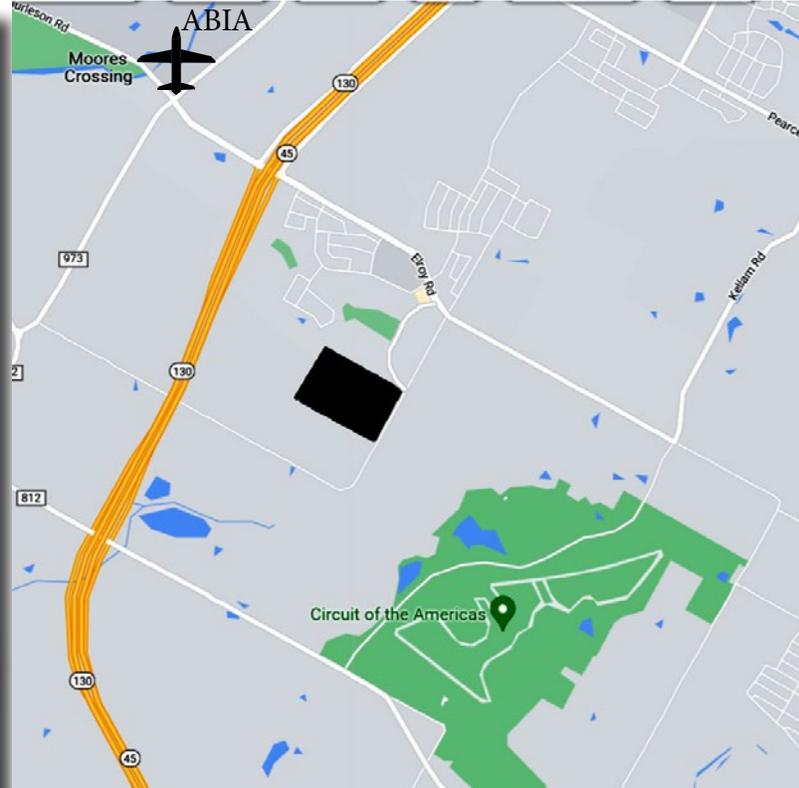
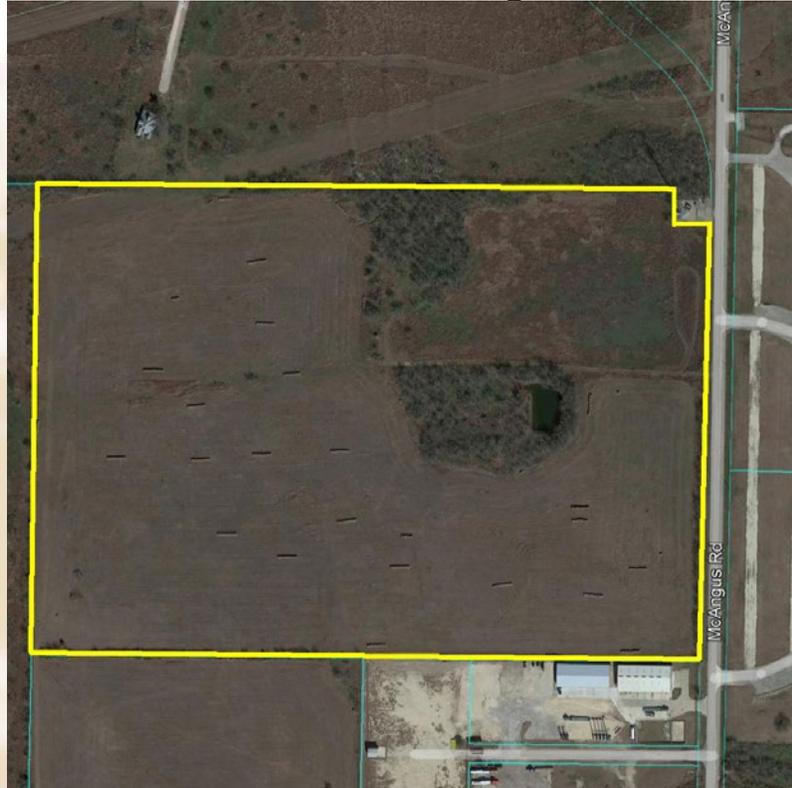


±49 ACRE VACANT LAND FOR SALE OPPORTUNITY ZONE LISTING

McAngus Road, Austin, Texas 78617



LOCATION	Located on the west side of McAngus Road, 1.05 miles east of the intersection of TX 130 and McAngus Rd.	SCHOOL DISTRICT	Del Valle ISD Del Valle Elementary Del Valle Middle School Del Valle High School
SIZE	+ 49.237 Acres (Survey)	FRONTAGE	± 1,121 feet on McAngus Road
UTILITIES See enclosed maps	Water – City of Austin (8" line) Electricity – City of Austin Wastewater – There is a 12" line on the east side of McAngus Road, and a 21" City of Austin wastewater line just north of property line at McAngus and Ross Road.	ZONING	None. Austin ETJ
JURISDICTION	City of Austin and Travis County	FLOOD HAZARD	No portion of the Property lies in the 100-year floodplain.
COMMENTS		DRONE VIDEO	https://youtu.be/Uj4xTd5b13A
		PRICE	\$6.50 psf

COMMENTS
Ideal industrial and/or multi-family (MF) tract in the booming Tesla sub-market. The Airport Overlay Zone 3 (AO3) is on the western 75% of the property and precludes any residential development however the eastern 25% (Approx. 12 acres) would be ideally suited for an MF garden-style product. Seller has indicated a willingness to accept offers on the MF portion only. This listing is located in a Texas Opportunity Zone and has close proximity to Tesla Gigafactory, ABIA and COTA. There is a cell tower located on the NE corner of the Property that the seller desires to retain. It is not included in the acreage.

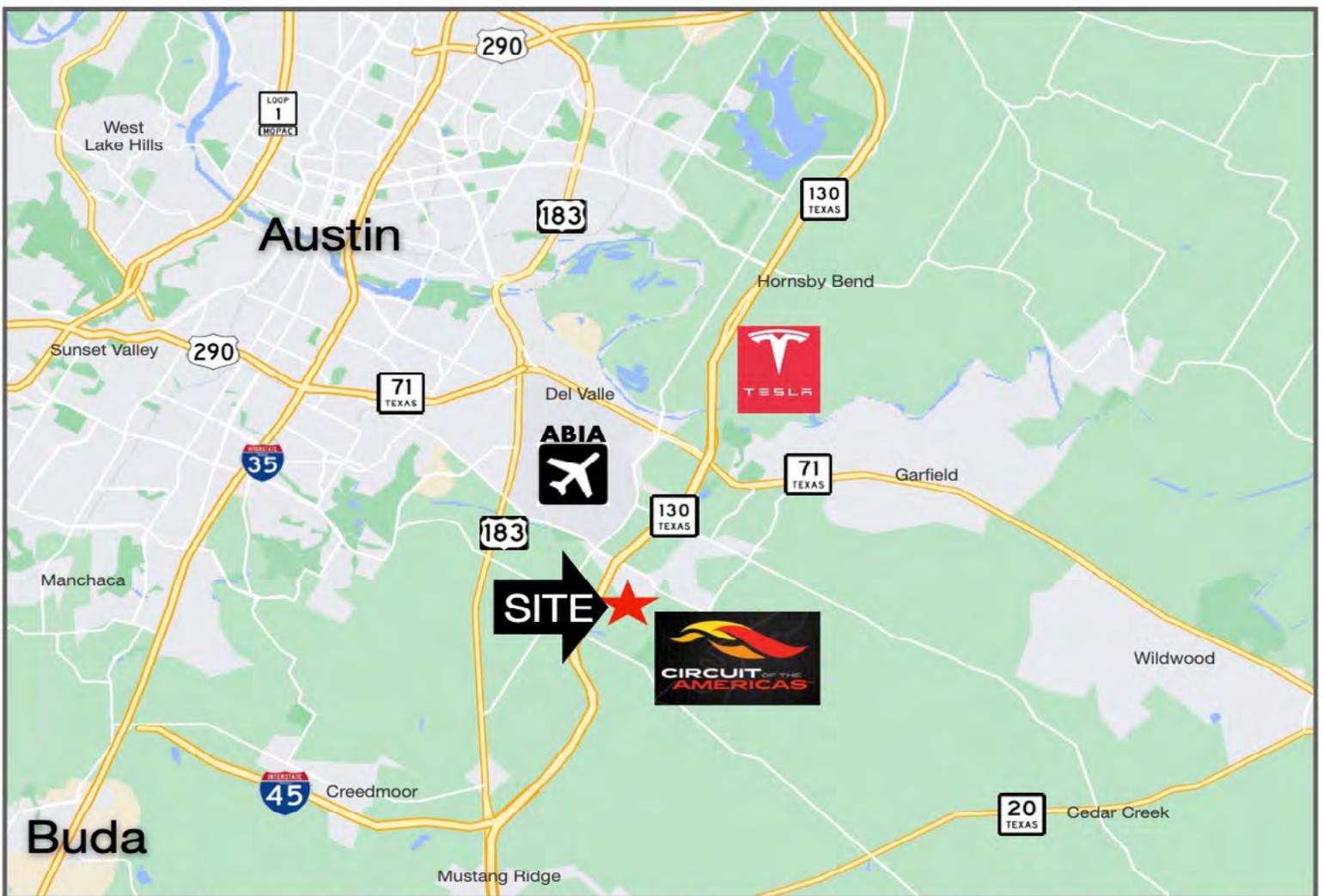
McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

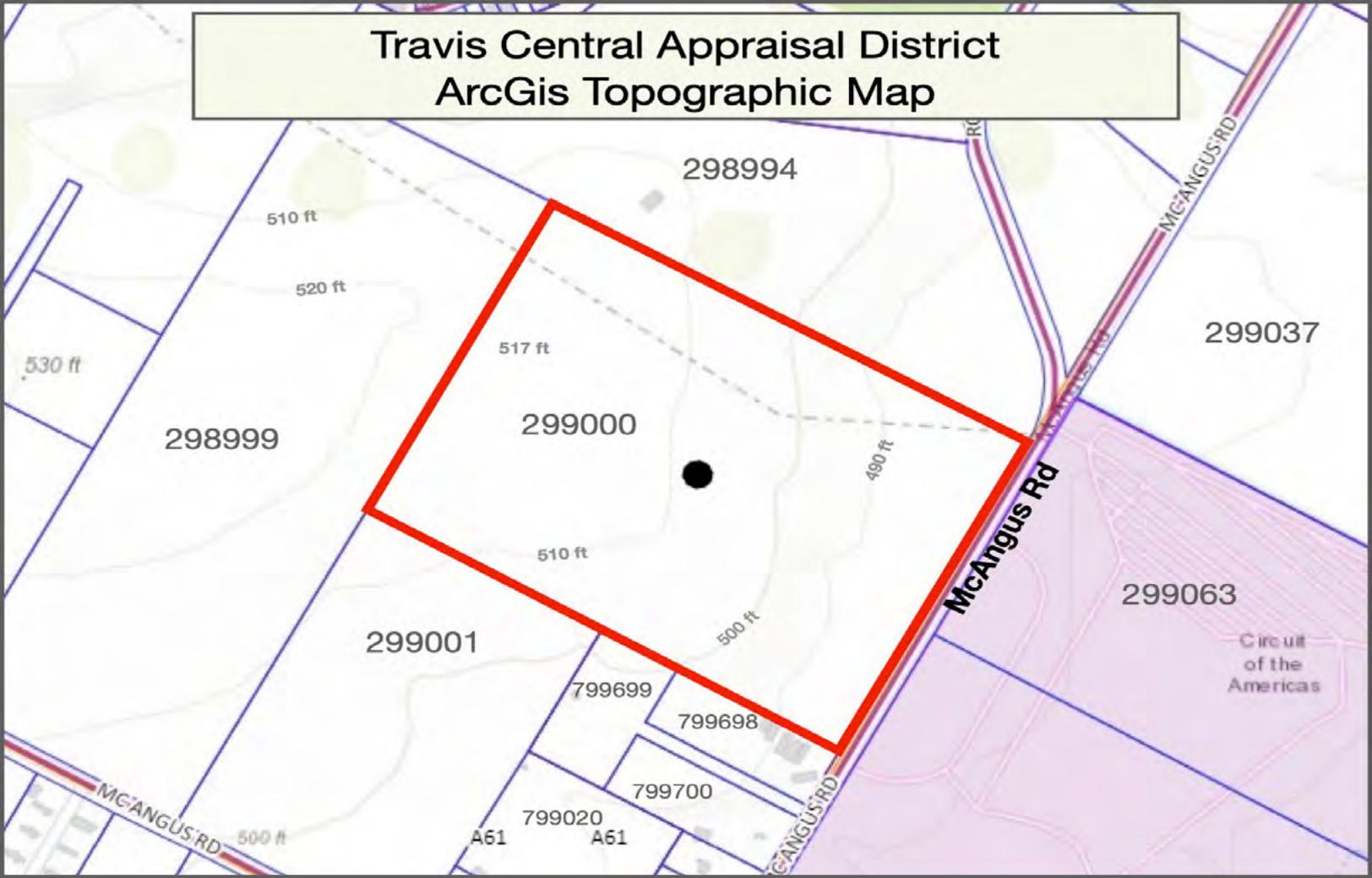
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

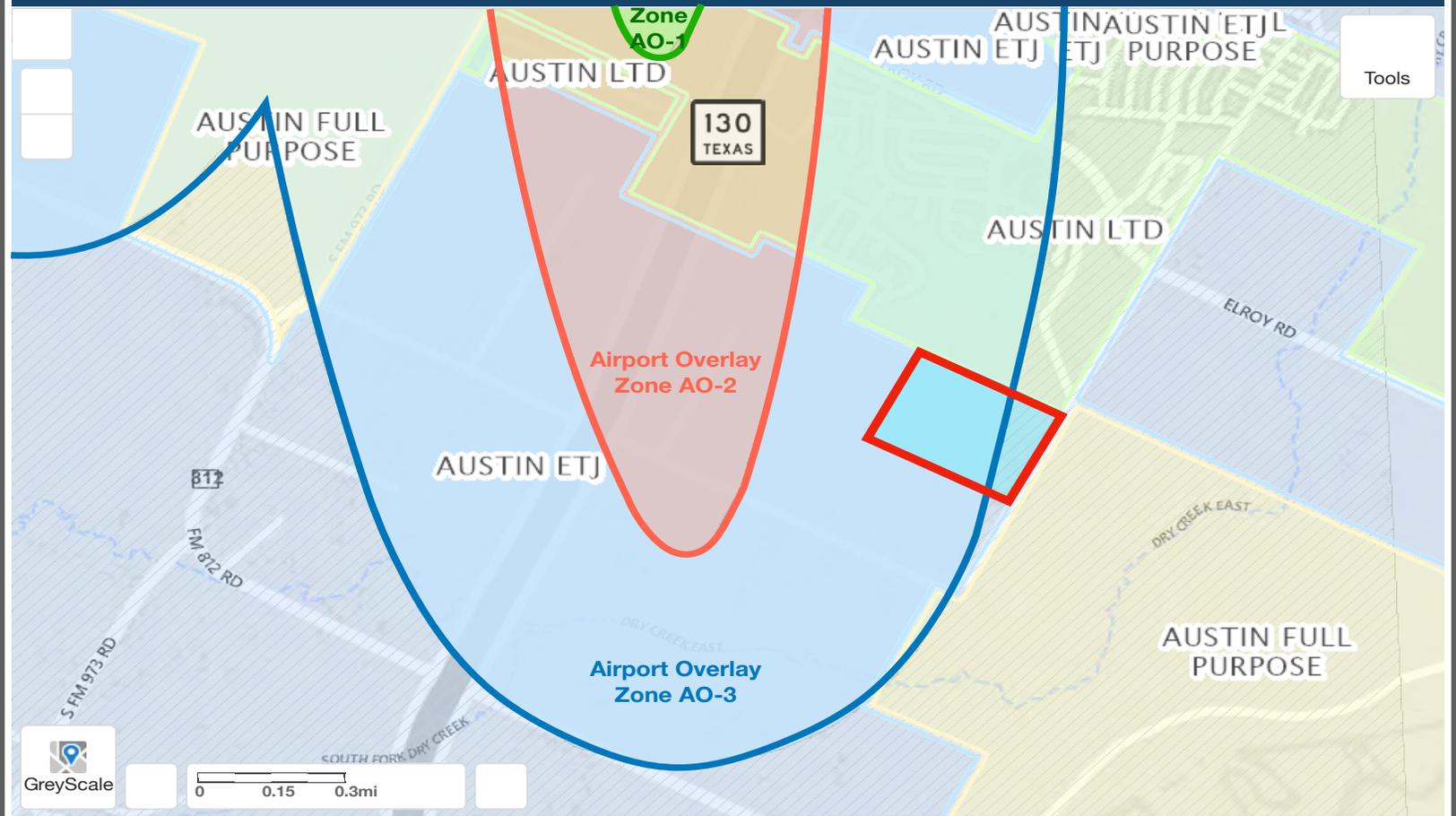


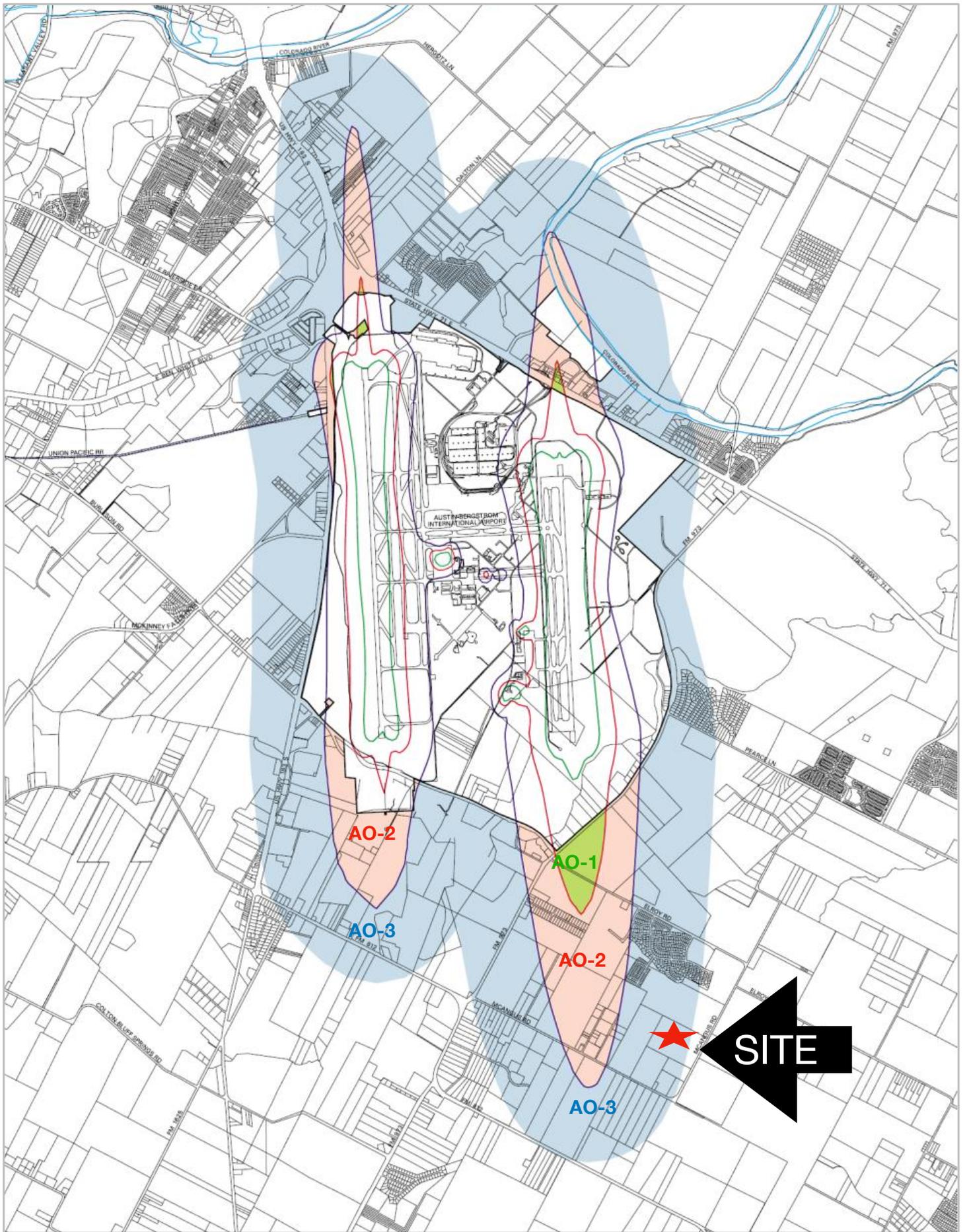
Travis Central Appraisal District ArcGis Topographic Map



Property Profile

A DEVELOPMENT SERVICES TOOL





**Austin-Bergstrom
International Airport**

Airport Overlay Zones



- Airport Overlay Zone AO-1
- Airport Overlay Zone AO-2
- Airport Overlay Zone AO-3

- 65 DNL Contour
- 70 DNL Contour
- 75 DNL Contour
- Airport Property Boundary

**SURVEY OF A 49.237 ACRE TRACT (TRACT 1)
AND A 0.278 ACRE TRACT (TRACT 2)
OUT OF PART OF THE SURVEY,
ABSTRACT NO. 61,
TRAVIS COUNTY, TEXAS**



LEGEND

- 1/4" = 100' BY 100'
- 1/8" = 50' BY 50'
- 1/16" = 25' BY 25'
- 1/32" = 12.5' BY 12.5'
- 1/64" = 6.25' BY 6.25'
- 1/128" = 3.125' BY 3.125'
- 1/256" = 1.5625' BY 1.5625'
- 1/512" = 0.78125' BY 0.78125'
- 1/1024" = 0.390625' BY 0.390625'
- 1/2048" = 0.1953125' BY 0.1953125'
- 1/4096" = 0.09765625' BY 0.09765625'
- 1/8192" = 0.048828125' BY 0.048828125'
- 1/16384" = 0.0244140625' BY 0.0244140625'
- 1/32768" = 0.01220703125' BY 0.01220703125'
- 1/65536" = 0.006103515625' BY 0.006103515625'
- 1/131072" = 0.0030517578125' BY 0.0030517578125'
- 1/262144" = 0.00152587890625' BY 0.00152587890625'
- 1/524288" = 0.000762939453125' BY 0.000762939453125'
- 1/1048576" = 0.0003814697265625' BY 0.0003814697265625'
- 1/2097152" = 0.00019073486328125' BY 0.00019073486328125'
- 1/4194304" = 0.000095367431640625' BY 0.000095367431640625'
- 1/8388608" = 0.0000476837158203125' BY 0.0000476837158203125'
- 1/16777216" = 0.00002384185791015625' BY 0.00002384185791015625'
- 1/33554432" = 0.000011920928955078125' BY 0.000011920928955078125'
- 1/67108864" = 0.0000059604644775390625' BY 0.0000059604644775390625'
- 1/134217728" = 0.00000298023223876953125' BY 0.00000298023223876953125'
- 1/268435456" = 0.000001490116119384765625' BY 0.000001490116119384765625'
- 1/536870912" = 0.0000007450580596923828125' BY 0.0000007450580596923828125'
- 1/1073741824" = 0.00000037252902984619140625' BY 0.00000037252902984619140625'
- 1/2147483648" = 0.000000186264514923095703125' BY 0.000000186264514923095703125'
- 1/4294967296" = 0.0000000931322574615478515625' BY 0.0000000931322574615478515625'
- 1/8589934592" = 0.000000046566128730773928125' BY 0.000000046566128730773928125'
- 1/17179869184" = 0.0000000232830643653869640625' BY 0.0000000232830643653869640625'
- 1/34359738368" = 0.00000001164153218269348203125' BY 0.00000001164153218269348203125'
- 1/68719476736" = 0.000000005820766091346741015625' BY 0.000000005820766091346741015625'
- 1/137438953472" = 0.0000000029103830456733705078125' BY 0.0000000029103830456733705078125'
- 1/274877906944" = 0.00000000145519152283668525390625' BY 0.00000000145519152283668525390625'
- 1/549755813888" = 0.000000000727595761418342626953125' BY 0.000000000727595761418342626953125'
- 1/1099511627776" = 0.0000000003637978807091713134765625' BY 0.0000000003637978807091713134765625'
- 1/2199023255552" = 0.000000000181898940354585656740625' BY 0.000000000181898940354585656740625'
- 1/4398046511104" = 0.0000000000909494701772928283703125' BY 0.0000000000909494701772928283703125'
- 1/8796093022208" = 0.00000000004547473508864641415625' BY 0.00000000004547473508864641415625'
- 1/17592186444416" = 0.000000000022737367544323207078125' BY 0.000000000022737367544323207078125'
- 1/35184372888832" = 0.0000000000113686837721616035390625' BY 0.0000000000113686837721616035390625'
- 1/70368745777664" = 0.000000000005684341886080176953125' BY 0.000000000005684341886080176953125'
- 1/14073749155328" = 0.0000000000028421709430400884765625' BY 0.0000000000028421709430400884765625'
- 1/28147498310656" = 0.00000000000142108547152004423828125' BY 0.00000000000142108547152004423828125'
- 1/56294996621312" = 0.000000000000710542735760022119140625' BY 0.000000000000710542735760022119140625'
- 1/112589993226624" = 0.0000000000003552713678800110570703125' BY 0.0000000000003552713678800110570703125'
- 1/225179986453248" = 0.00000000000017763568394000552853515625' BY 0.00000000000017763568394000552853515625'
- 1/450359972906496" = 0.000000000000088817841970002764267578125' BY 0.000000000000088817841970002764267578125'
- 1/900719945812992" = 0.0000000000000444089209850013821337890625' BY 0.0000000000000444089209850013821337890625'
- 1/1801439891625984" = 0.0000000000000222044604925006910656740625' BY 0.0000000000000222044604925006910656740625'
- 1/3602879783251968" = 0.00000000000001110223024625003453283703125' BY 0.00000000000001110223024625003453283703125'
- 1/7205759566503936" = 0.000000000000005551115123125017266418515625' BY 0.000000000000005551115123125017266418515625'
- 1/14411519133007872" = 0.00000000000000277555756156250863320828125' BY 0.00000000000000277555756156250863320828125'
- 1/28823038266015744" = 0.000000000000001387778780781254316610415625' BY 0.000000000000001387778780781254316610415625'
- 1/57646076532031488" = 0.0000000000000006938893903906271580520703125' BY 0.0000000000000006938893903906271580520703125'
- 1/11529215306406896" = 0.000000000000000346944695195313552603515625' BY 0.000000000000000346944695195313552603515625'
- 1/23058430612813792" = 0.00000000000000017347234759765677627578125' BY 0.00000000000000017347234759765677627578125'
- 1/46116861225627584" = 0.000000000000000086736173798828388137890625' BY 0.000000000000000086736173798828388137890625'
- 1/92233722451255168" = 0.00000000000000004336808689941419406928125' BY 0.00000000000000004336808689941419406928125'
- 1/184467448902510336" = 0.00000000000000002168404344970709703469140625' BY 0.00000000000000002168404344970709703469140625'
- 1/368934897805020672" = 0.000000000000000010842021724853548517345328125' BY 0.000000000000000010842021724853548517345328125'
- 1/737869795610041344" = 0.00000000000000000542101086242677425867169140625' BY 0.00000000000000000542101086242677425867169140625'
- 1/1475739512220082688" = 0.0000000000000000027105054312133871293345328125' BY 0.0000000000000000027105054312133871293345328125'
- 1/2951479024440165376" = 0.00000000000000000135525271560669364667169140625' BY 0.00000000000000000135525271560669364667169140625'
- 1/5902958048880330752" = 0.000000000000000000677626357803346823345328125' BY 0.000000000000000000677626357803346823345328125'
- 1/11805916097760661504" = 0.000000000000000000338813178901673411667169140625' BY 0.000000000000000000338813178901673411667169140625'
- 1/23611832195521323008" = 0.00000000000000000016940658945083670583345328125' BY 0.00000000000000000016940658945083670583345328125'
- 1/47223664391042646016" = 0.00000000000000000008470329472541835291667169140625' BY 0.00000000000000000008470329472541835291667169140625'
- 1/94447328782085292032" = 0.0000000000000000000423516473627091764583345328125' BY 0.0000000000000000000423516473627091764583345328125'
- 1/188894657644170584064" = 0.000000000000000000021175823681354587262667169140625' BY 0.000000000000000000021175823681354587262667169140625'
- 1/377789315288341168128" = 0.0000000000000000000105879118406772936133345328125' BY 0.0000000000000000000105879118406772936133345328125'
- 1/755578630576682336256" = 0.000000000000000000005293955920338646566667169140625' BY 0.000000000000000000005293955920338646566667169140625'
- 1/1511157261153364672512" = 0.0000000000000000000026469779601693232833345328125' BY 0.0000000000000000000026469779601693232833345328125'
- 1/3022314522306729345224" = 0.0000000000000000000013234889800846616416667169140625' BY 0.0000000000000000000013234889800846616416667169140625'
- 1/6044629044613458690448" = 0.00000000000000000000066174449004233082083345328125' BY 0.00000000000000000000066174449004233082083345328125'
- 1/12089258089226917381896" = 0.00000000000000000000033087224502115410416667169140625' BY 0.00000000000000000000033087224502115410416667169140625'
- 1/24178516178453834763792" = 0.00000000000000000000016543612251055720583345328125' BY 0.00000000000000000000016543612251055720583345328125'
- 1/48357032356907669527584" = 0.00000000000000000000008271806125277786416667169140625' BY 0.00000000000000000000008271806125277786416667169140625'
- 1/96714064713815339055168" = 0.000000000000000000000041359030626388932083345328125' BY 0.000000000000000000000041359030626388932083345328125'
- 1/193428129427626780110336" = 0.000000000000000000000020679515313194610416667169140625' BY 0.000000000000000000000020679515313194610416667169140625'
- 1/386856258855253560220672" = 0.0000000000000000000000103397576565973052083345328125' BY 0.0000000000000000000000103397576565973052083345328125'
- 1/773712517710507120441344" = 0.000000000000000000000005169878828298652610416667169140625' BY 0.000000000000000000000005169878828298652610416667169140625'
- 1/1547425035421014240882688" = 0.0000000000000000000000025849394141493263052083345328125' BY 0.0000000000000000000000025849394141493263052083345328125'
- 1/3094850070842028481765376" = 0.00000000000000000000000129246970707246631510416667169140625' BY 0.00000000000000000000000129246970707246631510416667169140625'
- 1/6189700141684056963530752" = 0.0000000000000000000000006462348535362331510416667169140625' BY 0.0000000000000000000000006462348535362331510416667169140625'
- 1/12379400283368113927061504" = 0.0000000000000000000000003231174267681165755083345328125' BY 0.0000000000000000000000003231174267681165755083345328125'
- 1/24758800567136227854123008" = 0.000000000000000000000000161558713384057877762667169140625' BY 0.000000000000000000000000161558713384057877762667169140625'
- 1/49517601134272455708246016" = 0.0000000000000000000000000807793566920288888816667169140625' BY 0.0000000000000000000000000807793566920288888816667169140625'
- 1/99035202268544911416492032" = 0.0000000000000000000000000403896783460144444416667169140625' BY 0.0000000000000000000000000403896783460144444416667169140625'
- 1/198070404537089822828964064" = 0.00000000000000000000000002019483917300722222083345328125' BY 0.00000000000000000000000002019483917300722222083345328125'
- 1/396140809074179645657928128" = 0.0000000000000000000000000100974195865036111110416667169140625' BY 0.0000000000000000000000000100974195865036111110416667169140625'
- 1/792281618148359291315856256" = 0.0000000000000000000000000050487097932518055555083345328125' BY 0.0000000000000000000000000050487097932518055555083345328125'
- 1/1584563236296718582631712512" = 0.000000000000000000000000002524354896625902777762667169140625' BY 0.000000000000000000000000002524354896625902777762667169140625'
- 1/3169126472593437165263425024" = 0.0000000000000000000000000012621774483129513888816667169140625' BY 0.0000000000000000000000000012621774483129513888816667169140625'
- 1/6338252945186874330526850048" = 0.00000000000000000000000000063108872415647569444416667169140625' BY 0.00000000000000000000000000063108872415647569444416667169140625'
- 1/12676505890373748661053700096" = 0.000000000000000000000000000315544362078237847222083345328125' BY 0.000000000000000000000000000315544362078237847222083345328125'
- 1/25353011780747497322107400192" = 0.000000000000000000000000000157772181039118911110416667169140625' BY 0.000000000000000000000000000157772181039118911110416667169140625'
- 1/50706023561494994644214800384" = 0.000000000000000000000000000078886090519559455555083345328125' BY 0.000000000000000000000000000078886090519559455555083345328125'
- 1/101412047122989989288429600768" = 0.0000000000000000000000000000394430452597797277762667169140625' BY 0.0000000000000000000000000000394430452597797277762667169140625'
- 1/202824094245979978576859201536" = 0.00000000000000000000000000001972152262988986388816667169140625' BY 0.00000000000000000000000000001972152262988986388816667169140625'
- 1/405648188491959957153718403072" = 0.000000000000000000000000000009860761314944932083345328125' BY 0.000000000000000000000000000009860761314944932083345328125'
- 1/811296376983919914307436806144" = 0.000000000000000000000000000004930380657472246610416667169140625' BY 0.000000000000000000000000000004930380657472246610416667169140625'
- 1/162259275396783982861487372288" = 0.0000000000000000000000000000024651903287361233052083345328125' BY 0.0000000000000000000000000000024651903287361233052083345328125'
- 1/324518550793567965722974744576" = 0.0000000000000000000000000000012325951643680616510416667169140625' BY 0.0000000000000000000000000000012325951643680616510416667169140625'
- 1/649037101587135931445949489152" = 0.0000000000000000000000000000006162975821840308255083345328125' BY 0.0000000000000000000000000000006162975821840308255083345328125'
- 1/1298074203754271862891898978304" = 0.00000000000000000000000000000030814879109201527762667169140625' BY 0.00000000000000000000000000000030814879109201527762667169140625'
- 1/259614840750854

REVISIONS
03/22/2004 ASV

ABSTRACTS
TCECO NO.11
DEL VALLE SD
MOORE'S CROSSING MUD
TRAVIS COUNTY

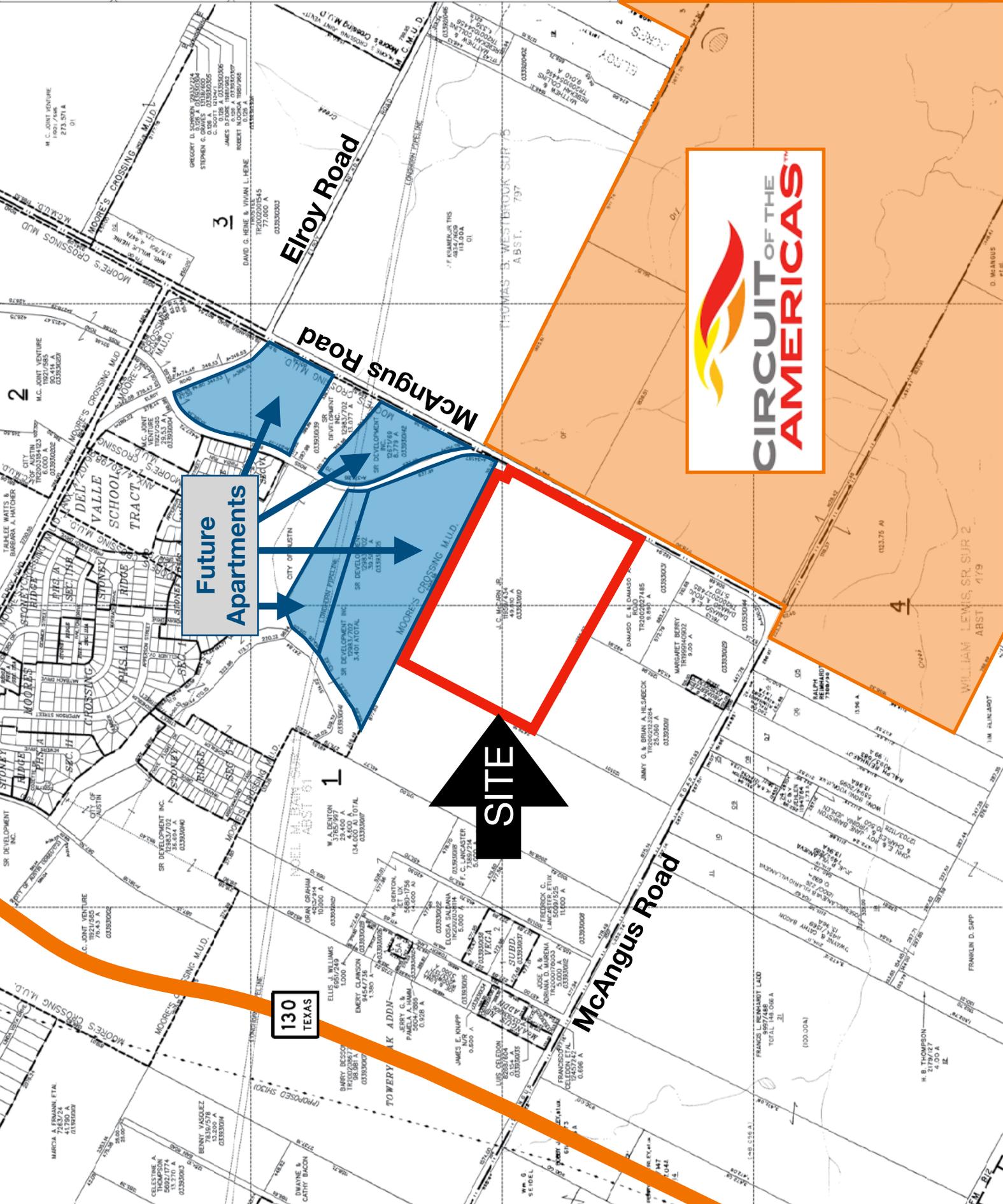
TRAVIS CENTRAL APPRAISAL DISTRICT
P.O. Box 149012
Austin, TX 78714
Internet Address WWW.TRAVISCAD.ORG
Main Telephone Number (512)834-9317
Fax Number (512)835-5371
Appraisal Information (512)834-5158
TDD (512)836-3328

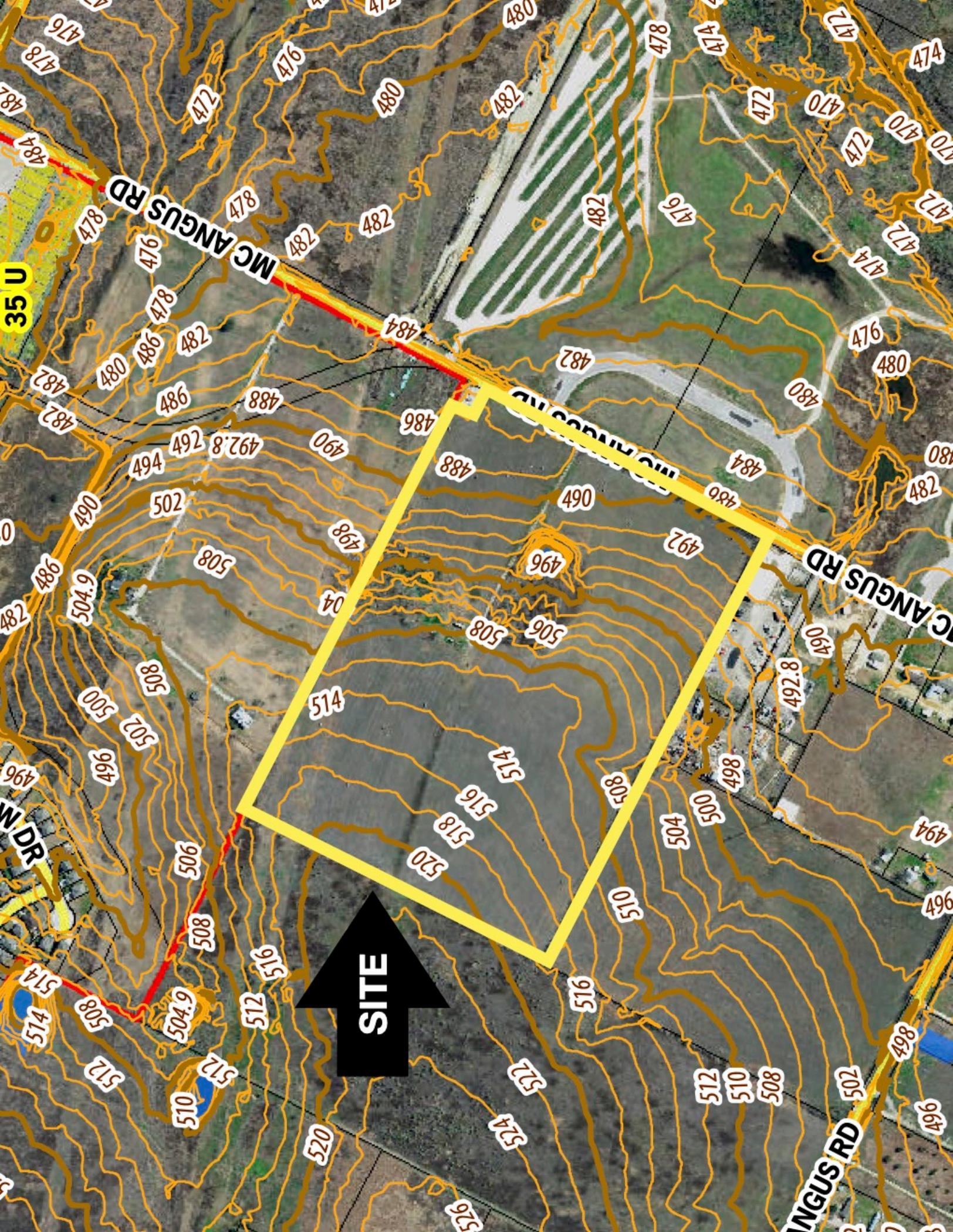


1"=100' MAP REFERENCES

3 4901	3 3453	3 3438
3 3633	3 3636	

MAP NO.
3 3931
3 3101 3 3101 3 3141
3 3921 3 3941
3 4821 3 4831 3 4841







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:
 - 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.

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	johntbaker2@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
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date