



±97.73 Acres

Del Valle, Travis County, Texas



Contact:

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Location: This property is located at the corner of Peterson Road and Hokanson Road (CR 258), just South of the intersection of FM 812 and Peterson Road and just East of SH 130 in Del Valle, Travis County, Texas.

Frontage: ±2,920 feet of frontage on Peterson Road and ±1,450 feet of frontage on Hokanson Road (CR 258).

Price: \$9,500/acre

Owner will consider financing to qualified buyers, terms to be negotiated.

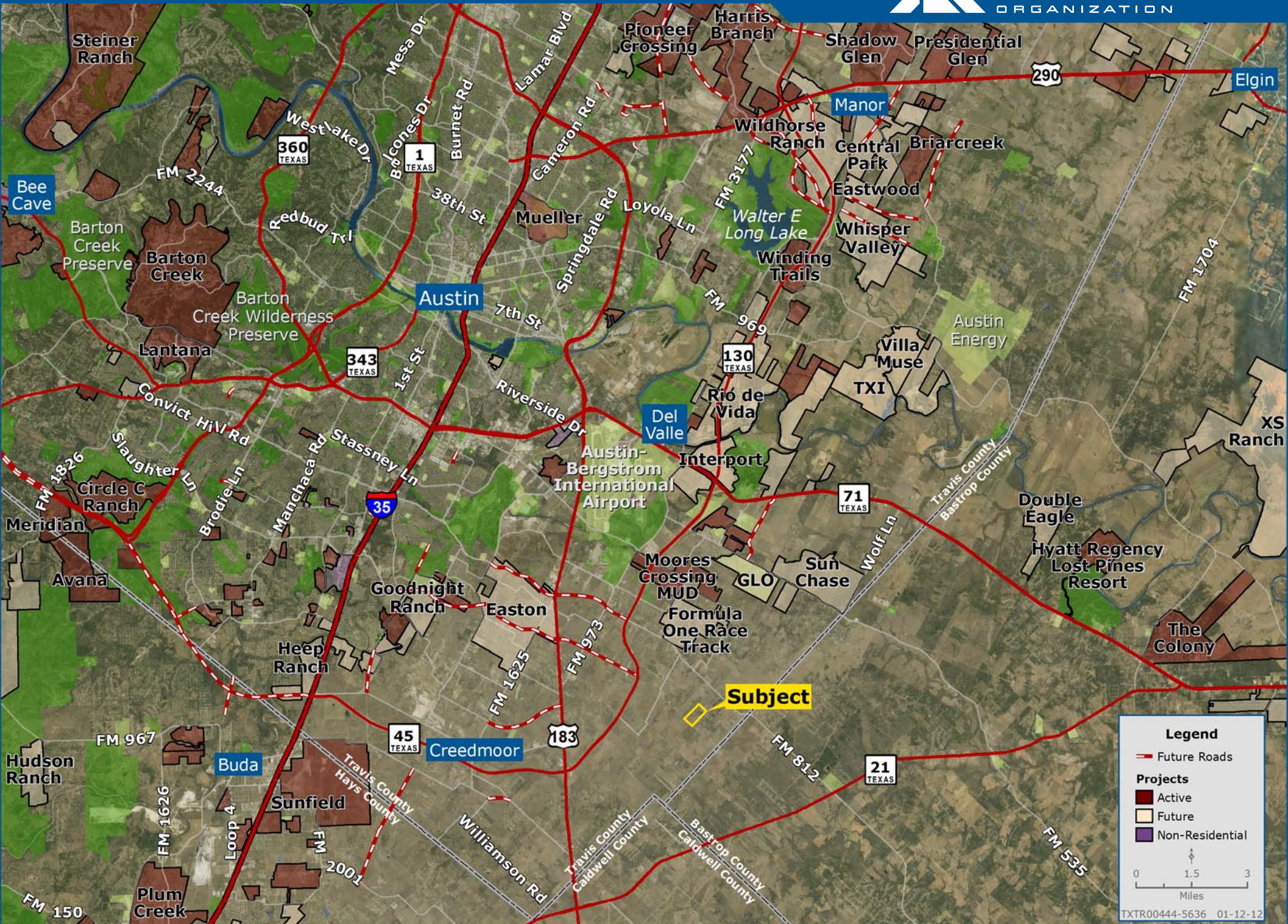
Jurisdiction: City of Austin ETJ, Travis County

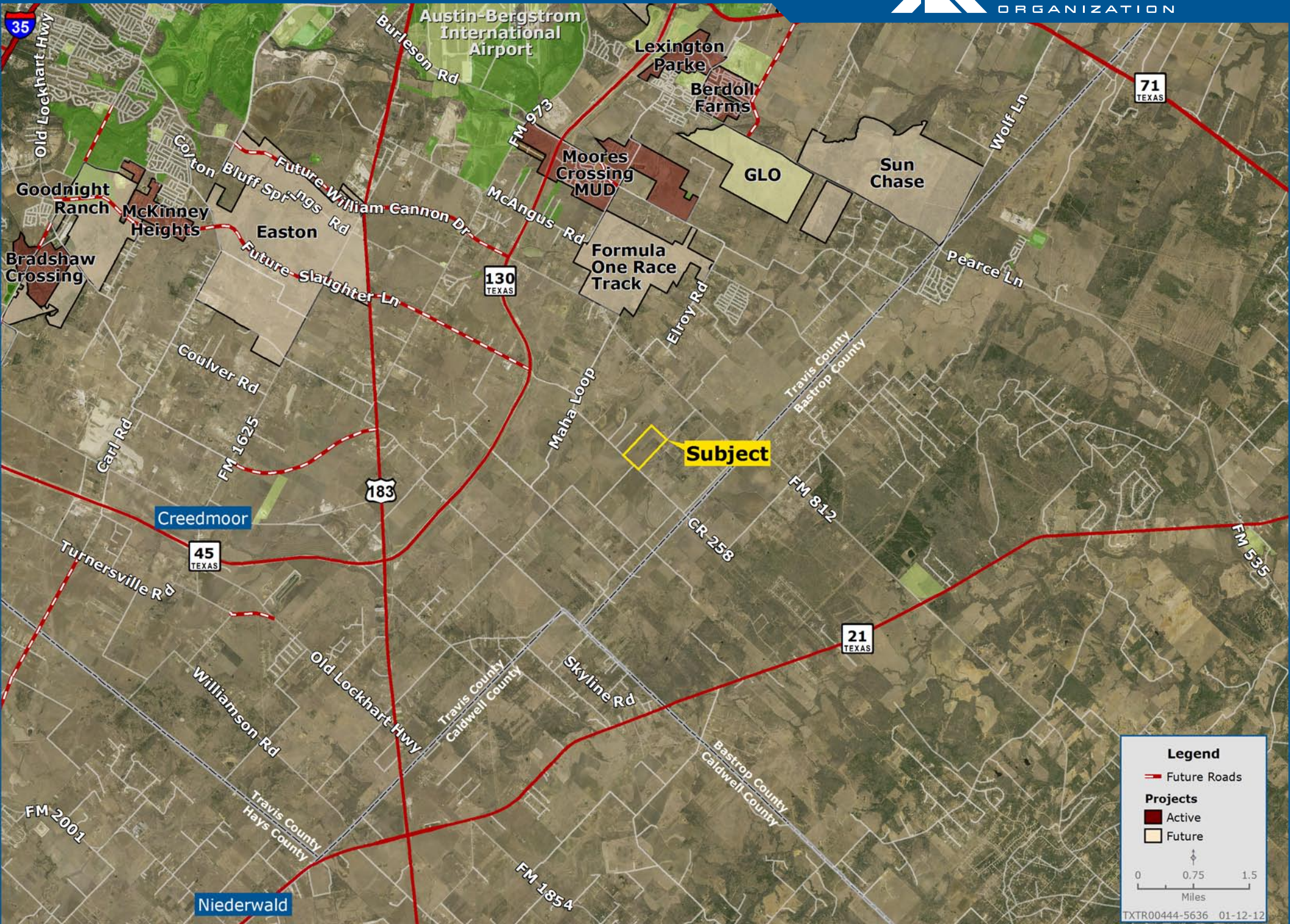
Utilities: Water service by Aqua Water Supply Corp. There is a 4" water line is located at the front property line along Hokanson Road (CR 258) and a 3" water line at the front property line along Peterson Road. On-site septic systems are required.

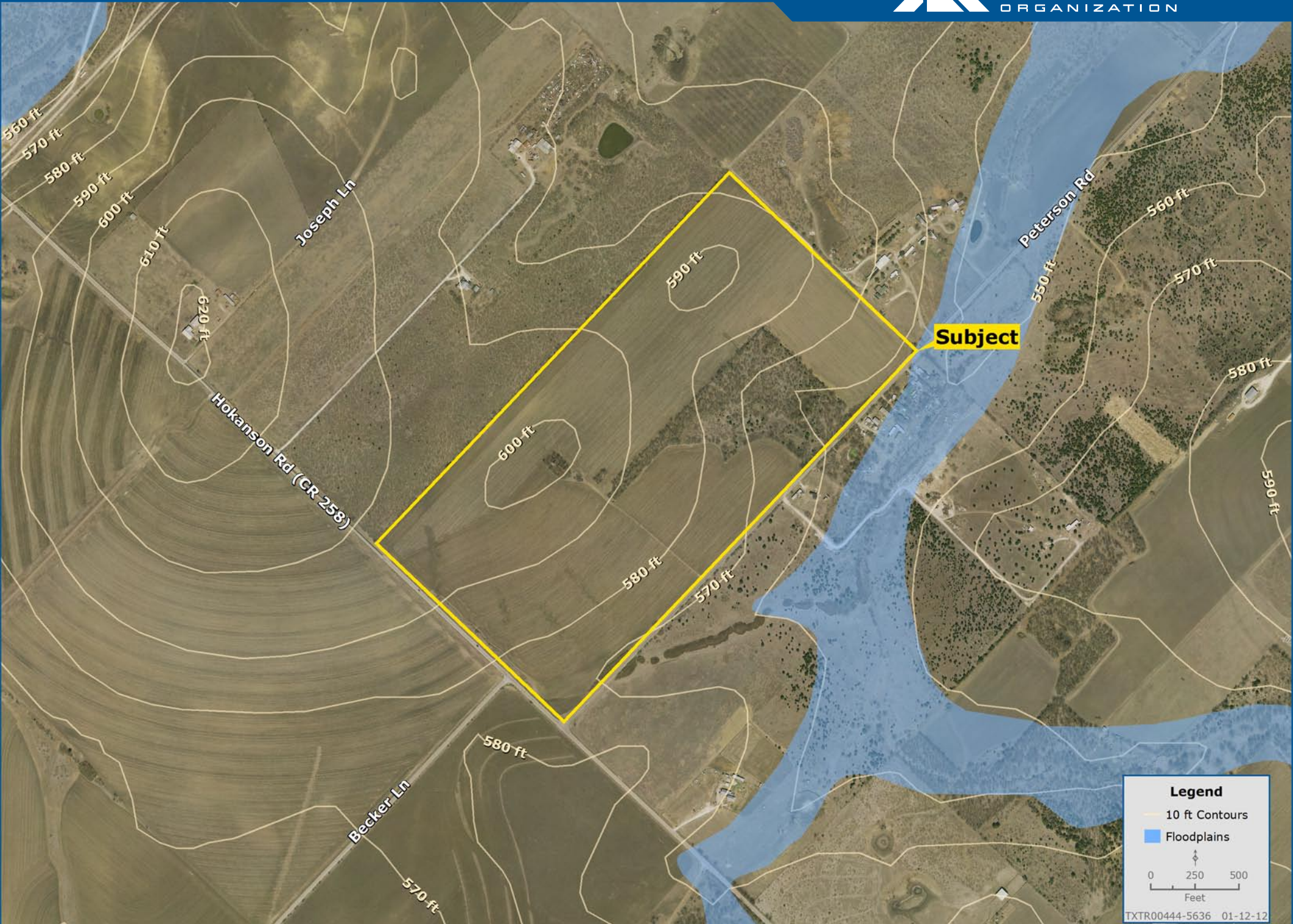
Terrain: The site is generally level and is currently used for crops. There is minimal tree cover. An overhead electric line crosses the property.

Schools: Del Valle Independent School District
Creedmoor Elementary, Del Valle Junior High School and Del Valle High School

Comments: This property is located less than a mile east of SH 130 and 2.5 miles from the Formula One Racetrack at FM812, only six miles to Austin Bergstrom International Airport and 20 minutes away from downtown Austin making it a good, long term investment. Owner will consider subdividing the property.









SURVEY OF A 97.7284 ACRE TRACT OUT OF THE PETER HARRISON SURVEY NO. 3 IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED IN DEED TO C. BERGSTROM AS 100 ACRES IN VOL. 154, PG. 255, DEED RECORDS, TRAVIS COUNTY, TEXAS

FRONIA PROPERTIES
65.80 ACRES
7883/875

WYMAN RAY & JOAN GILLIAM
98.790 ACRES
2001004206

CDJ PROPERTIES
99 ACRES
2005167304

97.7284 ACRES

PETERSON ROAD

FM HIGHWAY 812

REF: Craig Biggar & Associates Inc.
G.F. NUMBER: 00081214
DATED: May 9, 2008
To: Heritage Title Company of Austin & Alliant National Title Insurance Company, Inc.

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property shown hereon is located in Zone "X" Areas outside the 500 year floodplain as shown on Community Panel Number 481028 0140 E of the FLOOD INSURANCE RATE MAP prepared for Travis County by the Federal Insurance Administration Department, H.U.D.
Effective Date: June 16, 1993

This survey is copyright 2008 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction only.

NOTES:
1) THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
2) SUBJECT TO BLANKET 15' WIDE WATER LINE EASEMENT RECORDED IN VOL. 7869, PG. 326, DEED RECORDS, TRAVIS COUNTY, TEXAS.
3) WATERLINE SHOWN HEREON IS AS SCALED FROM AQUA WSC RECORD FACILITIES MAP.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft

CRICHTON
AND ASSOCIATES
LAND SURVEYORS

6448 HIGHWAY 290 EAST
AUSTIN, TEXAS 78723
(512) 244-3395
FAX (512) 244-5508

97.7284 ACRES
PETER HARRISON SURVEY NO. 3

DATE: May 28, 2008

JOB NO. 08_178

SCALE: 1" = 200'

DWG. NO.

REVISED: July 6, 2010



LEGEND
● 1/2" IRON PIN FOUND
○ 1/2" IRON PIN SET
▲ NAIL FOUND
+ POWER POLE
- OUT WIRE
⊕ FIRE HYDRANT
⊖ WATER METER
⊕ US UTILITY WARNING SIGN
⊖ GAS METER
⊕ SEWER CLEANOUT
⊖ UTILITY - FIBERGLASS
⊕ SANITARY SEWER MANHOLE
⊖ RECORD - PAID WITH ELEC.
--- WOOD FENCE
--- SHAW LINE FENCE
--- WIRE FENCE
--- OVERHEAD ELECTRIC LINE
() RECORD INFORMATION

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 subagency 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

Date

Texas Real Estate Brokers and Salespersons 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. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP-K

