

FOR SALE

ELGIN HIGHWAY 95 S LAND FOR SALE

A|C|R|E ONE
AUSTIN COMMERCIAL REAL ESTATE

LAND FOR SALE

ASKING PRICE
\$3,800,000

- 15.214 ACRES OF LAND LOCATED IN BASTROP COUNTY
- APPROXIMATE DRIVE TIME TO TESLA (35 MINS), SAMSUNG (25 MINS), BASTROP (18 MINS), AND DOWNTOWN AUSTIN (39 MINS)
- NO ZONING
- 8 INCH WATERLINE LOCATED ALONG 95 AND A 2 INCH LINE ON GRUETZNER LN
- FRONTAGE ON TWO ROADS; HWY 95 S AND GRUETZNER LN
- TOPOGRAPHY: FLAT TO GENTLE SLOPE
- NICE SHAPE FOR DEVELOPMENT
- NO ZONING, BUT POSSIBLE RETAIL AND INDUSTRIAL MIX

BROKER CONTACT:

TONY GULLA
TONY@ACRE-ONE.COM
(512) 565-8525

ACRE ONE
AUSTIN COMMERCIAL REAL ESTATE

PROPERTY DETAILS

15.214 Acres on State Highway 95 S Elgin, Texas

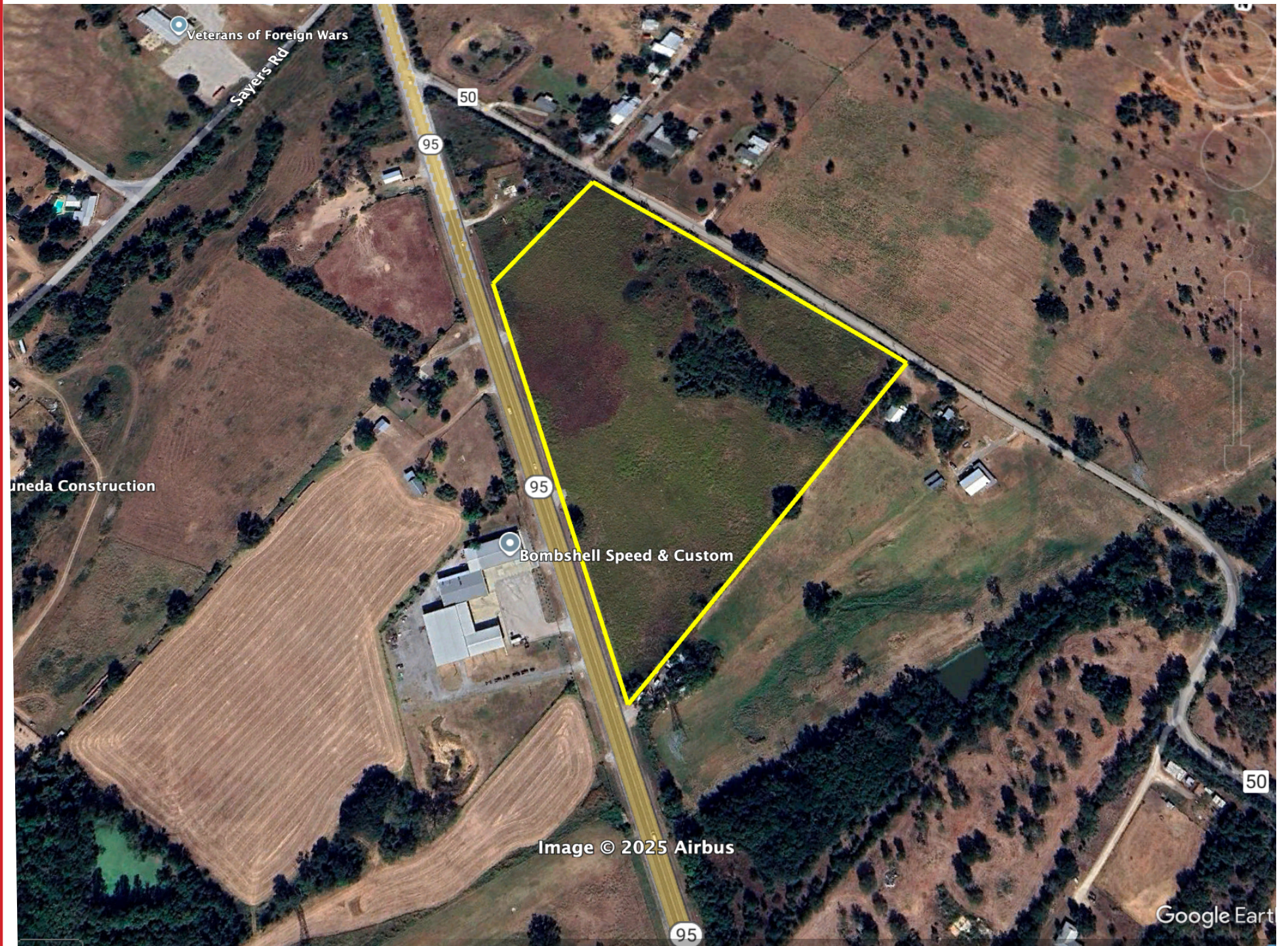
Land (Acres)	Approx. 15.214 acres
Land (Square Feet)	Approx. 662,722 SF
Electric	Bluebonnet Cooperative
Septic	Required
Curb Cuts	Two Curb Cuts on HWY 95
Water	8" Waterline and 2" Waterline
Power	See transformers below

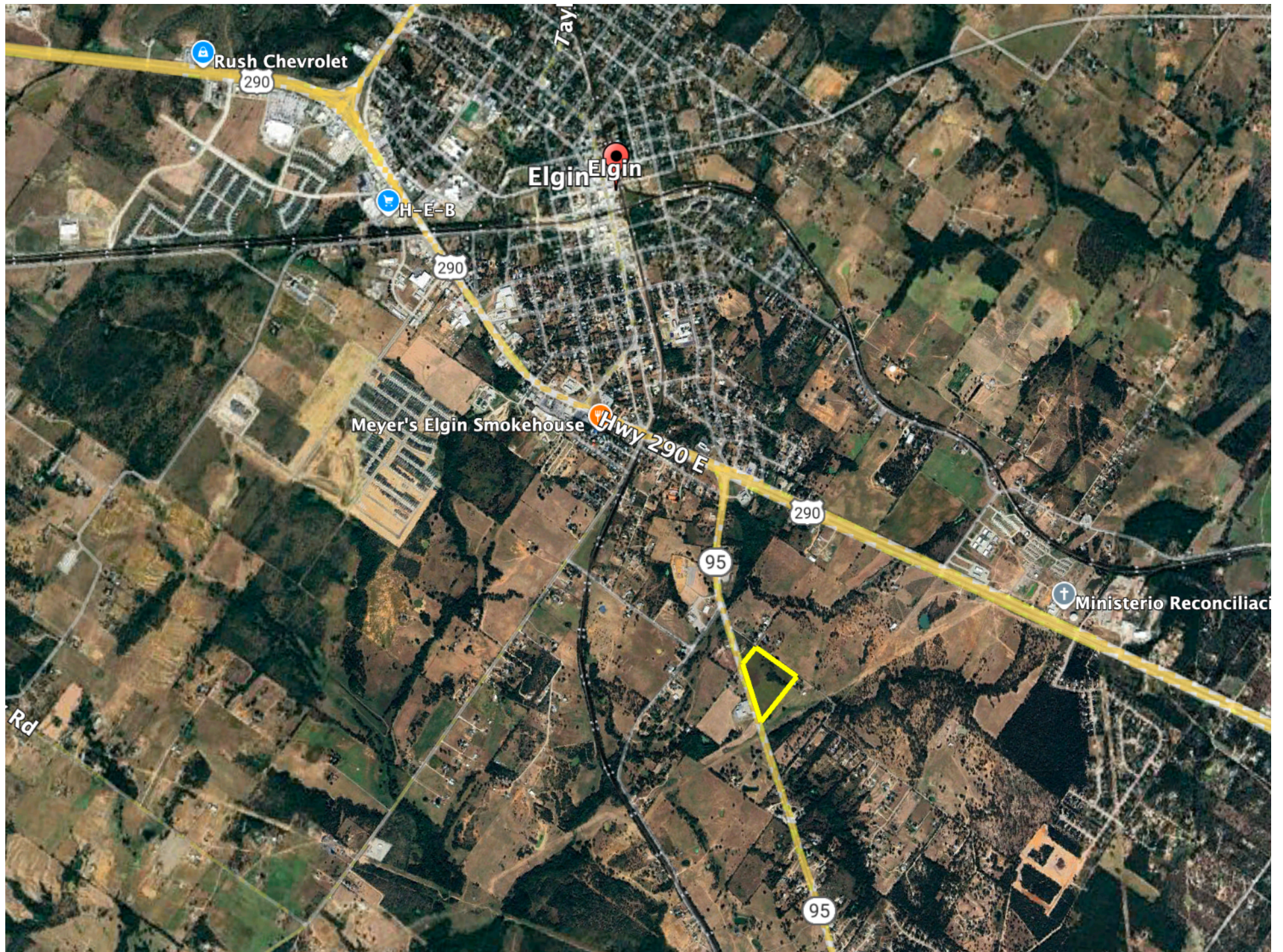


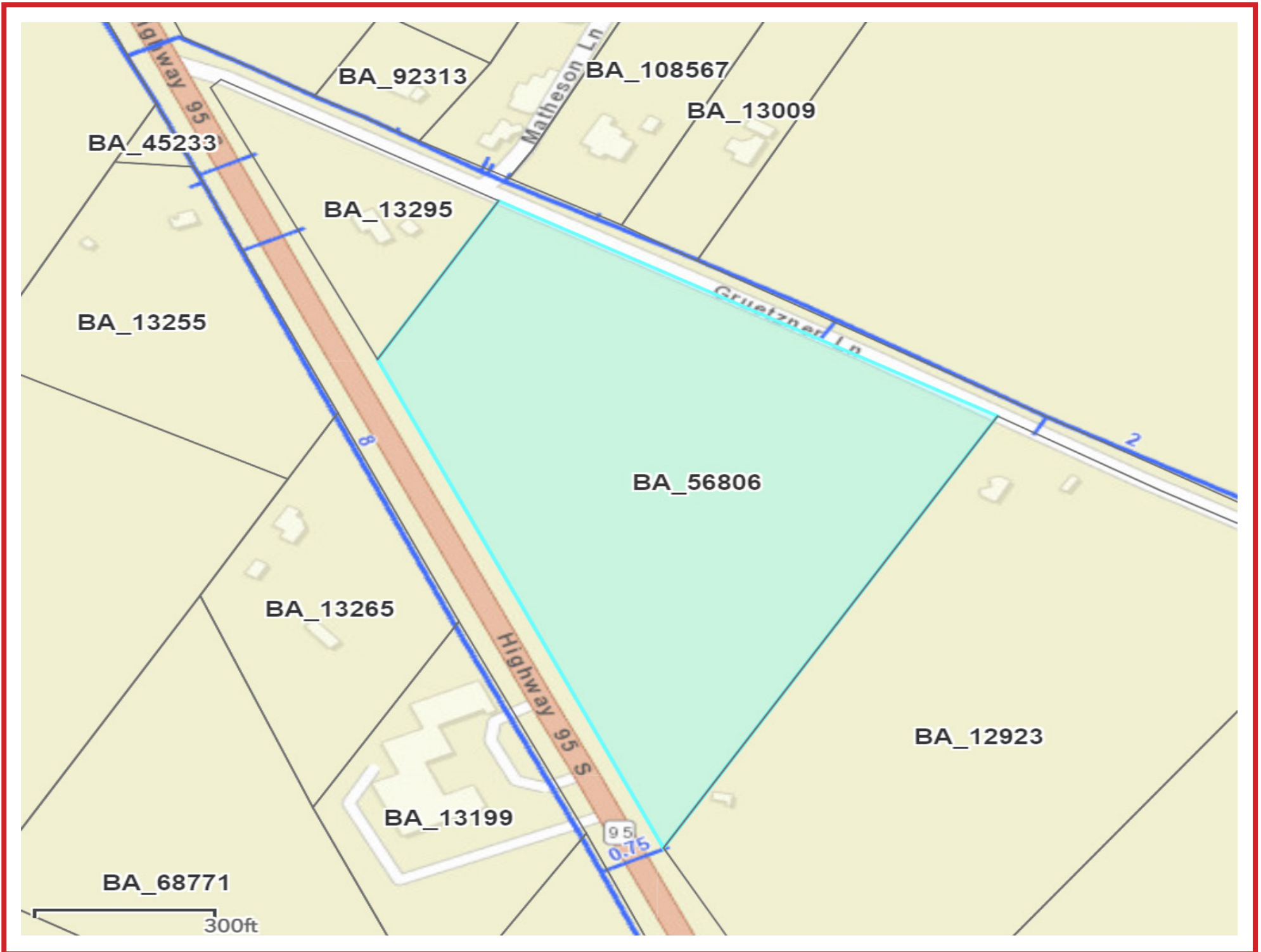
HIGHWAY 95 S



AERIAL



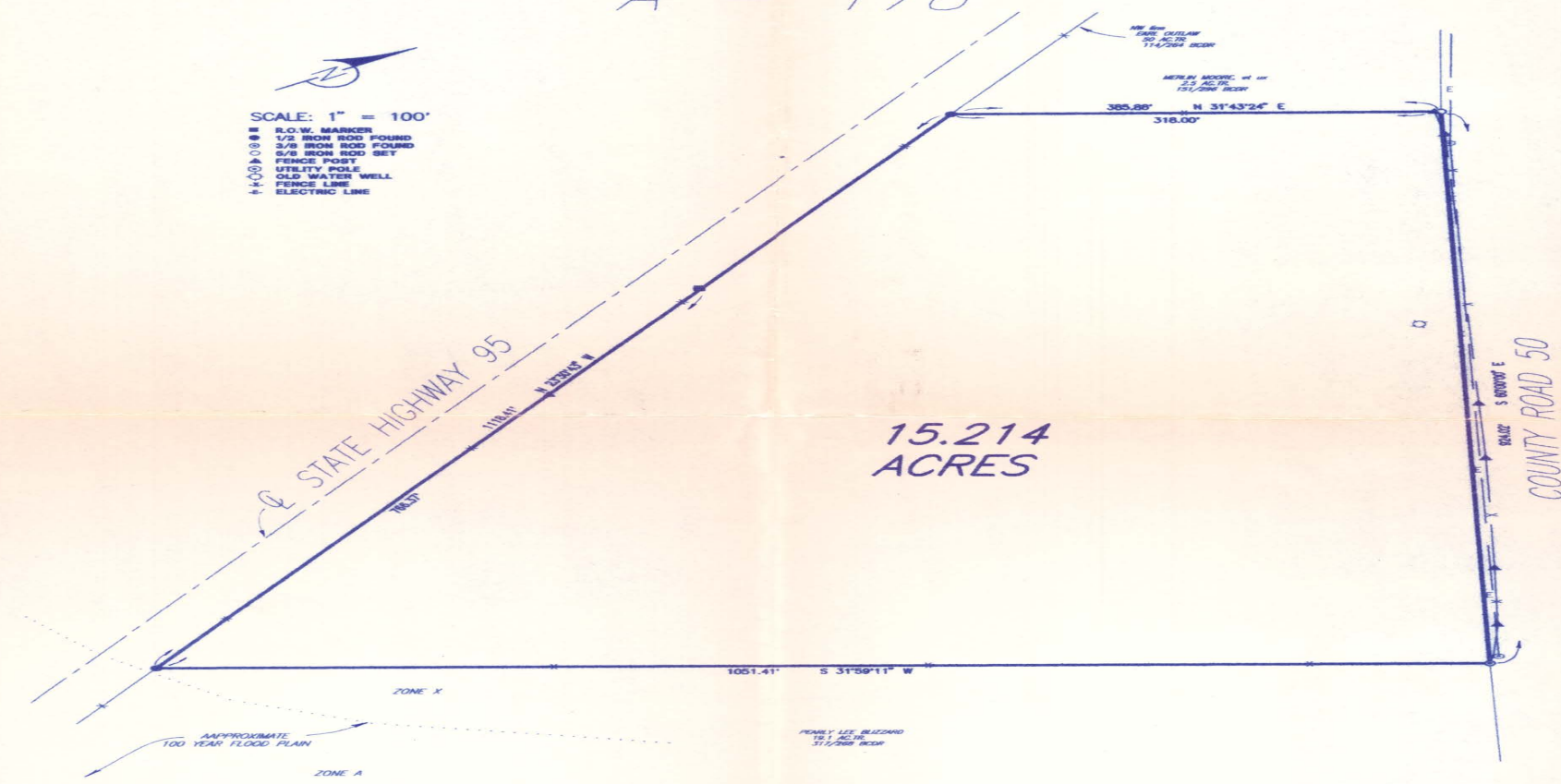




THOMAS GARRETSON SURVEY A - 178

SCALE: 1" = 100'

- R.O.W. MARKER
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- △ FENCE POST
- UTILITY POLE
- OLD WATER WELL
- FENCE LINE
- E- ELECTRIC LINE



NO portion of this tract lies within a SPECIAL FLOOD HAZARD AREA designated as such by the Department of Housing and Urban Development, Federal Insurance Administration, as shown on Community Panel Number 48021C0075C for BASTROP COUNTY, TEXAS.
Effective Date: 08/19/91
This Tract lies in Zone(s) X
Base Flood Elevation: None

WARNING:
This Flood Statement, as determined by a H.U.D.-F.I.A. FLOOD HAZARD BOUNDARY MAP DOES NOT IMPLY that the Property or the Improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

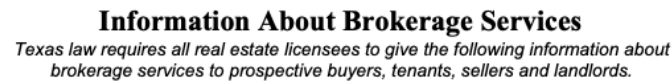
The undersigned does hereby certify that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has access to, and from a dedicated road way, except as shown hereon.

Dale L. Olson
DALE L. OLSON
REGISTERED PROFESSIONAL
LAND SURVEYOR
REG. NO. 1755
DATE: 05/13/94

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT
of a 15.214 ACRE TRACT, in the
THOMAS GARRETSON SURVEY,
A-178, BASTROP COUNTY, TEXAS.

SCALE: 1" = 100.00'	KARL & DEBBIE RICHART	
DRAFTSMAN: D. BAGGETT	48-11A	PLAT FILE 86 C
DATE: 12 MAY 94		



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.

- 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.

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.

- 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.

Buyer/Tenant/Seller/Landlord Initials

Date _____

Information available at www.trec.texas.gov

TAX-2061

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Tony Gulla Product

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Fitzhugh