



HIGHWAY 290

DECKER LANE

HARRIS BRANCH PKWY.

LINDELE LN.



HORTON
REAL ESTATE PARTNERS

+/-71 ACRES FOR SALE
HARRIS BRANCH PARKWAY AT HIGHWAY 290

EXECUTIVE SUMMARY

Property Overview

The Subject Property is located at the convergence of Hwy 290 & Harris Branch Parkway (Decker Lane) in eastern Travis County within the City of Austin ETJ. Highway 290 traverses the county in a east/west direction and connects Austin to Houston to the east and Johnson City/Fredericksburg to the west. The neighborhood is considered to be the area of Northeast Austin east of Interstate 35 and U.S. Highway 183 and west of Manor. Land uses in the area consist of a mixture of residential subdivisions, multi-family residential developments, commercial, high-tech manufacturing, light industrial, and scattered rural residential uses, and vacant land. The Property is bisected by a creek and there are areas of flood plain that are established by FEMA and the City of Austin located along the creek.

Located less than 15 minutes from the Austin CBD and Austin-Bergstrom International Airport, 3 miles from the Travis County Expo Center, across the highway from Applied Materials, and walking distance to Walter E. Long Metropolitan Park/Lake.



TRACT A

SIZE 68.916 acres (3,001,981 SF)

LOCATION Southwest of Highway 290 and Harris Branch Parkway at Decker Lane.

TAX PARCEL ID'S 227130, 227133, 227131

LEGAL DESCRIPTION ABS 690 SUR 54 SANDERS W H ACR 18.7176
ABS 690 SUR 54 SANDERS W H ACR 20.9405
ABS 690 SUR 54 SANDERS W H ACR 29.2579

TAX RATE 1.688247%

ACCESS Harris Branch Parkway + Decker Lane

FRONTAGE +/-1,155 FF; Harris Branch Parkway | +/-885 FF; Decker Lane

ROAD FRONTAGE TYPE Four-lane asphalt paved roadway with grass median and concrete curb and gutter

TOPOGRAPHY Generally level to slightly sloping

FLOOD PLAIN The net area of the property located outside of the floodplain, CWQZ, and CEF contains approximately 15.464 acres south of the floodplain and approximately 15.204 acres north of the floodplain for a total of +/- 30.668 net acres.

UTILITIES Electricity, telephone, public water nearby, public sewer

ZONING City of Austin ETJ



TRACT A CONTINUED

ZONING/RESTRICTIONS	None Known
SCHOOL DISTRICT	Manor ISD
EXISTING EASEMENTS	Pipeline easement, wastewater easements, and typical utility easements - see survey (According to the Texas Railroad Commission) a 16" refined liquid product pipeline travels along the southern portion of the property.
RAIL	Union Pacific Railroad borders the property to the south
WATER QUALITY & DETENTION	Required. Detention basins and wet ponds are allowed in the CWQZ as long as they do not impact channel stability by creating additional erosion or sedimentation downstream.
IMPROVEMENTS	There are no major improvements
ADJACENT LAND USE	Single family and multifamily residential uses, light industrial uses, distribution warehouses, scattered commercial uses, and vacant land.
HIGHEST & BEST USES	Multi-family residential, commercial, and/or light industrial use
SURROUNDING AREA	Residential subdivision developments in the subject neighborhood include: Harris Branch, Bel Haven, Stirling Bridge, Oak Crest, Edinburgh Gardens, Pioneer Crossing, Pioneer Hill, Parmer Park, Parker Station, North Point, and Meadows of Walnut Creek. Commercial developments in the immediate vicinity of the subject property include: Walnut Creek Business Park, Tuscany Business Park, Berkley Square - Headway, and Tech Ridge Center. High-tech manufacturing uses in the immediate area consist of Apple, Applied Materials, Samsung Austin Semiconductor, and Tesla Gigafactory Texas.
PRICE	Contact Broker



TRACT B

SIZE	2.552 Acres
LOCATION	Triangular tract at the corner of Decker Lane and Harris Branch Parkway
TAX PARCEL ID'S	779745
LEGAL DESCRIPTION	ABS 690 SUR 54 SANDERS W H ACR 2.552
TAX RATE	1.688247%
ACCESS	Decker Lane Harris Branch Parkway
FRONTAGE	+/-630' along Harris Branch Parkway 590' along Decker
ROAD FRONTAGE TYPE	Four-lane asphalt paved roadway with open ditch drainage
TOPOGRAPHY	Generally level to slightly sloping
FLOOD PLAIN	Partial (see map)
UTILITIES	Electricity, telephone, public water nearby, public sewer
ZONING	City of Austin ETJ
ZONING/RESTRICTIONS	None Known
SCHOOL DISTRICT	Manor ISD
EXISTING EASEMENTS	Typical utility easements / See Survey
IMPROVEMENTS	There are no major improvements located on the Tract
PRICE	Contact Broker



FLOODPLAIN



LEGEND

PROPERTY

JURISDICTIONS (NO FILL)

- Full Purpose
- Extraterritorial Jurisdiction

JURISDICTIONS FILL

JURISDICTION

- Full Purpose
- Extraterritorial Jurisdiction

ENVIRONMENTAL 2

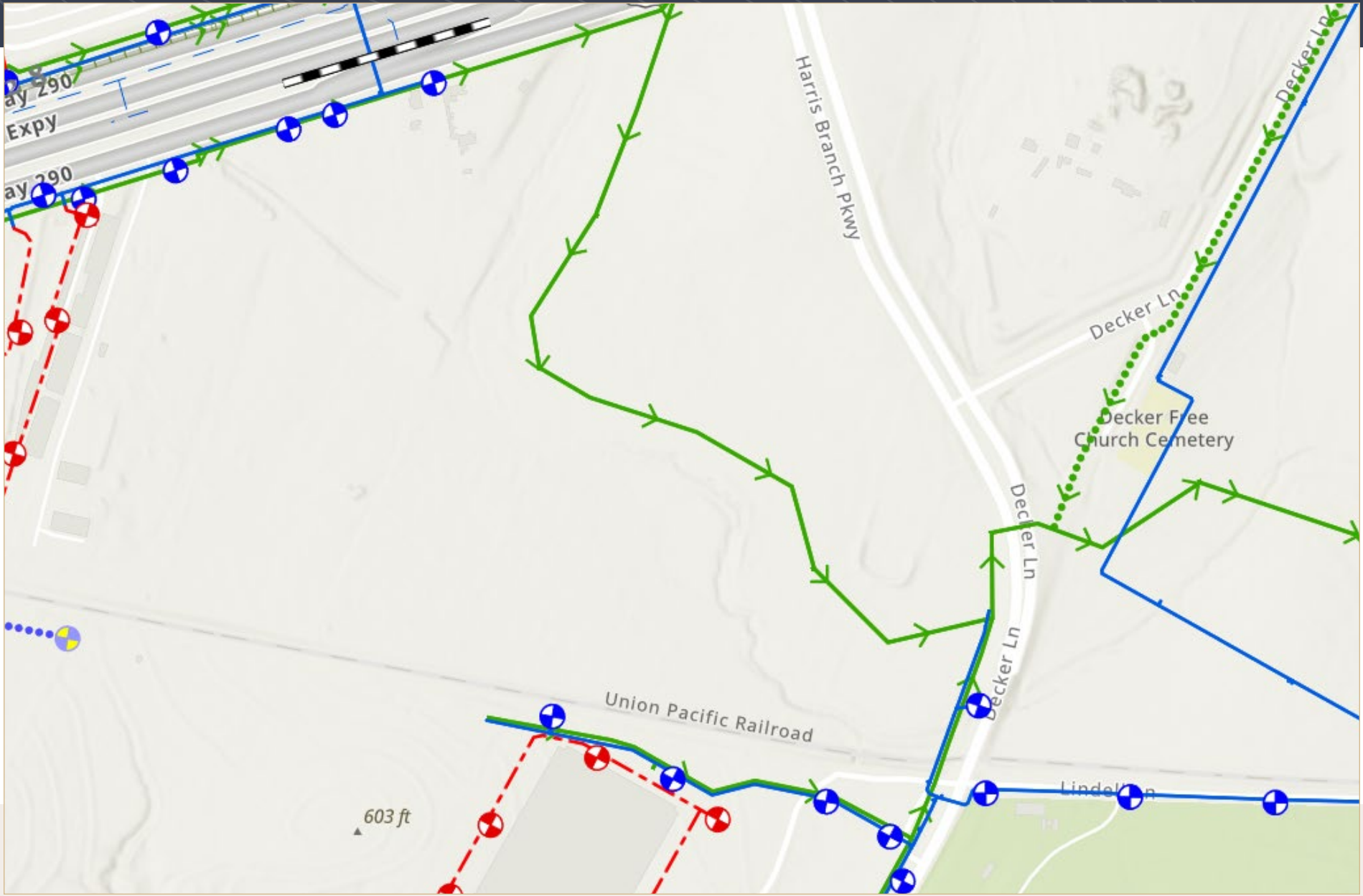
FULLY DEVELOPED FLOODPLAIN

- Coa Fully Developed 25-Year
- Coa Fully Developed 100-Year
- 100-Year (Approx-A)

FEMA FLOODPLAIN

- 100 Year (Detailed-Ae)
- 500 Year
- 100 Year (Approx-A)

UTILITY MAP



AERIAL



HARRIS BRANCH PARKWAY AT HIGHWAY 290

AERIAL



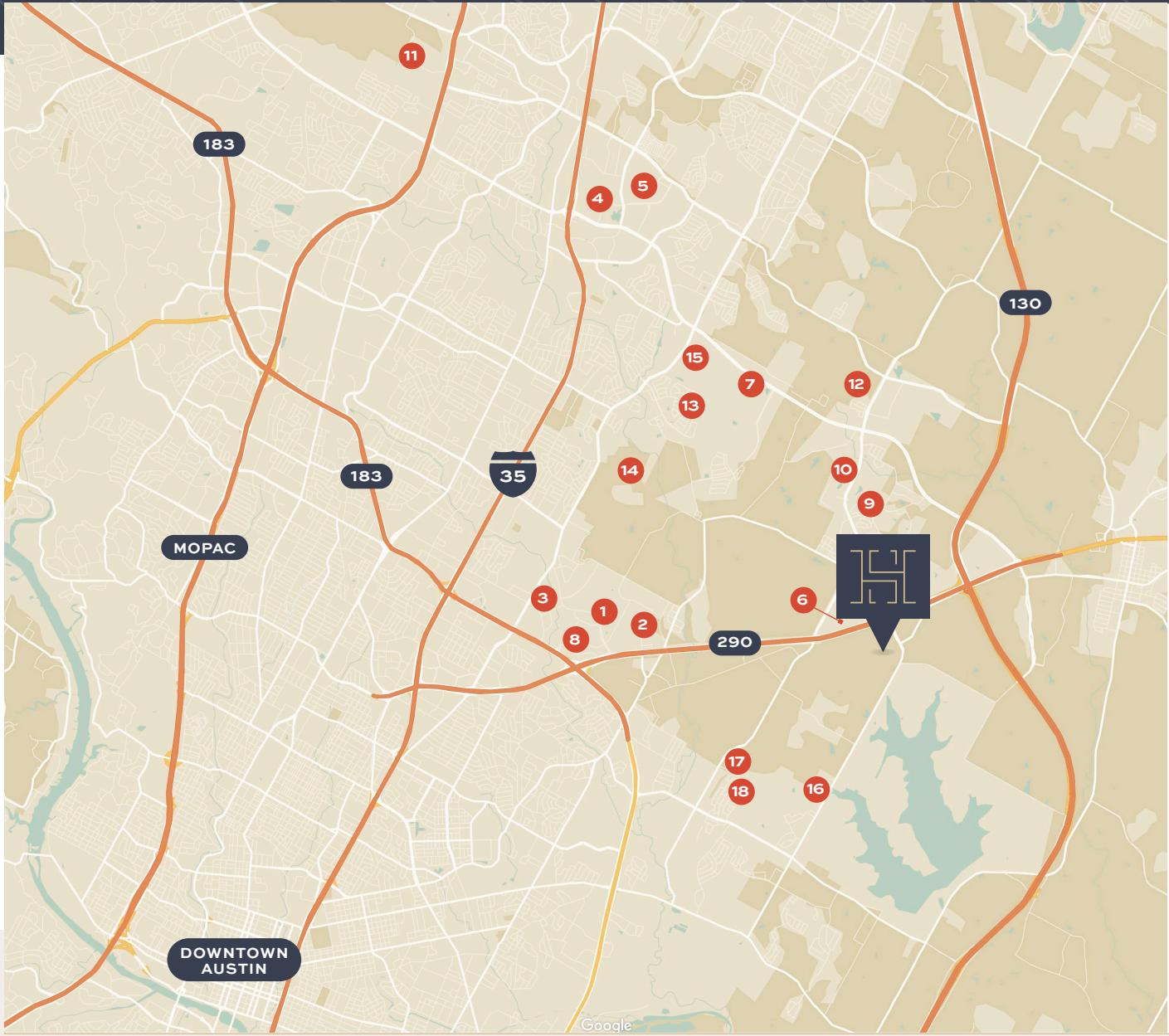
HARRIS BRANCH PARKWAY AT HIGHWAY 290

AERIAL



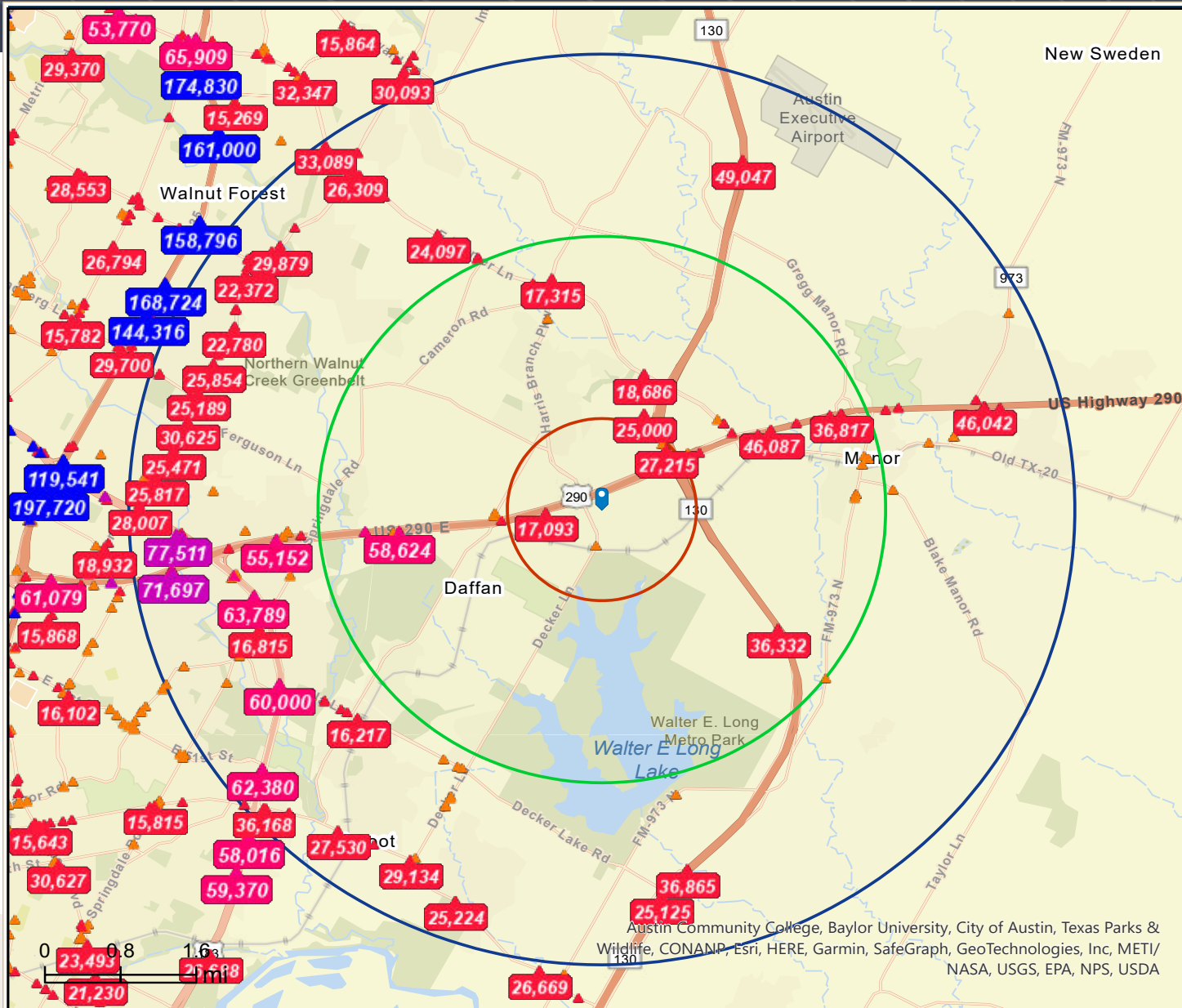
HARRIS BRANCH PARKWAY AT HIGHWAY 290

AREA MAP



1. Walnut Creek Business Park
2. Tuscany Business Park
3. Berkley Square - Headway
4. Tech Ridge Center
5. Apple
6. Applied Materials
7. Samsung Austin Semiconductor
8. Tesla
9. Harris Branch
10. Stirling Bridge
11. Oak Crest
12. Edinburgh Gardens
13. Pioneer Crossing
14. Pioneer Hill
15. Parmer Park
16. Parker Station
17. North Point
18. Meadows Of Walnut Creek

TRAFFIC



AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ 100,000+

Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDA

DEMOGRAPHICS - 1 MILE



DEMOGRAPHIC SUMMARY

10506 DECKER LN, AUSTIN, TEXAS, 78724
RING OF 1 MILE

KEY FACTS

1,107
POPULATION



442
HOUSEHOLDS

35.9

MEDIAN AGE

\$96,397
MEDIAN DISPOSABLE INCOME

EDUCATION

5%

NO HIGH SCHOOL DIPLOMA



23%
HIGH SCHOOL GRADUATE



20%
SOME COLLEGE



51%
BACHELOR'S/GRAD/
PROF DEGREE

INCOME



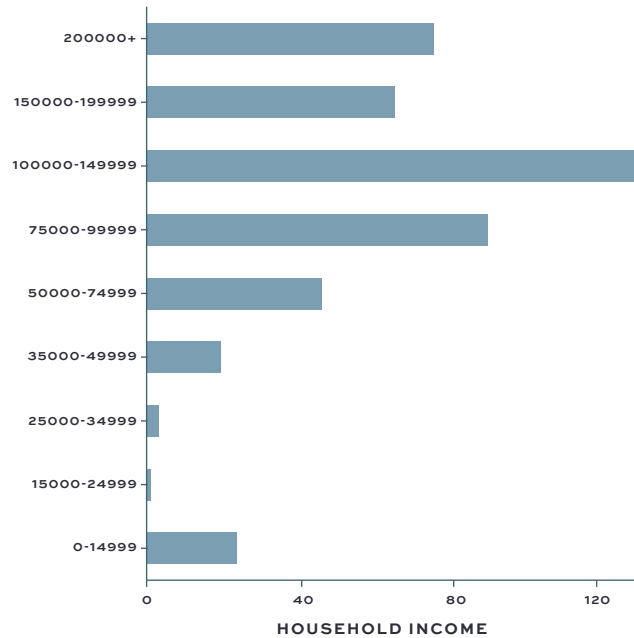
\$111,596
MEDIAN HOUSEHOLD INCOME



\$52,063
PER CAPITA INCOME



\$399,392
MEDIAN NET WORTH



EMPLOYMENT



79%
WHITE COLLAR



14%
BLUE COLLAR



8%
SERVICES

2.5%

UNEMPLOYMENT RATE

DEMOGRAPHICS - 3 MILES



DEMOGRAPHIC SUMMARY

10506 DECKER LN, AUSTIN, TEXAS, 78724
RING OF 3 MILES

KEY FACTS

25,079
POPULATION



7,982
HOUSEHOLDS

30.2

MEDIAN AGE

\$65,542
MEDIAN DISPOSABLE INCOME

EDUCATION

18%

NO HIGH SCHOOL DIPLOMA



23%
HIGH SCHOOL GRADUATE



21%
SOME COLLEGE



38%
BACHELOR'S/GRAD/
PROF DEGREE

INCOME



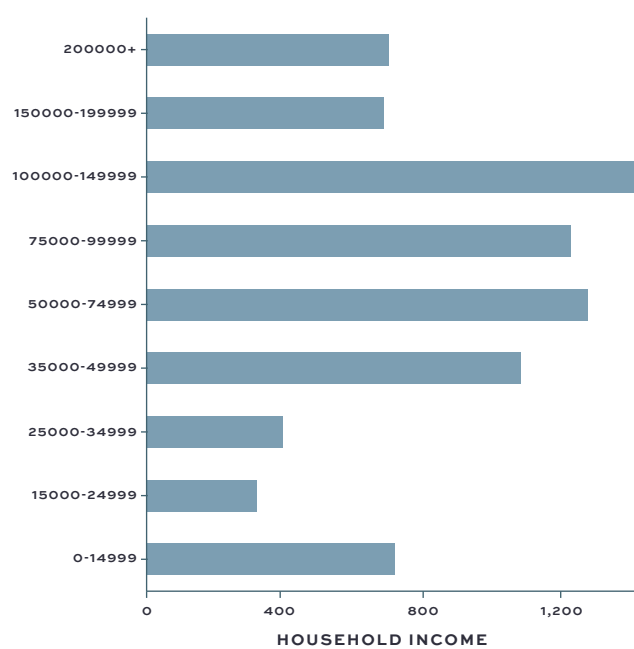
\$76,870
MEDIAN HOUSEHOLD INCOME



\$31,938
PER CAPITA INCOME



\$140,808
MEDIAN NET WORTH



EMPLOYMENT



60%
WHITE COLLAR



27%
BLUE COLLAR



16%
SERVICES

3.6%

UNEMPLOYMENT RATE

DEMOGRAPHICS - 5 MILES



DEMOGRAPHIC SUMMARY

10506 DECKER LN, AUSTIN, TEXAS, 78724
RING OF 5 MILES

KEY FACTS

111,667
POPULATION



38,897
HOUSEHOLDS

32.3

MEDIAN AGE

\$62,525
MEDIAN DISPOSABLE INCOME

EDUCATION

16%

NO HIGH SCHOOL DIPLOMA



24%
HIGH SCHOOL GRADUATE



22%
SOME COLLEGE



37%
BACHELOR'S/GRAD/
PROF DEGREE

INCOME



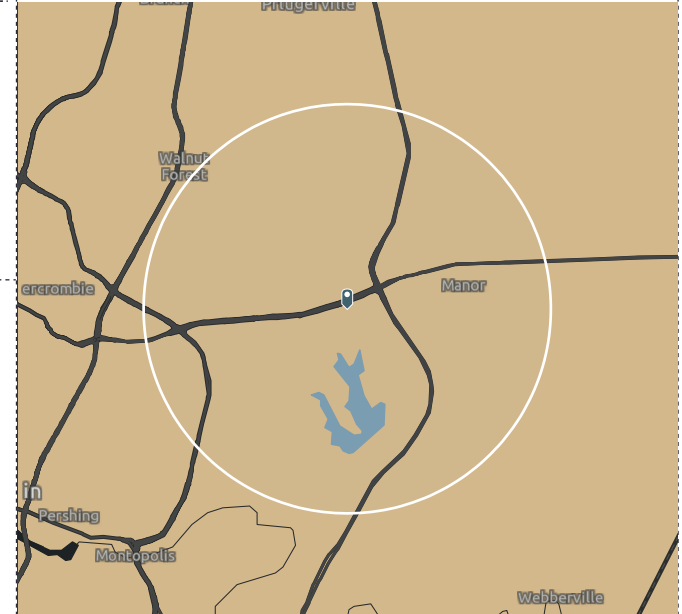
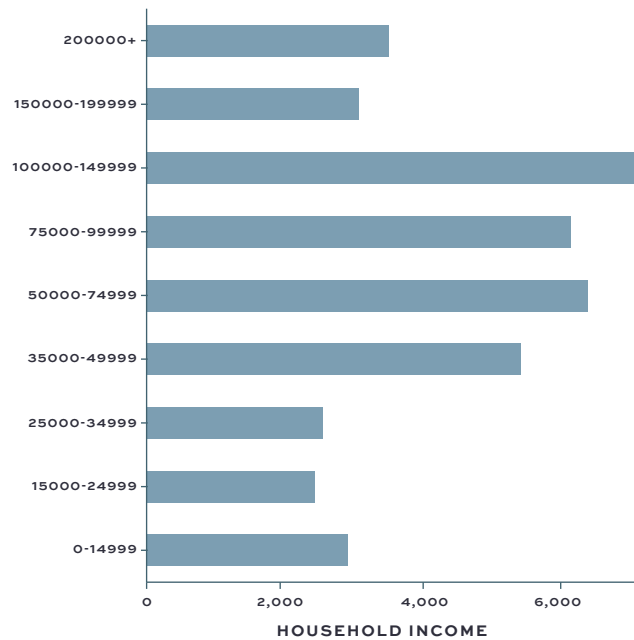
\$76,866
MEDIAN HOUSEHOLD INCOME



\$35,571
PER CAPITA INCOME



\$115,763
MEDIAN NET WORTH



EMPLOYMENT



61%
WHITE COLLAR



25%
BLUE COLLAR



17%
SERVICES

3.6%

UNEMPLOYMENT RATE



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