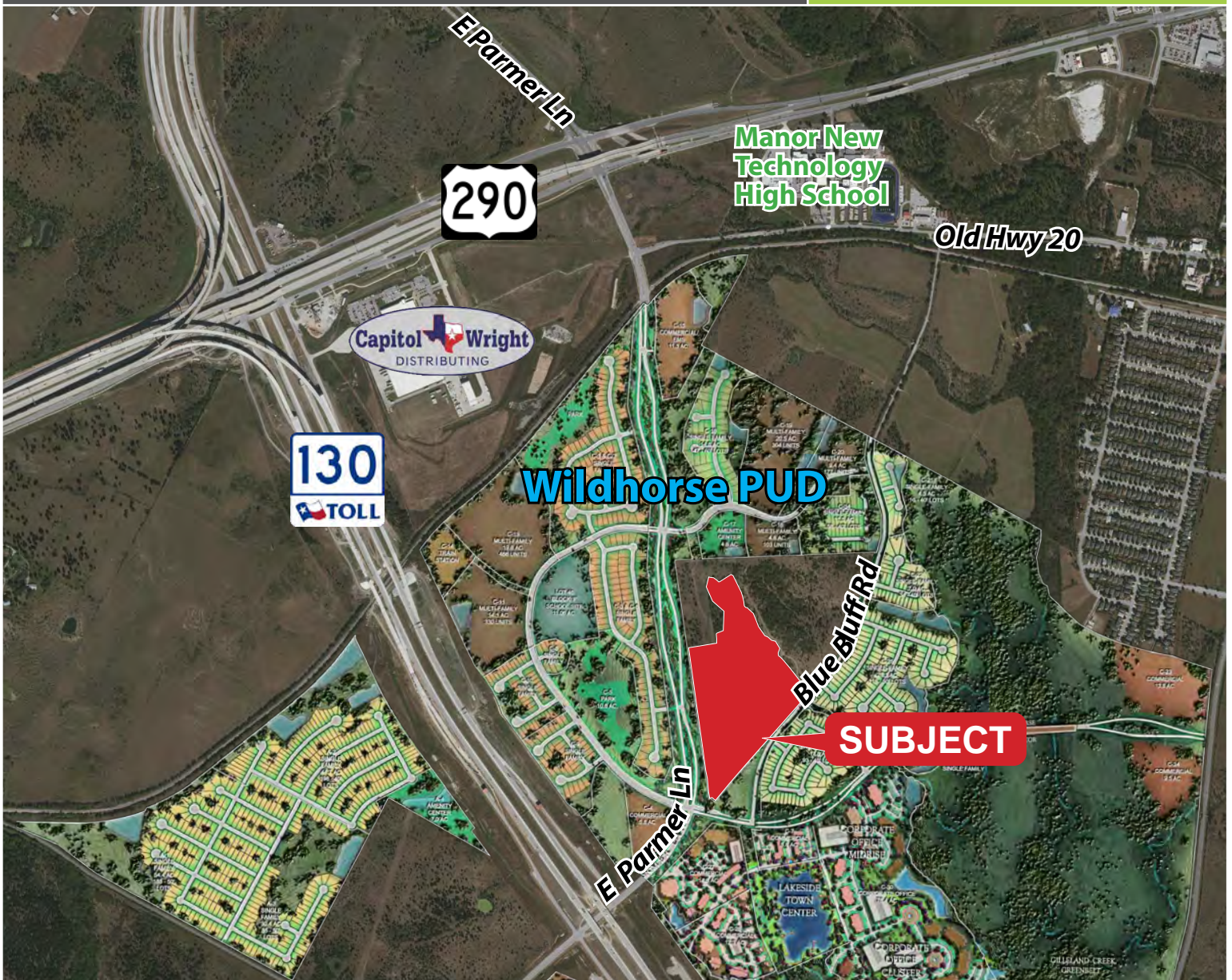


**32.5± ACRES**

Parmer Lane/Wildhorse Ranch | Austin, TX

**LAND FOR SALE**



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

**512 682 1000**

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

## SUMMARY

32.5± Acres

Parmer Lane/Wildhorse Ranch | Austin, TX

### LOCATION:

NEC of Parmer Lane and Blue Bluff Road

Austin, Texas 78653

[Google Map Link](#)

### SIZE:

32.545± acres (±1,417,670 SF). The Property has been subdivided out of a 67.5-acre tract within Wildhorse Ranch.

### PROPERTY:

The Property is in the center of Wildhorse Ranch PUD, an 1800+ acre residential community currently under construction. The first phase of 300+ homes is well into construction immediately across Parmer Lane. At full buildout, there will be more than 5,800 residential units.

Within the City of Austin's Desired Development Zone, the Property is designated as mixed-use (see zoning below), the Property offers multiple options for development, with the bulk being a townhome project.

### MAJOR EMPLOYERS:

The Property is in the middle of tremendous growth on the east side of Austin. Here are a few of the major employers in the area:

- **Capitol Beverages** occupies 442,000± sq. ft. facility within Wildhorse on the SEC of Hwy 290 @ SH-130 and employs 700± workers.
- The Property is less than 5 miles from the existing **Samsung** facility, which employs nearly 9,000 people.
- **Applied Materials** and its 4,500+ employees is only 2.5 miles from the site.
- **Tesla's** Gigafactory on 2,000-acres, which will ultimately employ 10,000 people, is only 7 miles south on SH-130.
- The future \$17 billion **Samsung** campus in Taylor is only a 20-minute drive (18 miles). [Article.](#)

### RESIDENTIAL ACTIVITY:

In addition to being within the 5,800-unit Wildhorse Ranch, the Property is surrounded by several large communities, including:

- Harris Branch is a 2,000± acre mixed use development that is nearly built out with 3,800± single family homes and 600± apartment units.
- Shadow Glen is a 1,400± acre project in Manor with 3,300± homes and apartment units.
- Whisper Valley, a 2,000± acre project, is under construction and will have 7,500± residential units at buildout.



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

All information (Information) provided or depicted on this map and/or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000  
9130 Jollyville Rd., Suite 300  
Austin, TX 78759  
[cipaustin.com](http://cipaustin.com)

# SUMMARY

## 32.5± Acres

Parmer Lane/Wildhorse Ranch | Austin, TX

### ZONING/USE:

PUD (Planned Unit Development) through the City of Austin.

The Wildhorse Ranch PUD has this area designated under six zoning categories:

- The Site includes a portion of the area known as E-2, a 17-acre section listed as MDR (mixed density residential) with a limit of 12 units/acre (186± total units). Part of this section is encumbered by easement.
- E-1, C-4, and D-4 combine for nearly 2 acres identified as GR-MU, which is a retail/commercial zoning with a mixed-use allowance. The PUD lists an allowance of 31,600+ sf of commercial building, or residential of up to 23 more units.
- C-3 is also zoned as MDR (mixed density residential) but includes a higher density allowance of 27.5 units/acre, thus permitting another 22 units.
- Approximately 10 acres (E-6) around the pond are designated as a community park/greenspace in the PUD.

Because the Property has been subdivided from the 67.5-acre master tract, an engineer will need to confirm the exact area/zoning to determine the buildable area and density allowance.

### UTILITIES:

Water            City of Austin  
Wastewater    City of Austin

### WATERSHED:

Walnut Creek

### FLOODPLAIN:

None

### ASKING PRICE:

Call Broker

### For More Information Contact:

Josh Hubka, CCIM  
Principal  
josh@cipaustin.com | 512 682 1002

main 512 682 1000  
cipaustin.com



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

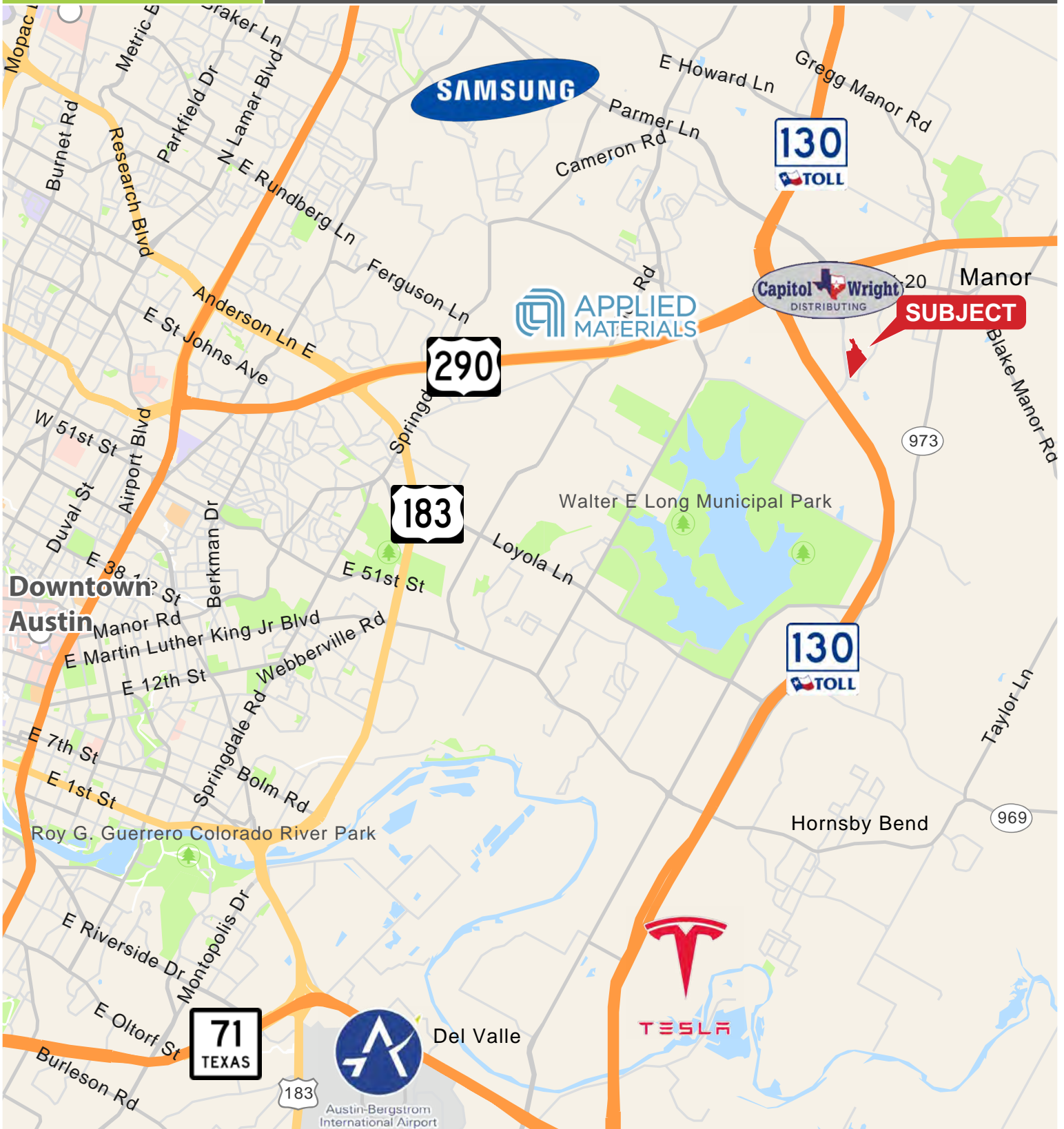
All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change 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.

512 682 1000  
9130 Jollyville Rd., Suite 300  
Austin, TX 78759  
cipaustin.com

# REGIONAL MAP

## 32.5± Acres

Parmer Lane/Wildhorse Ranch | Austin, TX



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

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.

**512 682 1000**

9130 Jollyville Rd., Suite 300

Austin, TX 78759

[cipaustin.com](http://cipaustin.com)

# AREA MAP

32.5± Acres

Parmer Lane/Wildhorse Ranch | Austin, TX



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

**512 682 1000**

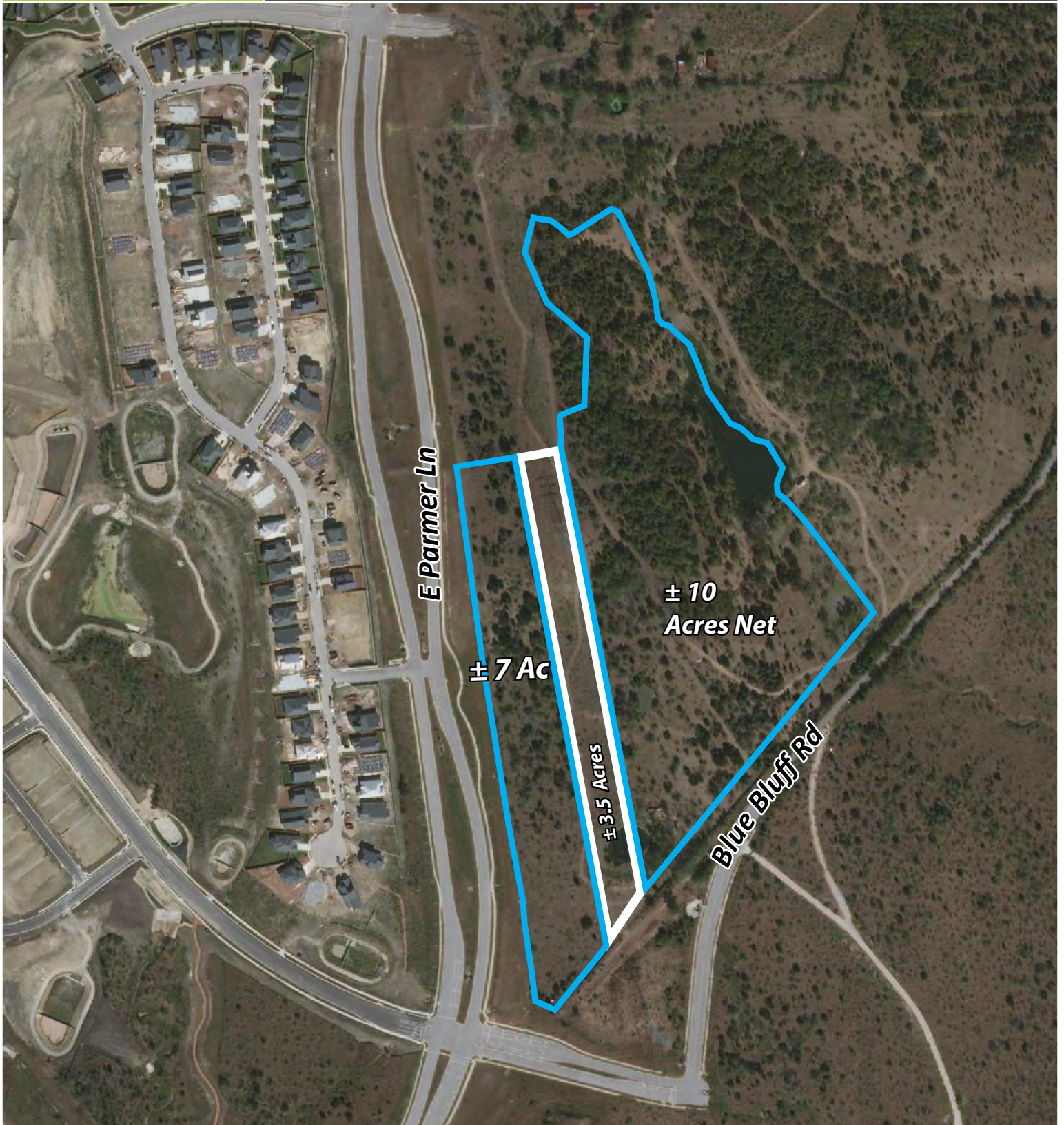
9130 Jollyville Rd., Suite 300

Austin, TX 78759

[cipaustin.com](http://cipaustin.com)

**CLOSE UP  
AERIAL**

**32.5± Acres**  
Parmer Lane/Wildhorse Ranch | Austin, TX



**E Parmer Ln**

**± 10  
Acres Net**

**± 7 Ac**

**± 3.5 Acres**

**Blue Bluff Rd**



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

**512 682 1000**

9130 Jollyville Rd., Suite 300

Austin, TX 78759

[cipaustin.com](http://cipaustin.com)

# PUD MAP

## 32.5± Acres

Parmer Lane/Wildhorse Ranch | Austin, TX



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

All information (Information) provided or depicted on this map and/or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

**512 682 1000**

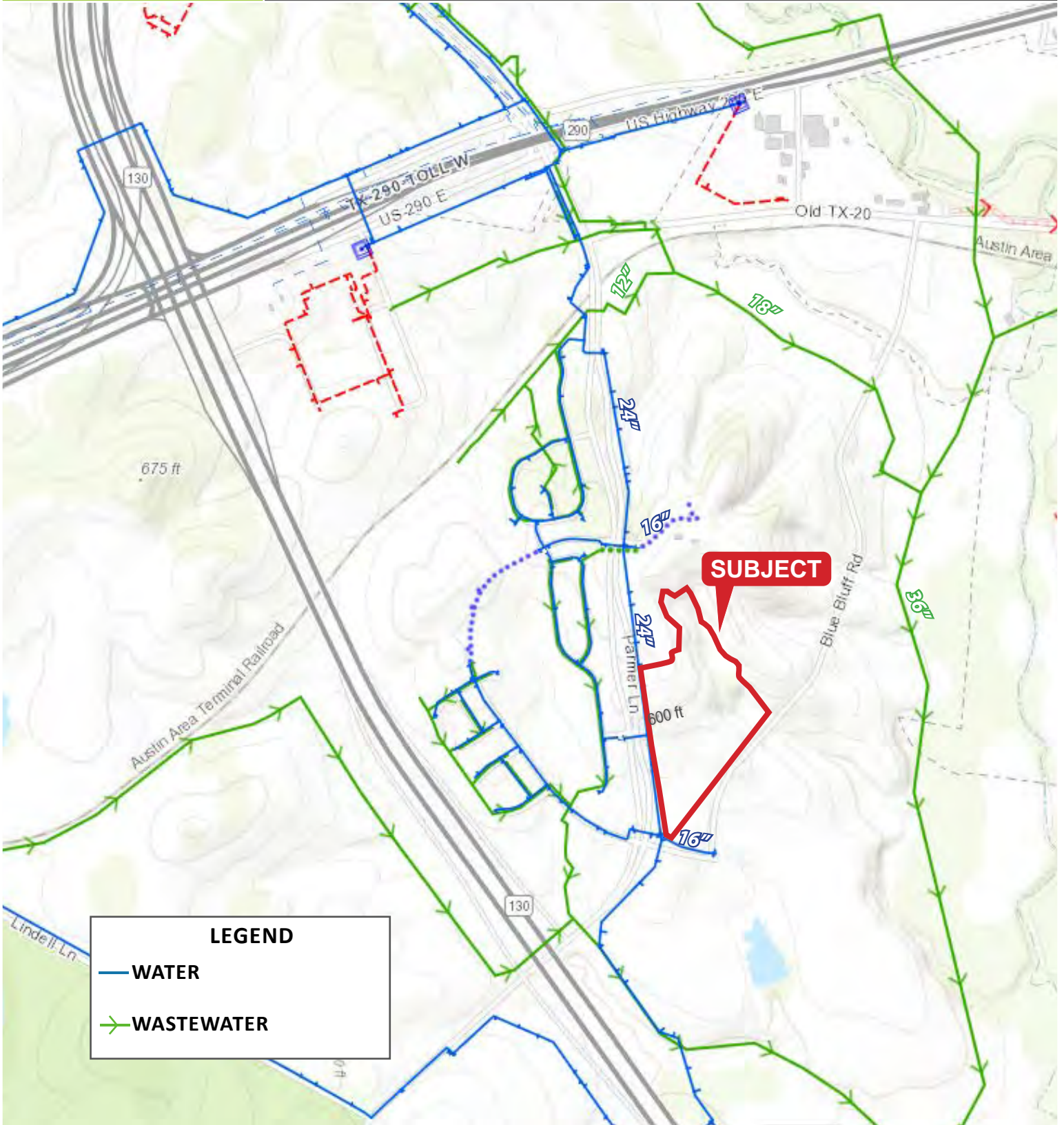
9130 Jollyville Rd., Suite 300

Austin, TX 78759

[cipaustin.com](http://cipaustin.com)

# W-WW / TOPO MAP

32.5± Acres  
Parmer Lane/Wildhorse Ranch | Austin, TX



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

[cipaustin.com](http://cipaustin.com)







# 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.

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
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Allan Hubka	570840	josh@cipaustin.com	(512) 682-1002
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date