

67 ACRE INDUSTRIAL DEVELOPMENT OPPORTUNITY

Austin, Texas



SH 130 & ELROY ROAD
DEL VALLE, TX 78617

ELROY ROAD

± 67 ACRES

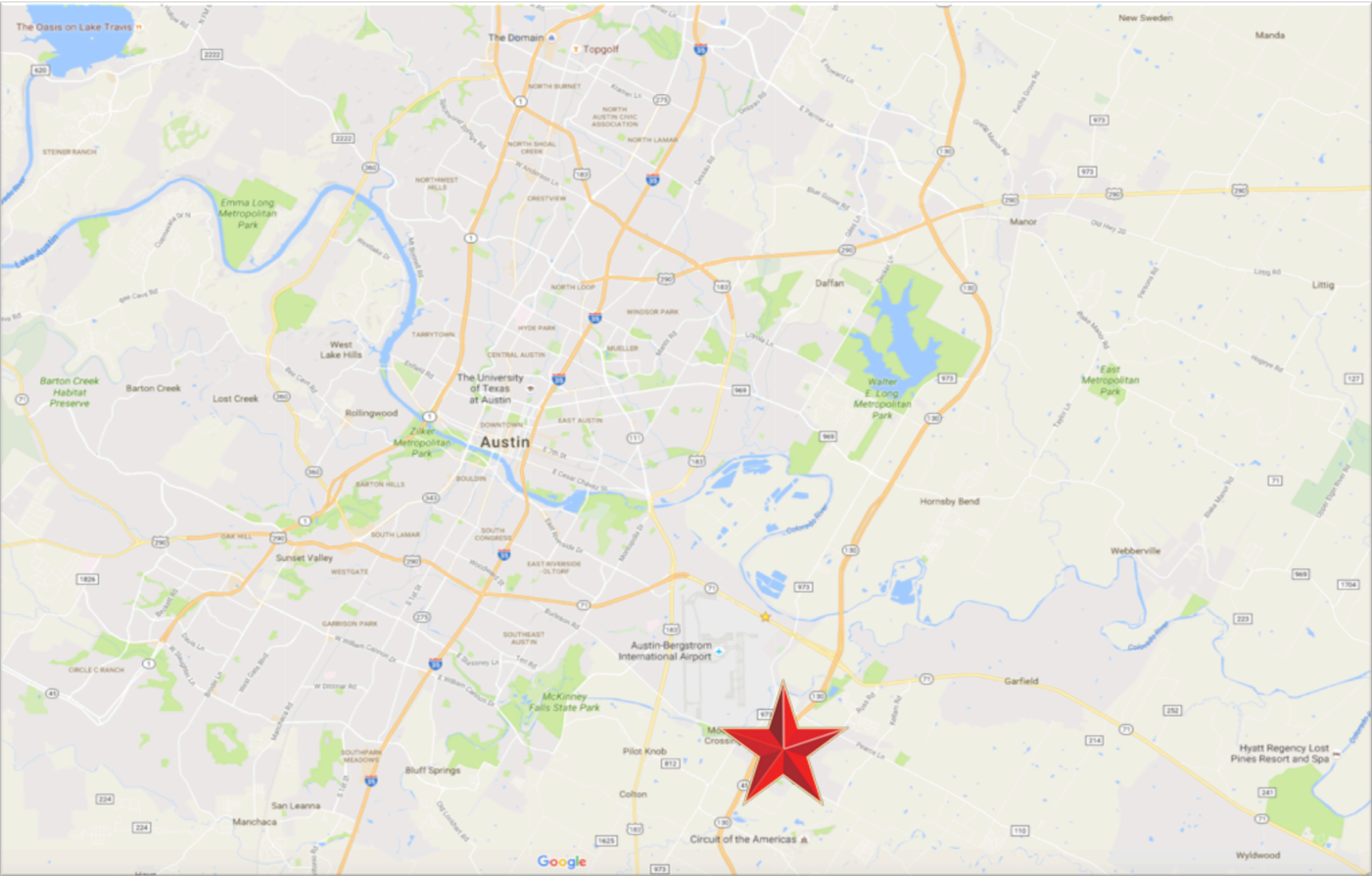
Marketplace Real Estate group is pleased to present the development opportunity of SH 130 and Elroy Road, a 67 acre land parcel in one of Austin's growing suburbs.

- Possible uses include: Industrial, Automotive, R&D, Bulk Warehouse, Campus, Hotel, Retail
- Current conceptual plan calls for two hotel pads, a convenience store, commercial pads for restaurant, retailers, R&D and storage
- Located in Austin's desired development zone
- Views of Downtown Austin
- SH 130 Diamond Intersection; \pm 2,300 LF of frontage on Elroy Road
- Frontage on Moore's Crossing Blvd; multiple driveways allowed
- Tract is elevated and highly visible from SH 130 and Elroy Road
- Will demise
- Zoning: Not required, Located in Travis County
- Gateway to the Circuit of the Americas and Austin 360 Amphitheater
- Easy access to major thoroughfares including SH 130, SH 71 and US 183
- Area poised for explosive growth with numerous residential and commercial projects underway in the nearby vicinity
- Permitted SER for water and wastewater
- Close proximity to Austin-Bergstrom International Airport & FBO
- Located in Triple Freeport Zone
- \pm 11 miles from Downtown Austin
- Low cost of carry; 1-D-1 Agriculture Exempt





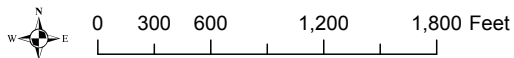
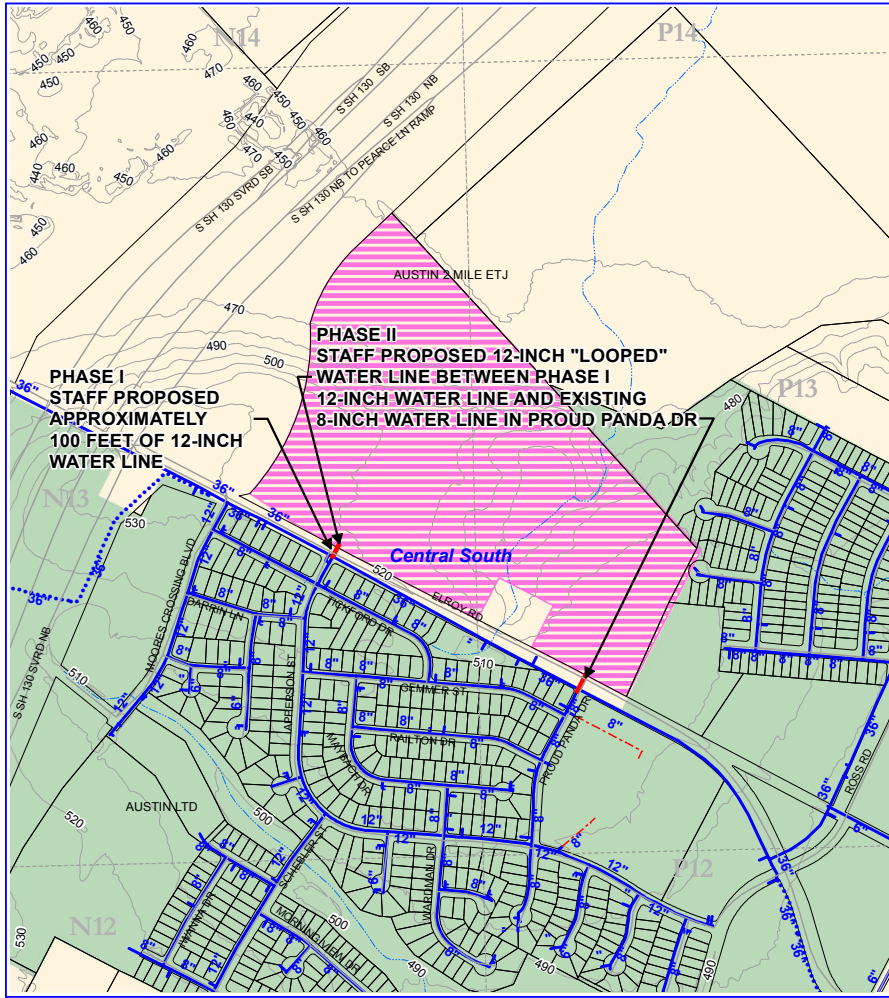
Address:	Elroy Road and SH 130 11493 Elroy Road Del Valle, TX 78617
Legal Description:	ABS 61 SUR 1 BAIN N M
Tax ID:	03313104100000
Land Acreage:	67.40 Acres
Land SF:	2,935,944 SF
Utilities:	City of Austin
Zoning/Jurisdiction	Undesignated; Located in the Austin 2-mile ETJ, Travis County
Airport Overlay	Yes
Water	City of Austin (SER Permitted)
Wastewater	City of Austin (SER Permitted)
Electricity	Austin Energy
Natural Gas	Atmos Energy
Floodplain	None
Notes	Currently carries 1-D-1 Agricultural Exemption
Topography	Level to Slope



PLAT & TAX INFORMATION

Property ID # 297542
Geo ID 0331310410
Situs Address ELROY RD TX 78617
Property Type Real
State Code D1
Legal Description ABS 61 SUR 1 BAIN N M ACR 67.4741 (1-D-1)
Description
Abstract A210
Neighborhood GACRE
Jurisdictions 68, 51, 03, 06, 0A, 2J

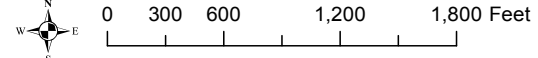
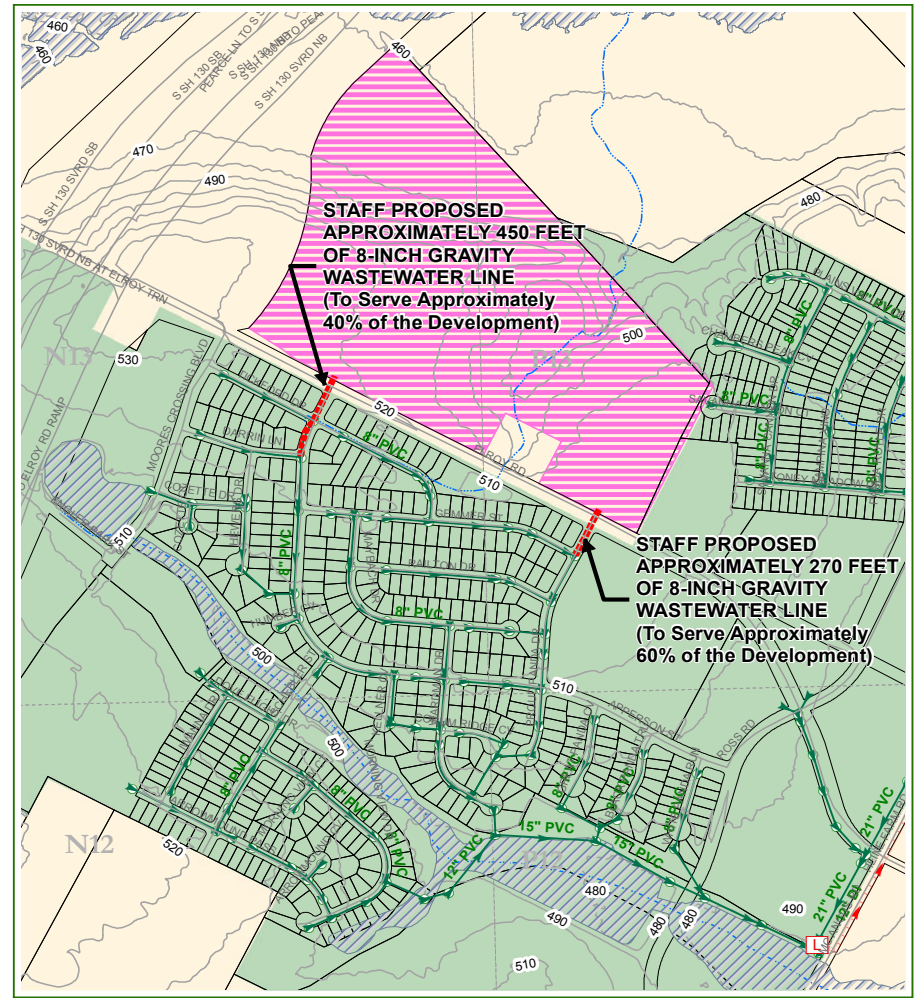




- Subject Tract
- 2-Mile ETJ
- Limited Purpose Jurisdiction

W. S.E.R. Name: Elroy Road Commercial Development
W. S.E.R. Number: 3136

Utility Development Services Plotted 05/15/2012



- Subject Tract
- 100-year FEMA Floodplain
- 2-MILE ETJ
- Limited Purpose Jurisdiction

W.W. S.E.R. Name: Elroy Road Commercial Development
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Utility Development Services Plotted 05/15/2012



#1 AMERICA'S CITIES OF THE FUTURE
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KAUFFMAN FOUNDATION 2016

#1 CITY FOR SMALL BUSINESS
AMERICAN CITY BUSINESS JOURNAL 2016

#2 BEST PLACES TO LIVE IN THE U.S.
U.S. NEWS & WORLD REPOPT 2016

#1 PLACE TO START A BUSINESS
CNBC 2016



2,000,860
POPULATION MSA 2015
AUSTIN CHAMBER OF COMMERCE

\$125.3 B
2016 GDP
STATISTA



3.3%
UNEMPLOYMENT RATE
U.S. BUREAU OF LABOR STATISTICS



The Austin area continues to be regarded by most as the best choice in Texas, with a balance of a strong economy, good education, attractive housing, a relatively pleasant climate, and plenty to do. With recreational opportunities and famous as the "Live Music Capital of the World," Austin frequently ranks high on the lists of "Best Cities" making it an ideal place to raise a family and grow a business.

The reasons abound: Central Texas boasts a cosmopolitan atmosphere without the big-city hassle, reasonable cost of living, gorgeous scenery and friendly people. Austin gets high marks for its quality of life. No wonder many consider Austin the #1 destination both for relocating families and relocating singles. It's also a mecca for creative, talented people pursuing challenging careers, and a diverse business community encouraging entrepreneurial drive and innovative thinking.

The area continues to be a magnet for business and particularly high-tech and small business startups. The list of names with facilities in town could form a NASDAQ high tech stock index. Apple, IBM, Dell, Samsung, Freescale, Whole Foods, HomeAway and Oracle just to name a few.

Del Valle is a suburb of Austin and part of the Austin–Round Rock–San Marcos Metropolitan Statistical Area. The Austin Metro is growing rapidly, with a 72 percent population increase since 1990, highest nationwide for a larger city aside from Las Vegas. The cost of living while low on a national scale is highest in Texas, while home prices, high by state standards, are low by national standards and are a good value.

EMPLOYERS

- AUSTIN INDEPENDENT SCHOOL DISTRICT
- DELL
- CITY OF AUSTIN
- FEDERAL GOVERNMENT
- IBM CORP
- SETON HEALTHCARE FAMILY
- ST. DAVID'S HEALTHCARE PARTNERSHIP
- STATE OF TEXAS
- UNIVERSITY OF TEXAS AT AUSTIN
- ACCENTURE
- ADVANCED MICRO DEVICES
- APPLE
- APPLIED MATERIALS
- AT&T
- FLEXTRONICS
- FREESCALE SEMICONDUCTOR
- NATIONAL INSTRUMENTS
- SAMSUNG
- WHOLE FOODS
- 3M
- CHARLES SCHWAB
- GENERAL MOTORS
- HEWLETT-PACKARD
- INTEL CORP.
- ORACLE
- PROGRESSIVE
- CIRRUS LOGIC
- CISCO SYSTEMS
- DELOITTE
- HOMEAWAY
- ELECTRONIC ARTS
- RACKSPACE
- H-E-B
- GOOGLE
- FACEBOOK
- YODLE
- WELLS FARGO
- HOSPIRA



INFORMATION ABOUT BROKERAGE SERVICES

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 sub agency 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.

Buyer, Seller, Landlord or Tenant

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

67 ACRE INDUSTRIAL DEVELOPMENT OPPORTUNITY

Del Valle, Texas

This Offering Memorandum has been prepared by Marketplace Real Estate Group for use by a limited number of parties and does not necessarily purport to provide an accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Broker and Owner, and therefore are subject to variation. No representation is made by Broker or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Broker and Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has not been a change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective Purchaser.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Neither the Offering Memorandum, nor any offer or inquiry made by any entity reviewing the Offering Memorandum, nor any negotiations or discussions among Owner, Broker or any such entity, shall be deemed to create a binding contract between Owner and such entity. If Owner accepts an offer made by any such entity, it is expected that a written contract for the purchase of the Property will be negotiated between the parties. All legal rights and obligations between such entity, on the one hand, and Owner, on the other hand, will come into existence only when such a purchase contract is fully executed, delivered and approved by owner and its legal counsel, and any conditions to Owner's obligations there under have been satisfied or waived, and the legal rights and obligations of the parties shall at that time be only those which are set forth in the purchase contract and other documents specifically referred to in the purchase contract.

This Offering Memorandum and the contents, except information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you obtained an agreement of confidentiality) without the prior written authorization of Owner, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or Broker.

If you have no interest in the Property at this time, please return the Offering Memorandum forthwith.

PRESENTED BY:

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