

**Downtown  
Austin**

**Kellam Rd**

**Longview  
1,500 Homes**

**SITE  
±45 AC**

**Pearce Rd**

**REVELRY  
2,300 SF Homes  
1,400 Acres**

# LAND FOR SALE

**14600 Pearce Ln  
Del Valle, TX 78617**

**±45 Acres  
Available**



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## LOCATION

North side of Pearce Ln, east of Kellam Rd  
14600 Pearce Ln, Del Valle, TX 78617

## PROPERTY HIGHLIGHTS

- ±45.9488 Acres | ±20 Acres net of floodplain
- Ideally situated less than 7 miles (approximately 10 min) from the Austin-Bergstrom International Airport
- In an Opportunity Zone
- Easy access to 130 Tollway (2.35 miles)
- Located just west of "Revelry", a 1,400 acre project which will bring over 2,300 single-family homes
- Zoning: None, Austin ETJ
- Floodplain: 100-Year | 25-Year | FEMA
- Topography: Flat
- Frontage: ±1,476 Feet
- Utilities: 3 Phase Power, City Water, Septic
- School District: Del Valle ISD
- Use restrictions: No Convenience Store, Gas Station or any grocery-type use permitted (Contact Broker for details)
- Call broker for Pricing

## DEMOGRAPHIC SNAPSHOT

	3 mi	5 mi
2024 Population	19,684	35,040
2029 Projected Pop.	24,353	41,523
Average HH Income	\$116,945	\$110,674



[WWW.4MREALTY.COM](http://WWW.4MREALTY.COM)

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# DRONE IMAGES



LOOKING NORTHEAST



LOOKING SOUTHEAST



LOOKING SOUTHWEST



LOOKING NORTHWEST



# SITE DRONE VIEW



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**4M Realty**  
COMPANY



# SITE AERIAL



Longview  
1,500 Homes

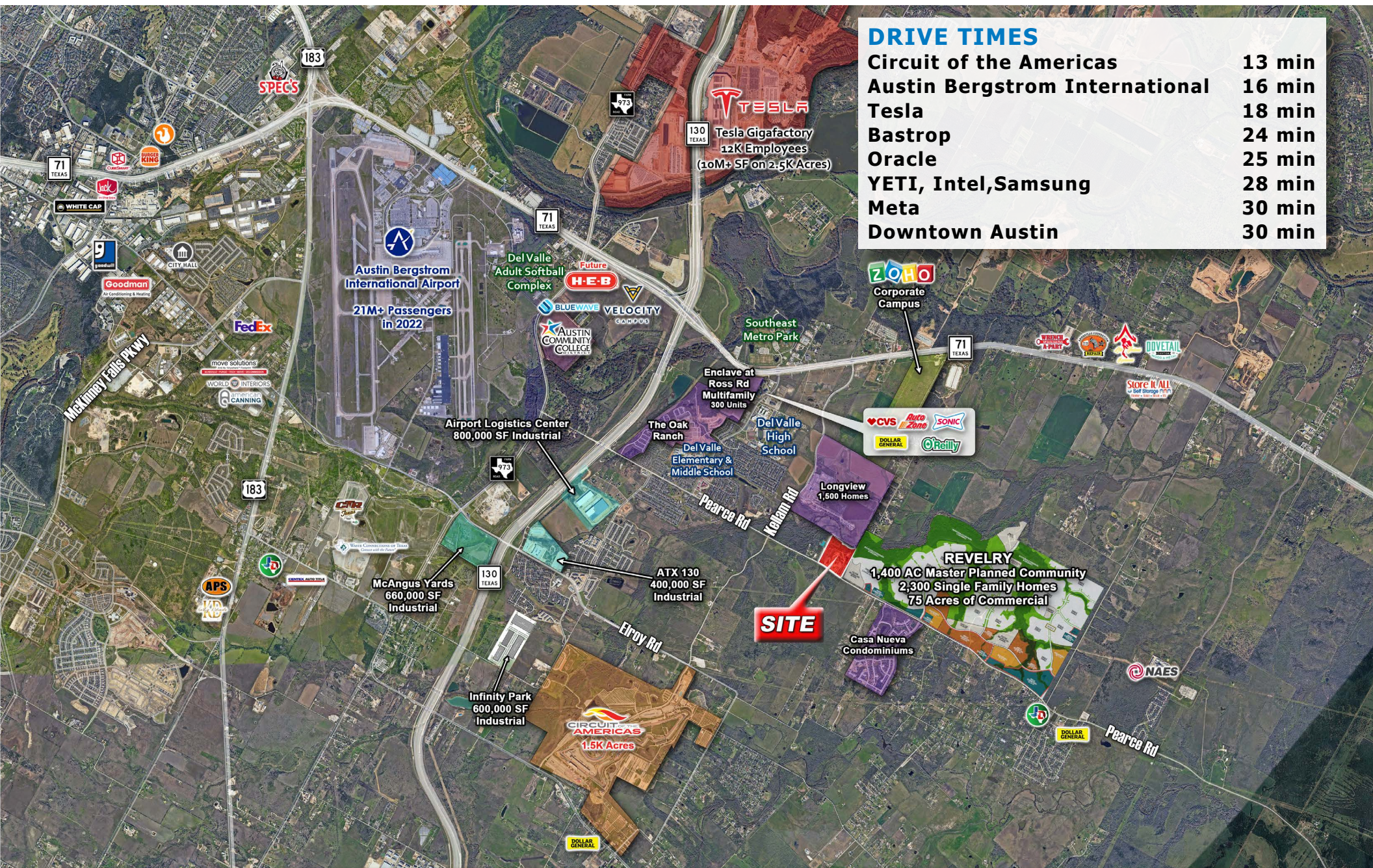
**SITE**  
**±45 AC**

**PROPOSED  
ROW  
IMPROVEMENTS**

**REVELRY**  
1,400 AC Master  
Planned Community  
2,300 Single Family Homes



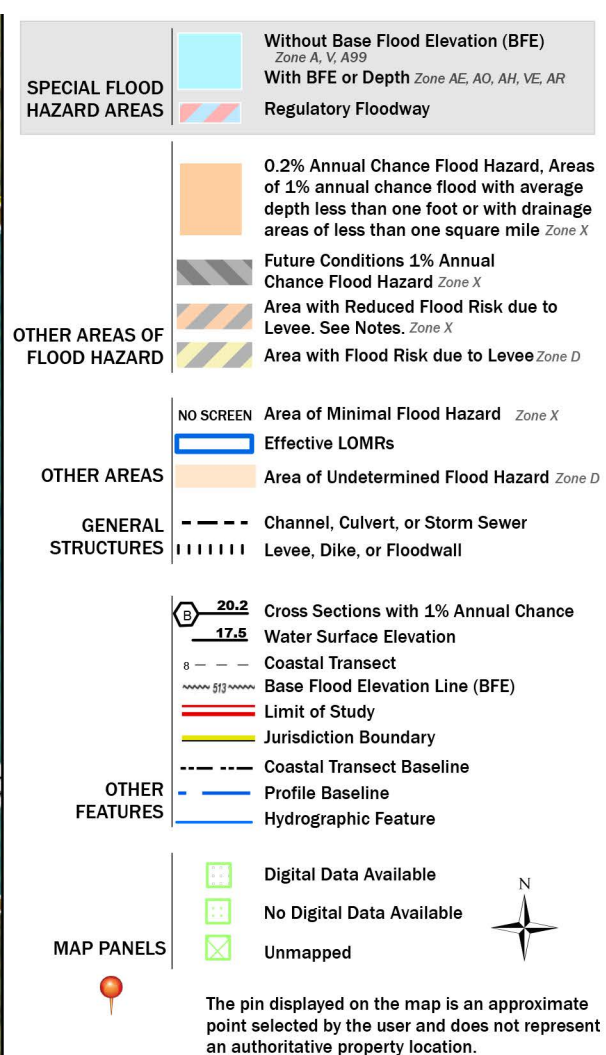
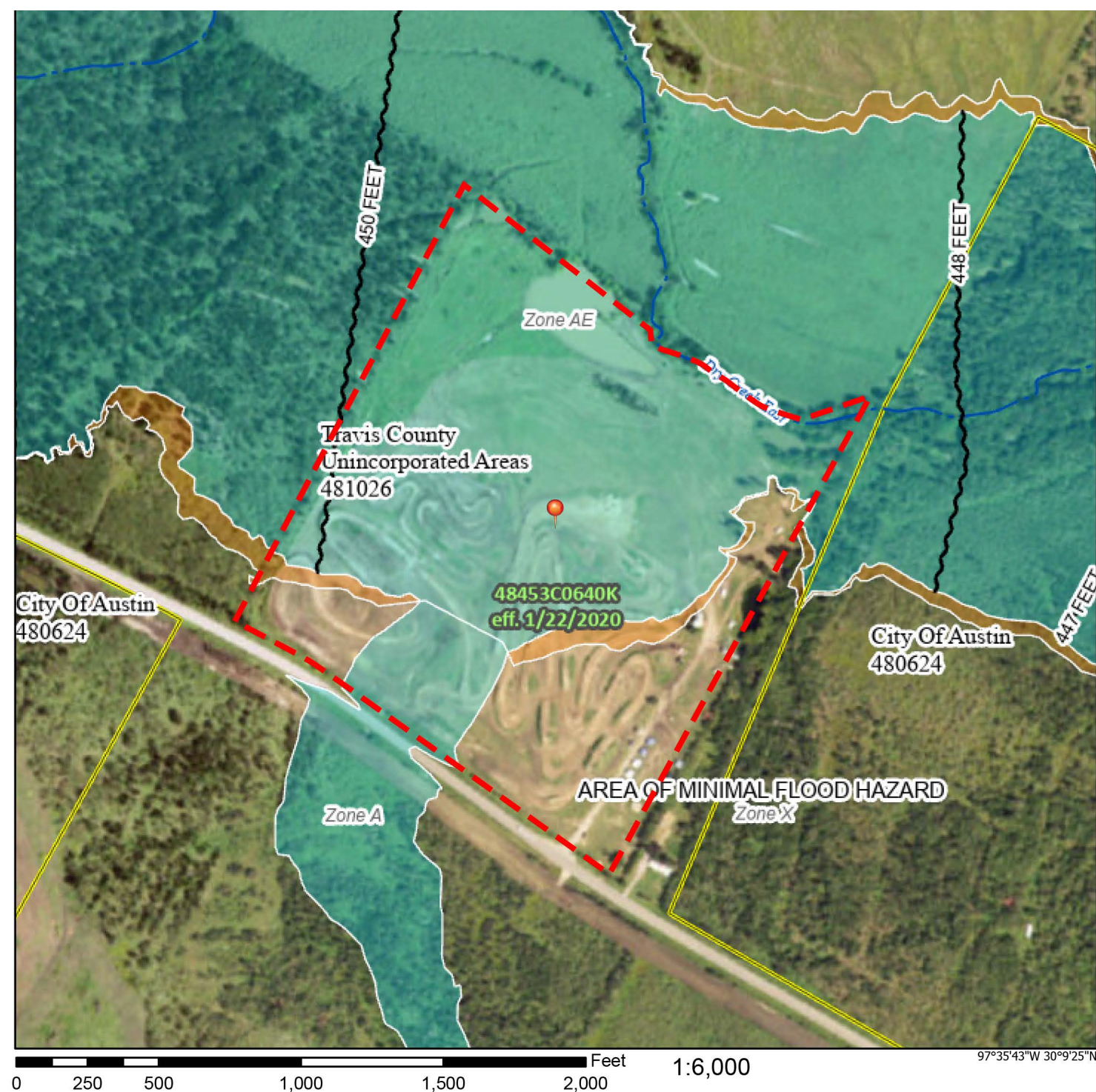
# MARKET AERIAL



## DRIVE TIMES

Circuit of the Americas	13 min
Austin Bergstrom International	16 min
Tesla	18 min
Bastrop	24 min
Oracle	25 min
YETI, Intel, Samsung	28 min
Meta	30 min
Downtown Austin	30 min





This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2024 at 12:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



5.8 Acres – Above Flood Plain Elevation

5.8 Acres

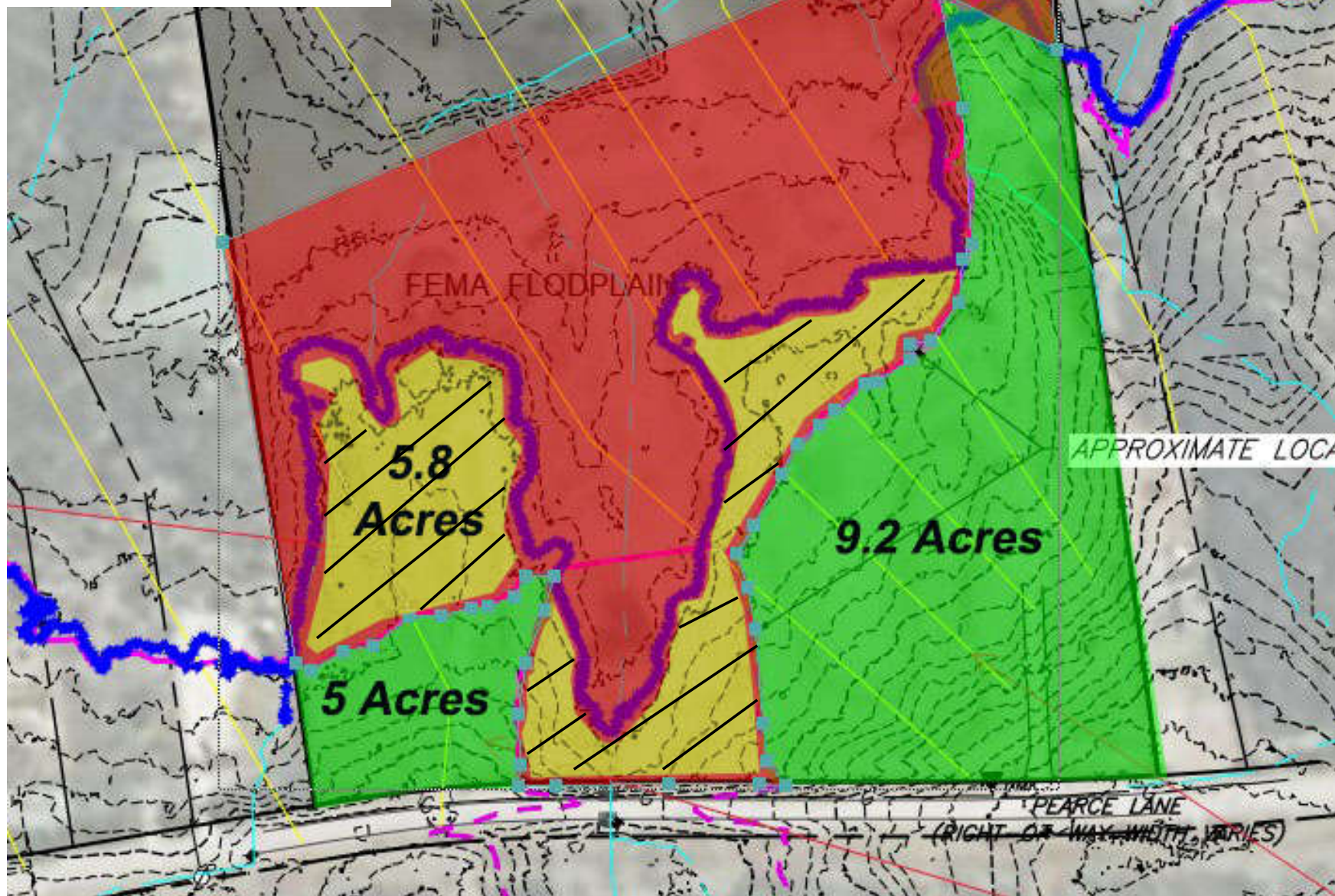
5 Acres - Out of Flood Plain

9.2 Acres - Out of Flood Plain

14.2 Acres

14.2 Acres Total

**20 Acres Total**







## 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.

<u>4M Realty Company</u>	<u>325425</u>	<u>www.4mrealty.com</u>	<u>(210) 342-4242</u>
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<u>Michael Weiss</u>	<u>279123</u>	<u>mike@4mrealty.com</u>	<u>(210) 342-4242</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1