

# LAND FOR SALE

10806 & 10811  
Spring Valley Rd  
Austin, TX 78737

2.45 AC & 0.526 AC  
Parcels Available



**ERIC WEISS**

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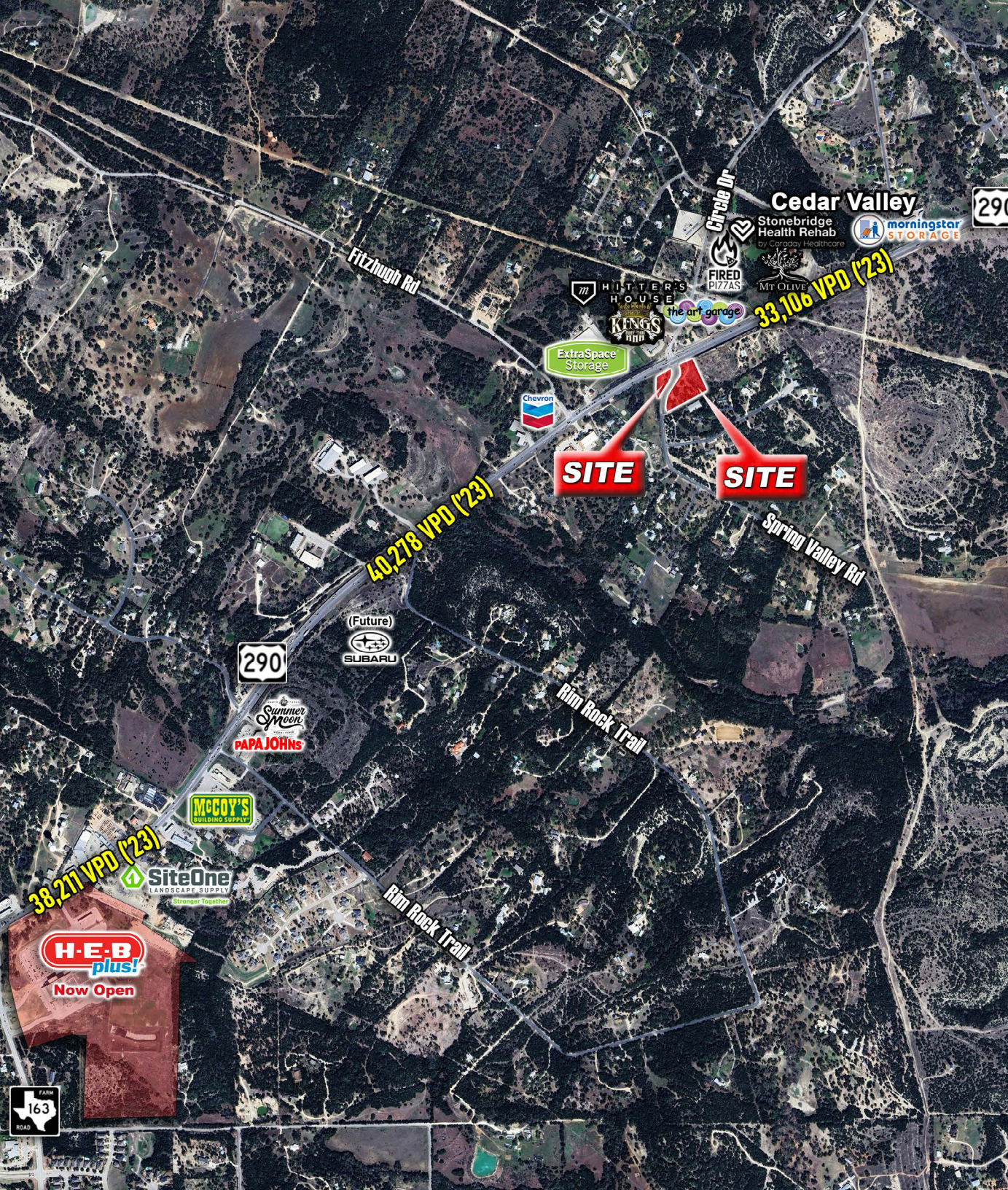
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Circle C  
West





## PROPERTY HIGHLIGHTS

- 10806 Spring Valley Rd
  - Approx. 2.45 acres
  - Property ID 827503
  - SEC of US-290 & Spring Valley Rd
  - Asking price is \$2,500,000
- 10811 Spring Valley Rd
  - Approx. 0.526 acres
  - Property ID 827502
  - SWC of US-290 & Spring Valley Rd
  - Asking price is \$459,000
- Hard Corner, Signalized Intersection
- Surrounded by residential developments
- Utilities: PEC Electric on the property and West Travis County PUA for water. On Septic.
- Zoning: No Zoning, located out the city limits and successfully petitioned OUT of the Austin ETJ
- Use: Deed Restrictions in Place. Certain commercial uses restricted. Contact broker for details.

## TRAFFIC COUNTS

US-290: 40,278 VPD west of site (TXDOT '23)

US-290: 33,106 VPD east of site (TXDOT '23)

## DEMOGRAPHIC SNAPSHOT

	3 mi	5 mi
2024 Population	14,599	67,089
Daytime Population	13,369	57,104
Average HH Income	\$218,632	\$206,862



[WWW.4MREALTY.COM](http://WWW.4MREALTY.COM)

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# DRONE IMAGES



LOOKING NORTHEAST



LOOKING SOUTHWEST



LOOKING NORTH



LOOKING SOUTH



# SITE DRONE VIEW



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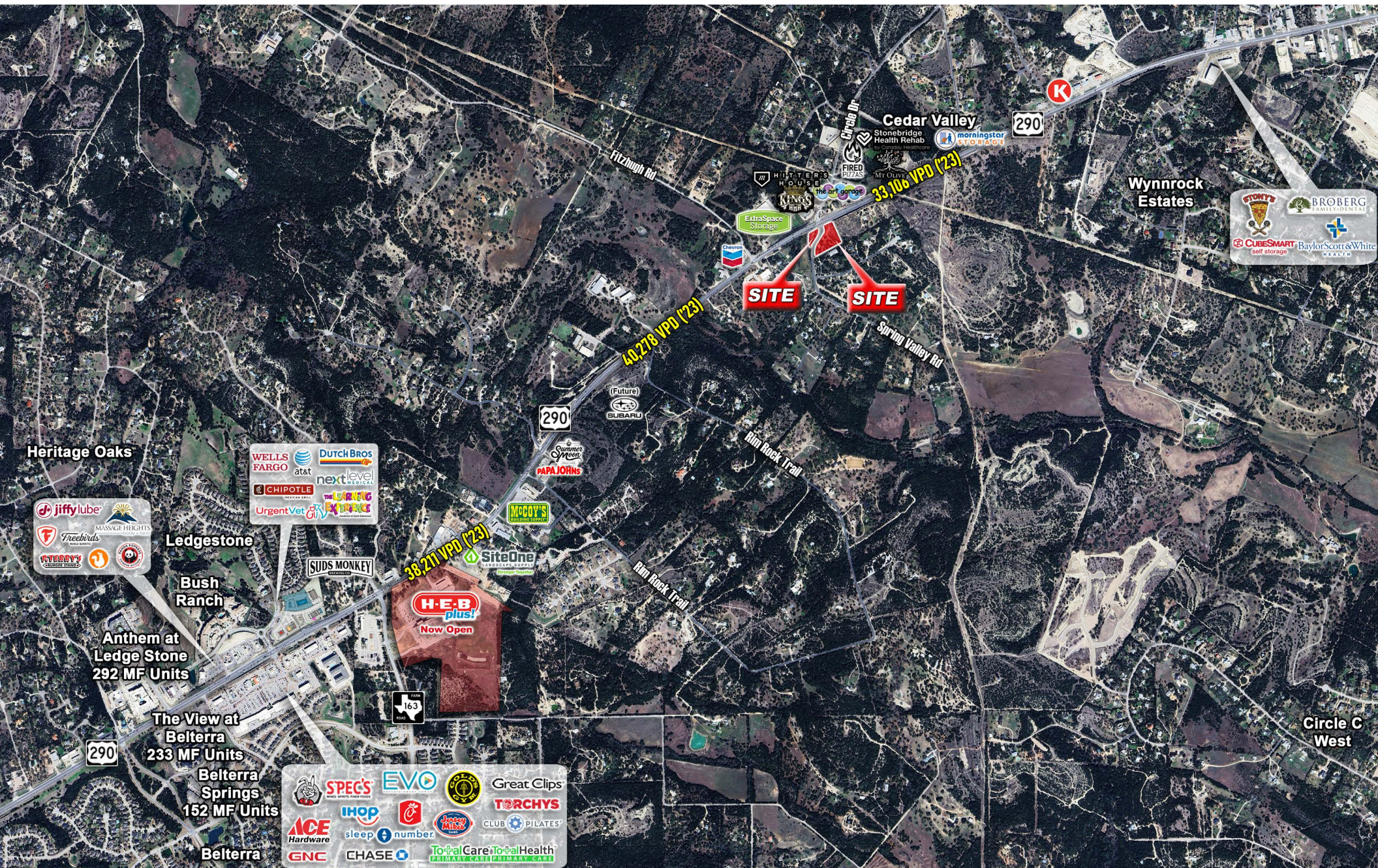
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# RETAIL AERIAL





[illegible]



U.S. HIGHWAY  
290 WEST  
(R.O.W. VARIES)

N63°37'06"E  
134.16'

(N65°11'21"E  
238.14')

N10°30'34"W  
104.14'

PARCEL 3  
2.450 AC.

(S24°49'17"E  
352.78')  
S26°41'49"E  
351.68'

EXISTING  
SPRING VALLEY  
R.O.W.

PROPOSED  
SPRING VALLEY ROAD  
N32°06'29"E  
219.61'

**2.45 AC  
AVAILABLE**

N22°49'13"E  
71.34'

N05°18'47"E  
79.22'

(N05°41'44"W  
233.47')

N07°33'24"W  
50.44'

S60°31'45"W  
(S62°23'00"W  
464.38'  
464.36')

100 50 0 100 200

SCALE IN FEET

N





U.S. HIGHWAY  
290 WEST  
(R.O.W. VARIES)

P.O.B.  
SURFACE COORDS  
N=10053640.91  
E=3048455.13

**0.526 AC  
AVAILABLE**

N58°09'11"E  
59.01'

N00°14'04"E 138.29'

PARCEL 2  
0.232 AC.

S00°14'04"W 166.22'

BRENDA WHITEAKER PARK  
AND CRAIG PARK  
3.266 ACRES  
12235/2245  
RPRTCT

PROPOSED RIGHT-OF-WAY  
SPRING VALLEY ROAD

S07°33'24"E  
18.23'

S32°06'29"W  
78.33'

FRED H. DICKERSON AND  
WIFE, BETTY JEAN DICKERSON  
10.69 ACRES 6560/1816  
DR1CT

SPR



50 25 0 50 100



SCALE IN FEET





## 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.*

2-10-2025



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<u>4M Realty Company</u>	<u>325425</u>	<u>www.4mrealty.com</u>	<u>(210) 342-4242</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Michael Weiss</u>	<u>279123</u>	<u>mike@4mrealty.com</u>	<u>(210) 342-4242</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Nicholas T. Prater</u>	<u>493024</u>	<u>nick@4mrealty.com</u>	<u>(210) 342-4242</u>
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
<u>Eric Weiss</u>	<u>624992</u>	<u>eric@4mrealty.com</u>	<u>(210) 342-4242</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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