Turner's Crossing MF site: 14 ac NEC SH 45/Turnersville Rd N Austin, TX ETJ





Location: NEC SH 45/Turnersville Rd N. Austin ETJ, Travis County.

Size: 14.124 acres.

Entitlements: No zoning-ETJ. Seller will deliver platted lot.

<u>Utilities/streets</u>: Seller will deliver City of Austin water and wastewater to site and will expand Turnersville Rd to 4 lane divided north from SH 45 past this site.

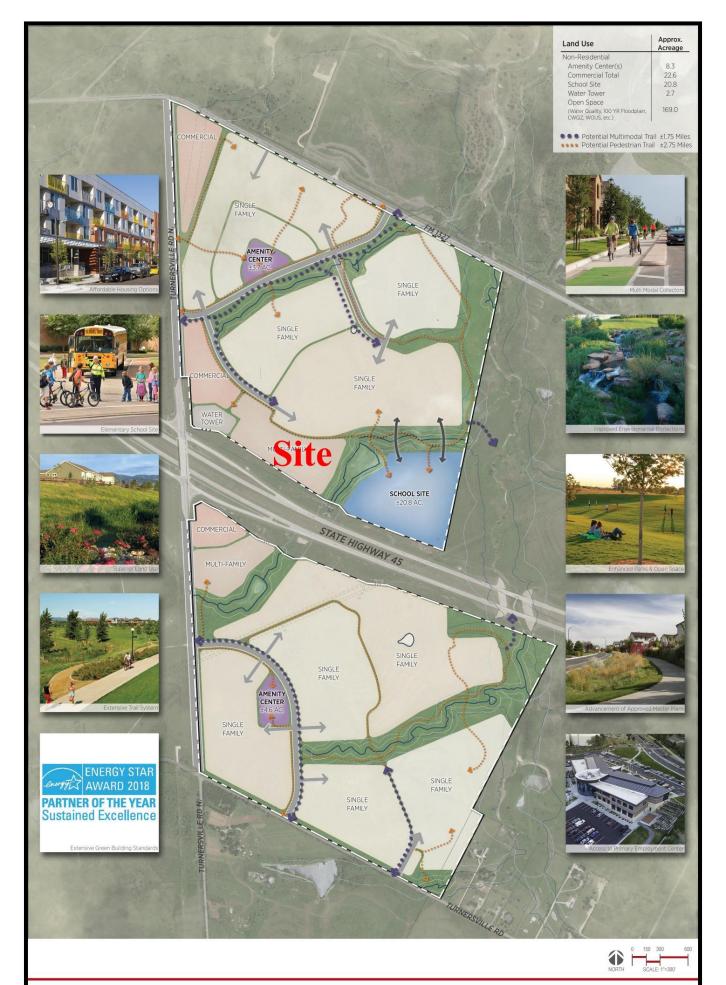
Impervious cover and detention: 60% IC, onsite detention/water quality required.

MF density allowed: Is determined by TIA.

Price: \$6.25/sf.

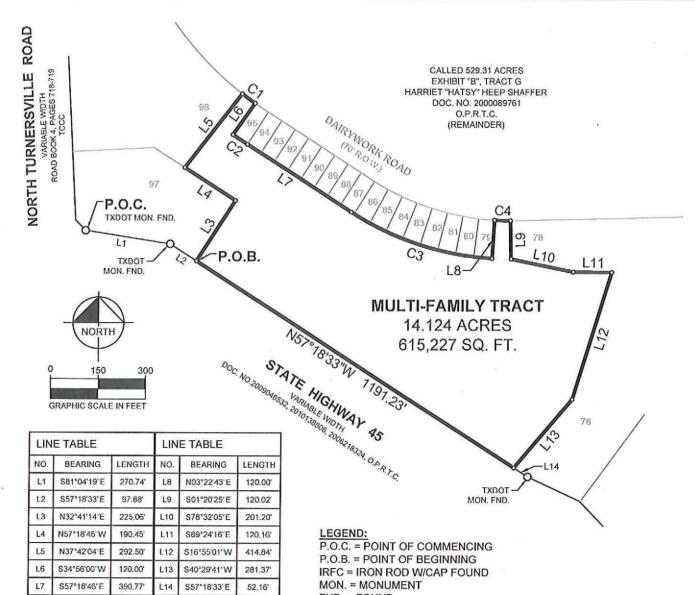
Master planned development: Turner's Crossing is a 470-acre master planned community with 1,326 lots spanning both sides of SH 45 with homes by Meritage, Taylor Morrison and Trendmaker. Phase I of the 7-year build out will be on the north side of SH 45 and the 14-ac MF site will probably be delivered by Q1/21.

<u>Travis County ROFO</u>: Travis County wants this to be affordable housing. The development agreement with the County includes a Right of First Offer which the County can exercise if a contract is signed for a market rate development.









CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°46′04"	1035.00'	50.00'	S53°40'58'E	50.00
C2	2"33'09"	1227.94	54.70	S56°23'00"E	54.70

470.61

50.00

FND. = FOUND

O.P.R.T.C. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY T.C.C.C. = TRAVIS COUNTY COMMISSIONER'S COURT

NOTES:

The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

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29°18'31"

3°34'52"

C3

920.00

800,00



465.50

MULTI-FAMILY TRACT 14.124 ACRES

ELIJAH CAPLES SURVEY, ABSTRACT NO. 155 TRAVIS COUNTY, TEXAS



601 NW Loop 410, Suite 350 San Antonio, Texas 78216

Tel. No. (210) 541-9166

Scale Drawn by 1" = 300"

Checked by JGM

Date 6/27/2019 Project No. Sheet No. 067783111 2 OF 2

S71°58'01"E



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:
 - 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.

Taylor CRE, LLC	572907	ktaylor@taylor-commercial.com	512/775-0728
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
F. Kent Taylor	304942	ktaylor@taylor-commercial.com	512/775-0728
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Te	enant/Seller/Landl	ord Initials Date	