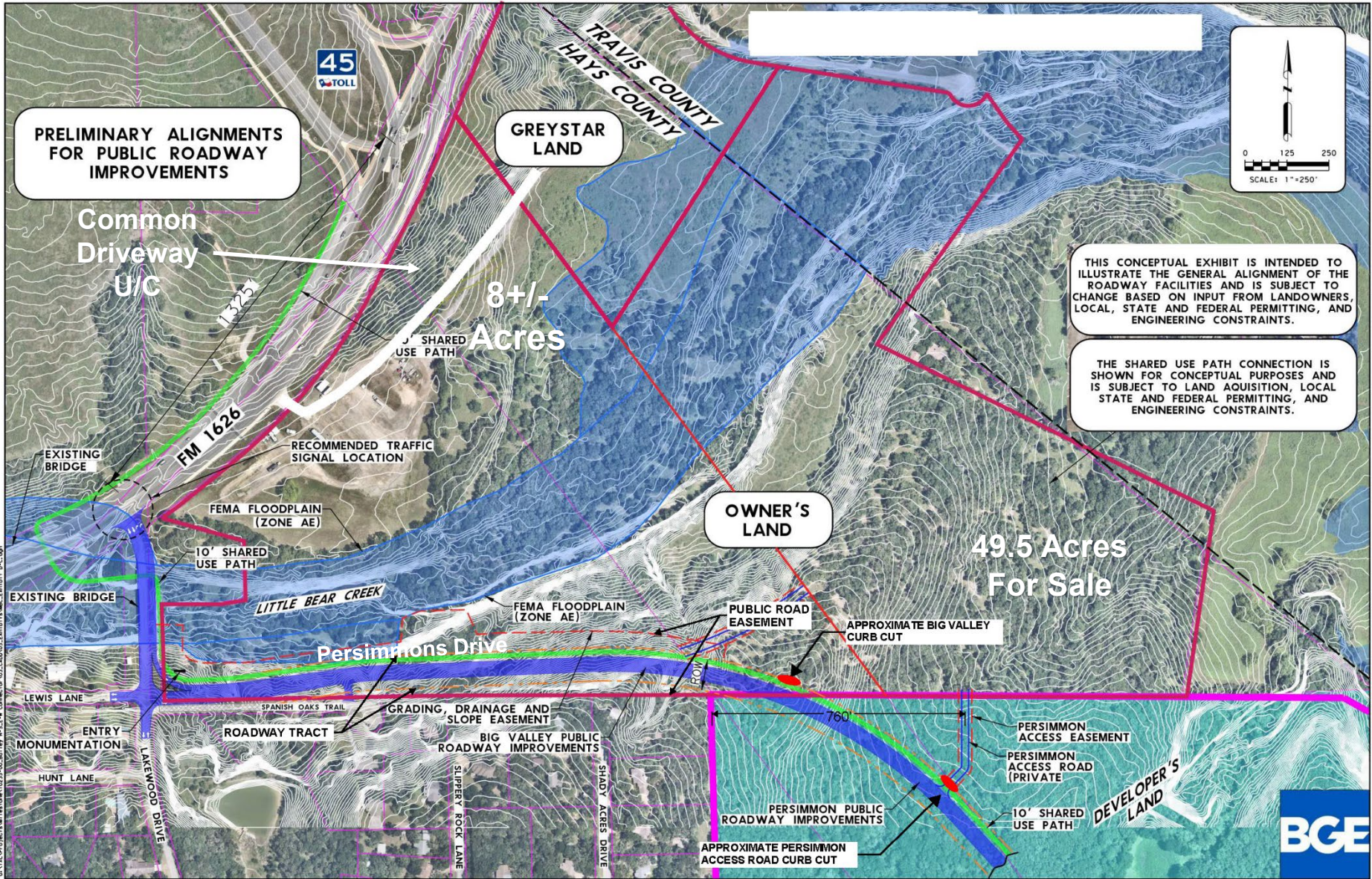


**BIG VALLEY MULTI FAMILY & RESIDENTIAL TRACTS TOTALING 85 ± ACRES – FOR SALE**  
**2211 FM-1626, S. AUSTIN/BUDA, TX**  
**UNIQUE ACREAGE - HAYS COUNTY & TRAVIS COUNTY**





THIS CONCEPTUAL EXHIBIT IS INTENDED TO ILLUSTRATE THE GENERAL ALIGNMENT OF THE ROADWAY FACILITIES AND IS SUBJECT TO CHANGE BASED ON INPUT FROM LANDOWNERS, LOCAL, STATE AND FEDERAL PERMITTING, AND ENGINEERING CONSTRAINTS.

THE SHARED USE PATH CONNECTION IS SHOWN FOR CONCEPTUAL PURPOSES AND IS SUBJECT TO LAND ACQUISITION, LOCAL STATE AND FEDERAL PERMITTING, AND ENGINEERING CONSTRAINTS.

Big Valley Subdivision is an approximately Northeast tract with parcels located within the jurisdiction of Hays County, Travis County, and the City of Austin (COA) 2-mile Extra Territorial Jurisdiction (ETJ). The site is bound on the North by FM-1626, on the West by Lakewood Drive, and on the Northeast by Big Valley Drive. Little Bear Creek bisects the property, running East to West. Drainage, water quality, water, and wastewater improvements serve the site within the City of Austin's 2-mile ETJ. The Hays County portion of the development is served by well and septic.

# THE OPPORTUNITY

## FM-1626 AND BIG VALLEY DRIVE, BUDA DEVELOPMENT TRACT

The 85-acre tract known as Big Valley is located at the terminus of SH-45, an eastward extension of Loop 1. The property offers approximately 1,650 linear feet of frontage along FM 1626, a major thoroughfare west of IH-35.

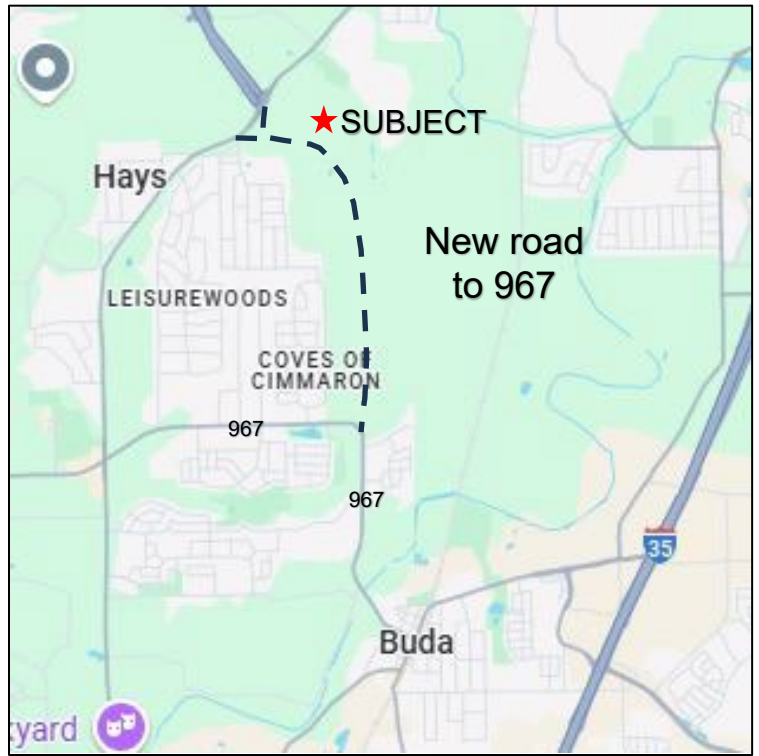
The planned Persimmon Parkway bypass will run through the property, connecting to FM 967 just west of downtown Buda, with construction anticipated to be completed in late 2027. Lakewood Drive and Lewis Lane are also scheduled for upgrades, improving connectivity and allowing residents to bypass the intersection of FM 967 and FM 1626.

An approximately 40-acre parcel (approximately 22 acres buildable) fronts Persimmon Parkway and includes multiple optional curb cuts within the current design, to be finalized by the buyer. In addition, multiple pad sites ranging from 2 to 8 acres are located along the FM 1626 frontage.

### HIGHLIGHTS

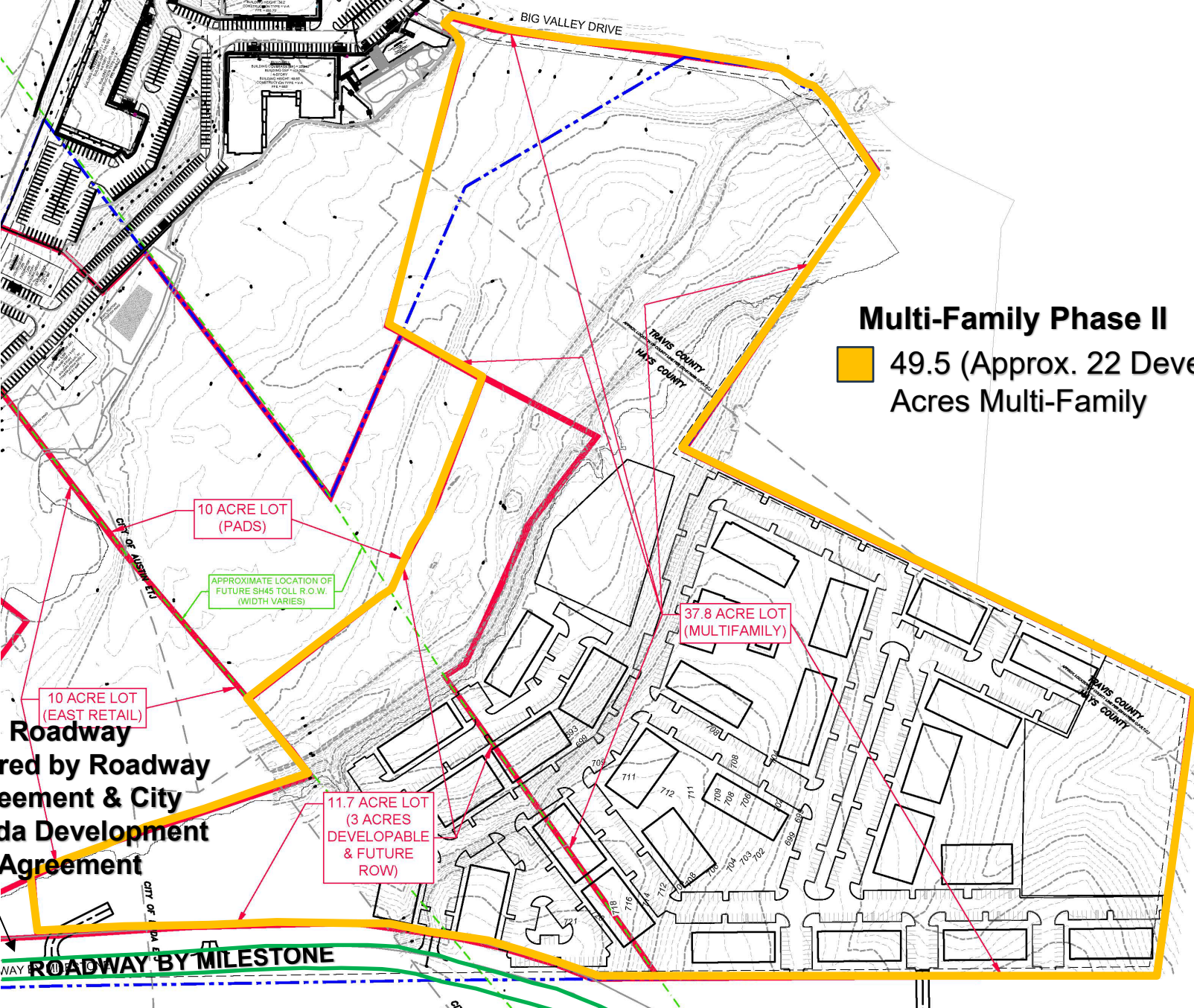
- Traffic Count – FM-1626 21,273 VPD, SH-45 17,497 VPD
- 8+/- acres for retail or commercial
- Phase I – SOLD Greystar 302 multi-family units
- Phase II – 49.5 acres (approx. 22 buildable) multi-family, office, or medical
- 20 min | 16.6 miles to Downtown Austin

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	932	14,289	50,144
Total Population	2,734	39,935	126,435
Average HH Income	\$157,411	\$170,323	\$152,892



## ASSET PROFILE

<b>ADDRESS:</b>	2211 WEST FM-1626 AUSTIN, TX 78652
<b>SITE SIZE:</b>	85 ACRES 1,650' frontage along FM-1626
<b>SCHOOL DISTRICT:</b>	Hays Consolidated
<b>UTILITIES:</b>	Water: City of Austin, when in Austin ETJ Wastewater: City of Austin, Austin ETJ Electric: Pedernales Electric, Austin ETJ Hays County Parcel: Septic & Well



**Multi-Family Phase II**  
 49.5 (Approx. 22 Developable) Acres Multi-Family

10 ACRE LOT (PADS)

APPROXIMATE LOCATION OF FUTURE SH45 TOLL R.O.W. (WIDTH VARIES)

10 ACRE LOT (EAST RETAIL)

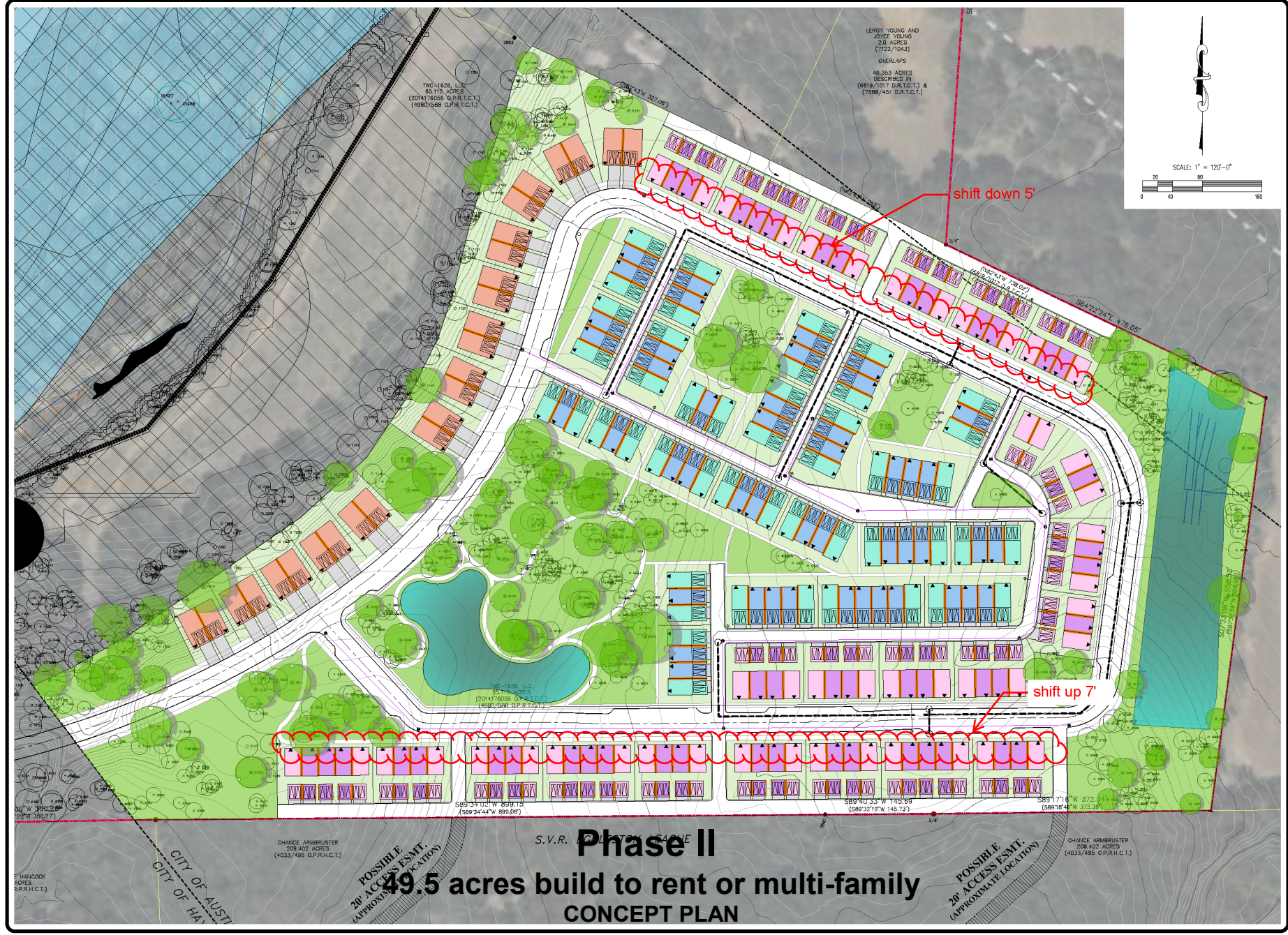
37.8 ACRE LOT (MULTIFAMILY)

11.7 ACRE LOT (3 ACRES DEVELOPABLE & FUTURE ROW)

**Roadway**  
 required by Roadway Agreement & City of Buda Development Agreement

**ROADWAY BY MILESTONE**





S.V.R. L.P. DEVELOPMENT PHASE II

# 49.5 acres build to rent or multi-family

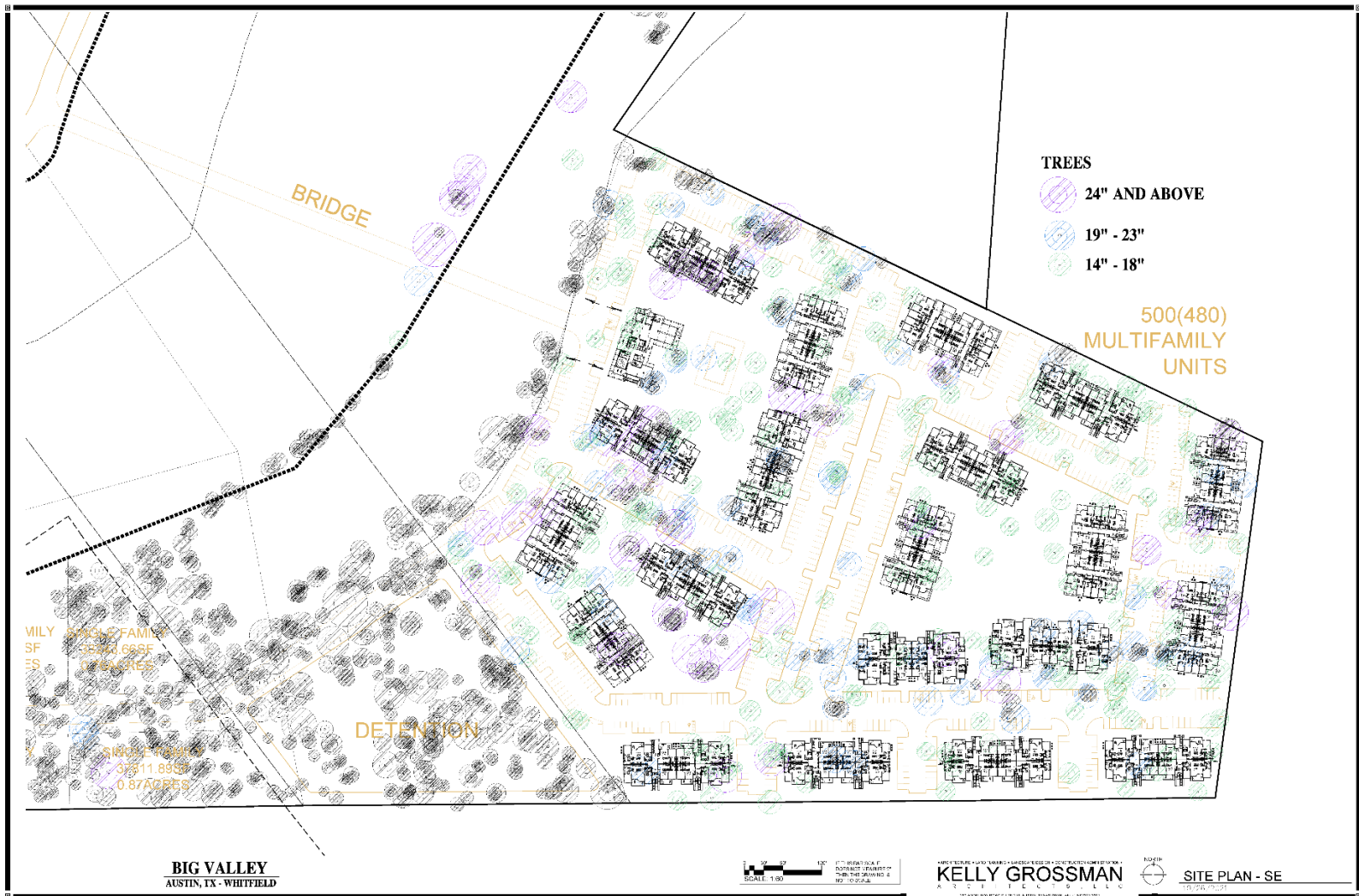
## CONCEPT PLAN

CHANCE ARMBRUSTER  
209.402 ACRES  
(4033/498 O.P.R.H.C.T.)

POSSIBLE  
20' ACCESS ESMT.  
(APPROXIMATE LOCATION)

POSSIBLE  
20' ACCESS ESMT.  
(APPROXIMATE LOCATION)

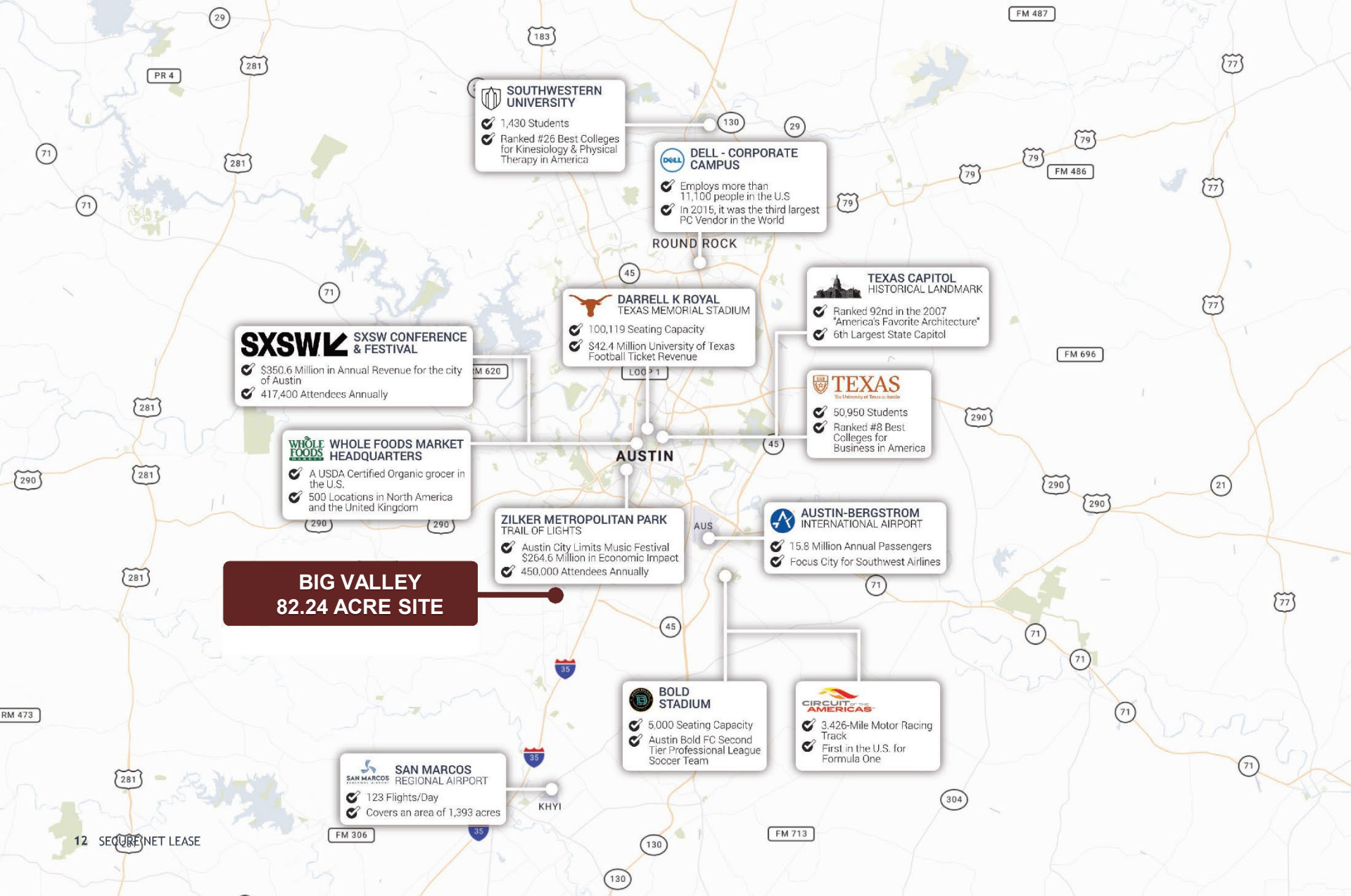
CHANCE ARMBRUSTER  
209.402 ACRES  
(4033/498 O.P.R.H.C.T.)



**WATERSHED/ SLOPE ANALYSIS / IMPERVIOUS COVER CALCULATIONS**

The subdivision is located within the Little Bear Creek Watershed, classified as a suburban watershed. Little Bear Creek runs through the middle of the site, the project area generally slopes towards the creek. Elevations within the project site range from 730 feet along the southeastern property line and 705 feet along FM-1626 to 598 feet at the downstream centerline of the creek along the northeastern boundary. The existing conditions and the slope analysis for the area, based on 2-foot interval LiDAR (2012) and cross section surveys provided by Peloton Land Solutions (June 2016). Within the project's watershed (Suburban Watershed), impervious cover allowances are based on the site's gross site area rather than net site area with a maximum of 65% impervious cover in the City of Austin ETJ and no maximum density in the City of Hays, Hays County. Construction on slopes is influenced by slope category in the COA ETJ.

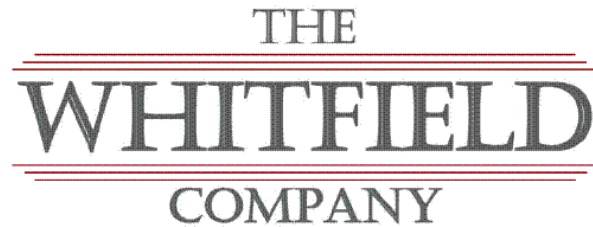
**CONCEPT PLAN**



## DISCLAIMER

The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, The Whitfield Co. makes no guarantees or warranties express or implies, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted, by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisers before making a final determination.

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**Owner | Agent**