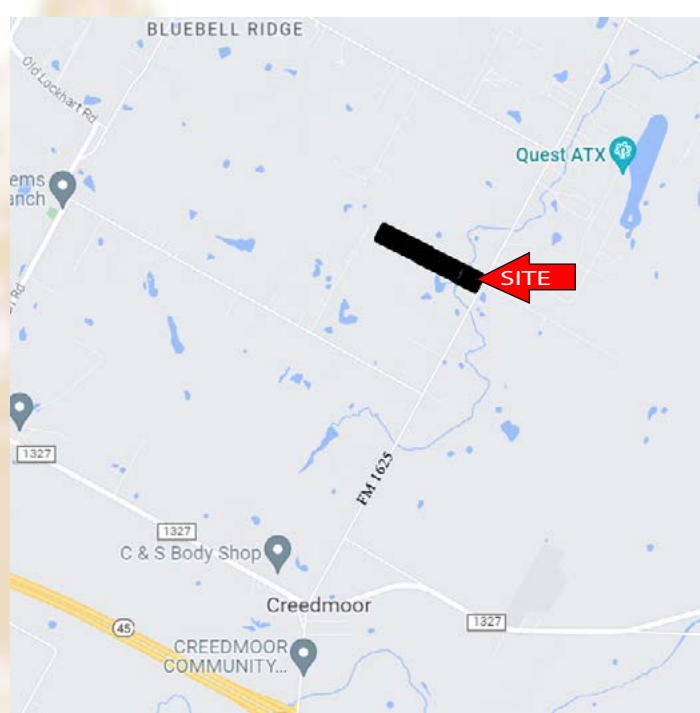


FOR SALE ± 24.98 Acres of Vacant Land TEXAS OPPORTUNITY ZONE LISTING

10912 Fm 1625, Austin, TX 78747



LOCATION	Property is on the west side of FM 1625 at 10912 FM1625; just 1.9 miles north of the intersection of FM1625 and SH45 (Tollway)	FLOOD HAZARD	An estimated 4.23 Acres are in the 100-year FEMA floodplain. See map
SIZE	Approximately 24.98 Acres (TCAD)	SCHOOL DISTRICT	Del Valle ISD
FRONTAGE/ ACCESS	Approximately 447.64 feet of frontage on FM 1625	JURISDICTION	City of Creedmoor
UTILITIES	Water - Creedmoor Maha Water Supply Corporation (CMWSC). Electricity - Pedernales Electric Coop Wastewater - septic needed.	PRICE	\$1,275,000.00 \$1,190,000.00
ZONING	Light Industrial Commercial (click here for zoning ordinance)	FINANCING	Seller will consider short-term owner financing to a qualified Buyer with approved credit
		COMMENTS	Located in the South Austin suburb of Creedmoor and in a Texas Opportunity Zone, this approximately 25 acres is an ideal warehouse development tract minutes to downtown Austin, Tesla Gigafactory and Austin-Bergstrom International Airport.

**McALLISTER
& ASSOCIATES**

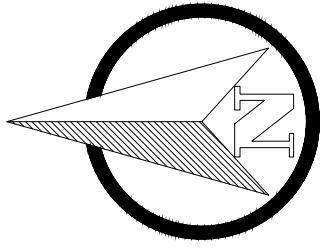
REAL ESTATE SERVICES

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

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

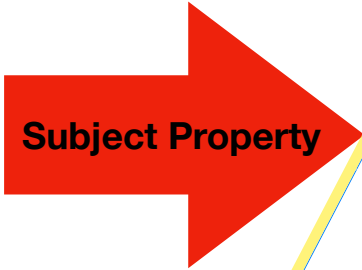
This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates 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.





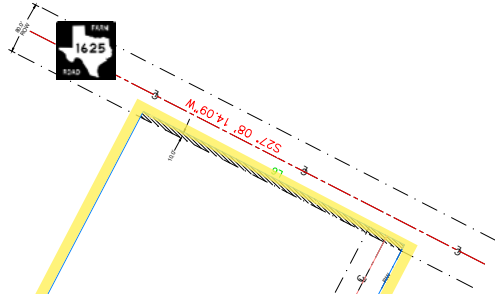
1:100

STREET CENTERLINE PARCEL LAYOUT (Geometry - Horizontal Control)



Subject Property

WATT CREEDMOOR PROPERTY
1088140.09 SQ. FT.
24.98 ACRES

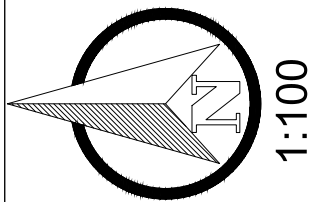


PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	448.89'	N27° 08' 14.09"E
L4	31.88'	S64° 59' 37.49"E
L5	2391.47'	S62° 25' 27.84"E
L6	447.64'	S27° 01' 59.86"W
L7	2424.12'	N62° 23' 16.89"W

LEGEND SYMBOLS:

LEGEND	DESCRIPTION
	Right of Way Delineation
	Public / Private Street Centerline
	Parcel Property Line
	10.0' Right of Way encroachment into private property

2.5 Acre Lot Configuration



LOT CONFIGURATION
(Geometry - Horizontal Control)

ALIGNMENT LINE TABLE			
LINE #	LENGTH	DIRECTION	START STATION
L1	779.51'	S27° 08' 14.09"W	0+00.00
L2	1951.69'	N62° 29' 18.77"W	0+00.00

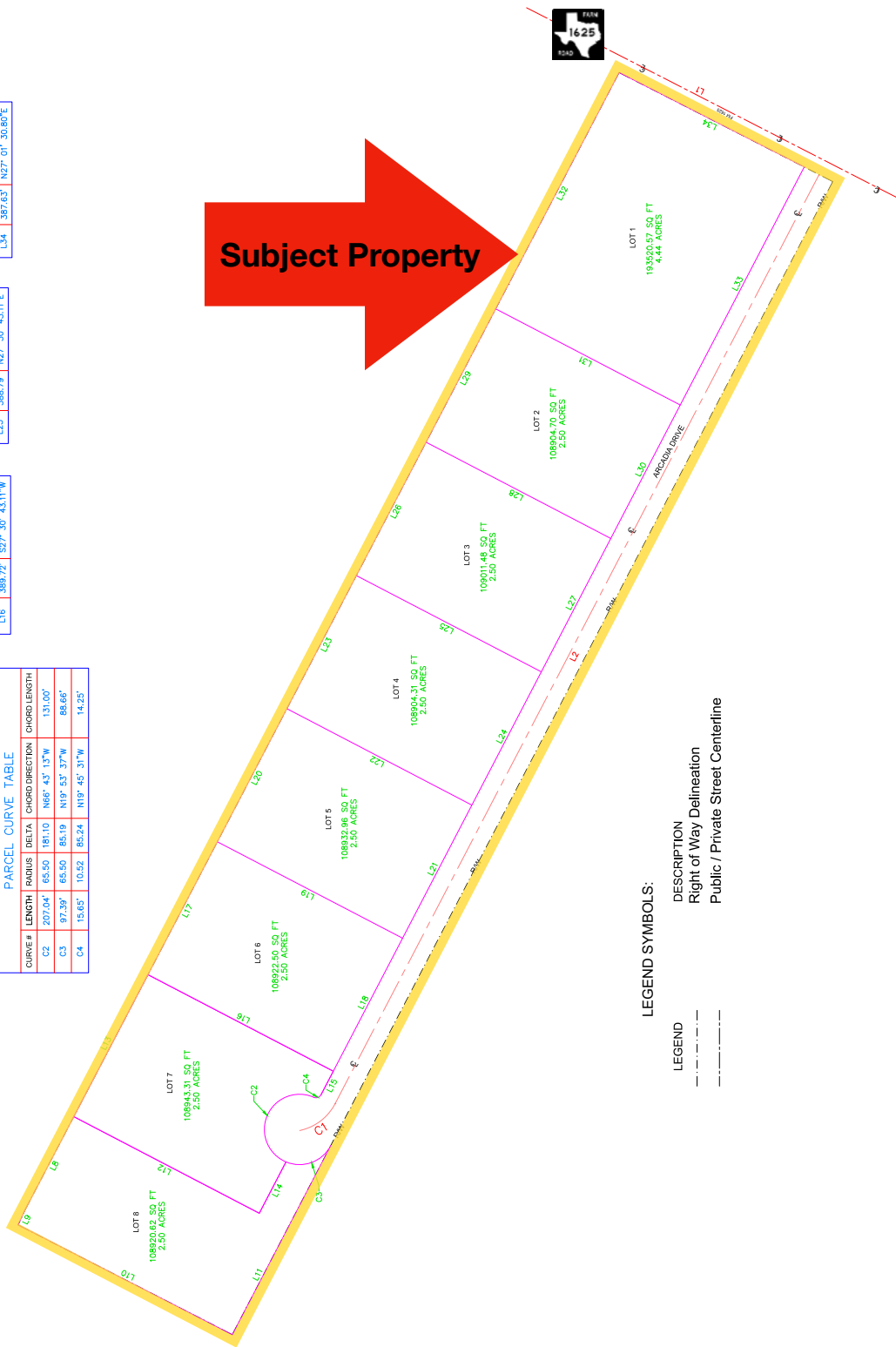
ALIGNMENT CURVE TABLE			
CURVE #	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	96.42'	N37° 04' 42.18"W	62.75'

PARCEL CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD DIRECTION
C2	207.04'	65.50'	N66° 43' 13"W
C3	97.39'	65.50'	N19° 53' 37"W
C4	15.60'	10.52'	N19° 45' 31"W

PARCEL LINE TABLE			
LINE #	LENGTH	BEARING	
L8	195.21'	N62° 25' 27.84"W	
L9	31.88'	N64° 59' 37.49"W	
L10	448.69'	S27° 08' 14.09"W	
L11	397.37'	S62° 29' 16.89"E	
L12	390.05'	N27° 30' 43.11"E	
L13	296.60'	S62° 25' 27.84"E	
L14	107.98'	N62° 29' 16.89"W	
L15	49.52'	N62° 29' 16.89"W	
L16	386.72'	S27° 30' 43.11"W	

PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	
L17	279.60'	N62° 25' 27.84"W	
L18	279.60'	S62° 29' 16.89"E	
L19	389.41'	N27° 30' 43.11"E	
L20	279.85'	S62° 25' 27.84"W	
L21	279.85'	S62° 29' 16.89"E	
L22	389.10'	N27° 30' 43.11"E	
L23	280.00'	N62° 25' 27.84"W	
L24	280.00'	S62° 29' 16.89"E	
L25	388.79'	N27° 30' 43.11"E	

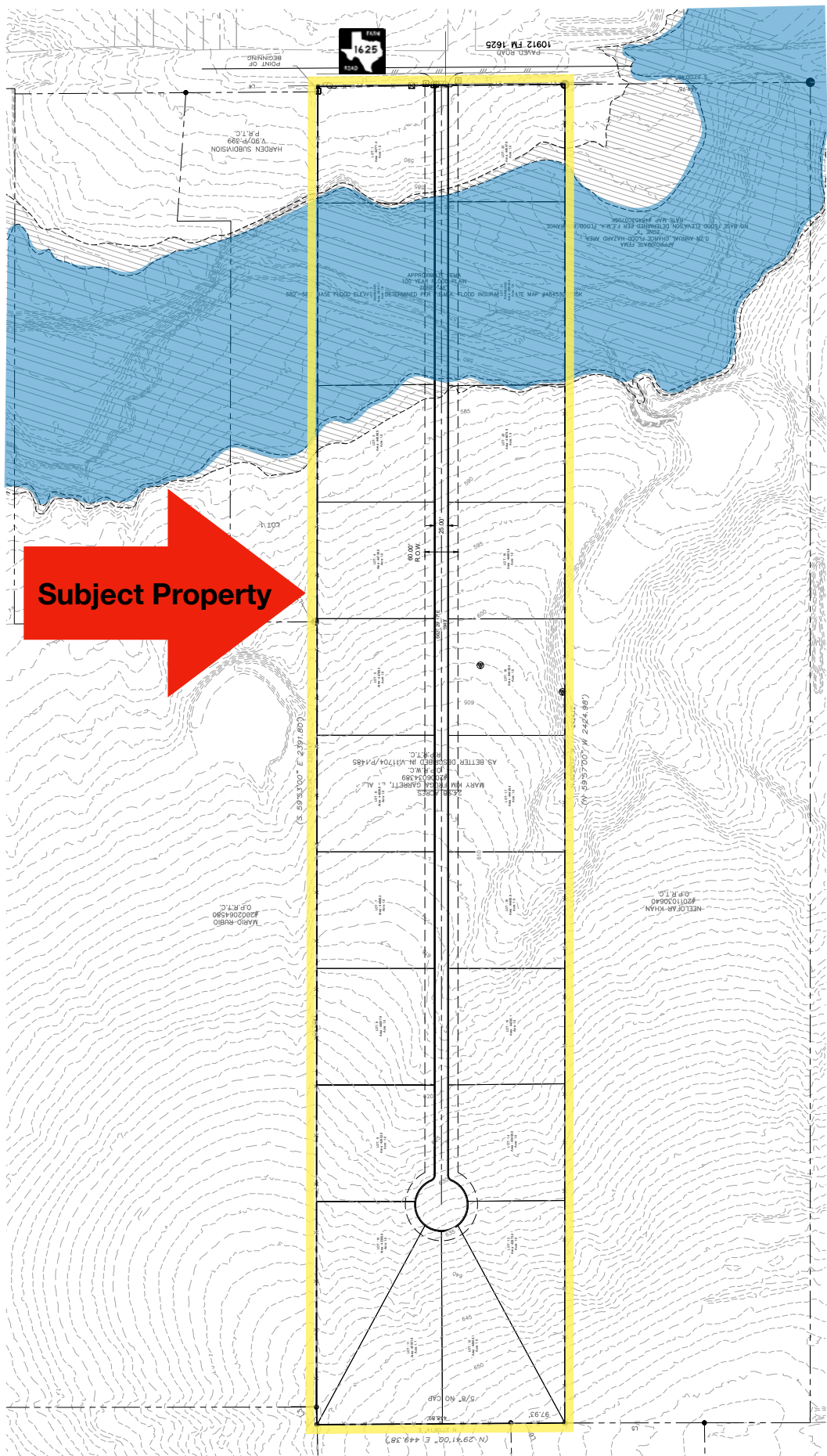
PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	
L26	280.50'	N62° 25' 27.84"W	
L27	280.50'	S62° 29' 16.89"E	
L28	388.48'	N27° 30' 43.11"E	
L29	280.45'	S62° 25' 27.84"W	
L30	280.45'	S62° 29' 16.89"E	
L31	388.17'	N27° 30' 43.11"E	
L32	497.26'	N62° 25' 27.84"W	
L33	500.55'	S62° 29' 16.89"E	
L34	387.63'	N27° 01' 30.80"E	



LEGEND SYMBOLS:

LEGEND	DESCRIPTION
---	Right of Way Delineation
---	Public / Private Street Centerline

1.0 Acre Lot Configuration

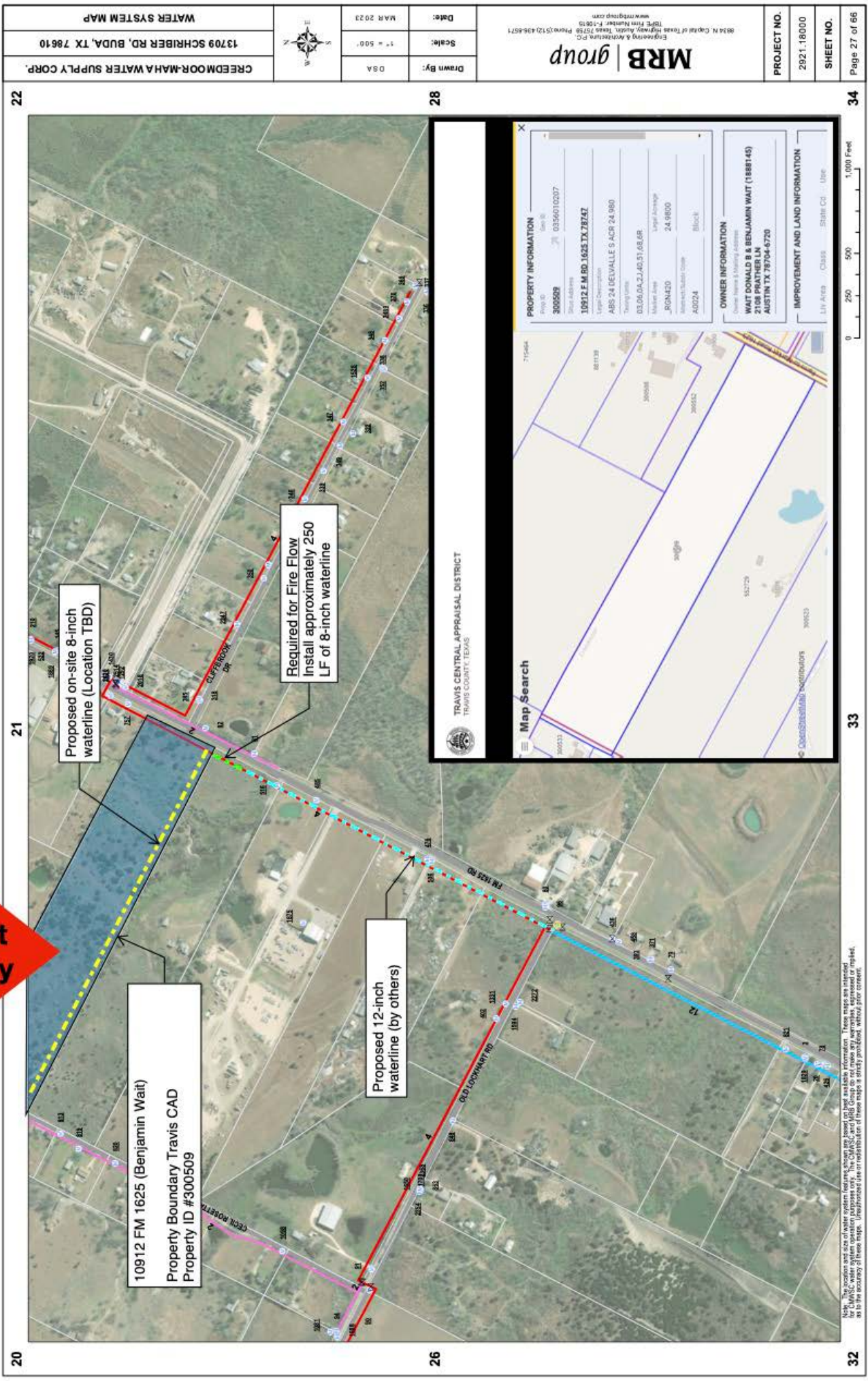


March 24, 2023
10912 FM 1625
CREEDMOOR, TX
SUBDIVISION
SCALE 1" = 80'

Southwest
Engineers
TYPE NO. E-1009
www.southwestengineers.com

HANAU MATERS
3910 West Loop South, Suite 200
Houston, Texas 77027
P: 281.675.3040 F: 281.675.3044

CENTRAL TEXAS
3007 Commerce Park Dr., Suite 100
Austin, Texas 78746
P: 512.444.4444



Notes: The location and size of water system features shown are based on best available information. These maps are intended for planning and informational purposes only. The CREEDMOOR-MAHA Group does not make any warranties, expressed or implied, as to the accuracy of these maps. Unapproved use of information on these maps is strictly prohibited, without prior consent.



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:
 - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spence Collins	345335	spence@matexas.com	512-789-0909
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date