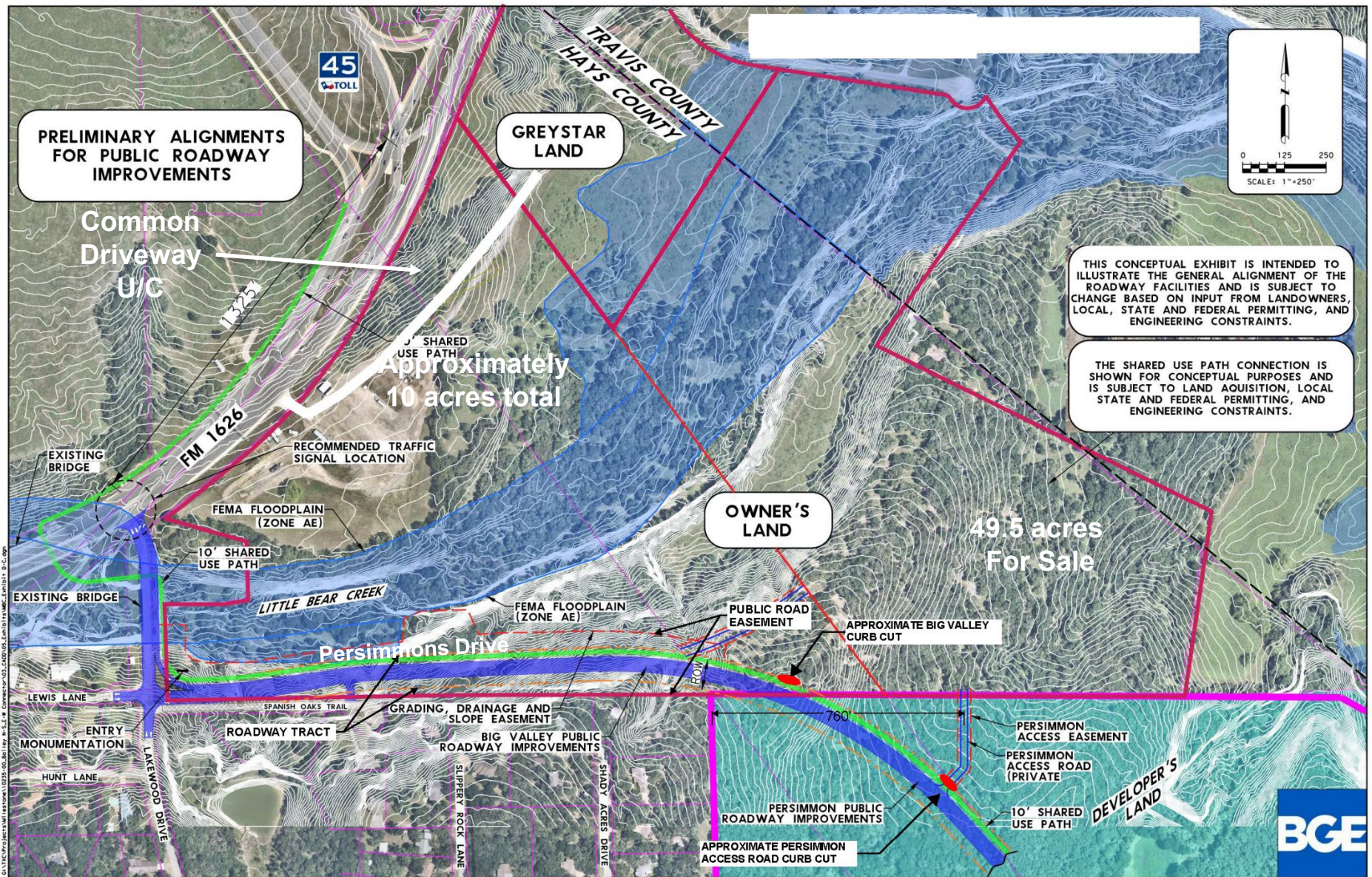


BIG VALLEY RETAIL RESIDENTIAL TRACTS TOTALING 85± ACRES FOR SALE
2500 FM-1626, S. AUSTIN/BUDA, TX
UNIQUE ACREAGE - HAYS COUNTY & TRAVIS COUNTY





Big Valley Subdivision is an approximately Northeast tract with parcels located within the jurisdiction of Hays County, Travis County, and the City of Austin (COA) 2-mile Extra Territorial Jurisdiction (ETJ). The site is bound on the North by FM-1626, on the West by Lakewood Drive, and on the Northeast by Big Valley Drive. Little Bear Creek bisects the property, running East to West. Drainage, water quality, water, and wastewater improvements serve the site within the City of Austin's 2-mile ETJ. The Hays County portion of the development is served by well and septic.

THE OPPORTUNITY

FM-1626 AND BIG VALLEY DRIVE, BUDA DEVELOPMENT TRACT

The 85-acre parcel of land known as Big Valley is located at the terminus of the newly completed SH-45, an eastward extension of Loop 1. The property has 1,650 linear feet of frontage along FM-1626, a major thoroughfare west of IH-35. The Persimmon Parkway bypass will be constructed through the property to connect to FM 967 just west of downtown Buda. Construction is expected to be completed in late 2027. Lakewood Drive and Lewis Lane will both be upgraded. This road will enable Buda residents to avoid the intersection of FM 967 and 1626. An approximately 40-acre parcel (approx. 22 buildable) fronts Persimmon Parkway with multiple optional curb cuts submitted in the design, which any buyer will finalize. Multiple pad sites are located along the 1626 frontage, ranging from 2 to 6 acres.

HIGHLIGHTS

- Phase I – SOLD Greystar 302 multi-family units
- Phase II – 49.5 acres (approx. 22 buildable) multi-family, office, or medical
- 10+/- acres for retail or commercial
- 20 min | 16.6 miles to Downtown Austin
- Explosive growth corridor with limited supply of commercial opportunities

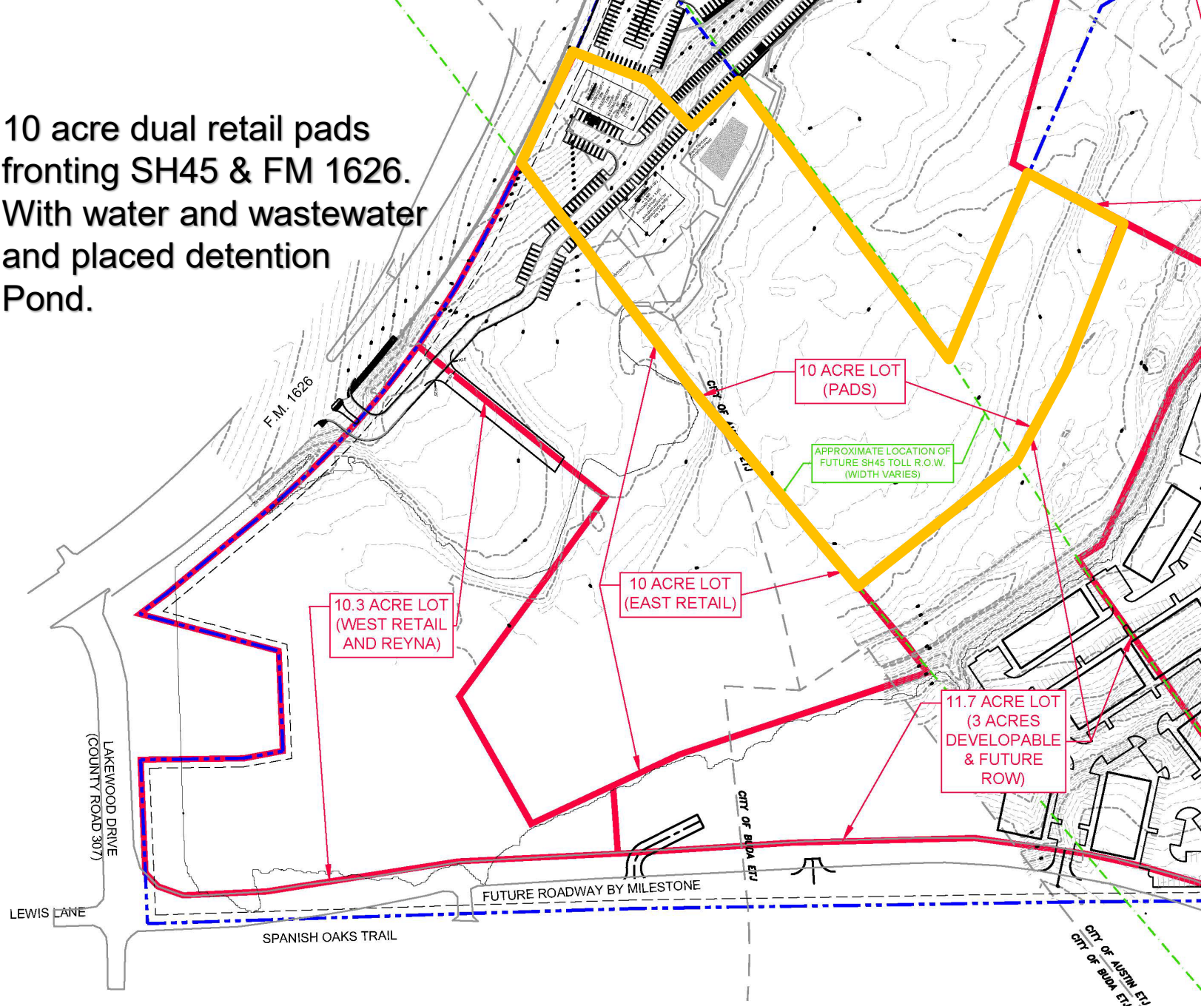
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	932	14,289	50,144
Total Population	2,734	39,935	126,435
Average HH Income	\$157,411	\$170,323	\$152,892



ASSET PROFILE

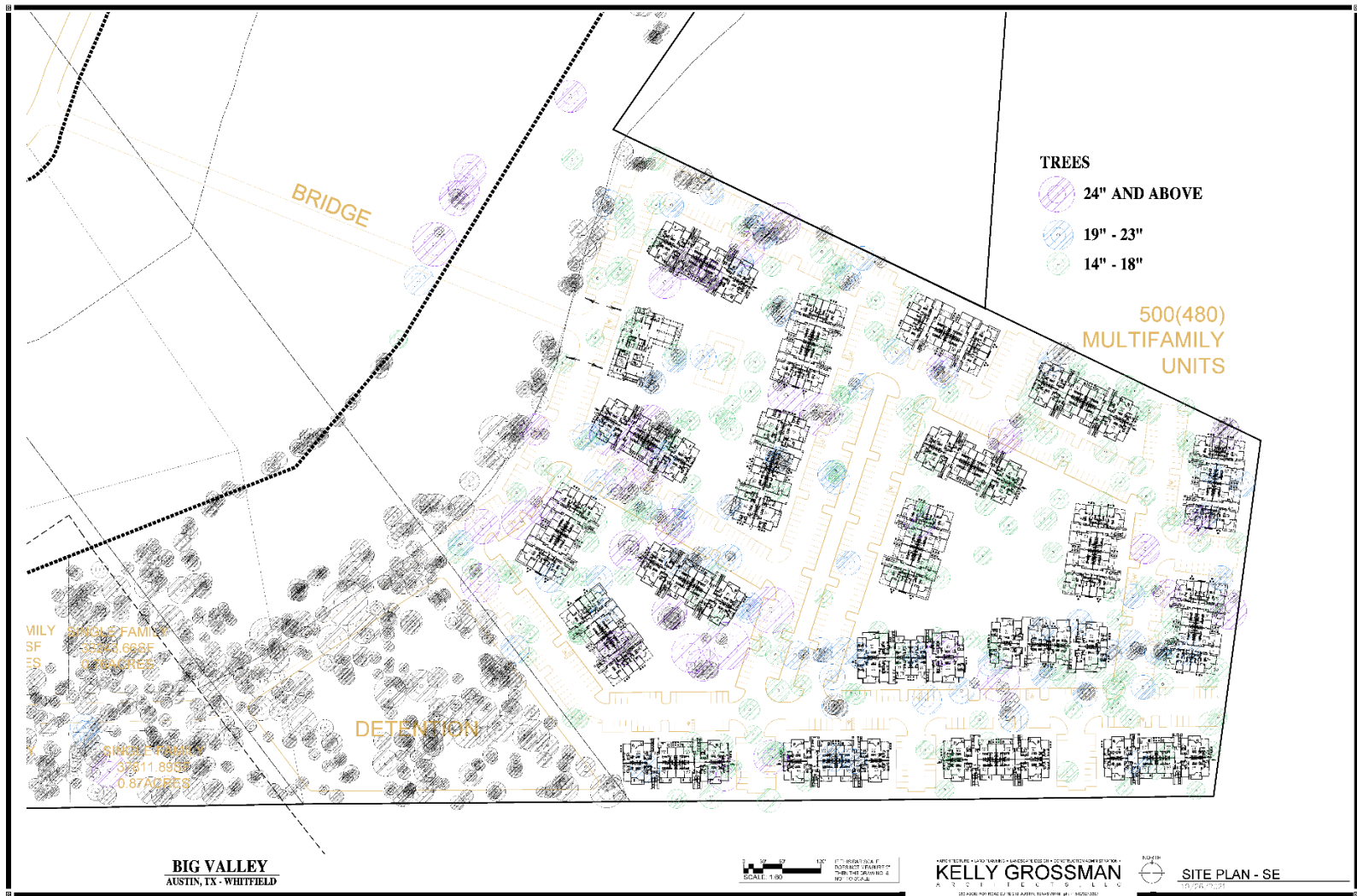
ADDRESS:	2500 WEST FM-1626 AUSTIN, TX 78652
SITE SIZE:	85 ACRES 1,650' frontage along FM-1626
SCHOOL DISTRICT:	Hays Consolidated
UTILITIES:	Water: City of Austin, when in Austin ETJ Wastewater: City of Austin, Austin ETJ Electric: Pedernales Electric, Austin ETJ Hays County Parcel: Septic & Well

10 acre dual retail pads
fronting SH45 & FM 1626.
With water and wastewater
and placed detention
Pond.





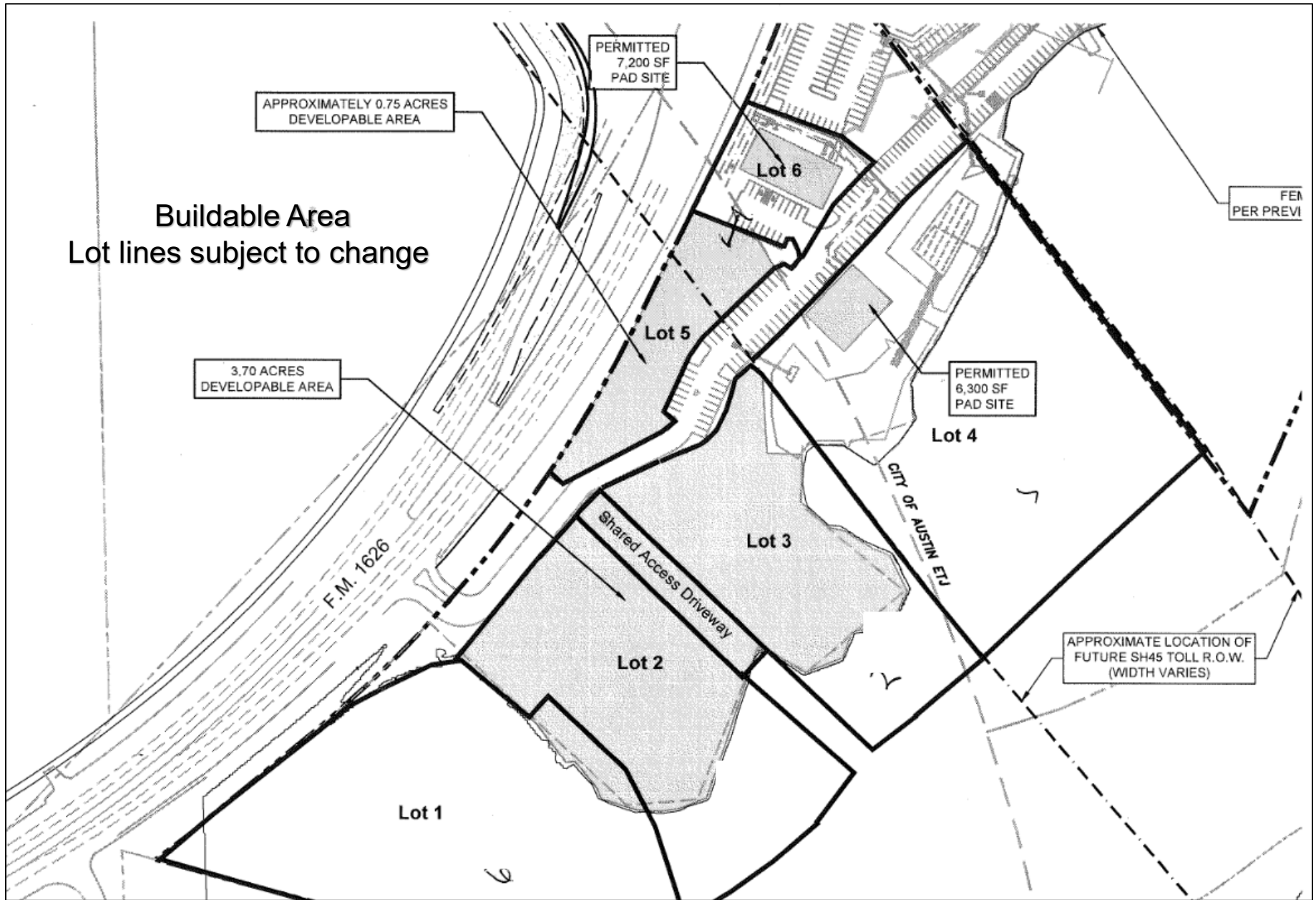




WATERSHED/ SLOPE ANALYSIS / IMPERVIOUS COVER CALCULATIONS

The subdivision is located within the Little Bear Creek Watershed, classified as a suburban watershed. Little Bear Creek runs through the middle of the site, the project area generally slopes towards the creek. Elevations within the project site range from 730 feet along the southeastern property line and 705 feet along FM-1626 to 598 feet at the downstream centerline of the creek along the northeastern boundary. The existing conditions and the slope analysis for the area, based on 2-foot interval LiDAR (2012) and cross section surveys provided by Peloton Land Solutions (June 2016). Within the project's watershed (Suburban Watershed), impervious cover allowances are based on the site's gross site area rather than net site area with a maximum of 65% impervious cover in the City of Austin ETJ and no maximum density in the City of Hays, Hays County. Construction on slopes is influenced by slope category in the COA ETJ.

CONCEPT PLAN





DISCLAIMER

The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, The Whitfield Co. makes no guarantees or warranties express or implies, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted, by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisers before making a final determination.

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