

For Sale

±60 Acres Prime Development Site

2058 Satterwhite Road, Buda, Texas

**Exclusively Presented By:
Aidan Morgensteren**

aidan@matexas.com
936-900-0085

Downtown Austin

Investment Overview



Sunfield Development



Property Address:

2058 Satterwhite Road, Buda, Texas

Acreage:

± 60 Acres

Pricing:

Contact Broker for Pricing

Zoning and Jurisdiction:

± 59 Acres Agriculture Exempt

± 1 Acre Homestead

Kyle ETJ - Currently Unzoned

Utilities:

Water Provider: Goforth Special Utility District

6" WL and 8" WL on the North Side of the Property

2" WL and 3" WL on the South Side of the Property

Remarks:

No FEMA Flood Zone

Planned Road Infrastructure Improvements to FM 2001 West of the Property

Surrounded by Major City and Private Developments (See Future Development Map)

Perfect for an Industrial or Commercial Development

Downtown Austin

Buda, Texas

Subject Site

Kyle, Texas



**± 60
Acres**



Future and Current Development Map



Downtown Austin
~ 20-30 Minutes

US Foods Plant

Turner's Crossing
1300 Homes

Buda Midway Industrial
Park

New Hays High School

Meadow Park
191 Lots

Sunfield
5319 Lots

Taylor Morrison
850 Lots

Stoneridge
293 Lots

River City
Master Plan
563 Acres

Stonefield
771 Lots

Hillside Lakes
127 Lots

Century Homes 650 Lots

Meadows at Buda
776 Lots

Green Meadows
300 Lots

Future
300 Lots

Future Mixed
Use
360 Acres

Hillside Terrace
396 Lots

Porter Country 70 Acres
Single Family

Future Mixed Use
102 Acres

Prairie Lakes
2200 Homes

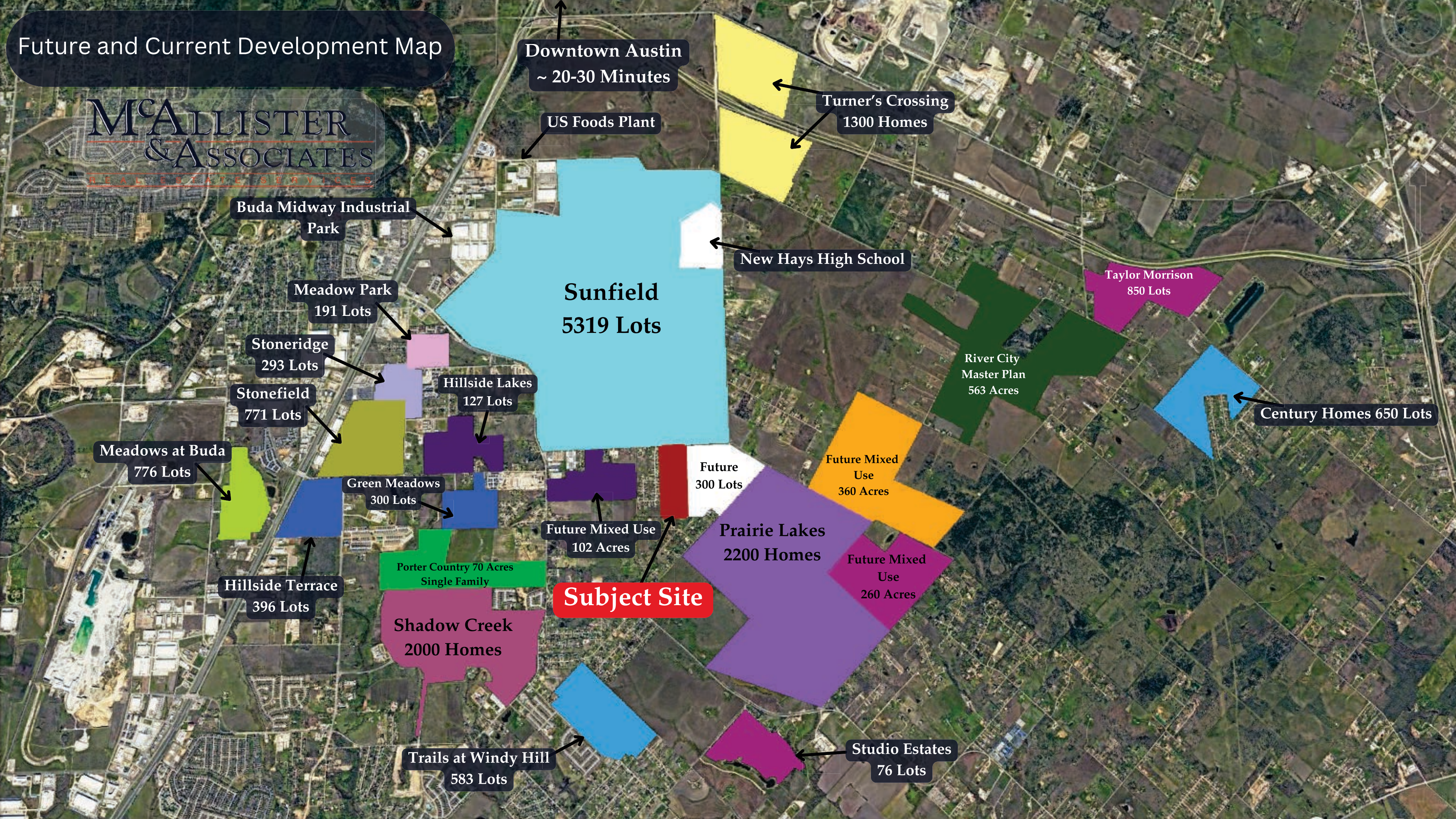
Future Mixed
Use
260 Acres

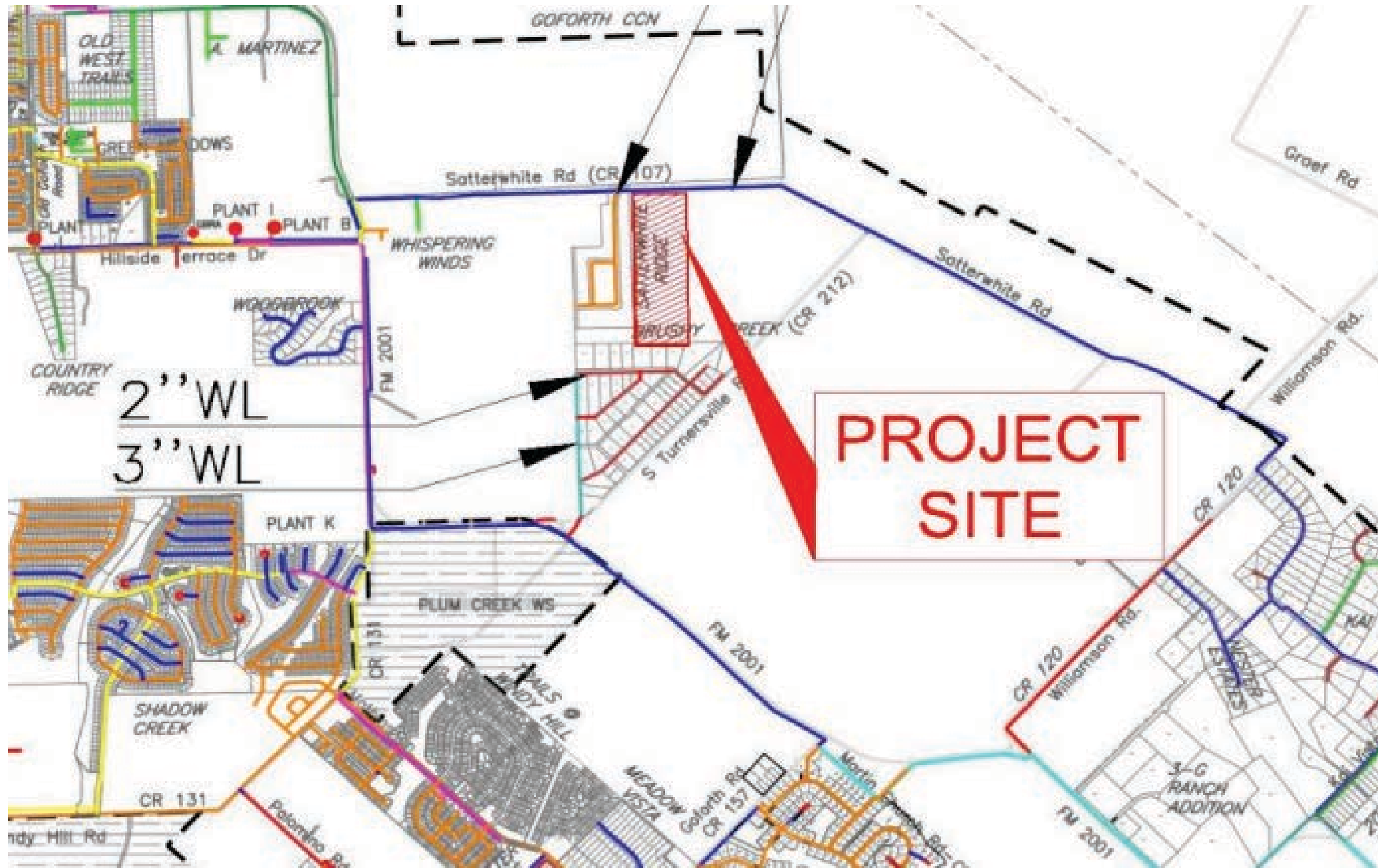
Subject Site

Shadow Creek
2000 Homes

Trails at Windy Hill
583 Lots

Studio Estates
76 Lots





LEGEND

- 24" WATER
- 16" WATER
- 12" WATER
- 8" WATER
- 6" WATER
- 5" WATER
- 4" WATER
- 3" WATER
- 2" WATER
- 1 1/2" WATER
- 1 1/4" WATER
- 1" WATER
- 3/4" WATER
- WATER PLANT
- WATER VALVE

EXHIBIT F	PRELIMINARY RESEARCH	 <p>AUSTIN CIVIL ENGINEERING, INC. TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018</p>
	2058 SATTERWITHE RD BUDA, TX 78610	
	WATER MAP	



Information About Brokerage Services

11-2-2015

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:
 - 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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johnnbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
AIDAN MORGENSTEREN	829103	Aidan@matexas.com	936-900-0085
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Aidan Morgensteren



📞 936-900-0085

✉️ aidan@matexas.com

McALLISTER
& ASSOCIATES
REAL ESTATE SERVICES