

**±11.0748
ACRES**

±11.0748 Acre Prime Development Site Located in Opportunity Zone near ABIA

Shaw Ln, Austin, TX 78744



BROKER CONTACTS:

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PROPERTY DETAILS

ADDRESS

Shaw Ln
Austin, TX 78744

SIZE

±11.0748 Acres (272 MF Units)

LAT., LONG.

30.18795745083896, -97.70183854196118

ZONING

Austin ETJ

OPPORTUNITY ZONE

Site is located in Opportunity Zone

UTILITIES

To the Site, AWU

DETENTION

Will need to detain onsite

PARCEL

0324160206

TAX

1.70%

SCHOOLS

Del Valle ISD
Smith Elementary School
Del Valle Middle School
Del Valle High School

LEGAL

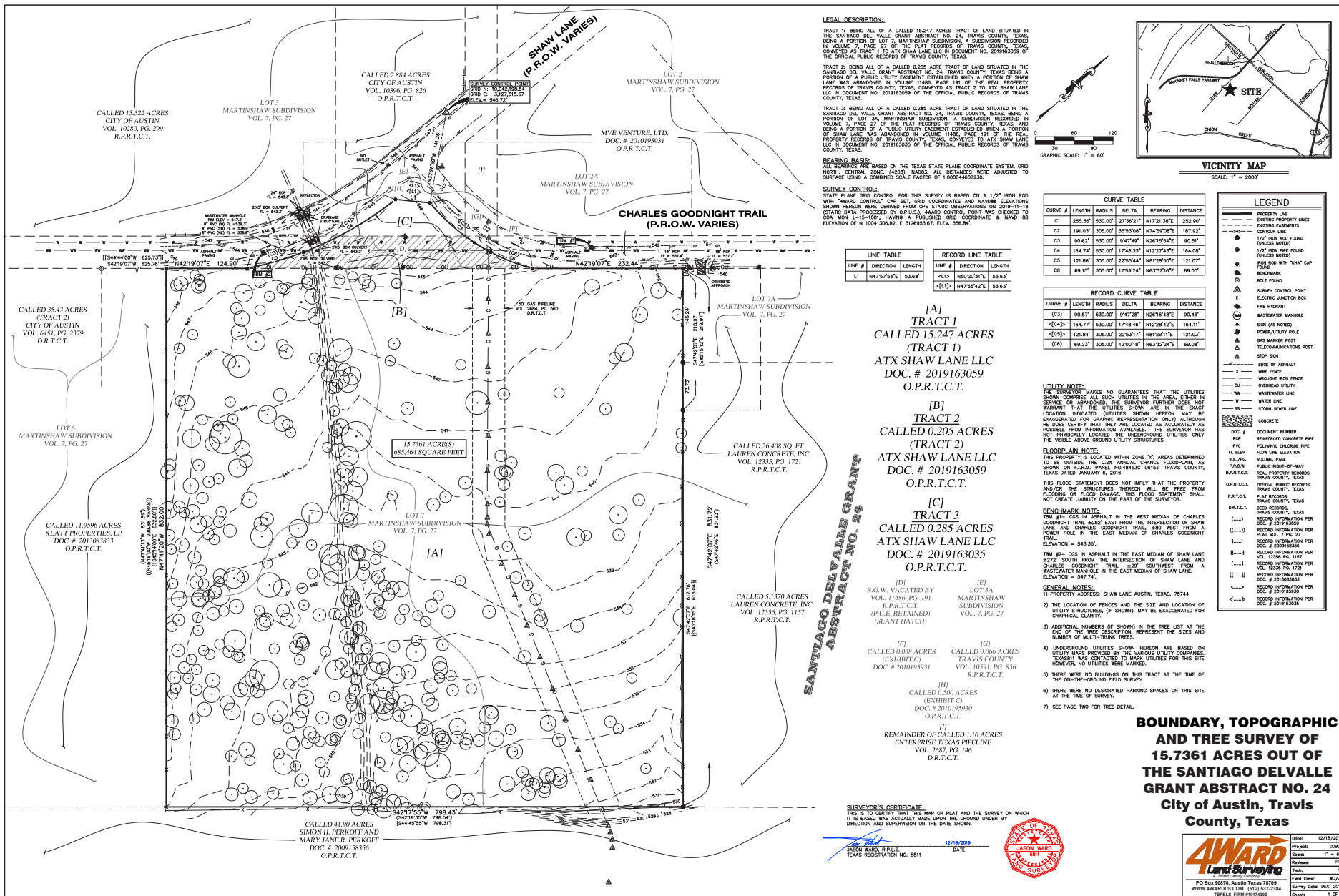
SHAW LANE SUBD (RSB LT 7 AMD LT 7 & 7-A
MARTINSHAW SUBD) LOT 2A

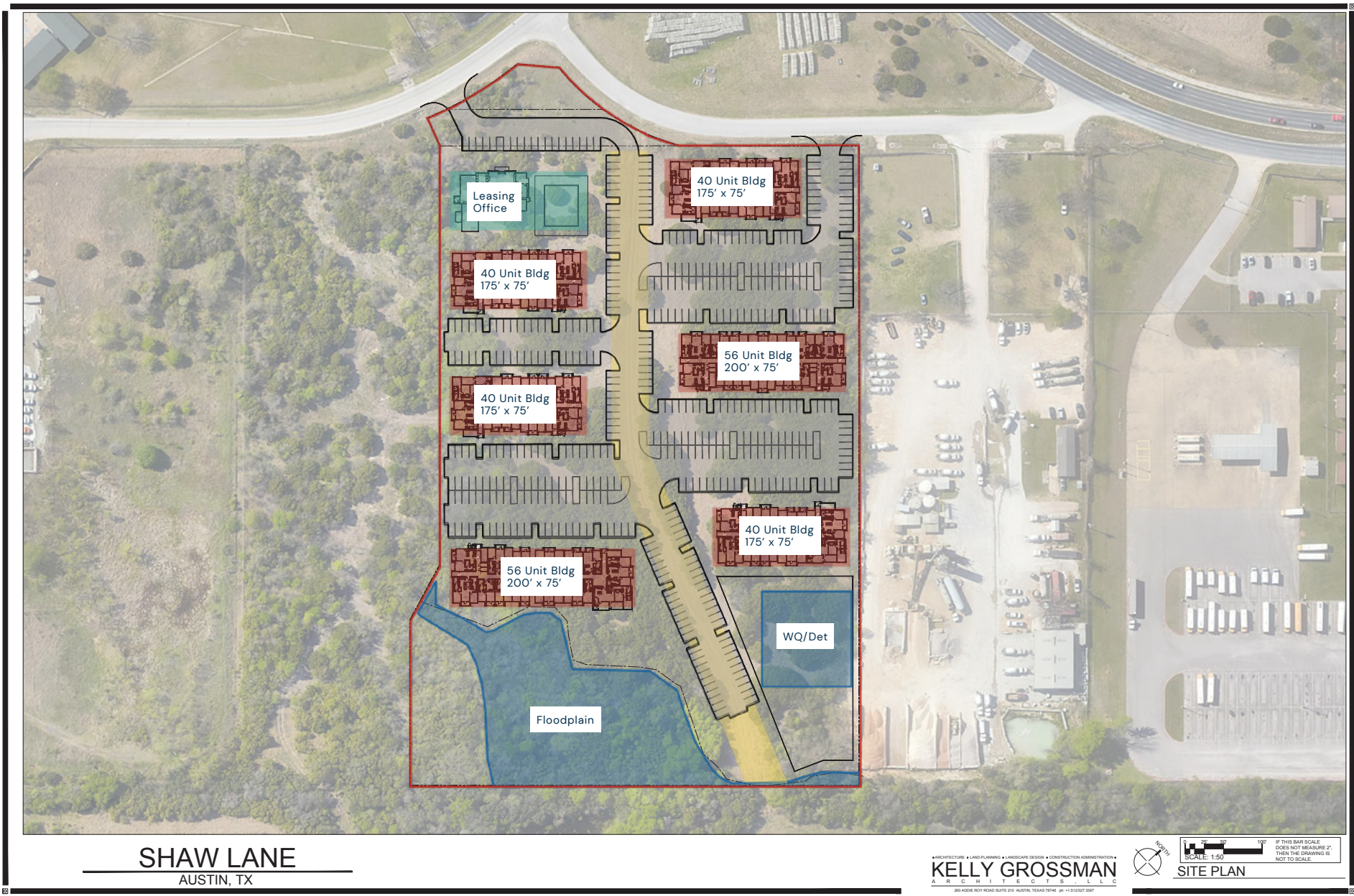
PRICE

Call for Pricing

[DUE DILIGENCE LINK](#)









2023 TAX RATES

TCO	Travis County	0.304655
IDV	Del Valle ISD	1.002800
THD	Travis Central Health	0.100692
E11	Travis County ESD #11	0.100000
ACT	ACC (Travis)	0.098600
E15	Travis County ESD #15	0.100000
TOTAL		1.706747

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	4,230	45,486	175,199
5 YEAR EST. POPULATION GROWTH	20.2%	8.5%	5.1%
AVERAGE HOUSEHOLD INCOME	\$186,625	\$104,892	\$104,655
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$443,099	\$469,803	\$485,877



Austin, TX



McKinney Falls State Park



Future ABIA Expansion

Prime Development Opportunity Located Near ABIA

- More than 60 projects are laid out in Austin-Bergstrom International Airport's 2040 Master Plan as they plan to expand to 66 total gates and accommodate approx. 31 million annual passengers by 2037.
- Del Valle ISD is expected to grow to over 17,000 students by 2030.

Close Proximity To Major Thoroughfares

- Site is located one mile West of US-183
- 2 miles South of TX-71
- 4 miles East of I-35
- 4 miles West of TX-130
- 7 miles North of TX-45

Direct Access Across the Austin Metro Area

- ABIA: 8 minutes
- St. David's Medical Center: 15 minutes
- Tesla Giga Texas: 15 minutes
- Downtown Austin: 20 minutes
- Buda: 25 minutes

THE AUSTIN-SAN ANTONIO METROPLEX

By 2045, 53% of the population between San Antonio and Austin is expected to live within 5 miles of I-35.

FASTEST GROWING CITIES IN US WITH A POPULATION OF 50,000 OR MORE (2023)

- Georgetown (1)
- Kyle (3)
- Leander (4)
- New Braunfels (13)

POPULATION GROWTH RANKING OF ALL US COUNTIES OVER THE PAST 3 YEARS

- Comal (3)
- Hays (9)
- Williamson (13)

“The region is expected to collectively grow to 8.3M people by 2050.”

FASTEST GROWING US METRO AREAS (2010-2024)

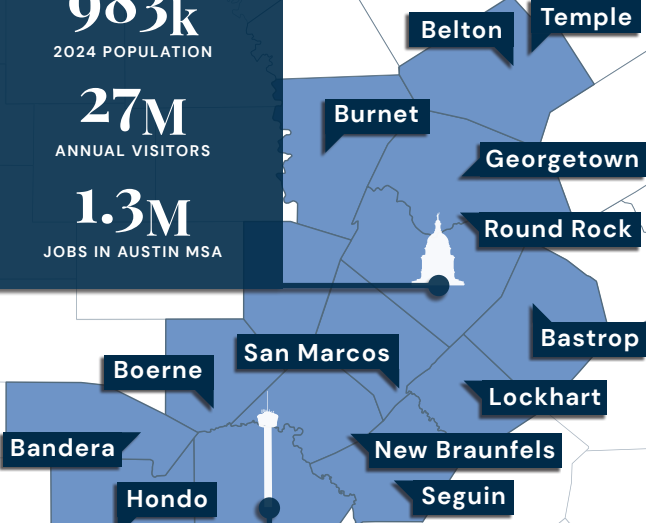
- Austin MSA (1)
- San Antonio MSA (7)

Austin

983k
2024 POPULATION

27M
ANNUAL VISITORS

1.3M
JOBS IN AUSTIN MSA



San Antonio

1.5M
2024 POPULATION

7th
LARGEST CITY IN THE US

\$19B
ANNUAL ECONOMIC IMPACT FROM VISITOR SPENDING

Home to
5M+
Residents



Over 17%
of the state's
total population

3 of the 10 largest
universities in the state



The *Great Springs Project*, a 100-mile trail system connecting Austin and San Antonio, is planned for completion by 2036 and will link the 4 major cities along the Edwards Aquifer via natural springs and trails.

6
Fortune 500
Companies



CONTACT US



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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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