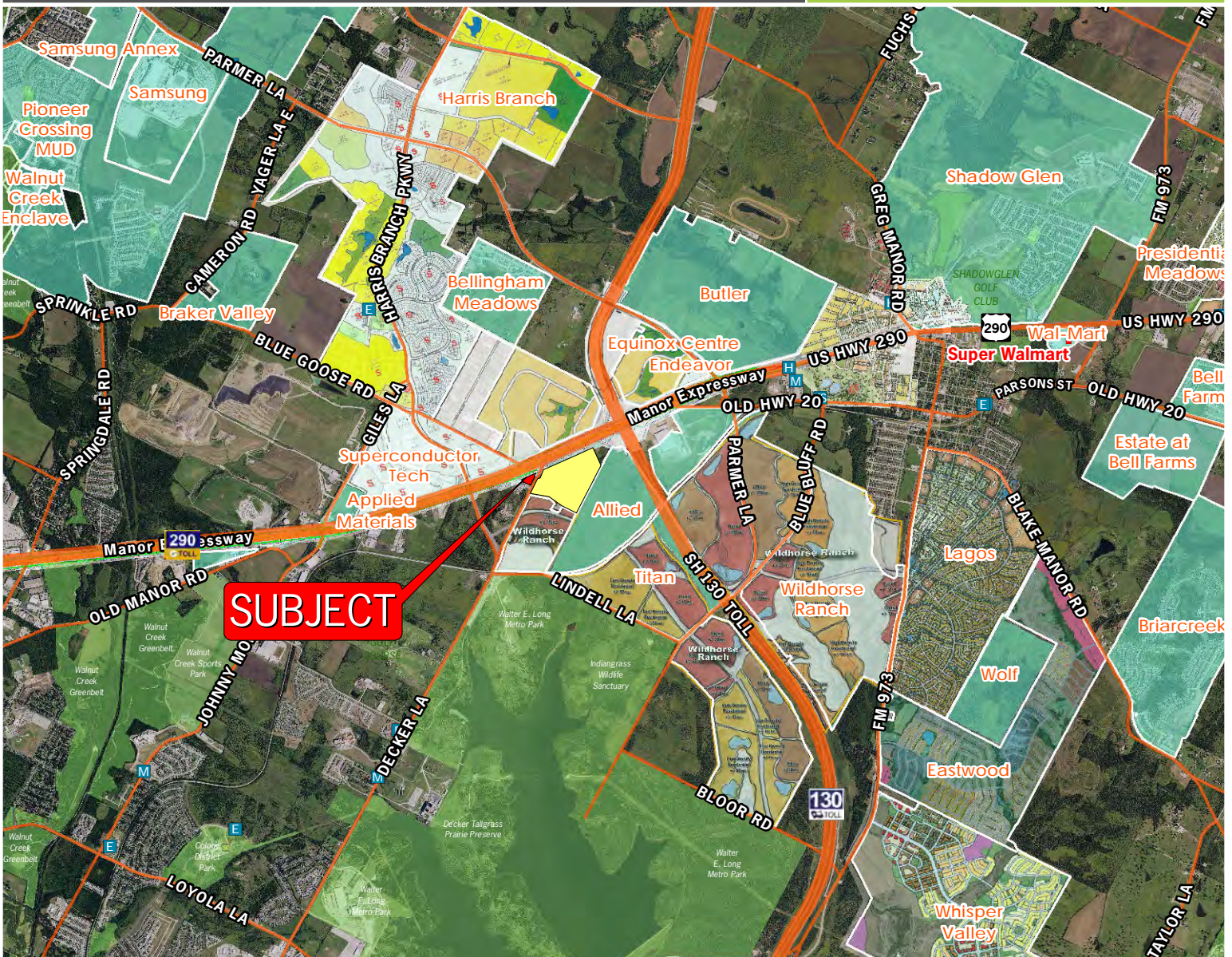


2.058± ACRES COMMERCIAL LAND
 US Highway 290 at Decker Lane | Austin, TX

**LAND FOR SALE
 OR GROUND LEASE**



**COMMERCIAL
 INDUSTRIAL
 PROPERTIES**

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SUMMARY

2.058± ACRES COMMERCIAL LAND US Highway 290 at Decker Lane | Austin, TX

- Location:** Property is located at the southwest corner of US Highway 290 East and Decker Lane, just west of SH-130.
- Size:** Total property is 2.058± acres.
- Existing Zoning:** CH-CO, within City of Austin. Zoning allows for retail, office, or multi-family development.
- Existing Utilities:** City of Austin water, electric, and telephone at the site. Wastewater currently 2000 feet to the south. Two other property owners have agreed to cost participate in the extension of this line.
- Frontage:** Approximately 533 feet of frontage on the east-bound frontage road of US Highway 290 East, and approximately 505 feet of frontage on Decker Lane.
- Surrounding Land Use:**
- Applied Materials** employs 2,700± workers at its plant across U.S. Hwy 290 from the 2.058± acres. This facility produces semiconductor manufacturing equipment, such as that used by **Samsung**, which is three miles northwest of the subject site, on Parmer Lane. The Samsung campus totals 2.3 million sq. ft. of manufacturing space, and still has an additional 100± acres for more expansion. Samsung employs 2,600± workers, plus additional contract employees on site.
- Superconductor Technologies Inc.** has moved its corporate headquarters to a 94,000 sq. ft. industrial building next to Applied Materials. This company manufactures high temperature superconducting wire.
- Walmart Supercenter** has a 150,000± sq. ft. store approximately three miles east of SH-130, on the south side of U.S. Hwy. 290 at FM 973.
- Capital Beverages** occupies 442,000± sq. ft. facility on the SEC of Hwy 290 @ SH-130 and employs 700± workers.
- The 2.058± acre subject site sits between **Wildhorse PUD**, an 1,800+ acre residential development, and **Harris Branch PUD**, a 2,000+ acres mixed use development with approximately 2,000 single family homes already occupied.
- Roadways:**
- Manor Expressway recently opened on the northern boundary of this site. This 6.2 mile limited access expressway extends from U.S. Hwy. 183 to the west, to past Parmer Lane to the east, with a total of six lanes tolled. The former U.S. Hwy. 290 has been widened and improved and will remain non-tolled.
- SH-130 is a 91 mile toll way from IH-35 north of Georgetown, south to Seguin, crossing IH-10 to provide a fast access to both Houston and to San Antonio. The subject property is just west of SH-130.



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All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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SUMMARY

2.058± ACRES COMMERCIAL LAND

US Highway 290 at Decker Lane | Austin, TX

Traffic Count:	The estimated 2016 traffic count was approximately 30,513 cars per day on the tolled portion of U.S. Highway 290 East to the West of the property, and 28,281 cars per day on the frontage road.
Estimated Population:	The 2017, five mile population was estimated to be nearly 72,000 people, and nearly 552,000 within ten miles.
Price/Terms:	Call to discuss.

For More Information Contact:

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Principal

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527.417019 07.12.19



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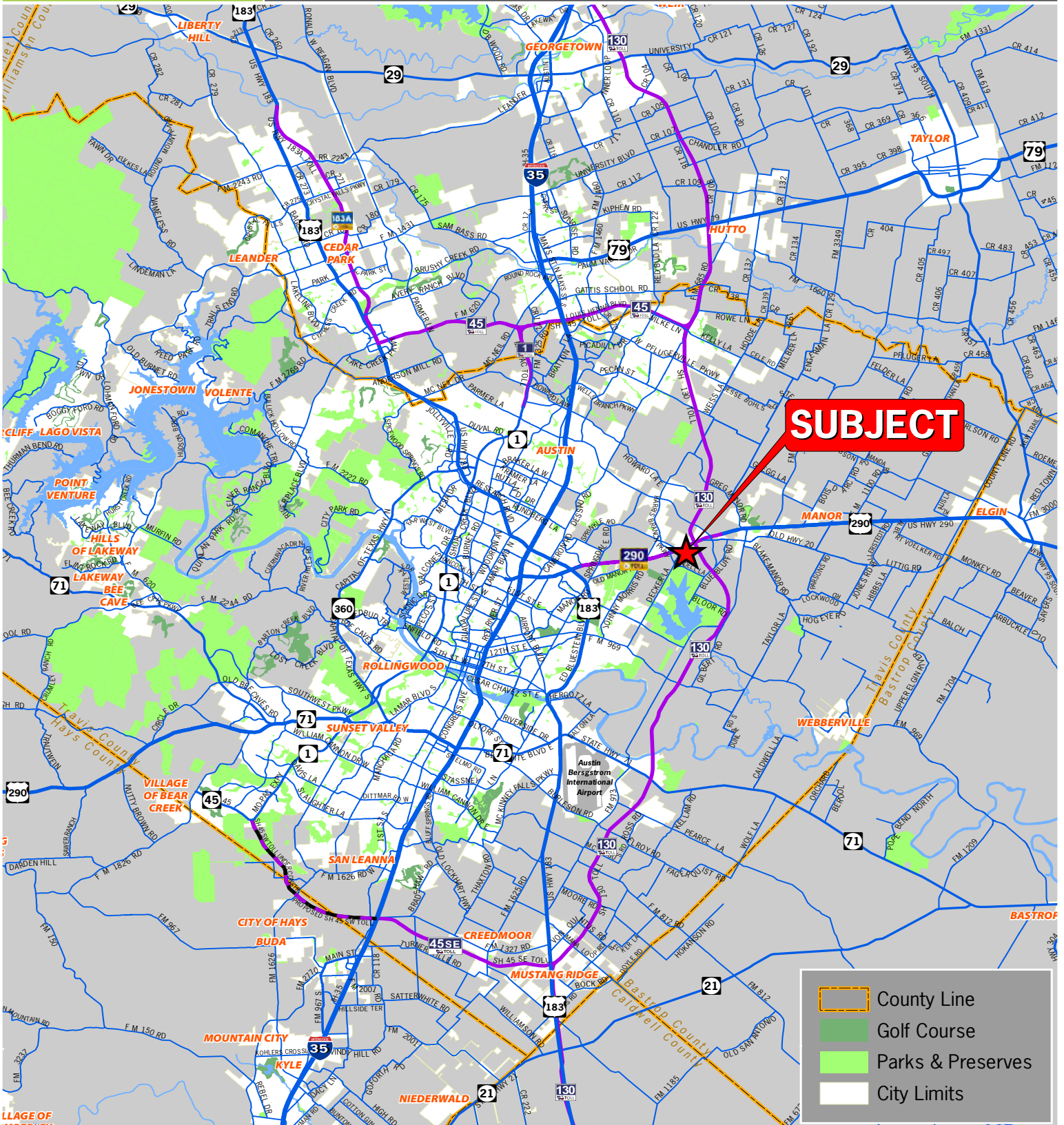
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METRO MAP

2.058± ACRES COMMERCIAL LAND US Highway 290 at Decker Lane | Austin, TX



SUBJECT



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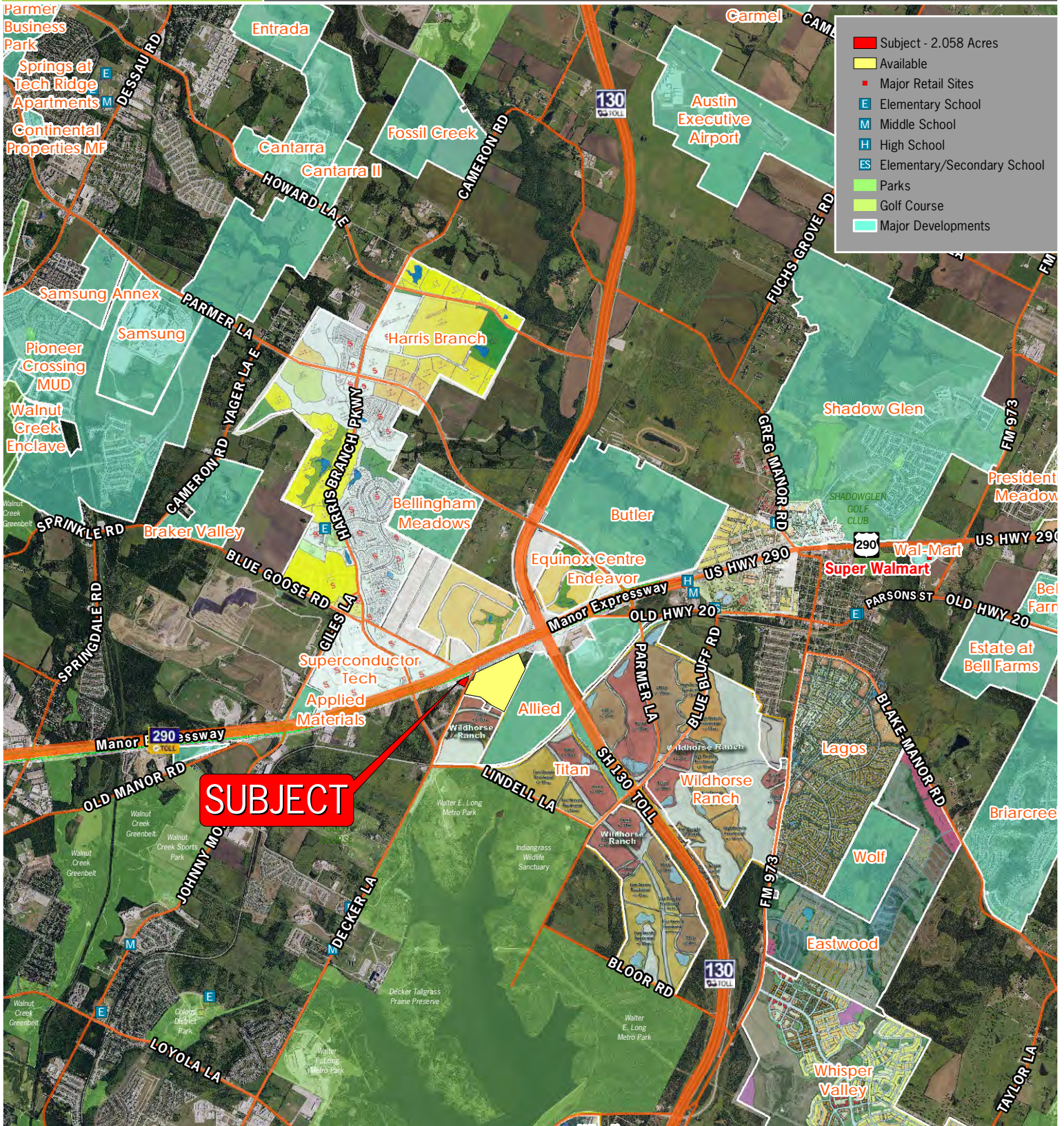
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REGION MAP

2.058± ACRES COMMERCIAL LAND US Highway 290 at Decker Lane | Austin, TX



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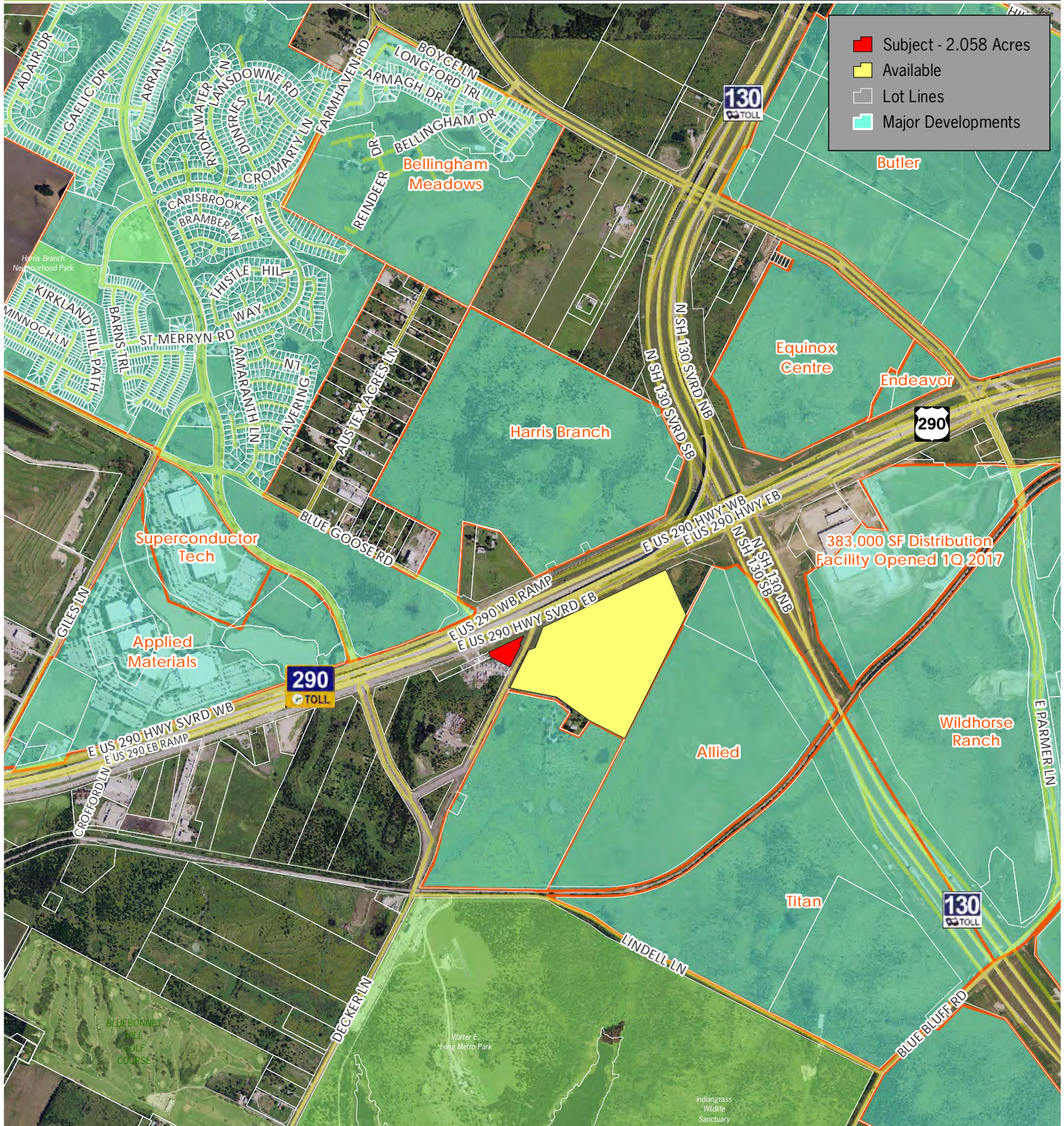
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AERIAL MAP

2.058± ACRES COMMERCIAL LAND

US Highway 290 at Decker Lane | Austin, TX



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DEMOGRAPHICS

2.058± ACRES COMMERCIAL LAND

US Highway 290 at Decker Lane | Austin, TX

Ring: 3 Mile Radius

Summary	2010	2017	2022
Population	9,928	14,635	19,907
Trends: 2017-2022 Annual Rate	Area	State	National
Population	6.35%	1.67%	0.83%
Households by Income	2017	2022	
Median Household Income	\$58,723	\$68,193	
Average Household Income	\$72,813	\$85,897	
Race and Ethnicity	2010	2017	2022
White Alone	46.0%	45.4%	46.1%
Black Alone	25.2%	24.3%	23.1%
Some Other Race Alone	18.4%	18.5%	19.0%
Hispanic Origin (Any Race)	44.0%	44.1%	46.8%

Ring: 5 Mile Radius

Summary	2010	2017	2022
Population	55,559	71,887	88,360
Trends: 2017-2022 Annual Rate	Area	State	National
Population	4.21%	1.67%	0.83%
Households by Income	2017	2022	
Median Household Income	\$51,824	\$56,821	
Average Household Income	\$66,031	\$77,047	
Race and Ethnicity	2010	2017	2022
White Alone	46.2%	45.9%	47.3%
Black Alone	25.2%	23.7%	22.2%
Some Other Race Alone	19.5%	20.3%	19.9%
Hispanic Origin (Any Race)	47.1%	48.5%	49.8%

Ring: 10 Mile Radius

Summary	2010	2017	2022
Population	470,018	551,851	621,719
Trends: 2017-2022 Annual Rate	Area	State	National
Population	2.41%	1.67%	0.83%
Households by Income	2017	2022	
Median Household Income	\$51,282	\$57,155	
Average Household Income	\$71,378	\$82,390	
Race and Ethnicity	2010	2017	2022
White Alone	60.8%	59.4%	59.1%
Black Alone	13.5%	13.3%	13.0%
Some Other Race Alone	14.7%	15.1%	14.9%
Hispanic Origin (Any Race)	38.8%	39.7%	40.8%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of Census. 2010 Census of Population and Housing. ESRI forecasts for 2017 and 2022.



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date