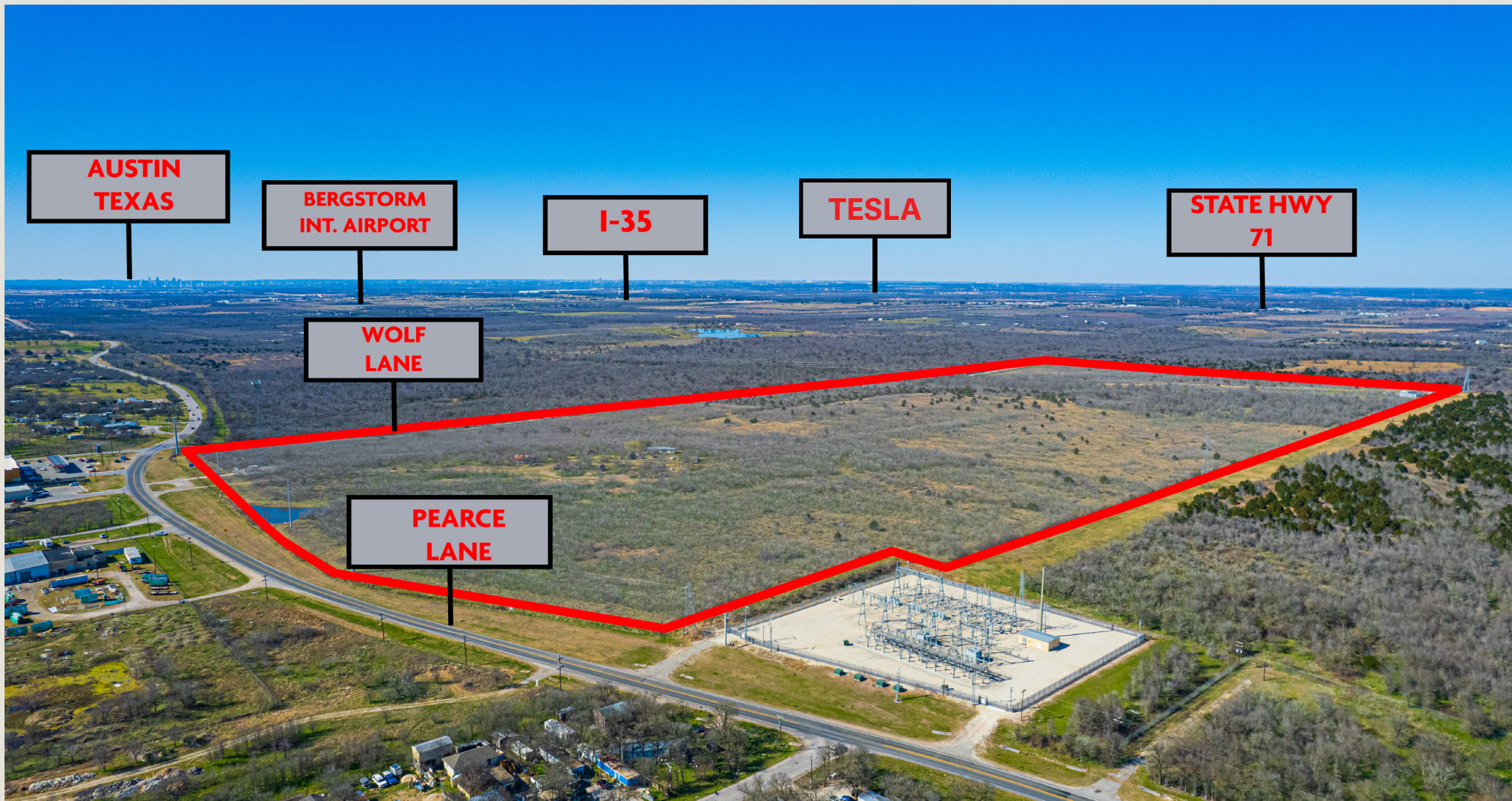
STONY POINT

535

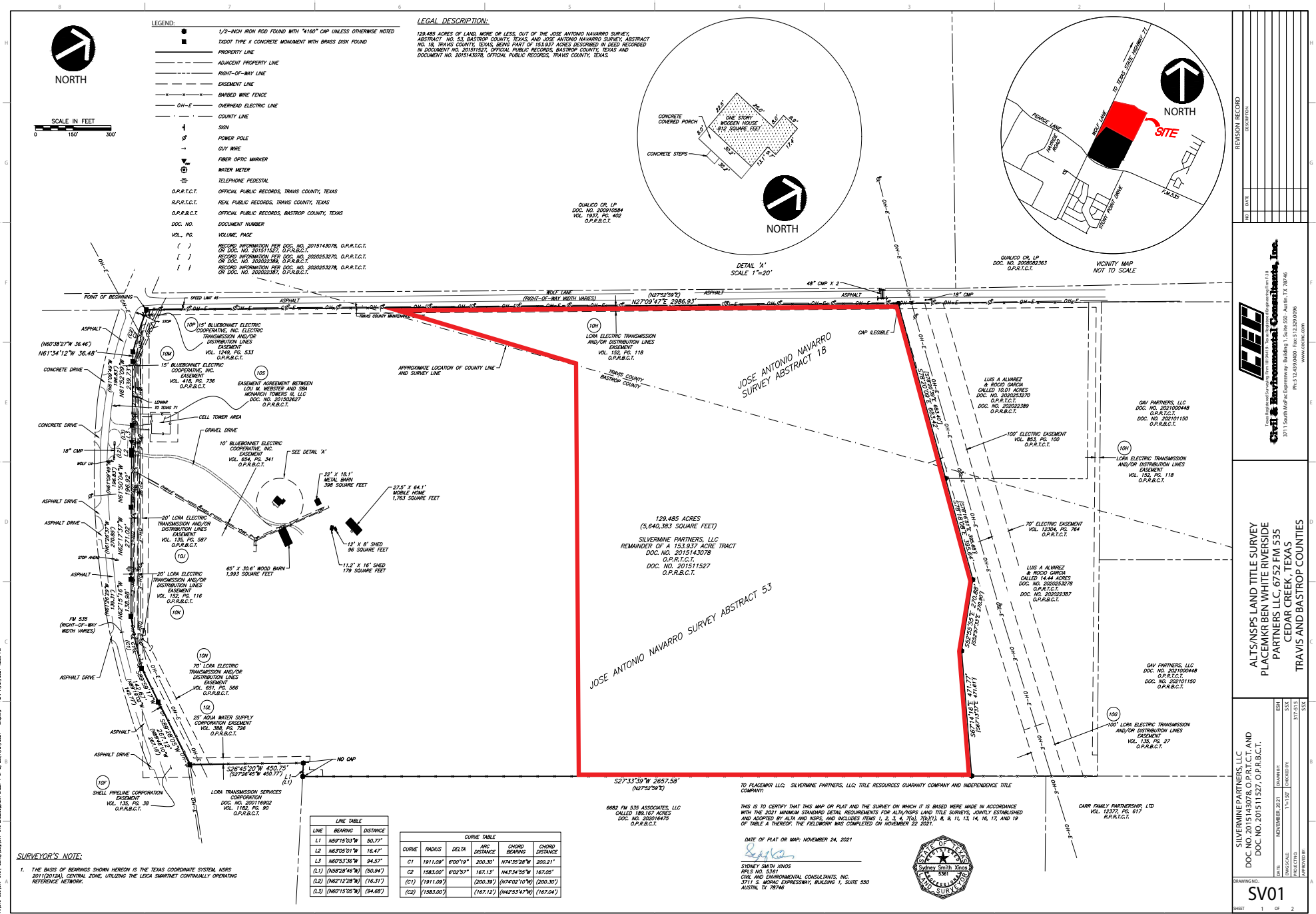
Google Earth



Drone Image

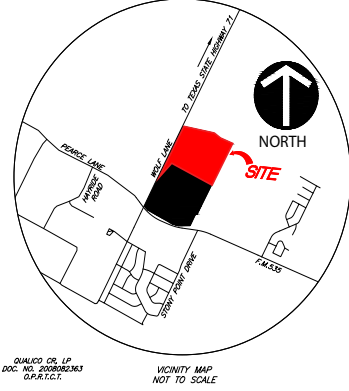
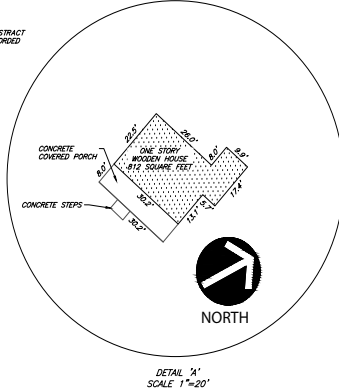


Survey



- LEGEND:**
- 1/2-INCH IRON ROD FOUND WITH "4160" CAP UNLESS OTHERWISE NOTED
 - 1000' TYPE II CONCRETE MONUMENT WITH BRASS DISK FOUND
 - PROPERTY LINE
 - - - - - ADJACENT PROPERTY LINE
 - - - - - RIGHT-OF-WAY LINE
 - - - - - EASEMENT LINE
 - - - - - BARBED WIRE FENCE
 - - - - - OVERHEAD ELECTRIC LINE
 - - - - - COUNTY LINE
 - ↑ SIGN
 - ⊙ POWER POLE
 - ⊙ GUY WIRE
 - ⊙ PIERCE OPTIC MARKER
 - ⊙ WATER METER
 - ⊙ TELEPHONE REESTABLISHMENT
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER
 - VOL., PG. VOLUME, PAGE
 - () RECORD INFORMATION PER DOC. NO. 2015143078, O.P.R.T.C.T. OR DOC. NO. 20151527, O.P.R.B.C.T.
 - () RECORD INFORMATION PER DOC. NO. 2020233070, O.P.R.T.C.T. OR DOC. NO. 202023389, O.P.R.B.C.T.
 - () RECORD INFORMATION PER DOC. NO. 2020233078, O.P.R.T.C.T. OR DOC. NO. 202023387, O.P.R.B.C.T.

LEGAL DESCRIPTION:
 128.485 ACRES OF LAND, MORE OR LESS, OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS, AND JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, TRAVIS COUNTY, TEXAS, BEING PART OF 143,937 ACRES DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20151527, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS AND DOCUMENT NO. 2015143078, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



NO.	DATE	DESCRIPTION

CEE
 Civil & Environmental Consultants, Inc.
 3711 South Maple Expressway, Building 1, Suite 500, Austin, TX 78746
 Ph: 512-453-9000
 www.cee.com

ALTS/NSPS LAND TITLE SURVEY
 PLACEMKR BEN WHITE RIVERSIDE
 PARTNERS LLC, 6752 FM 535
 CEDAR CREEK, TEXAS
 TRAVIS AND BASTROP COUNTIES

DATE	BY	DESCRIPTION
NOVEMBER 2021	DAVID REE	DATE PLOTTED
NOVEMBER 2021	DAVID REE	DATE PLOTTED
NOVEMBER 2021	DAVID REE	DATE PLOTTED
NOVEMBER 2021	DAVID REE	DATE PLOTTED

DRAWING NO: **SV01**
 SHEET 1 OF 2

LINE	BEARING	DISTANCE
L1	N89°15'03"W	50.77'
L2	N63°05'01"W	16.47'
L3	N62°51'36"W	94.57'
(L1)	N58°28'46"W	(50.84)'
(L2)	N62°12'28"W	(16.31)'
(L3)	N60°15'05"W	(94.68)'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1911.09'	67°07'19"	200.30'	N74°28'28"W	200.21'
(C1)	(1583.00)'	(67°02'52")	(162.13)'	N45°54'55"W	(167.08)'
(C2)	(17911.02)'	(200.39)'	(N74°02'10"W)	(200.30)'	
(C2)	(1584.00)'	(162.12)'	(N45°14'27"W)	(167.04)'	

TO PLACEMKR LLC, SILVERMINE PARTNERS, LLC, TITLE RESOURCES GUARANTY COMPANY AND INDEPENDENCE TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTS/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTS AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11, 12, 14, 16, 17, AND 19 OF TABLE A THEREOF; THE FIELDWORK WAS COMPLETED ON NOVEMBER 22, 2021.

DATE OF PLAT OR MAP: NOVEMBER 24, 2021

Sydney Smith Jones
 REG. NO. 5161
 CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.
 3711 S. MAPLE EXPRESSWAY, BUILDING 1, SUITE 500
 AUSTIN, TX 78746

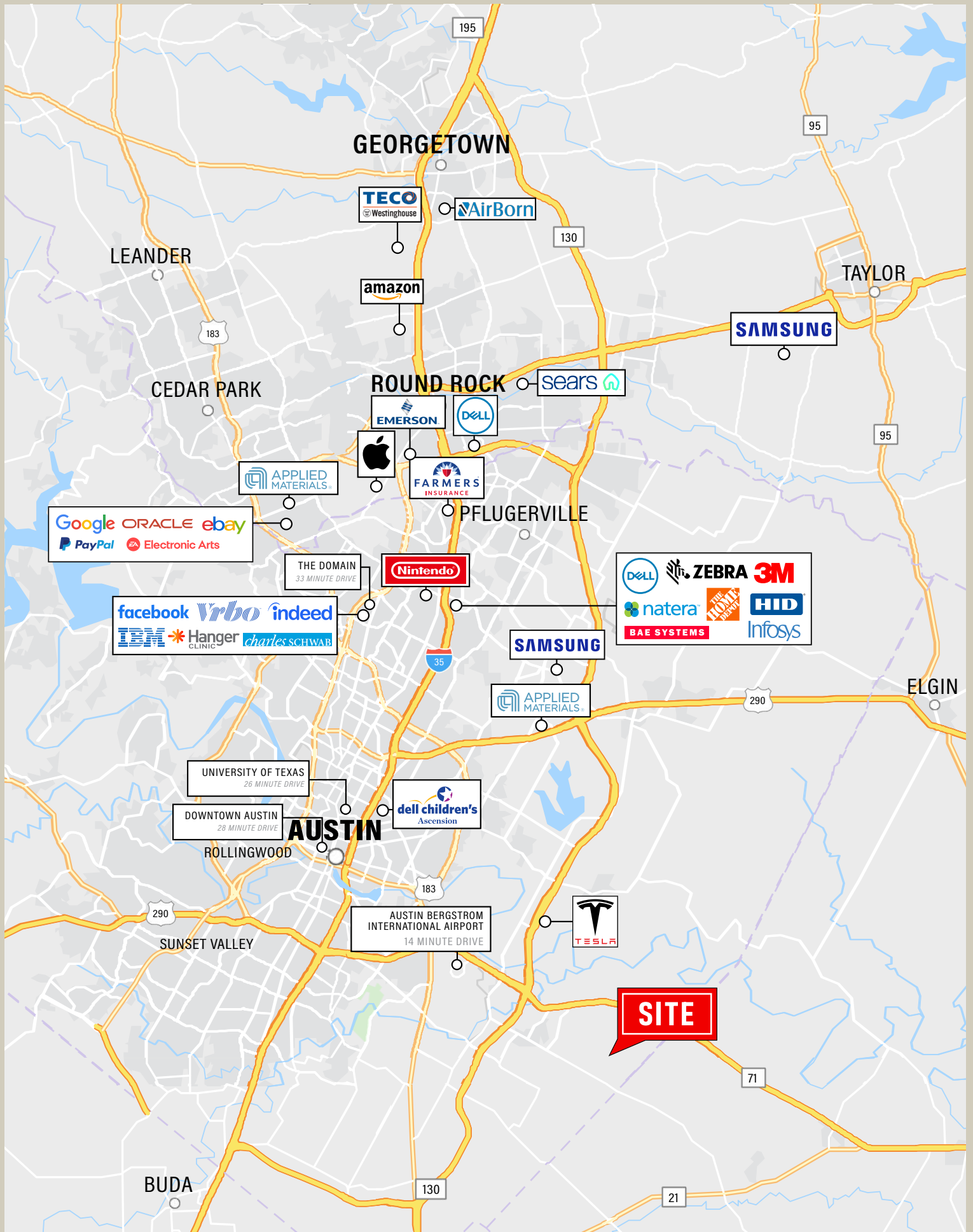


SURVEYOR'S NOTE:
 1. THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NGRS 2011(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Multifamily Concept Plan



Major Tech Employers





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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
Graham Schmergel	N/A	N/A	N/A
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