

CALL FOR MORE INFORMATION



AVAILABLE SPACE

SOLD

PROPERTY HIGHLIGHTS

- Located at the northeast corner of SH 130 and FM 969 (MLK) in East Travis County

Across SH 130 from Valero

located 7 miles north of the center of the Americas

- Site is approximately 3.5 miles north of FM 71 and 7 miles south of FM 990 in Manor, TX

Water available to site from City of Manville. Sewer - septic

- Zoning

TRAFFIC COUNT

FM 969 (MLK): 43,413 VPD

FM 969 (MLK): 22,309 VPD

(TxDOT 2018)

PROPERTY LOCATION



13,342  
2020 POPULATION  
3 MILE RADIUS



6,171  
2020 DAYTIME POPULATION  
3 MILE RADIUS



\$65,469  
2020 AVERAGE INCOME  
3 MILE RADIUS



43,413 VPD  
130 TOLL

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David Simmonds  
david@resolutre.com  
512.474.5557  
www.resolutre.com

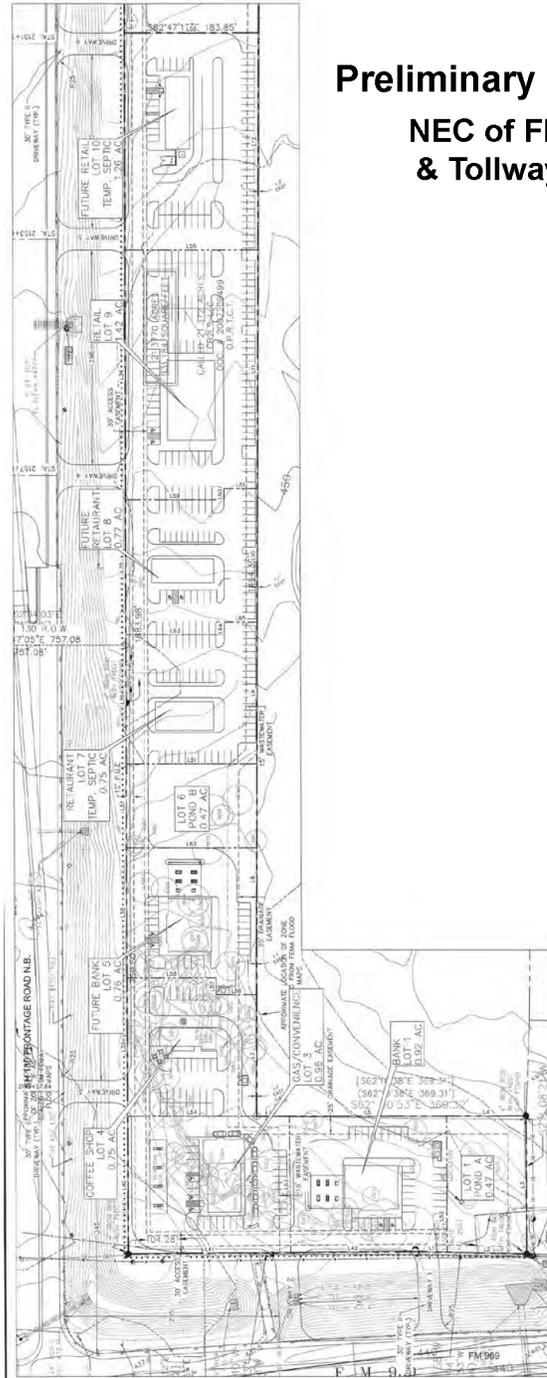


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[david@resolutre.com](mailto:david@resolutre.com)  
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TOLLWAY 130 - 43,413 VPD



### Preliminary Site Plan

NEC of FM 969  
& Tollway 130

FM 969 - 22,309 VPD

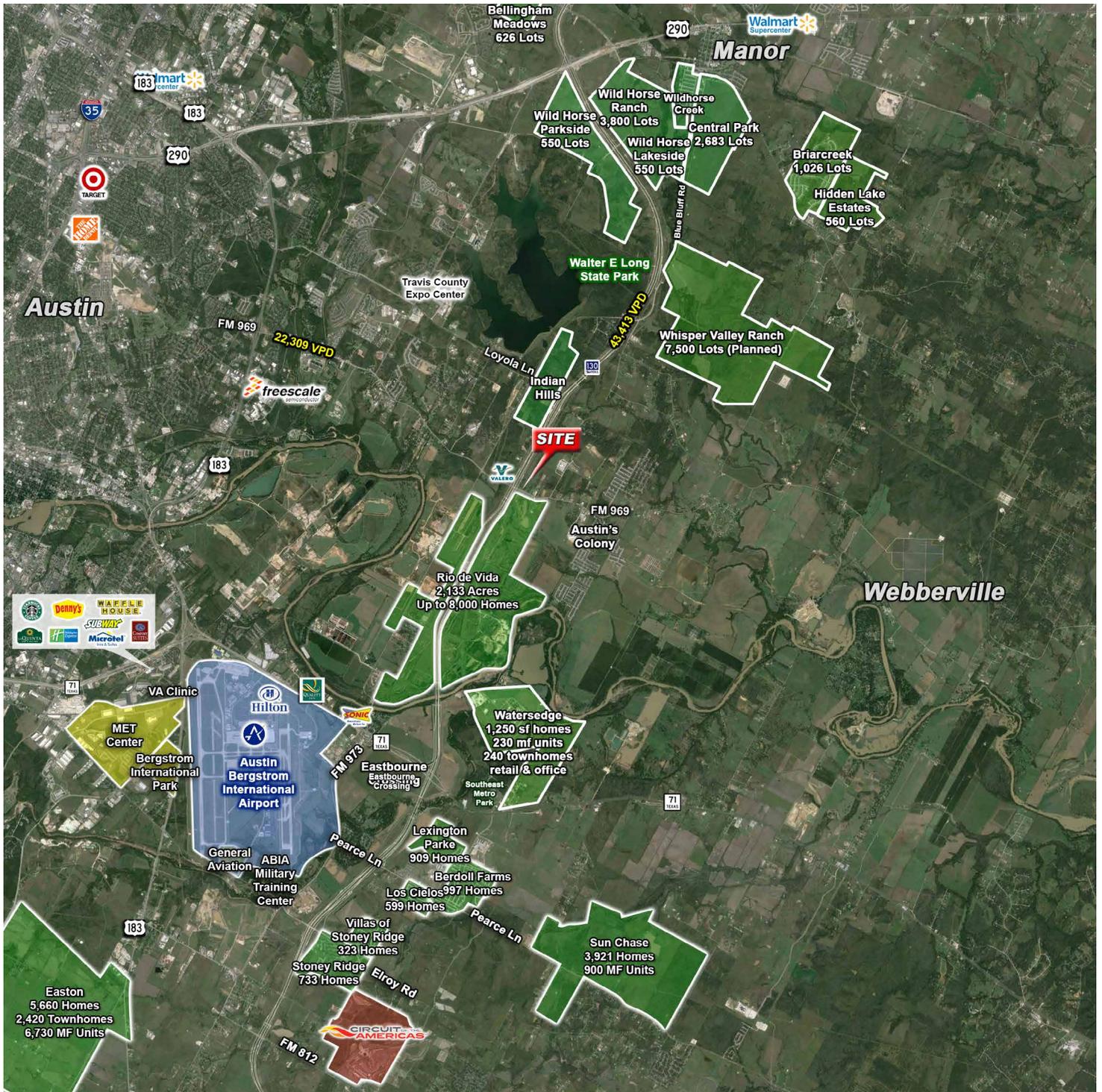
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# Webberville Commons

NEC OF FM 969 (MLK) & TOLLWAY 130  
 969 MLK & TOLLWAY 130  
 AUSTIN, TX 78724



David Simmonds  
[david@resolutre.com](mailto:david@resolutre.com)  
 512.474.5557  
[www.resolutre.com](http://www.resolutre.com)



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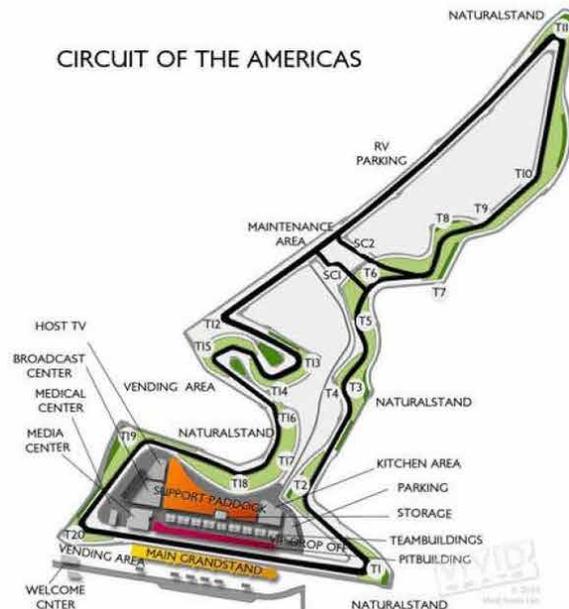
## FM 969 (MLK) and Tollway-130 Highlights

- High-visibility, hard-corner location at key intersection in fast-growing trade area.
- City of Austin identified FM 969 at SH 130 as one of the only three “growth nodes” along SH 130 (the other two being at Hwy 71 and Hwy 290).
- Located near the Circuit of the Americas (COTA) which creates strong potential for commercial uses such as hotel, retail or a mix of uses.
- The inaugural Formula 1 race attracted over 120,000 visitors, far exceeding Austin’s existing 30,000 hotel room capacity.



## About Circuit of the Americas

- The Austin location represents the first purpose-built Formula 1 racetrack in the United States.
- The master plan for the track also calls for visitor attractions, including a proposed Driving/Riding Experience and Seminar Building, Motorsports Driving Club, Kart Track, Austin 360 Amphitheatre and Welcome Center.
- The multi-functional facility is designed to feature year-round uses & attractions.



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## Project calls for 12,000 homes in eastern Travis County

An Austin-based development firm said Thursday that it plans to build a project on 2,122 acres in eastern Travis County that could bring upwards of 12,000 homes and apartments, plus more than 2 million square feet of commercial space, to a growing part of Central Texas.

GroundWork, an affiliate of MG Realty Investments and Momark Development, is seeking approvals from the city of Austin and Travis County to reclaim and transform a sand and gravel quarry that straddles both sides of the Texas 130 toll road into a mixed-use project.

The site is at Texas 130 and Harold Green Road, about 1 mile north of Texas 71. The land is currently owned by Martin Marietta Materials, which acquired it after buying Texas Industries Inc. in 2014. In 2012, TXI envisioned a large-scale mixed-use project called Rio de Vida on the land, but plans did not materialize.

The proposed project, preliminarily named Austin Green, calls for a town center-style community with moderately priced housing, job opportunities and recreational amenities, interspersed with 700 acres of public parks and open space, much of it along the Colorado River.

In the city's Imagine Austin plan, a comprehensive blueprint to guide growth in the region, the site is designated for a town center, which means future development ideally would accommodate between 10,000 and 30,000 residents and a range of 5,000 to 20,000 jobs.

The Austin Green proposal envisions more than 12,000 homes and apartments mixed with 2.25 million square feet of commercial space, to be served by major roads and transit.

GroundWork consists of Austin development veterans Terry Mitchell, Bob Gass and Steven Spears. The team has more than a decade of experience in planning and developing high-profile projects together in the Austin area.

The project is expected to be built in phases in response to market demand, said Spears, a principal with GroundWork.

"A project of this size and magnitude can easily take 20 years to build out," Spears said.

The team said they and their consultants have spent the past six months conducting a land analysis and creating a vision for how the Imagine Austin plan can be carried out on the site.

Mitchell, a partner with GroundWork, said in a written statement that the proposed project would help the city with a number of goals, including adding more moderately priced housing, reducing vehicle trips and enhancing Austin's tax base.

“It makes all the sense in the world to concentrate a reasonable amount of density on this site,” Spears said. “Nearly 30 percent of Austin’s metropolitan area jobs are located within 3 miles of downtown, and this site is just 8 miles from downtown. Additionally, this site sits along multiple major transportation arteries and is inherently less controversial given that no one currently lives on it — meaning displacement is a non-issue. A reasonable amount of density is also the only way we’ll be able to achieve attainably-priced homes, retail and office space.”

Vaike O’Grady, Austin regional director for Metrostudy, which tracks the housing market, said the project would bring needed services to an area where homebuyers are moving, due to its proximity to downtown and relative affordability.

Pete Dwyer, developer of the WildHorse Ranch project to the north of the proposed Austin Green site on Texas 130, said turning old sand and gravel mines into greenways, parks and neighborhoods “would really enhance the area.”

“The area is growing rapidly and close in development land — even if it has to be restored — is getting ever more valuable,” Dwyer said. “Most folks don’t know that the Texas 130 corridor between Pflugerville to the north and Texas 71 to the south grinds to stop and go traffic during morning and evening rush hour. That is why the Texas Department of Transportation is investing substantial resources right now to make lane improvements on Texas 130 in both directions where Austin Green is planned.”

The developers of the proposed Austin Green project said it was too early to estimate a cost.



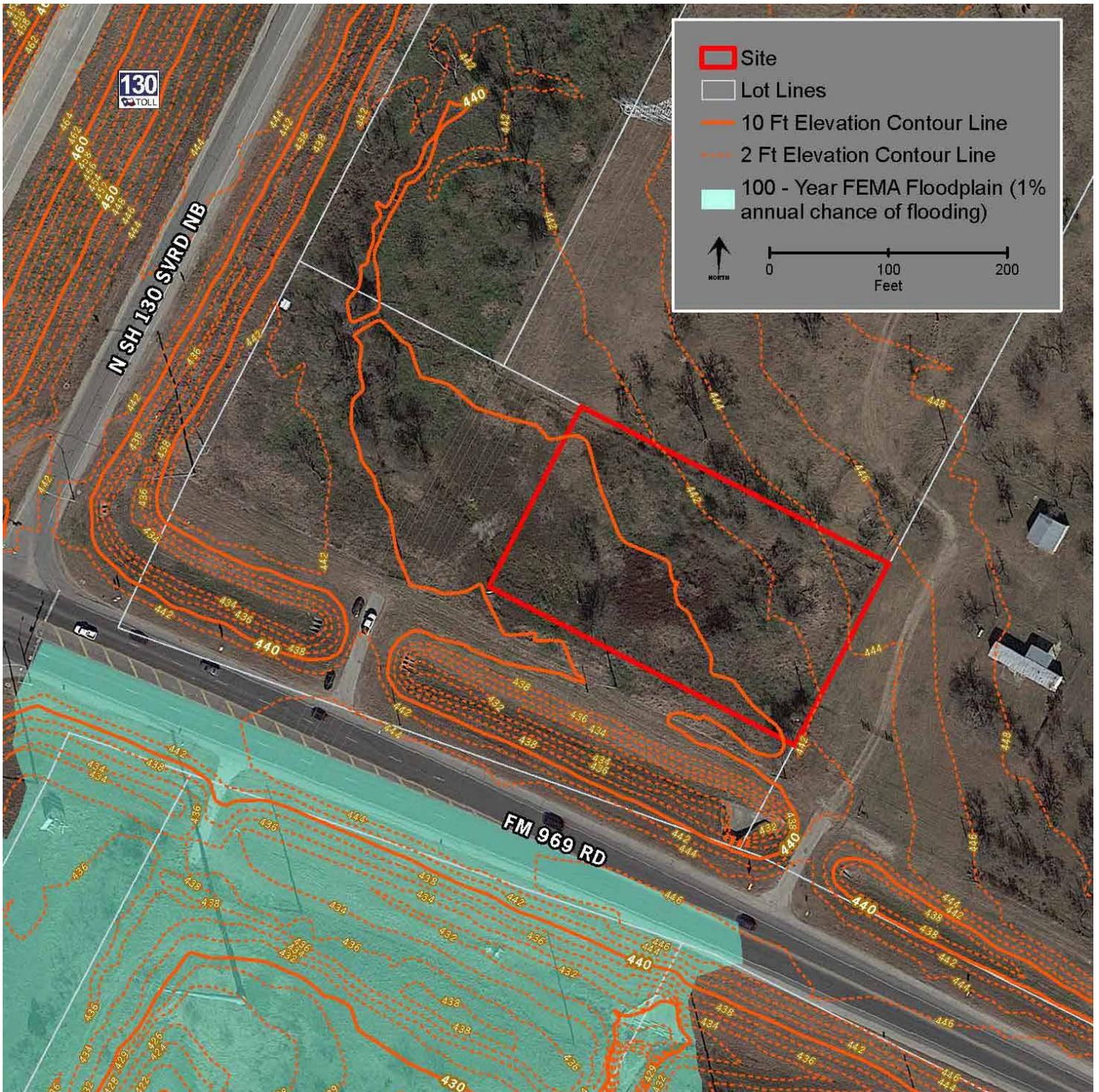
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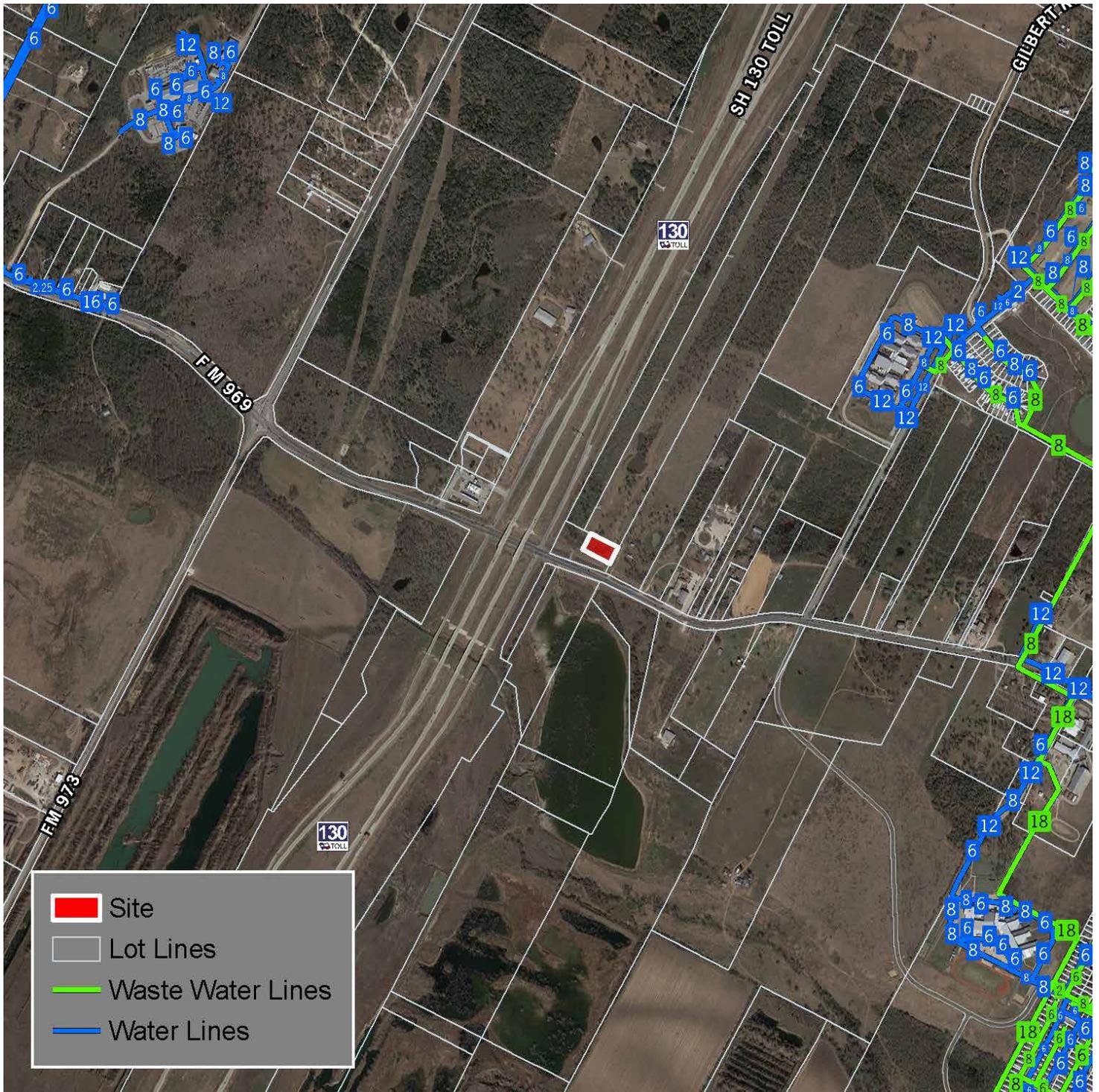
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969 MLK & TOLLWAY 130  
AUSTIN, TX 78724



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[www.resolutre.com](http://www.resolutre.com)



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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.*

### 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date