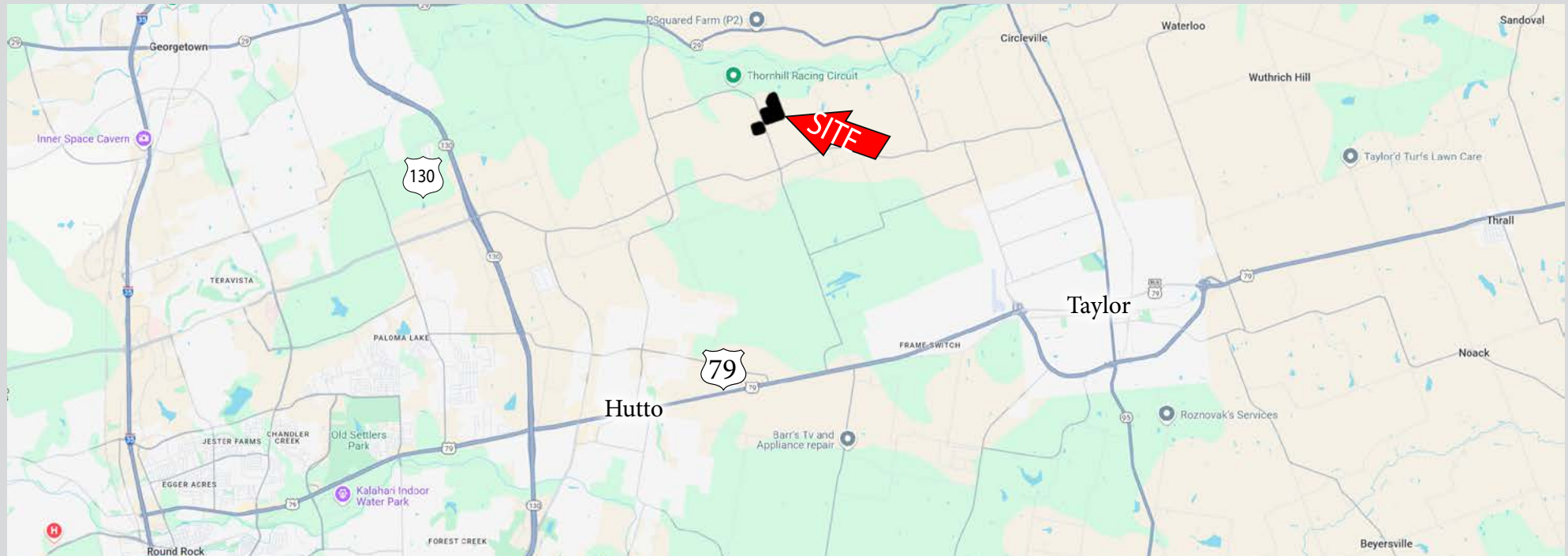


FOR SALE ±156.46 ACRES

2205 CR 101, HUTTO, TX 78634



LOCATION CR 101 North of Chandler Road in Hutto and Taylor ETJ.

APPROXIMATE SIZE 3 small houses on the contiguous 123.23 acres and 33.23 across CR101 (156.46 altogether)

APPROXIMATE FRONTAGE 1,135' on west side of CR 101 and 1,890' on the east side

ACCESS A funded 8-Lane county highway

UTILITIES TBD (Planning for all for Industrial)

ZONING Property is in the ETJ (Extra Territorial Jurisdiction) and is not zoned.

TOPOGRAPHY The Property is essentially flat.

FLOOD HAZARD No portion of the Property is in the FEMA floodplain.

COMMENTS Land for Industrial and or Residential. Highest use is probably data center.

SCHOOL DISTRICT Hutto ISD

JURISDICTION Taylor ETJ

PRICE See agent

LEGAL DESCRIPTION

TRACT ONE: That certain 2.43 acres, more or less, plus, TRACT TWO: That certain 7.9 acres, more or less, plus TRACT THREE: That certain 79.9 acres, more or less, plus TRACT FOUR: That certain 33.23 acres, more or less, all such tracts being out of the S. Palmer Survey, Abstract No. 499, plus TRACTS FIVE thru EIGHT: Lots 5 thru 9, That certain 27.5 acres, Richfield Estates Subdivision, Williamson County, Texas.

CONTACT **Boyd Harris**
Office: (512) 472-2100
Boyd@matexas.com

McALLISTER
& ASSOCIATES

REAL ESTATE SERVICES

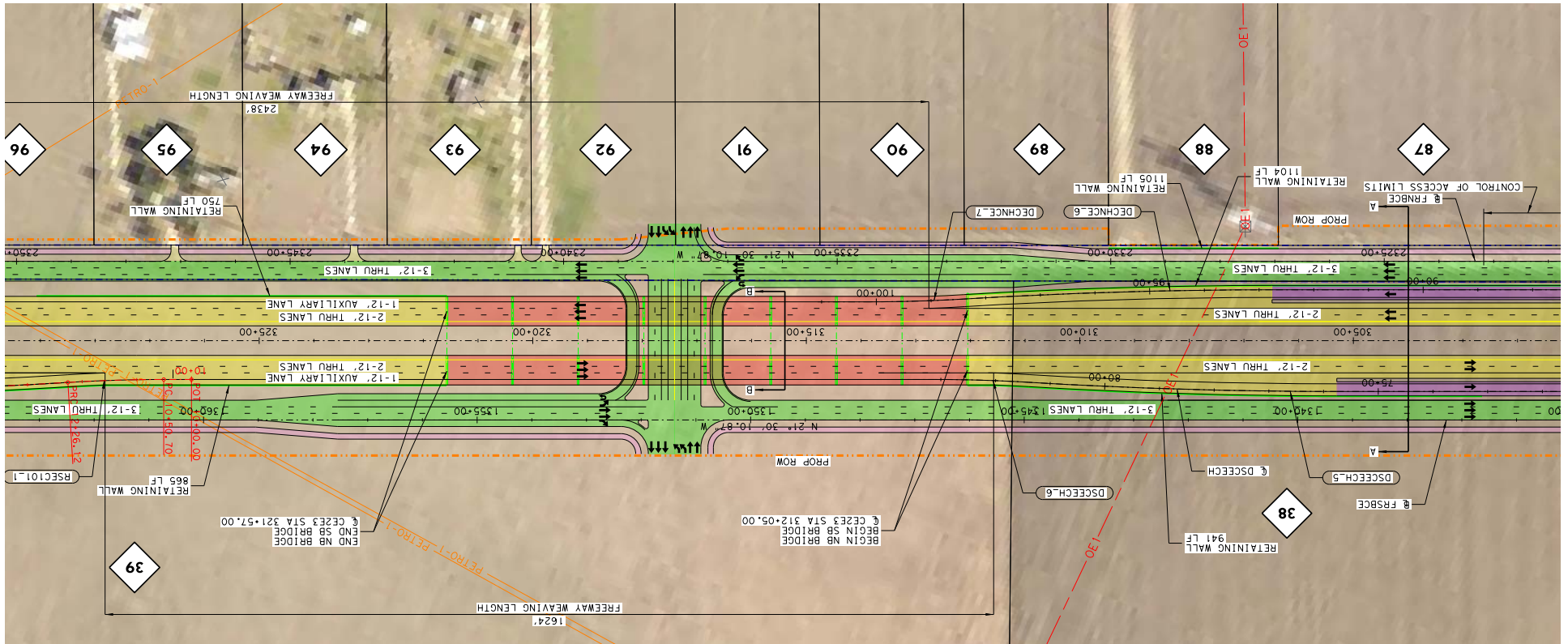
201 Barton Springs Road Austin, Texas 78704 (512)472-2100 FAX: (512)472-2905

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.

Approved and budgeted 4-lane county Hwy with 2-lane feeder road and access to property

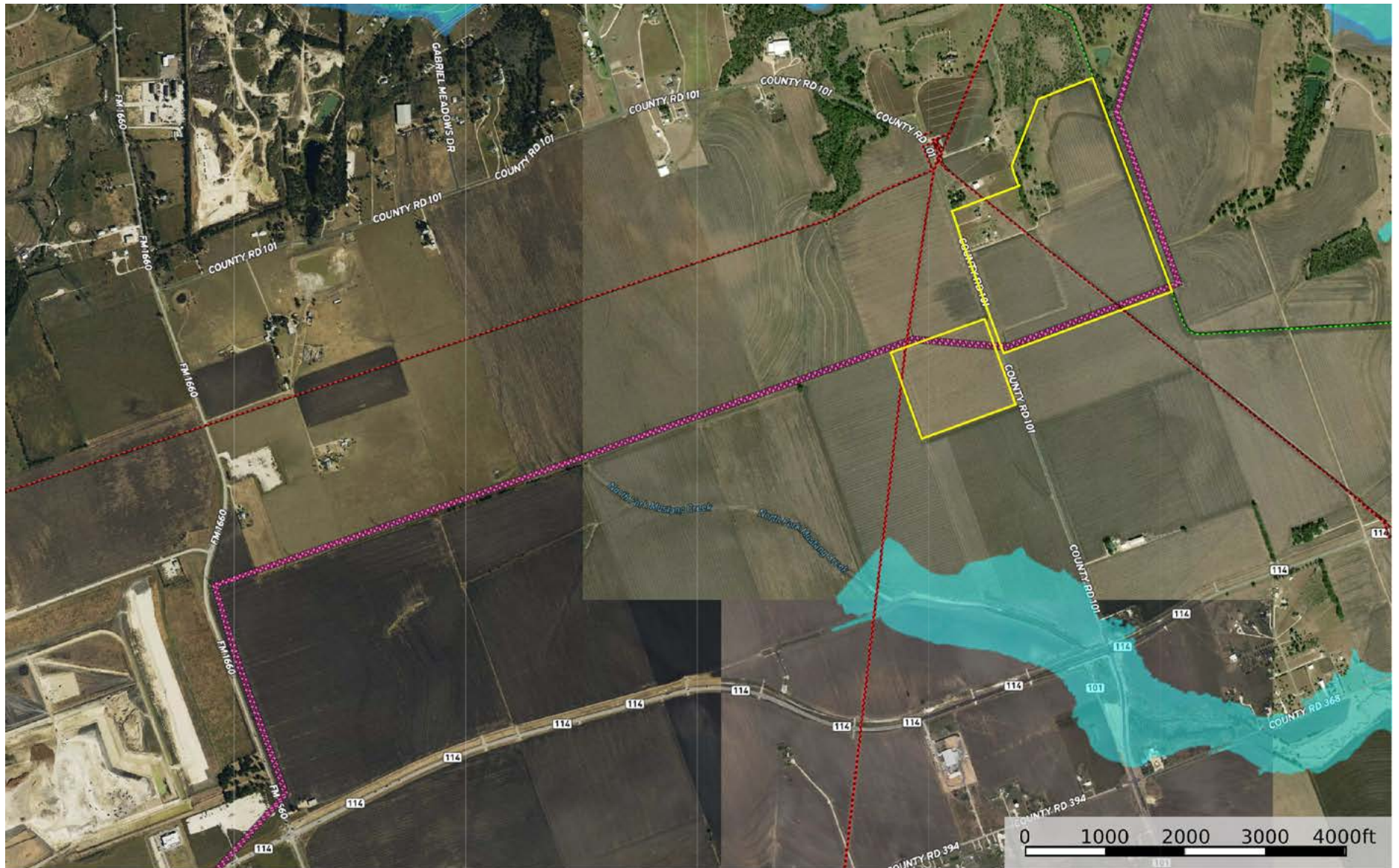


Overpass Schematic Map





Utility / FEMA Map





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.

11-2-2015

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Boyd Harris	621609	Boyd@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____