

FOR SALE ±88 ACRE OPPORTUNITY ZONE

7111 FM-973, Austin, TX 78617



LOCATION	At the northeast corner of FM 973 and McAngus Rd; just 0.35 miles west of the TX130 and McAngus intersection.	SIZE	Approximately 88.367 Acres
FRONTAGE	±2,766 feet on FM 973 ±1,389 feet on McAngus Rd.	JURISDICTION	Travis County
UTILITIES	Water - City of Austin (8" and 24" line) Wastewater - City of Austin (15" line on w side of FM 973) Electricity - Bluebonnet Electric	PRICE	\$3.00 psf
ZONING	The Property is in Austin's ETJ (Extra Territorial Jurisdiction). Portions of the subject tract are located in Airport Overlay AO2 and AO3.	COMMENTS	Ideal Industrial Development tract with frontage along both FM 973 and McAngus with easy access to TX 130. Located between Austin Bergstrom International Airport, Circuit of the Americas and Tesla Gigafactory. Owner has recently received a title survey. In this process, the surveyor calculated an area of approximately 27.508 acres (Area 4) that are encumbered by easement. There are other areas outside the easement. The north side (Area 1) is approximately 40.803 acres, the southwest area (Area 2) is approximately 8.234 acres, and the southeast area (Area 3) is approximately 11.822 acres.
FLOOD HAZARD	No portion of the Property is in the FEMA 100-year floodplain		

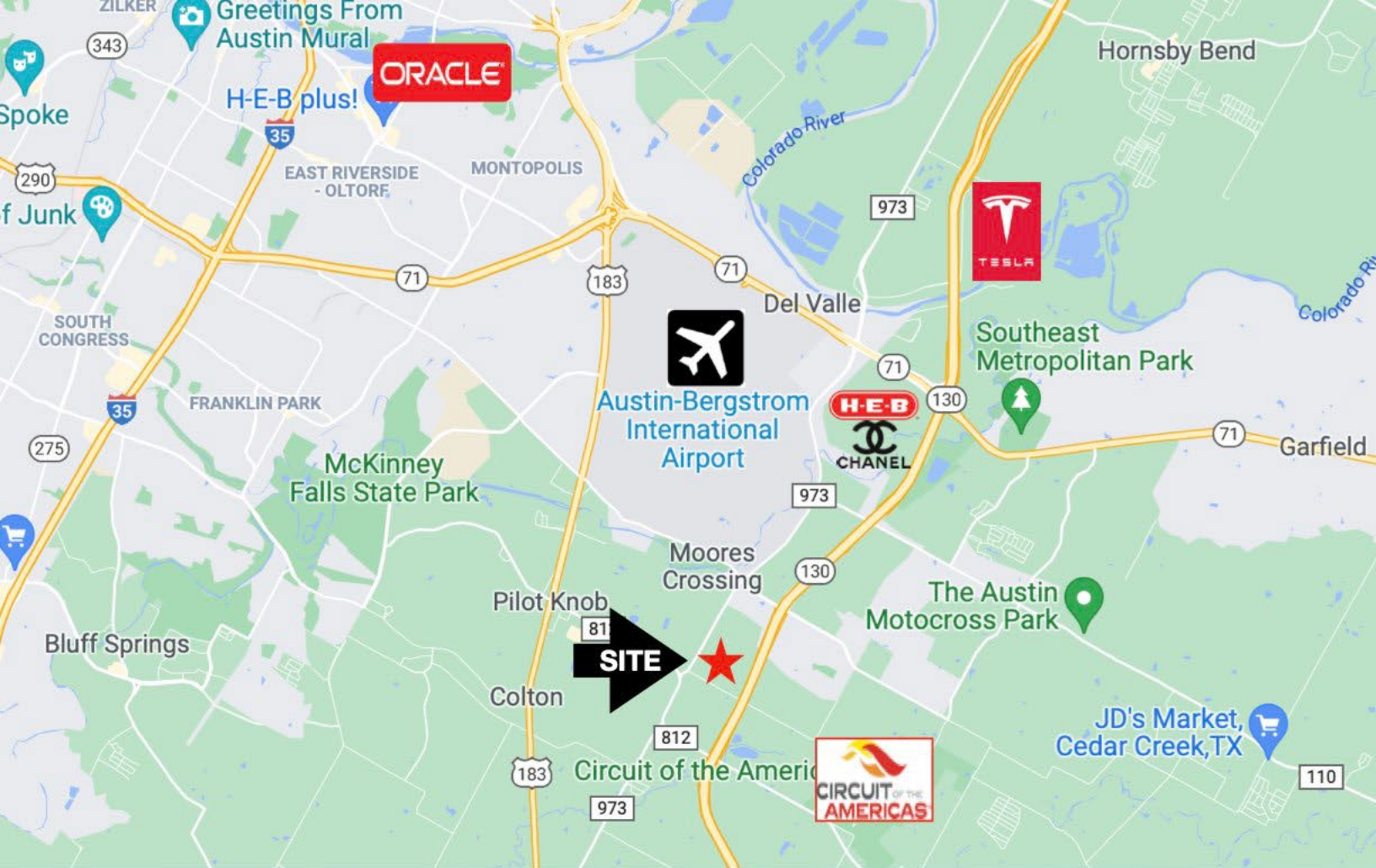
McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

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

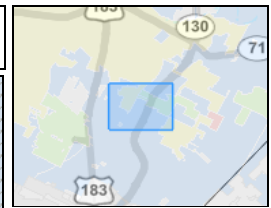
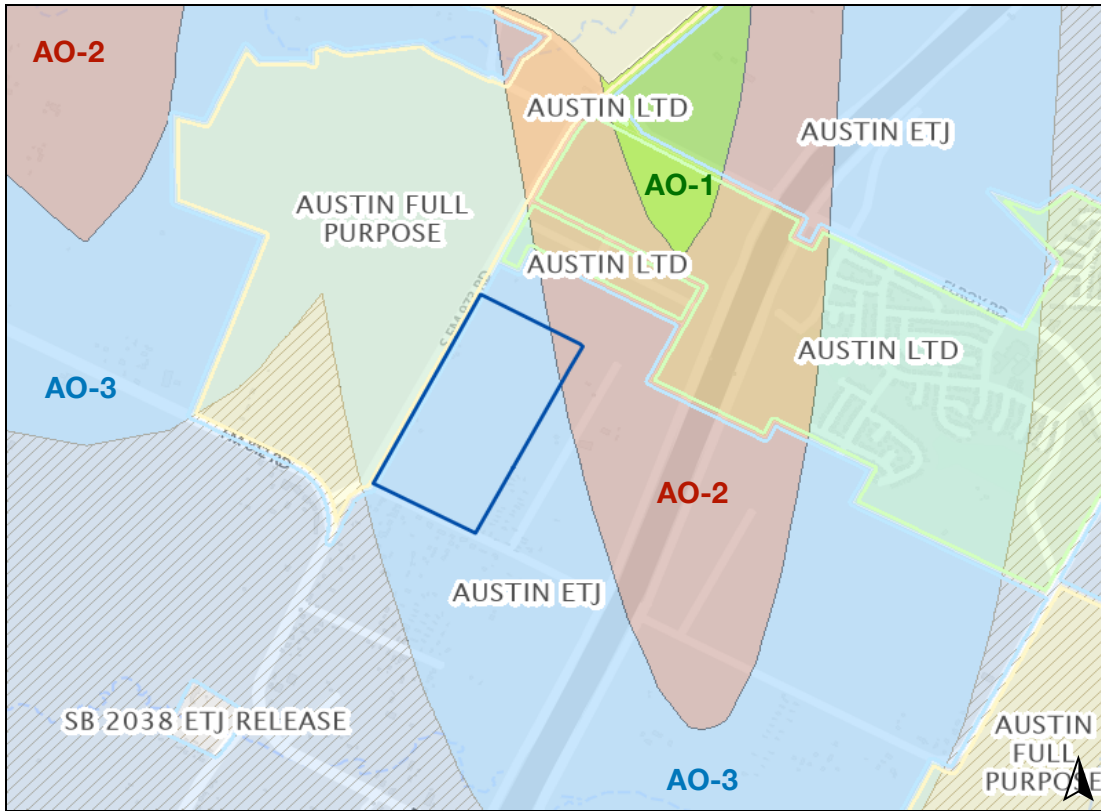
CONTACT Spence Collins
Office: (512) 789-0909
Spence@matexas.com

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.





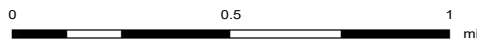
Property Profile



Legend

- Property**
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - Jurisdictions Fill
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - Zoning 2
 - Airport Overlay
 - AO-1
 - AO-2
 - AO-3
 - CONTROLLED COMPATIBLE LAND USE AREA

Notes

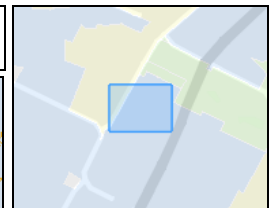
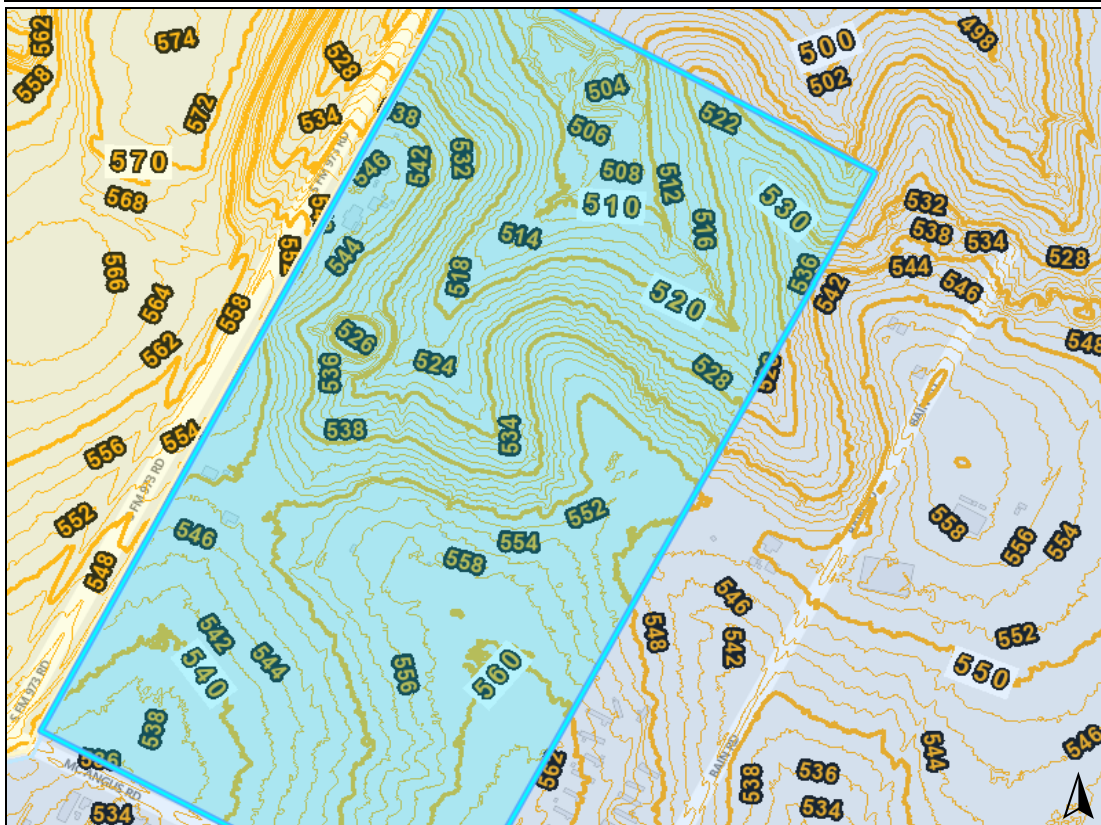


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8/22/2024



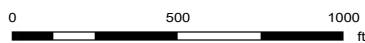
Property Profile



Legend

- Property**
- Jurisdiction
 - FULL PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - Jurisdictions Fill
 - FULL PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - Planimetrics Survey 2
 - Contours Year 2021
 - 2 Ft Contours
 - 10 Ft Contours
 - 10 Ft Contours

Notes



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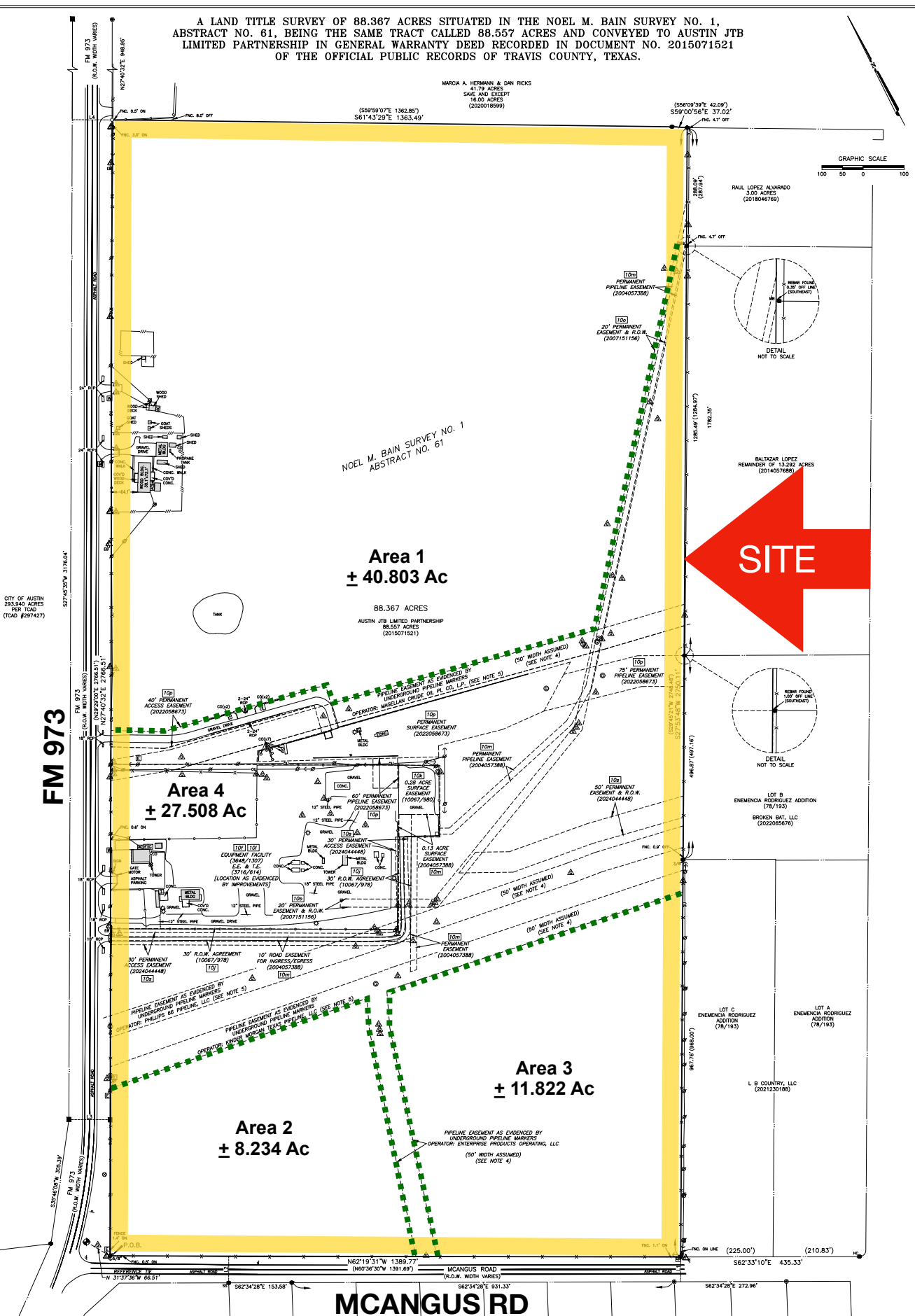
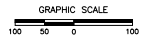
8/27/2024

A LAND TITLE SURVEY OF 88.367 ACRES SITUATED IN THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61, BEING THE SAME TRACT CALLED 88.557 ACRES AND CONVEYED TO AUSTIN JTB LIMITED PARTNERSHIP IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015071521 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

MARCIA A. HERMANN & DAN TRAVIS
41.79 ACRES
SAVE AND EXCEPT
18.00 ACRES
(202018999)

(S59°59'07"E 1362.88')
S61°43'23"E 1363.48'

(S66°09'39"E 42.09')
S59°00'56"E 37.02'



CITY OF AUSTIN
293,940 ACRES
PER TCAD
(TCAD #297427)

FM 973

MCANGUS RD

		PROJECT NO.: 1075-005
		DRAWING NO.: 1075-002-311
Paul J. Flupel R.P.L.S., No. 5096	Professional Land Surveying, Inc. Surveying and Mapping 5725 West Hwy 290, Suite 103 Austin, Texas 78735-7822 512-443-1722 T.B.P.E.L.S. Firm No. 10124500	PLOT DATE: 11/05/24
		PLOT SCALE: 1"=100'
		DRAWN BY: MB/SCN
		SHEET 01 OF 02



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
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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