



LAND OPPORTUNITY · AUSTIN ETJ

±15.1 Acres on McAngus Road & Bain Road

10902 McAngus Road + 7300 Bain Road, Austin, Texas 78617

Commercial · Industrial · Multifamily Development Site in a Qualified Opportunity Zone

±15.1

ACRES

454'

FRONTAGE / MCANGUS RD

1,465'

FRONTAGE / BAIN RD

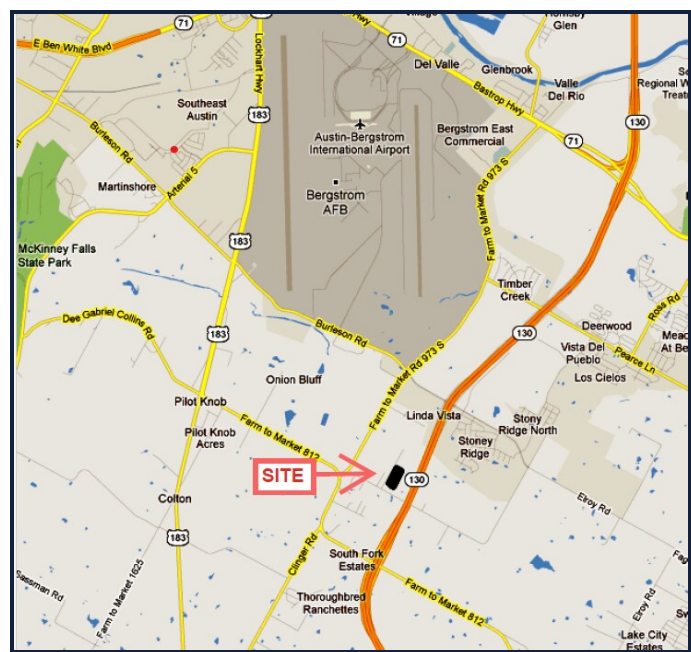
No

ZONING · AUSTIN ETJ

PROPERTY OVERVIEW

Site Facts & Location

ADDRESS	10902 McAngus Road + 7300 Bain Road, Austin, Texas 78617
SIZE	±15.1 acres (15.17 acres per survey, Doc. No. 2008003712)
FRONTAGE / ACCESS	±454 feet on McAngus Road and ±1,465 feet on Bain Road
JURISDICTION	City of Austin E.T.J. (Extraterritorial Jurisdiction) and Travis County
ZONING	No zoning — property is in Austin’s ETJ; construction plans require City of Austin approval
UTILITIES	City of Austin water (6" line) and Bluebonnet Electric Cooperative available; individual septic system required
TOPOGRAPHY	Relatively level tract
FLOOD HAZARD	No portion of the property lies within the FEMA floodplain
SCHOOL DISTRICT	Del Valle ISD
TAX INCENTIVE	Located within a federally designated Qualified Opportunity Zone
HIGHEST & BEST USE	Commercial, industrial, or multifamily
PRICE	Contact broker for pricing



Regional location — site sits just west of SH-130, minutes from Austin-Bergstrom International Airport



Aerial view of the ±15.1-acre tract along Bain Road and McAngus Road

ON THE GROUND

Site Photos & Regional Context



View across the tract from the road frontage

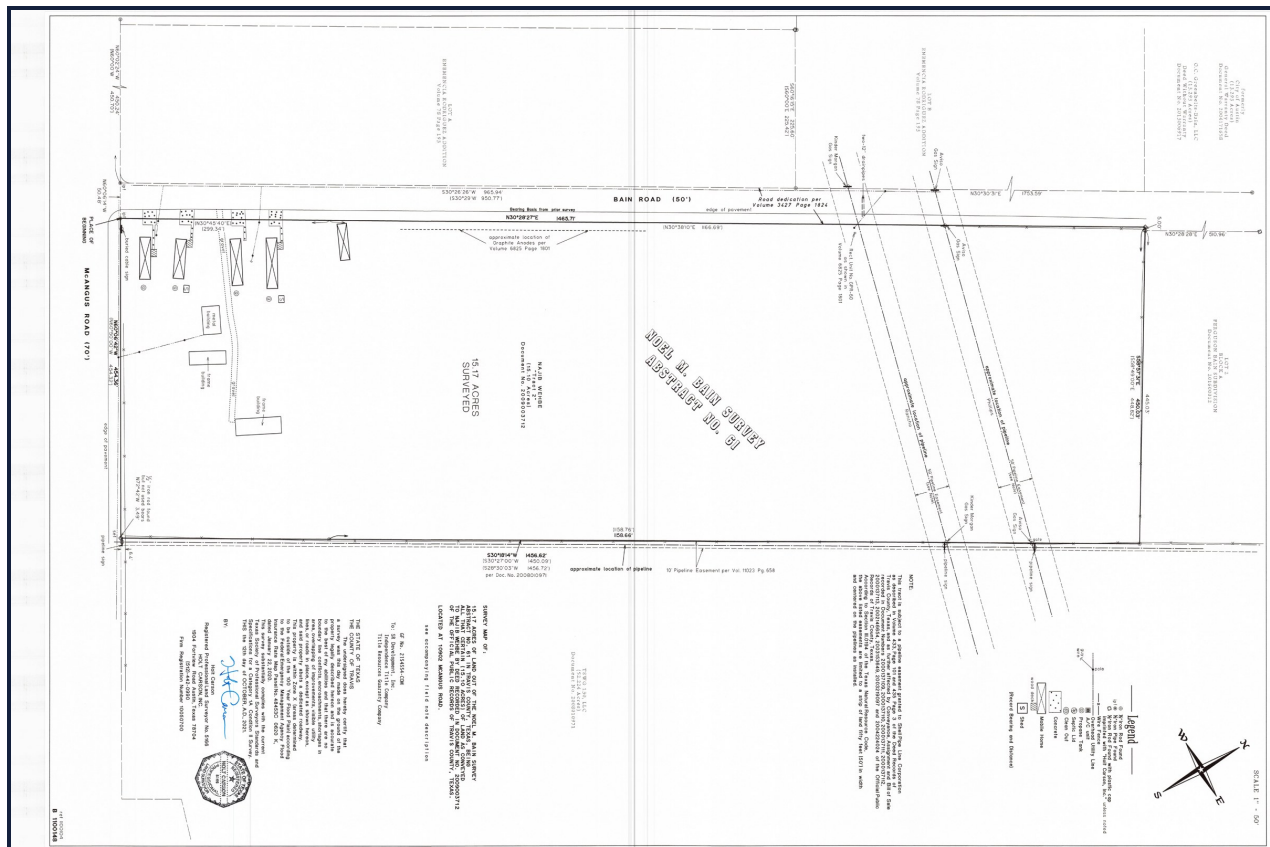


Regional aerial context — SH-130 corridor between downtown Austin, Austin-Bergstrom International Airport, and Circuit of the Americas

PROPERTY HIGHLIGHTS

Highlights & Site Considerations

- ±15.1 acres with lots of frontage on both McAngus Road and Bain Road
- Located in Austin's ETJ — no zoning, with the City of Austin approving construction plans
- City of Austin water and Bluebonnet Electric available to the site
- Level topography with no portion in the FEMA floodplain
- Situated within a designated Qualified Opportunity Zone
- Zoned for flexibility — suited to commercial, industrial, or multifamily use
- Positioned near SH-130, the Tesla Gigafactory, Austin-Bergstrom International Airport, and Circuit of the Americas
- Surrounded by established industrial and outdoor-storage uses along the SH-130 corridor



2021 boundary survey (Holt Carson, Inc.) — 15.17 acres, Noel M. Bain Survey, Abstract No. 61

PIPELINE EASEMENTS

The property is crossed by recorded gas pipeline easements (Shell Pipe Line Corporation / Kinder Morgan), running diagonally across the tract as shown on the boundary survey above. A site plan should route parking, greenbelt, or roadway areas along these corridors rather than buildings. Buyers should independently verify all easement documentation, including any easements not reflected on the survey shown, during due diligence.

EXISTING IMPROVEMENTS

The mobile homes and outbuildings currently on the site are tenant-owned or rented and are **not included** in the sale.

MARKET CONTEXT

Area Overview & Highest & Best Use

The property sits just west of SH-130 in southeastern Travis County, along FM 973, a corridor carrying roughly 13,500 vehicles per day. It is surrounded by fast-growing residential subdivisions, including Stoney Ridge (733 homes), Berdoll Farms (997 homes), Los Cielos (599 homes), and the planned Watersedge development, and sits minutes from Austin-Bergstrom International Airport, the Tesla Gigafactory Texas campus, and Circuit of the Americas. The site's Opportunity Zone designation adds a potential tax incentive for qualifying development.

With no zoning in place and frontage on two public roads, the tract offers a developer flexibility to pursue a range of uses suited to the surrounding industrial and residential growth.



Surrounding development — SH-130 / FM 973 corridor between ABIA and Circuit of the Americas

Highest & Best Use

Industrial & Flex Warehouse Level, unzoned acreage with dual road frontage suits distribution or flex warehouse space near SH-130.	Industrial Outdoor Storage Open, level ground fits equipment, material, or fleet storage users already common along this corridor.	RV & Boat Storage Frontage and acreage support a self-storage or RV/boat storage yard serving the surrounding community.
Contractor / Trades Yard Proximity to industrial neighbors and two points of access support a contractor or trades laydown yard.	Light Manufacturing Available water and electric service, plus level topography, can support a light manufacturing use.	Multifamily Growing regional housing demand along the SH-130 corridor supports a multifamily development scenario.

GET IN TOUCH

Contact the Listing Broker

For pricing, showings, due diligence materials, or to submit an offer on this ±15.1-acre McAngus Road & Bain Road opportunity, please contact the listing agent below.

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