

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  
TEXAS REALTY



COMMERCIAL DIVISION<sup>SM</sup>

**FOR SALE**

**\$3,250,000**

**10910 Kit Carson Dr,  
Austin, TX 78737**

# Moya Family Trust Site



## Property Details:

- Property Type: Land
- Subtype: Commercial
- Permitted Zoning: N/A
- Lot Size (acres): 19.18
- APN: R42201
- Ownership: Moya Family Trust
- Sale Condition: 1031 Exchange

## OVERVIEW

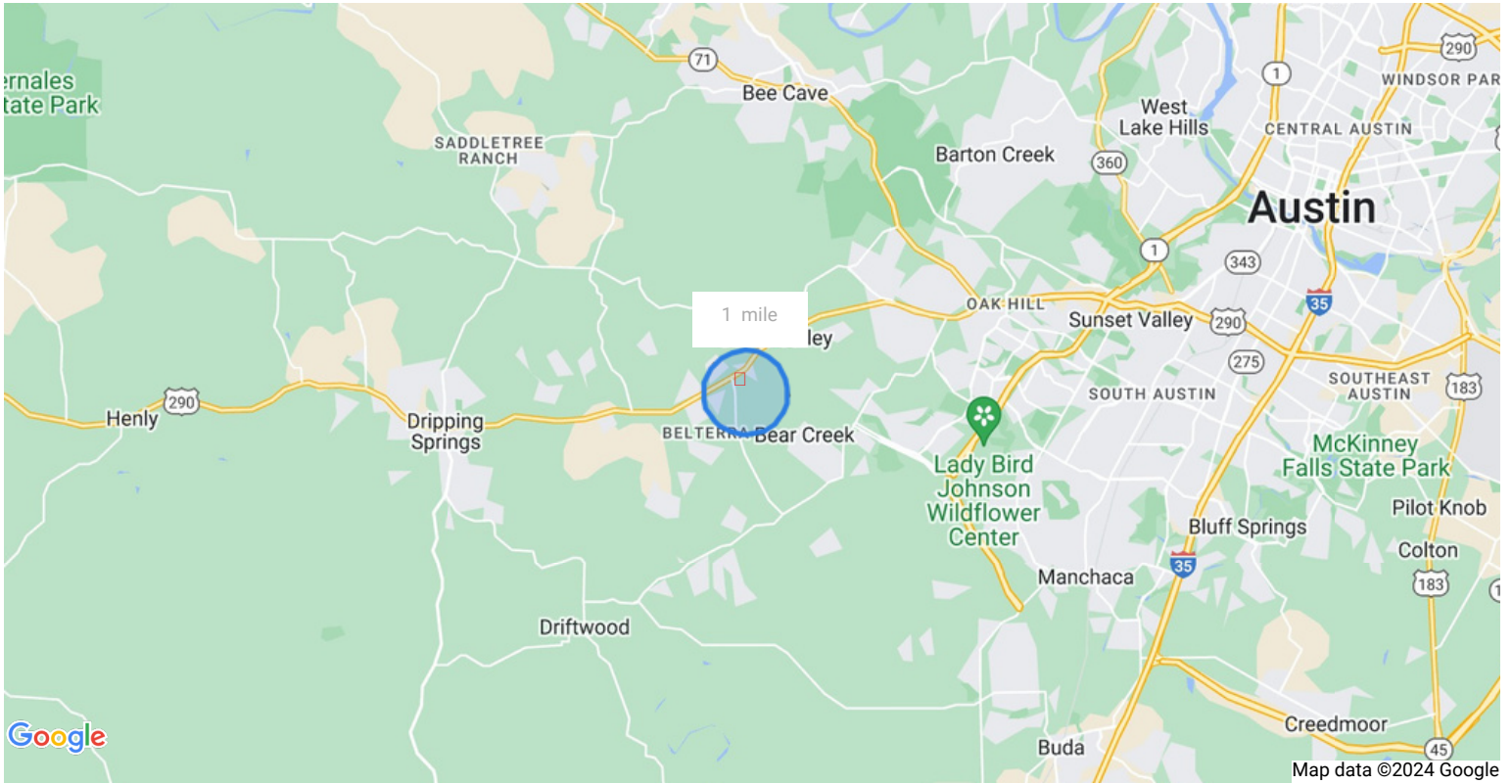
This 19.18 acre homesite has a 3,272 sq. ft. home and is immediately adjacent to the new HEB Super Center on Hwy 290 at Nutty Brown Rd. The site is a gently rolling site with large trees and beautiful creeks lying just across the street from the northern most boundary of the Belterra Subdivision and is surrounded by high end homes sites and the 52 acre HEB Center at Nutty Brown Rd. The site is a perfect setting for a mixed use or multi-family project in the fast growing 290 corridor going into Dripping Springs. The site is in Hays County, but within the Austin ETJ and has access to water and electricity, but is currently served with a septic system.

## LOCATION & HIGHLIGHTS

- Strategic location next to the new HEB Super Center on Hwy 290 at Nutty Brown Rd
- Surrounded by high end residential developments to the south and north and HEB Center to the west
- Access to water and electricity
- Beautiful tract with rolling terrain, large trees and gently sloping creeks

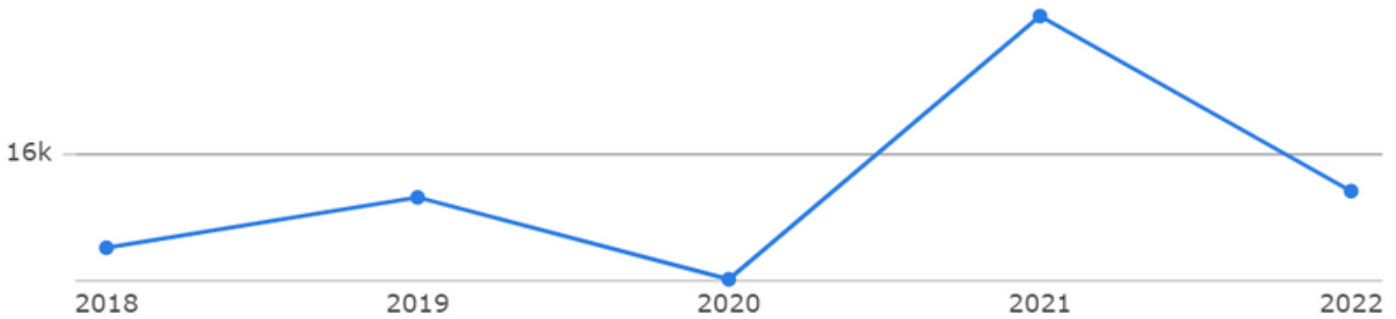


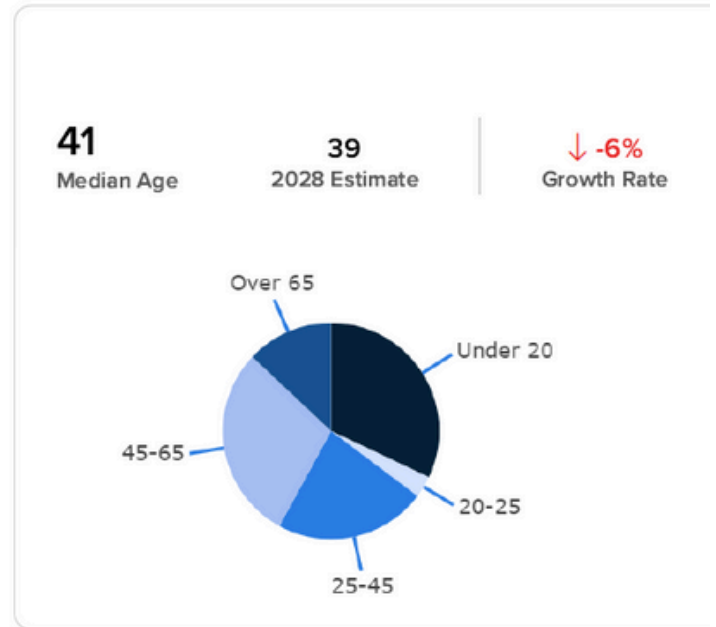
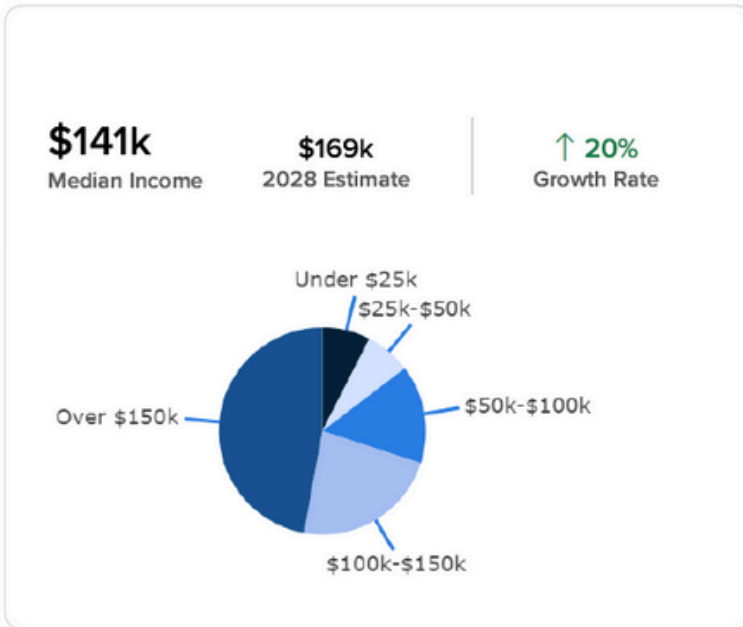




**15.6k**

↓ -8% Compared to 17.1k in 2021      ↑ 3% Compared to 15.1k in 2018





## 11.5k

### Top Employment Categories

- Management, business, science, and arts occupations
- Professional, scientific, and management, and administrative, and waste management services
- Educational services, and health care and social assistance
- Finance and insurance, and real estate, and rental and leasing
- Manufacturing
- Retail trade
- Arts, entertainment, and recreation, and accommodation and food services
- Public administration
- Other services, except public administration
- Transportation and warehousing, and utilities
- Construction
- Information
- Wholesale trade
- Agriculture

## Map



## Property Details

Account		
Quick Ref ID:	R4220	Geographic ID:11-7710-0000-00201-4
Type:	1 Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	10910 KIT CARSON DR, AUSTIN, TX 78737	
Map ID:		Mapsc0:
Legal Description:	SILVER SPUR RANCHETTES SEC 1, LOT 2, ACRES 19.18	
Abstract/Subdivision:	S7710 - SILVER SPUR RANCHETTES SEC 1	
Neighborhood:	DSMU	
Owner		
Owner ID:	0293710	
Name:	MOYA JAMES E & JANETTE	
Agent:		
Mailing Address:	10910 KIT CARSON DR AUSTIN, TX 78737	
% Ownership:	100.0%	

Exemptions:	HS - Homestead For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$710,260 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$1,263,340 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,973,600 (=)
Agricultural Value Loss: <input type="checkbox"/>	\$0 (-)
Appraised Value:	\$1,973,600 (=)
Homestead Cap Loss: <input type="checkbox"/>	\$1,341,913 (-)
Assessed Value:	\$631,687
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: MOYA JAMES E &amp; JANETTE %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	\$1,973,600	\$631,687
ENR	NORTH HAYS CO ESD #1	\$1,973,600	\$631,687
FNW	HAYS CO FIRE ESD #6	\$1,973,600	\$631,687
GHA	HAYS COUNTY	\$1,973,600	\$580,370
RSP	SPECIAL ROAD	\$1,973,600	\$580,370
SDS	DRIPPING SPRINGS ISD	\$1,973,600	\$521,687

Total Tax Rate: 0.000000

 Property Improvement - Building

Type: Residential State Code: A5 Living Area: 3,272.00sqft Value: \$710,260

Type	Description	Class CD	Year Built	SQFT	Assessed Value
MA	Main Area	R6	1972	3,272.00	\$622,770
STG	Storage 40% Of Base	R6	1972	378.00	\$28,780
AGF1	Att Gar 40% Of Base	R6	1972	768.00	\$58,460
CV	COVERED PORCH		1972	364.00	\$0
OUT-BUILDING	OUT BUILDING		1972	100.00	\$250

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A5	A5-Residential (more Than 5 Ac)	19.1800				\$1,263,340	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$710,260	\$1,263,340	\$0	\$1,973,600	\$1,341,913	\$631,687
2022	\$415,600	\$368,820	\$0	\$784,420	\$210,159	\$574,261
2021	\$373,000	\$368,820	\$0	\$741,820	\$219,765	\$522,055
2020	\$351,700	\$294,550	\$0	\$646,250	\$171,655	\$474,595
2019	\$207,590	\$223,860	\$0	\$431,450	\$0	\$431,450
2018	\$195,710	\$223,860	\$0	\$419,570	\$0	\$419,570
2017	\$190,320	\$223,860	\$0	\$414,180	\$0	\$414,180
2016	\$177,500	\$223,860	\$0	\$401,360	\$0	\$401,360
2015	\$167,840	\$223,860	\$0	\$391,700	\$0	\$391,700
2014	\$180,630	\$223,860	\$0	\$404,490	\$0	\$404,490
2013	\$174,510	\$223,860	\$0	\$398,370	\$0	\$398,370

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
	Conv	Conversion	UNKNOWN	MOYA JAMES E & JANETTE			



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**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:
  - 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.

Berkshire Hathaway Texas Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	523750 License No.	Rick.Ellis@bhhstxrealty.com Email	512-483-6000 Phone
Rick Jenkins Designated Broker of Firm	282050 License No.	Rick.Jenkins@bhhstxrealty.com Email	512-802-8832 Phone
Rick Ellis Licensed Supervisor of Sales Agent/ Associate	451298 License No.	Rick.Ellis@bhhstxrealty.com Email	512-947-8151 Phone
Joe Cresto Sales Agent/Associate's Name	742330 License No.	Joe.Cresto@BHHSTXRealty.com Email	512-217-4448 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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