

OFFERING
MEMORANDUM
For Sale



Offering 7.16 Acres - 311,890 SQ FT
Price Guidance \$2,495,120
8223 Us Highway 183 S, Austin, TX 78747



Miles Delleney

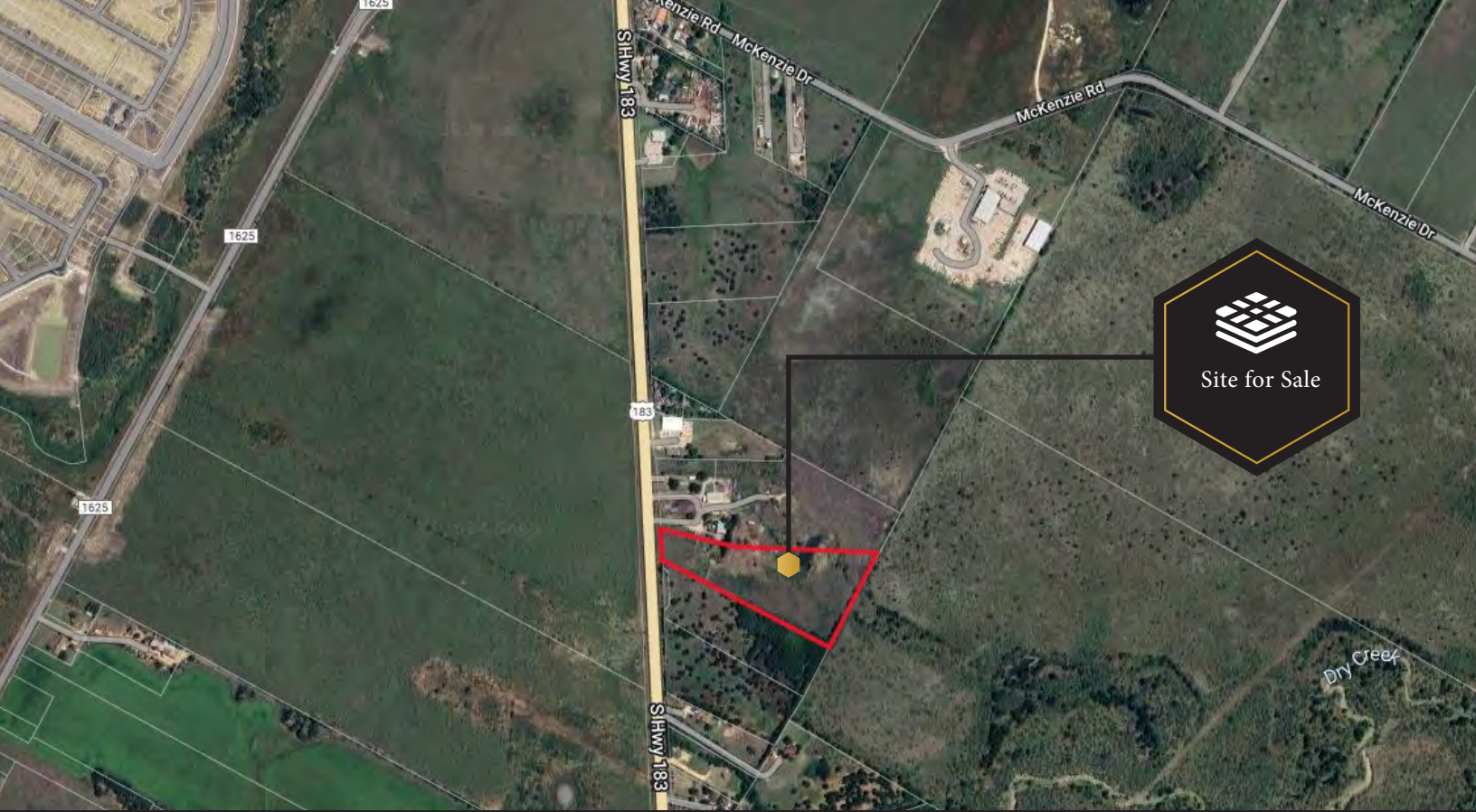
Miles@capitalvistarealestate.com



(956) 369-3950



www.capitalvistarealestate.com



SUMMARY

7.16 Acres Available

- Out of FEMA Floodplain
- 2 Mile Austin ETJ
- 181.41' Frontage Road

Explore a remarkable opportunity with CVRE as we present an 7.16-acre commercial development tract, strategically situated off the Hwy 183 corridor south of the Austin-Bergstrom International Airport, while still maintaining close proximity to the thriving 130 Corridor. This prime property is not only located within a Texas Opportunity Zone but also enjoys convenient access to key landmarks, including the Tesla Gigafactory, Austin-Bergstrom International Airport, and the F1 Circuit of the Americas. Benefit from the momentum of ongoing developments in this dynamic area. This site is poised to accommodate a range of uses, including Master-Planned Commercial Retail spaces, modern Office complexes, state-of-the-art Warehouses, and thriving Industrial sites.

Join us in capitalizing on the existing growth, innovation, and opportunity that this area offers. Don't miss your chance to be a part of this exciting venture.

This site is in the ETJ Zoning that pertains to the City of Austin's Extraterritorial Jurisdiction (ETJ), which encompasses the unincorporated land situated within a five-mile radius of Austin's city limits, excluding areas within the ETJ of another municipality. The purpose of the ETJ is to grant the City authority to apply regulations to neighboring lands whose development could impact the overall quality of life within the city. The ETJ serves as a mechanism to ensure that future subdivisions that may be incorporated into Austin adhere to minimum standards concerning road access, lot size, and various other criteria.



RETAIL MAP



DEVELOPMENT MAP



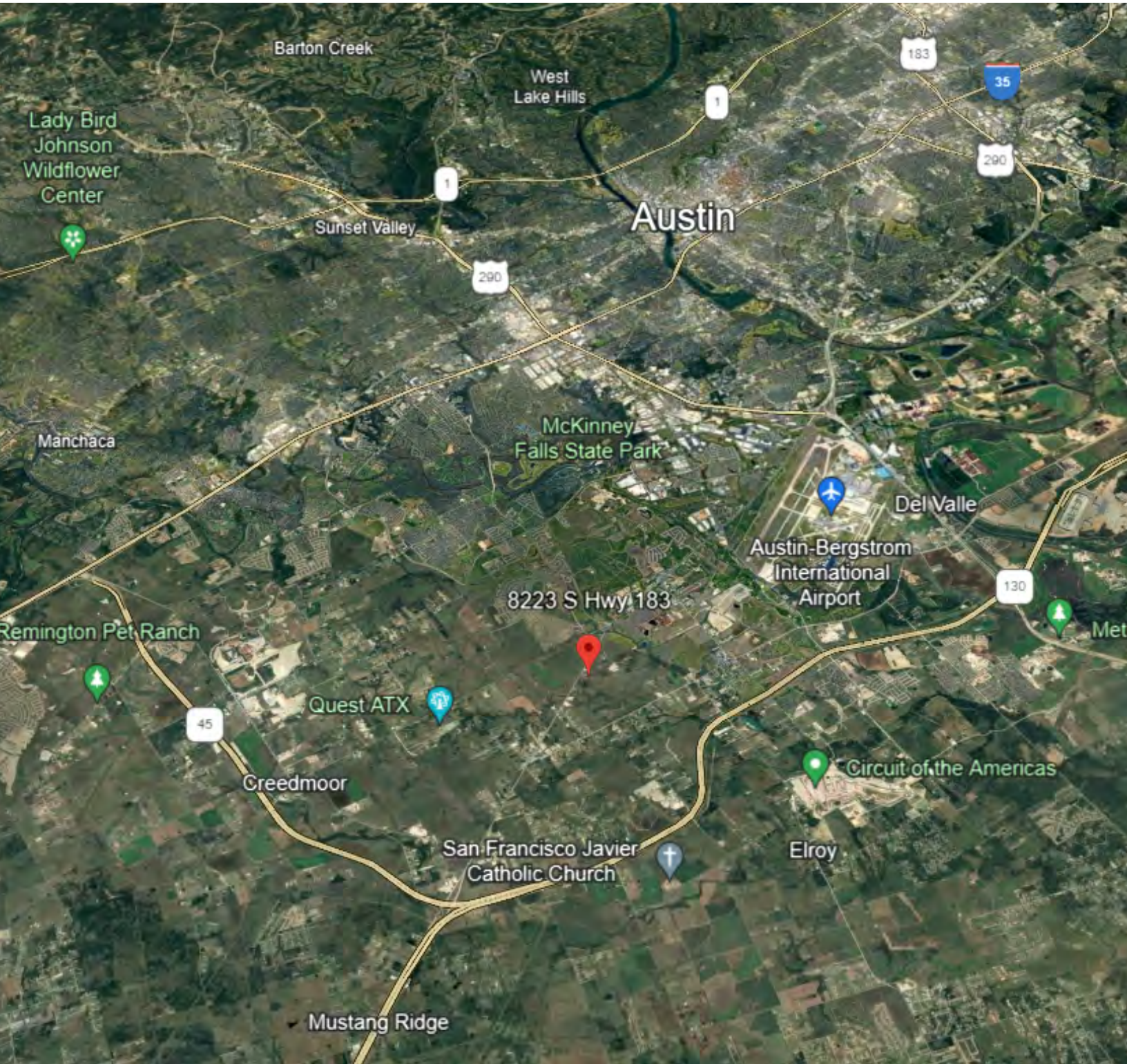
Areal Photos



Areal Photos

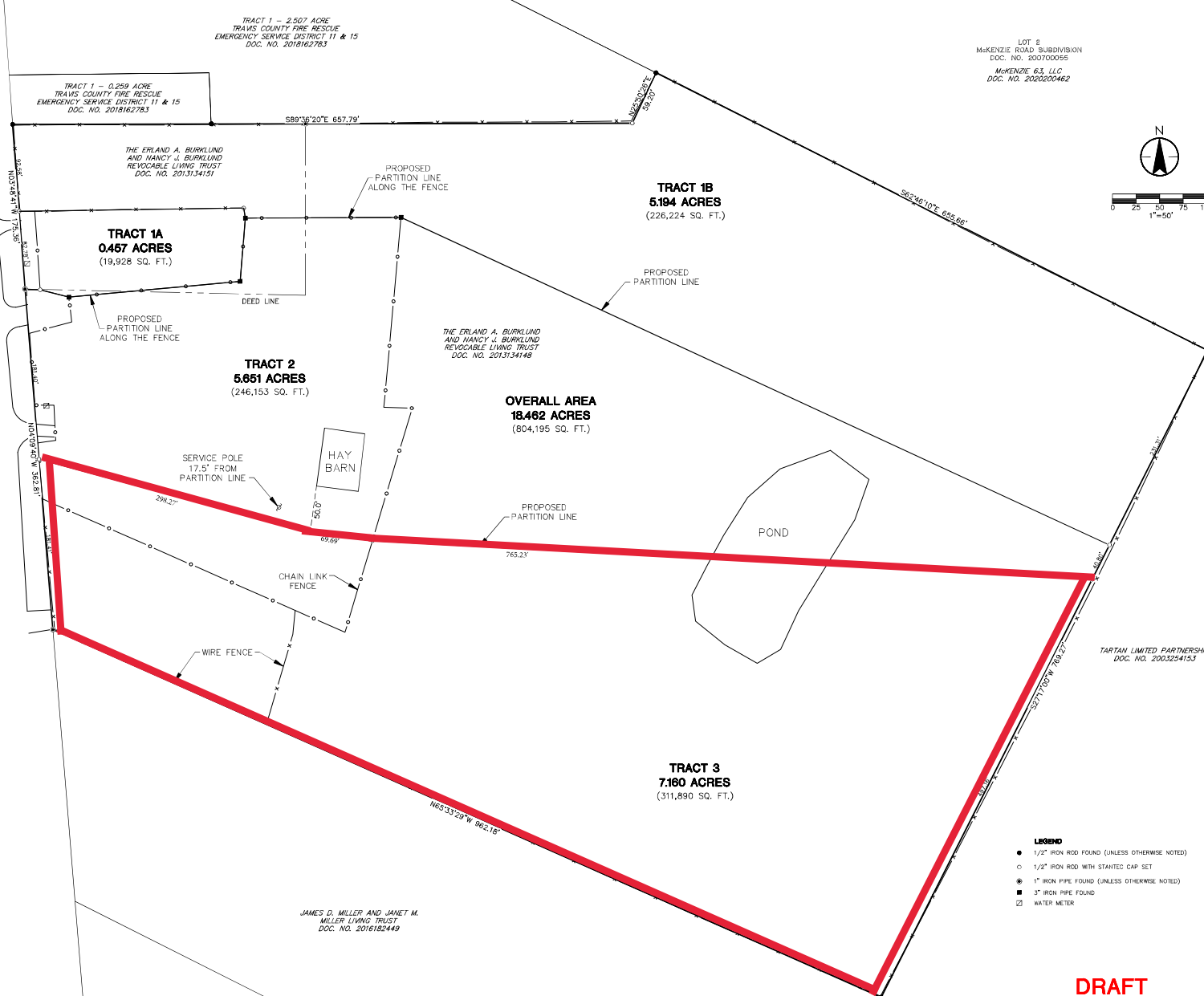


Areal Map



DAVE KOSLOWSKI, INC.
DOC. NO. 2020174626

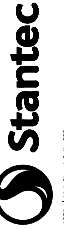
US HIGHWAY 183
(100' ROAD)



0 25 50 75 100
1"=50'

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD WITH STAITED CAP SET
 - ⊕ 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 - 3" IRON PIPE FOUND
 - ⊠ WATER METER

DRAFT
12/09/2021



Revision	By	Date	Description

Client/Project
BURKLUND FAMILY PARTITION
US 183 PROPERTY
8023 US HIGHWAY 183 S
AUSTIN, TEXAS
City/State/Prov

Permit/Seal

Project Number: 222012413

Name: 222012413.dwg

db	cd	id	21/11/24
pen	chd	ogen	17/03/20

Drawing No. 1

Revision Sheet

1 of 1



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:
 - 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.

Capital Vista Real Estate LLC	9010110	info@capitalvistarealestate.com	(512) 777-0199
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

InstanetFORMS IABS 1-0

