

SWQ SH-130 @ US Hwy 290 East

All or Part of 68± Acres | Austin, TX

**LAND FOR SALE
OR LEASE**



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Joyce Jane Weedman

joyce@cipaustin.com

Josh Hubka, CCIM

josh@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

SUMMARY

For Sale: SWQ SH-130 @ US Hwy 290 East

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- Location:** Property is located at the southwest quadrant of SH-130 and US Hwy. 290 East (Manor Expressway), at Decker Lane. Property is approximately eight miles from downtown Austin and The University of Texas, and SH-130 provides direct access to Austin-Bergstrom International Airport, ten miles to the south.
- Size:** Property is divided by Decker Lane, with 2± acres on the west side and 66± acres on the east side of Decker. Seller will subdivide the master tract to accommodate appropriate uses.
- Existing Zoning:** CH-CO, within the City of Austin. This zoning allows for unlimited height and most uses.
- Utilities:** City of Austin water is located close to the site. City of Austin wastewater and electric will need to be brought to the property. Also, two private natural gas companies provide service in the area, and lines will need to be extended to the site.
- Frontage:** Approximately 2,450 feet of frontage on the east bound frontage road of U.S. Hwy. 290 East (Manor Expressway), and approximately 900 feet of frontage on Decker Lane.
- Employment/
Commercial Activity:**
- **Applied Materials** employs over 2,700± workers at its plant across U.S. Hwy 290 from the 68± acres. This facility produces semi-conductor manufacturing equipment.
 - **Samsung** is three miles northwest of the subject site, on Parmer Lane. The 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.
 - **Capitol Beverages** occupies 442,000± sq. ft. facility on the SEC of Hwy 290 @ SH-130 and employs 700± workers.
 - **ABC Home & Commercial Services** is less than 2 miles to the west on US Hwy 290 E and employs 450± workers.
 - **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.
 - **Hi-tech elementary, junior, and high schools all located nearby**
- Residential Activity:**
- **Wildhorse PUD** is an 1,800+ acre residential development that has begun construction of the first 304 homes in the first phase, called The Triangle. Wildhorse is entitled for more than 5,800 residential units.
 - **Harris Branch PUD** is a 2,000± acre mixed use development with approximately 2,000± single family homes already occupied.
 - **Whisper Valley** is under construction with 2,000± acres and 7,500± units.



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- Shadow Glen** is a 1,400± acre residential development with 3,000± units occupied.

- Bellingham Meadows** is under construction on 193± acres with 629± homes occupied or under construction.

- 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.

Roadways:

SH-130 is a 91 mile tollway 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. Due to the large volume of traffic on SH-130, two additional lanes are being added from SH-45 to U.S. Hwy 290 East, making the tollway three lanes in each direction. In addition, three new flyovers, connecting SH-130 and U.S. Hwy 290 East are under construction, providing free flowing direct commutes between the two toll roads.

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.

Dependent upon size and location. Call to discuss.

Price/Terms:

For More Information Contact:

Joyce Jane Weedman

Senior Vice President

joyce@cipaustin.com | 512 682 1021

Josh Hubka, CCIM

Principal

josh@cipaustin.com | 512 682 1002

main 512 682 1000 | fax 512 682 1031

cipaustin.com

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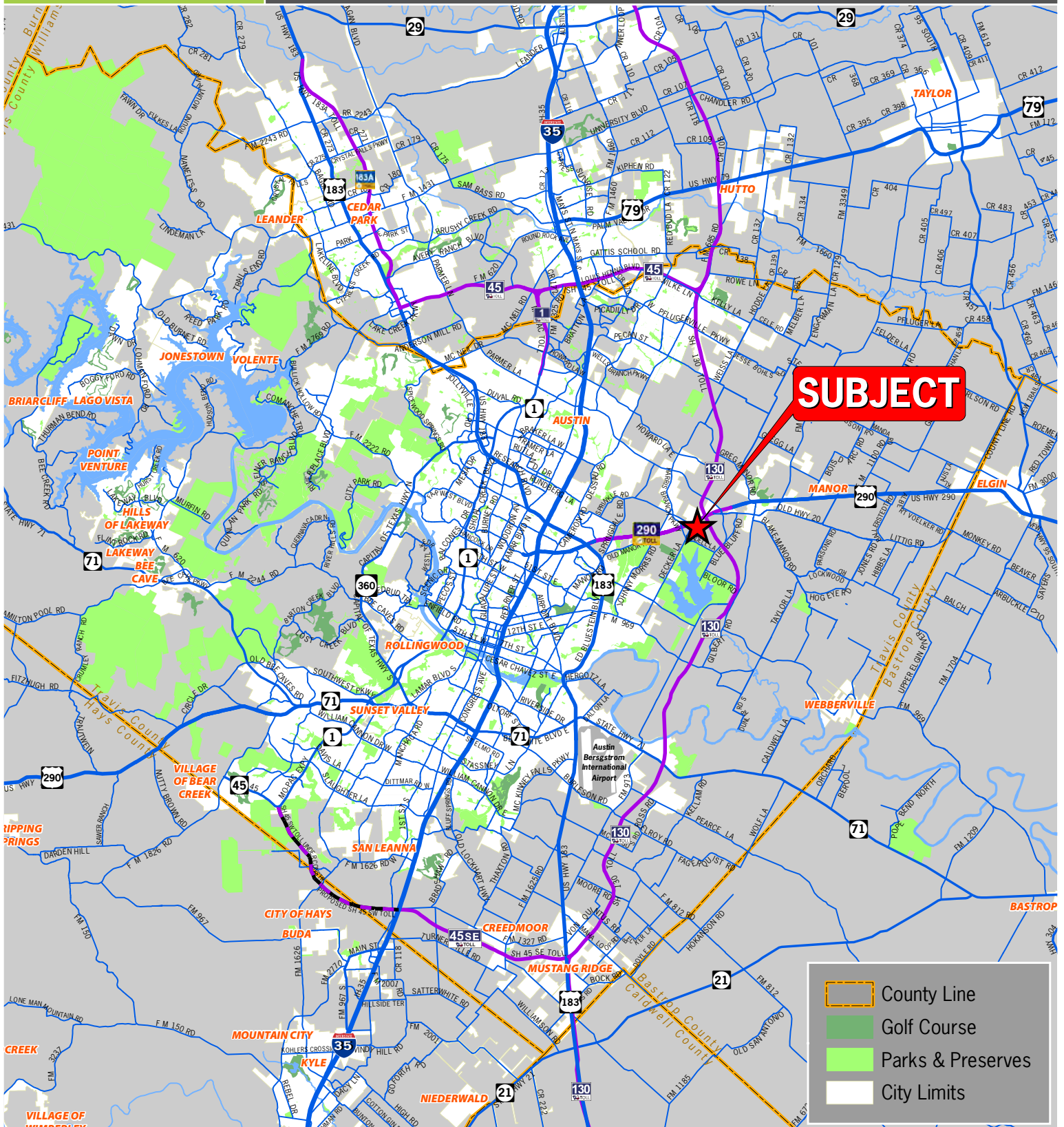
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METRO MAP

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SUBJECT

- County Line
- Golf Course
- Parks & Preserves
- City Limits



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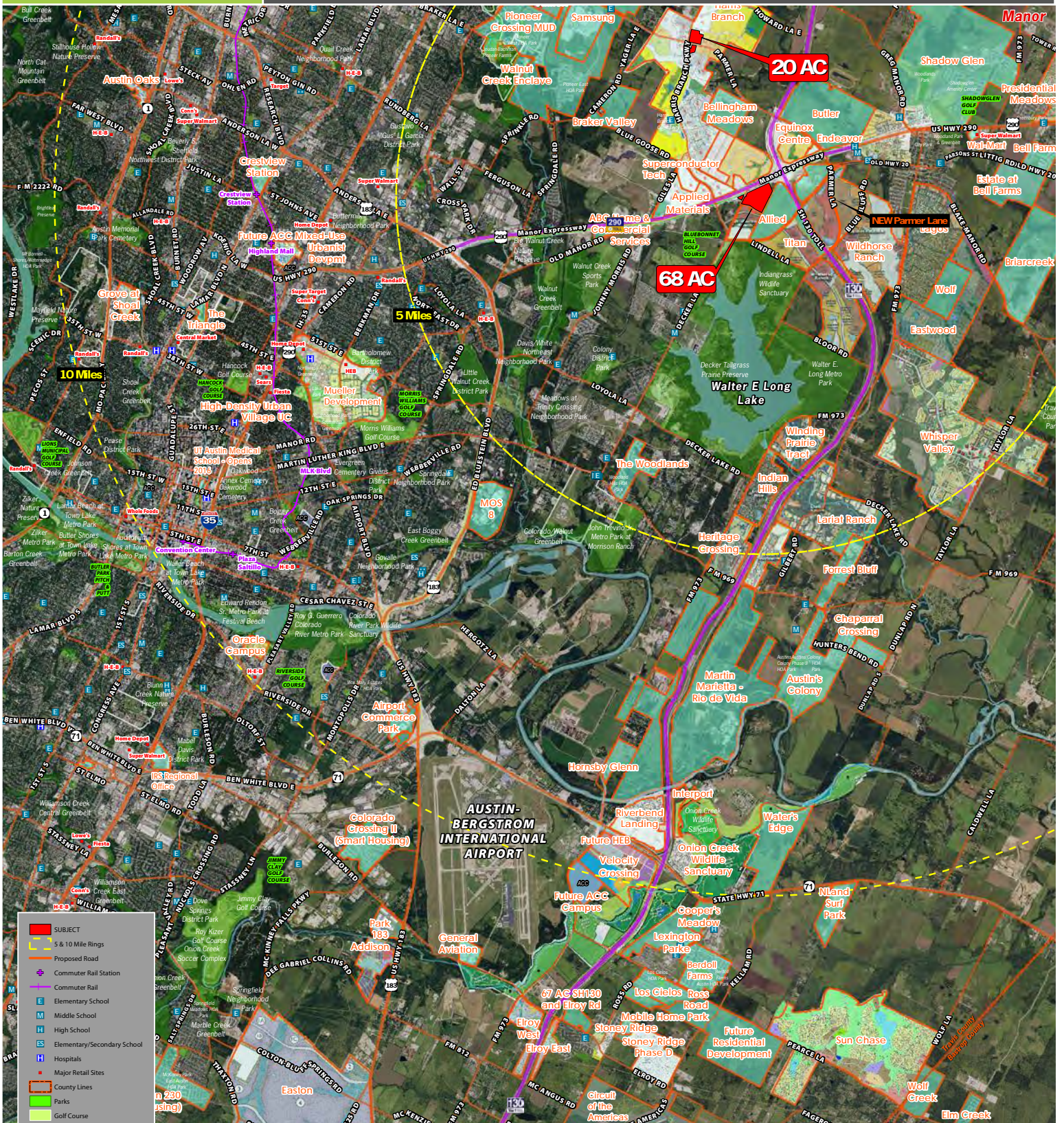
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REGION MAP

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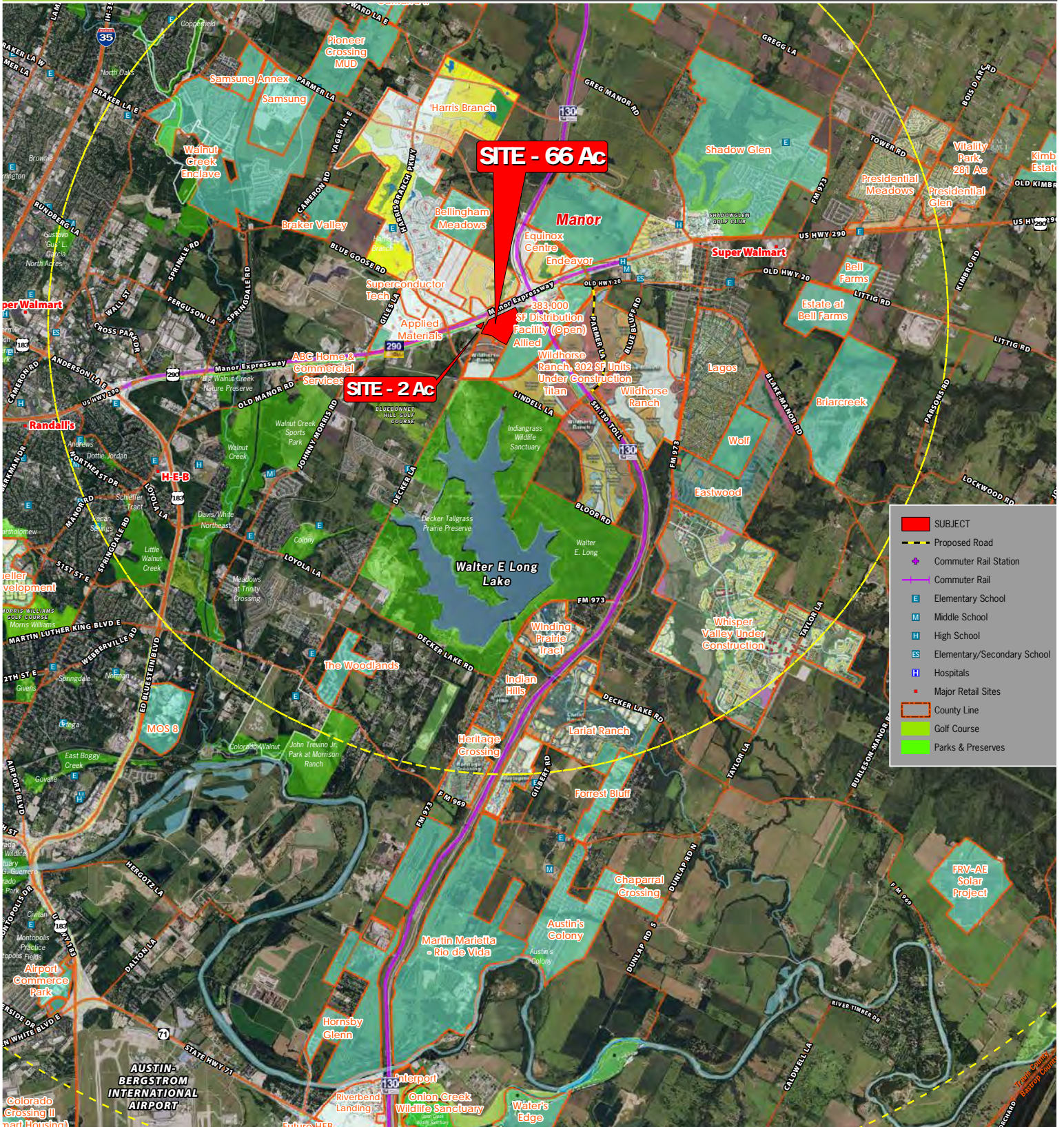
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AERIAL MAP

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- SUBJECT
- Proposed Road
- + Commuter Rail Station
- Commuter Rail
- E Elementary School
- M Middle School
- H High School
- ES Elementary/Secondary School
- H Hospitals
- Major Retail Sites
- County Line
- Golf Course
- Parks & Preserves



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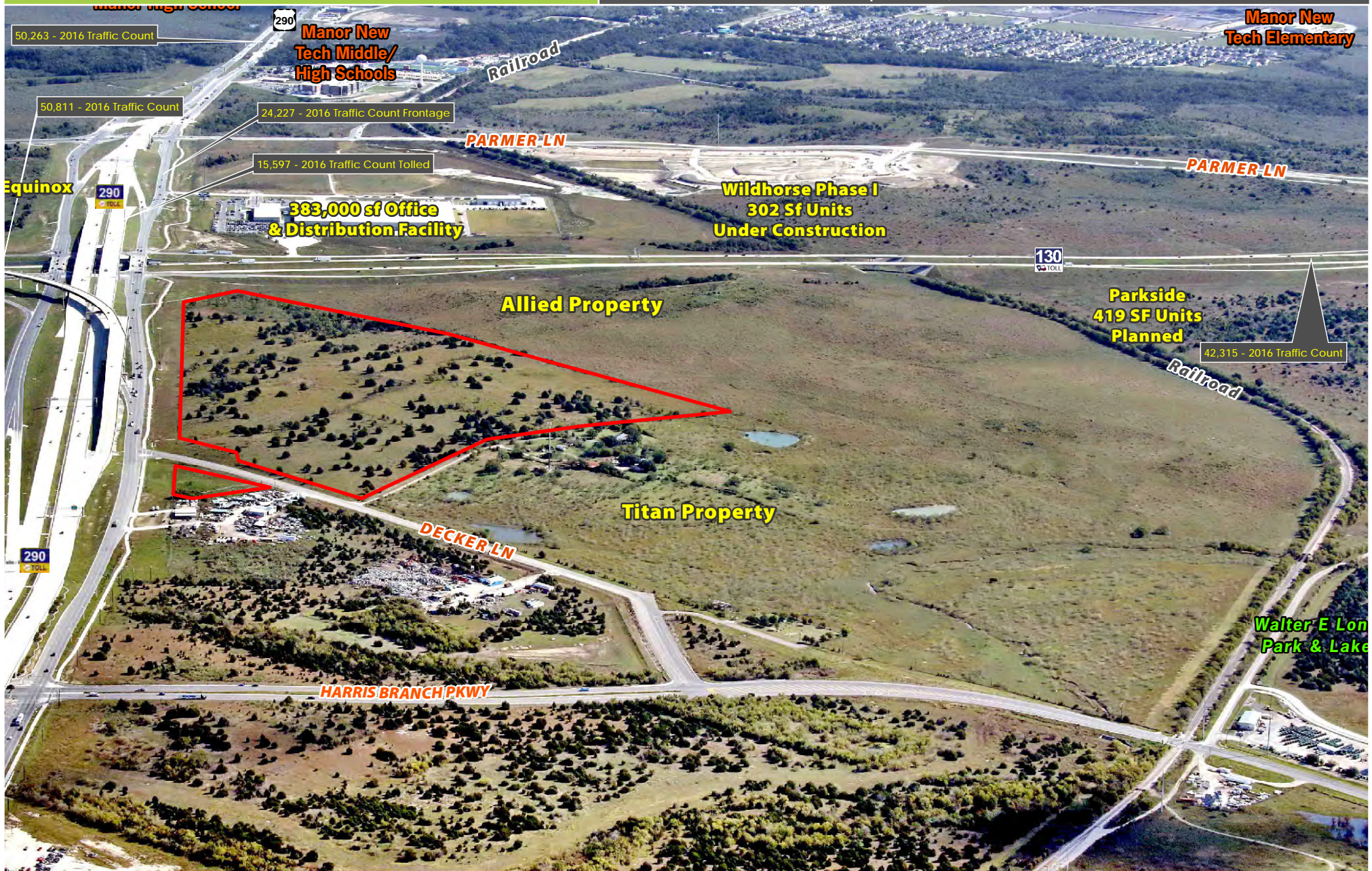
OBLIQUE AERIAL 1

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OBLIQUE AERIAL 2

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Aerials flown on 10/27/2017

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OBLIQUE AERIAL 3

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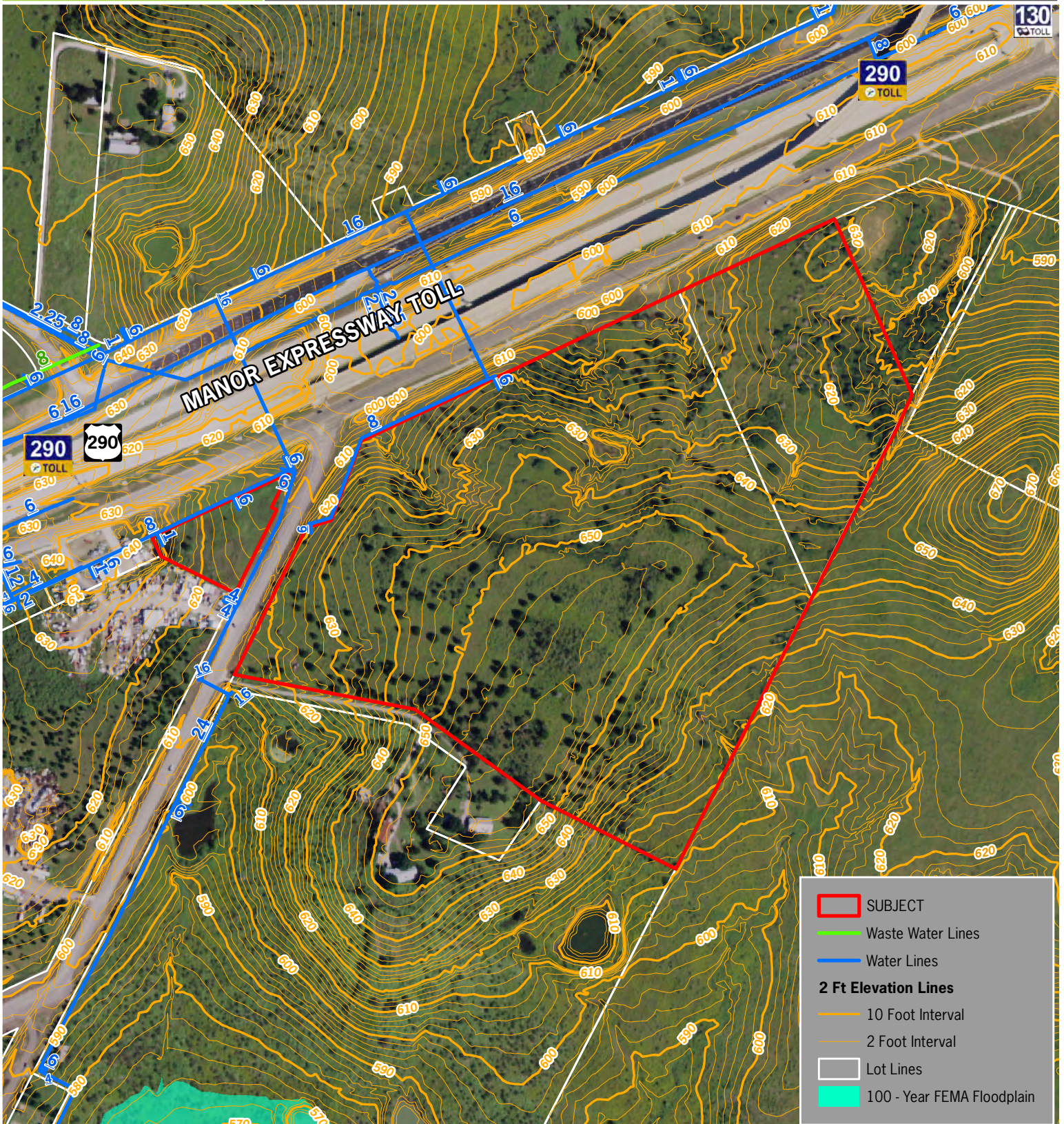
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FEMA/TOPO/
WWW

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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
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joyce Jane Weedman/Joshua Allen Hubka	344543/570840	joyce@cipaustin.com / josh@cipaustin.com	(512) 682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date