

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



Taylor Commercial
Real Estate



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

Size: 14.124 acres.

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

Utilities/streets: 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.

Travis County ROFO: 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.

All information regarding this property is from sources deemed reliable; however, no independent investigation has been made of this information and no warranty or representation is made as to the accuracy thereof. No warranties or representations are made as to any condition that may affect the value or suitability of the property.

Kent Taylor, CCIM

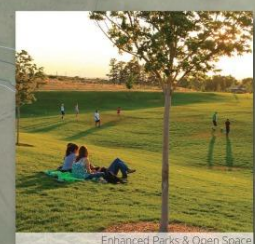
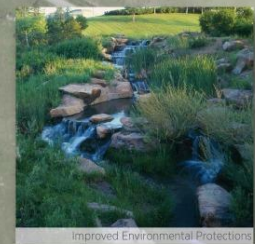
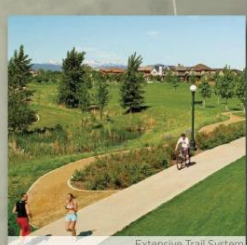
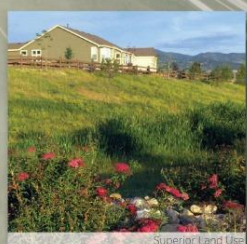
512/775-0728

900 Congress Ave., Suite L-165, Austin, TX 78701

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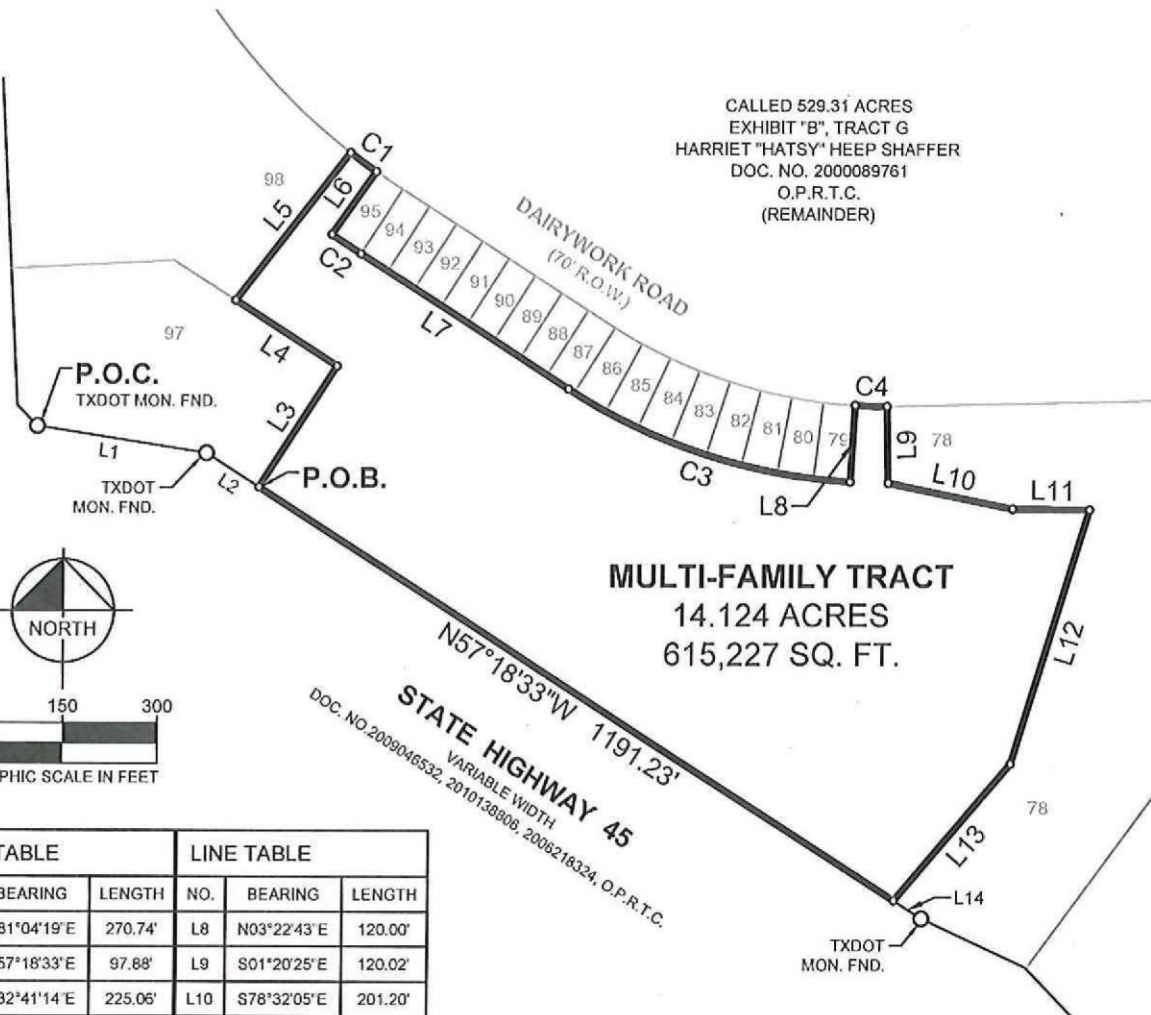
Land Use	Approx. Acreage
Non-Residential	
Amenity Center(s)	8.3
Commercial Total	22.6
School Site	20.8
Water Tower	2.7
Open Space	
(Water Quality, 100 YR Floodplain, CWQZ, WOUS, etc.)	169.0

Potential Multimodal Trail ±1.75 Miles
 Potential Pedestrian Trail ±2.75 Miles



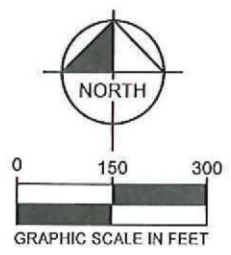
NORTH TURNERSVILLE ROAD
VARIABLE WIDTH
ROAD BOOK 4, PAGES 718-719
TCCC

CALLED 529.31 ACRES
EXHIBIT "B", TRACT G
HARRIET "HATSY" HEEP SHAFFER
DOC. NO. 2000089761
O.P.R.T.C.
(REMAINDER)



MULTI-FAMILY TRACT
14.124 ACRES
615,227 SQ. FT.

STATE HIGHWAY 45
VARIABLE WIDTH
N57°18'33"W 1191.23'
DOC. NO. 2009046532, 2010138908, 2006218324, O.P.R.T.C.

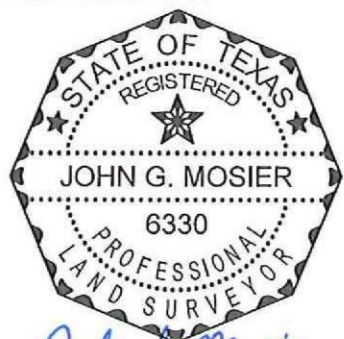


LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S81°04'19"E	270.74'	L8	N03°22'43'E	120.00'
L2	S57°18'33"E	97.88'	L9	S01°20'25"E	120.02'
L3	N32°41'14"E	225.06'	L10	S78°32'05"E	201.20'
L4	N57°18'46'W	190.45'	L11	S89°24'16"E	120.16'
L5	N37°42'04"E	292.50'	L12	S16°55'01"W	414.84'
L6	S34°56'00"W	120.00'	L13	S40°29'41"W	281.37'
L7	S57°18'46"E	390.77'	L14	S57°18'33'E	52.16'

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'
C3	29°18'31"	920.00'	470.61'	S71°58'01"E	465.50'
C4	3°34'52"	800.00'	50.00'	S88°24'43'E	49.99'

LEGEND:
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
MON. = MONUMENT
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.



John G. Mosier
6-27-2019

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MULTI-FAMILY TRACT
14.124 ACRES
ELIJAH CAPLES SURVEY, ABSTRACT NO. 155
TRAVIS COUNTY, TEXAS

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	APS	JGM	6/27/2019	067783111	2 OF 2

