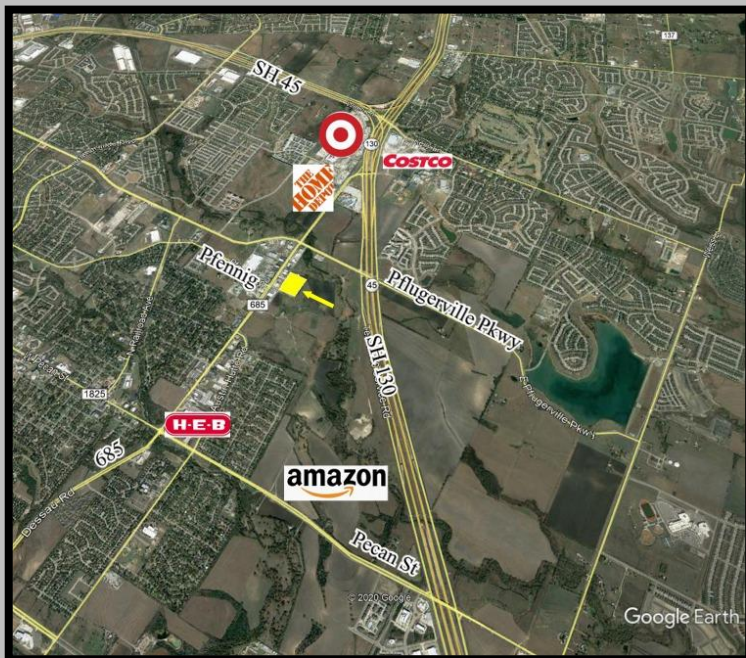


**Tyson tract: 18.413 ac by Amazon campus
NEC FM 685/Pfenning Lane
Pflugerville, TX**



Location: NEC FM 685/Pfenning Lane, Pflugerville, TX. 3,500 feet from new Amazon campus.

Size: 18.36 ac gross, 16.73 ac net. Floodplain and streets built on tract are difference.

Entitlements: Zoned GB1, not platted. There are use restrictions from a restrictive covenant in 2008 which are included on a following page.

Utilities/impervious cover/detention/water quality: See following Site Investigation Memo from Kimley Horn Engineering.

Price: Asking \$8/sf.

Amazon campus nearby (named Project Charm): A four-and-a-half-story logistics/distribution center of 3.8 million-square-foot facility is under construction very nearby on 94 acres at 2000 E. Pecan St.

Site advantages:

- Pedestrian site – walking distance to grocery store (Aldi Food Market), Walgreens, Walmart, restaurants (McDonalds, Popeyes, Arby's, Zaxby's), and Chase Bank.
- Major retail/entertainment in 1 mile (HEB, Target, Costco, Home Depot, Cinemax & many restaurants).
- Many jobs nearby at Amazon.
- Easy commute to anywhere in town via SH 130 and SH 45.

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 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

ktaylor@taylor-commercial.com

Amazon facility nearby



Amazon confirms 1,000-job fulfillment center in Pflugerville

At 3.8M square feet, it will be one of the biggest buildings around.

By Daniel Salazar – Staff Writer, Austin Business Journal
Jul 15, 2020, 3:56pm EDT

Amazon is officially coming to Pflugerville — and bringing 1,000 jobs online, so to speak. About 94 acres of agricultural property were rezoned into a planned unit development in January. Employees will work alongside Amazon robots to pick, pack and ship small items to customers, according to the announcement. Starting pay would be \$15 per hour and full-time employees would get benefits like full medical, vision and dental insurance as well as a 50% matching 401(k) from the start of employment. "Pflugerville is a bustling area, and the addition of this fulfillment center with over 1,000 jobs shows that Pflugerville is the new frontier in Central Texas," Mayor Victor Gonzales said. "Pflugerville's connectivity via the SH 130 corridor is a prime location for business expansion."

The facility will have an estimated footprint of 820,000 square feet, but the building's four-and-a-half stories mean it will be around 3.8 million square feet in all, Pflugerville Community Development Corp. Executive Director Amy Madison said. Construction is expected to be completed by July 2021.

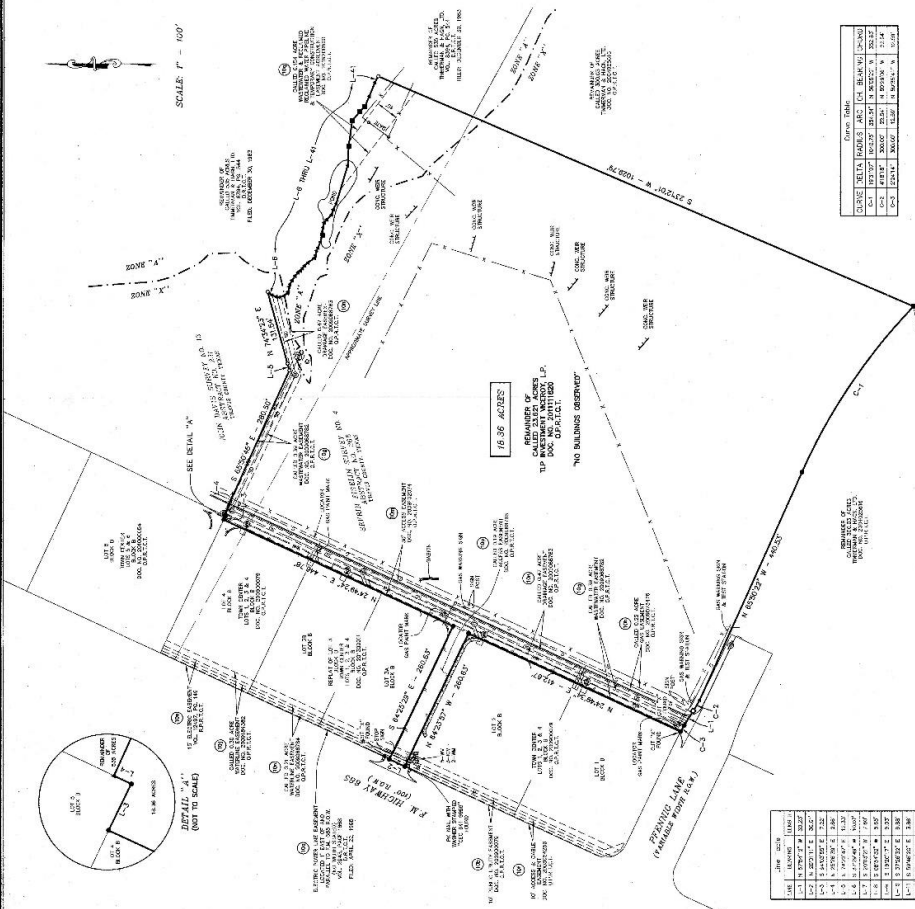
Use restrictions in restrictive covenant

The following are not permitted uses in the restrictive covenant, and removing them will require consent from the adjacent land owner who put the restrictions on the site:

- **Drugstore. But retailers & grocers of at least 50,000 sf who sell prescriptions are permitted.**
- **Apartments or other residential use.**
- **Warehouse.**
- **Assembly hall.**
- **Distillation operations.**
- **Mobile home or trailer park.**
- **Drilling or removal of subsurface substances.**
- **Kennel or vet clinic where animals are kept outside.**
- **Museum.**
- **Pawn shop.**
- **Game room or amusement park except as an incidental use to a restaurant operation or in connection with operation of a retail chain such as a Cici's Pizza, Chuck E. Cheeses, ESPN Zone or Dave and Busters.**
- **Pool or gaming hall except lottery ticket sales.**
- **Skating rink.**
- **Pool hall or billiard parlor.**
- **Bowling alley.**
- **Dancehall.**
- **Saloon, cocktail lounge, nightclub or bar including a restaurant which derives more than 50% of its annual gross revenues from sale of alcoholic beverages.**
- **Mortuary or funeral home.**
- **Auto body shop and repair shop other than a retail chain such as Firestone or Discount Tire.**
- **Flea market.**
- **Adult book store or store selling sexually explicit material.**

LEGAL DESCRIPTION:
 PART OF TRACT 5, BEING PART OF THE SEVEN (7) TRACTS, SURVEY NO. 18, ABSTRACT NO. 285, AND THE CHM CLAY SURVEY NO. 13, ABSTRACT NO. 281, TRAVIS COUNTY, TEXAS, AS DESCRIBED BY THE ATTACHED METES AND BOUNDS DESCRIPTION.

SCALE: 1" = 100'



Surveyor's Certificate:
 DANIEL M. LAUREY, S.E., License No. 12587
 ONE CANTON TRAIL, SUITE 100
 WESTLAKE, TEXAS 79161
 07-22-2020 DATE

ALTA/NSPS LAND TITLE SURVEY
 OF A
18.36 ACRE TRACT OF LAND
 SITUATED IN THE
SEFRIN EISELIN SURVEY NO. 4, ABSTRACT NO. 285,
 AND THE
JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 281,
 TRAVIS COUNTY, TEXAS

PREPARED FOR:
KIMLEY-HORN ASSOCIATES
 SUITE 300
 2800 VIA FORTUNA, TERRACE I
 AUSTIN, TEXAS 78746



1 Chisholm Trail, Suite 130, Round Rock, Texas 78681, 512.248.0085
 TEXAS REGISTERED ENGINEERING FIRM F-1741
 T&EALS 1019423

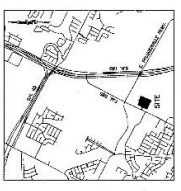
- GENERAL NOTES:**
1. THE SURVEYOR HAS NOT CONDUCTED AN ABSTRACT OF THE SUBJECT TRACT.
 2. SUBJECT TO ANY AND ALL CLAIMS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE, UNDERSTANDING THAT THE SUBJECT TRACT IS BEING SURVEYED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PUBLIC RECORDS ACT, TRAVIS COUNTY, TEXAS, AS APPLICABLE.
 3. THE SURVEYOR HAS BEEN ADVISED BY THE SURVEYOR OF RECORDS OF TRAVIS COUNTY, TEXAS, THAT THE SUBJECT TRACT IS BEING SURVEYED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PUBLIC RECORDS ACT, TRAVIS COUNTY, TEXAS, AS APPLICABLE.
 4. THE SURVEYOR HAS BEEN ADVISED BY THE SURVEYOR OF RECORDS OF TRAVIS COUNTY, TEXAS, THAT THE SUBJECT TRACT IS BEING SURVEYED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PUBLIC RECORDS ACT, TRAVIS COUNTY, TEXAS, AS APPLICABLE.
 5. THE SURVEYOR IS NOT AWARE OF ANY CLAIMS, RESTRICTIONS, EASEMENTS OR CONDITIONS THAT MAY BE APPLICABLE TO THE SUBJECT TRACT.
 6. THE SURVEYOR IS NOT AWARE OF ANY CLAIMS, RESTRICTIONS, EASEMENTS OR CONDITIONS THAT MAY BE APPLICABLE TO THE SUBJECT TRACT.
 7. THE SURVEYOR IS NOT AWARE OF ANY CLAIMS, RESTRICTIONS, EASEMENTS OR CONDITIONS THAT MAY BE APPLICABLE TO THE SUBJECT TRACT.
 8. THE SURVEYOR IS NOT AWARE OF ANY CLAIMS, RESTRICTIONS, EASEMENTS OR CONDITIONS THAT MAY BE APPLICABLE TO THE SUBJECT TRACT.

CLASS	AREA (ACRES)	TOTAL AREA (ACRES)	PERCENTAGE (%)
CLAS 1	18.36	18.36	100.00
CLAS 2	0.00	0.00	0.00
CLAS 3	0.00	0.00	0.00
CLAS 4	0.00	0.00	0.00
CLAS 5	0.00	0.00	0.00

TOWN MAP:
 THE PROPERTY IS ZONED THE GENERAL BUSINESS 1 DISTRICT (GB1).
 ZONING ORDINANCE NUMBERS:
 16P-10-11-13
 16P-10-11-13
 THE SURVEYOR IS NOT AWARE OF ANY CLAIMS, RESTRICTIONS, EASEMENTS OR CONDITIONS THAT MAY BE APPLICABLE TO THE SUBJECT TRACT.

FLOOD NOTE:
 BY CHANING FLOODING ONLY, THIS PROPERTY APPEARS TO BE IN NON-SHADED ZONE "1" AND BEARS AN ELEVATION OF 500.00 TO 501.00 FEET AS SHOWN ON THE FLOOD MAP. THE SURVEYOR HAS BEEN ADVISED BY THE SURVEYOR OF RECORDS OF TRAVIS COUNTY, TEXAS, THAT THE SUBJECT TRACT IS BEING SURVEYED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PUBLIC RECORDS ACT, TRAVIS COUNTY, TEXAS, AS APPLICABLE.

CLASS	AREA (ACRES)	TOTAL AREA (ACRES)	PERCENTAGE (%)
CLAS 1	18.36	18.36	100.00
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CLAS 3	0.00	0.00	0.00
CLAS 4	0.00	0.00	0.00
CLAS 5	0.00	0.00	0.00



TITLE COMMITMENT NOTE:
 THE FOLLOWING COMMITMENTS ARE LISTED IN ORDER OF PRIORITY AND ARE SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS, EASEMENTS AND CONDITIONS OF THE INSTRUMENTS REFERENCED HEREIN:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD INTEREST BELOW:
 (a) THE COVENANTS AND RESTRICTIONS OF THE TRACTS, SURVEY NO. 18, ABSTRACT NO. 285, AND THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 281, TRAVIS COUNTY, TEXAS, AS APPLICABLE.
 (b) THE COVENANTS AND RESTRICTIONS OF THE TRACTS, SURVEY NO. 18, ABSTRACT NO. 285, AND THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 281, TRAVIS COUNTY, TEXAS, AS APPLICABLE.
 (c) THE COVENANTS AND RESTRICTIONS OF THE TRACTS, SURVEY NO. 18, ABSTRACT NO. 285, AND THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 281, TRAVIS COUNTY, TEXAS, AS APPLICABLE.
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LEGEND

● - 1/4 SECTION (SEE THE INSTRUMENT)
 ■ - 1/4 SECTION (SEE THE INSTRUMENT)
 □ - 1/4 SECTION (SEE THE INSTRUMENT)
 ○ - 1/4 SECTION (SEE THE INSTRUMENT)

▲ - UNDIVIDED PART
 - 1/4 SECTION (SEE THE INSTRUMENT)

○ - UNDIVIDED PART
 - 1/4 SECTION (SEE THE INSTRUMENT)

○ - UNDIVIDED PART
 - 1/4 SECTION (SEE THE INSTRUMENT)

DATE	BY	DATE	BY	DATE	BY	DATE	BY
07-22-2020	DR	07-22-2020	DR	07-22-2020	DR	07-22-2020	DR

BOOK: 2020034, PAGE: 428, INSTRUMENT NO: 2020348-448-ALTA 749, D-2287

Kimley Horn Engineering Site Investigation Memo

10814 Jollyville Road, Building IV, Suite #200 Austin, TX 78746
Contact: Brian Parker 512 646 2248
Brian.Parker@Kimley-Horn.com

Site Investigation Memo

FM-685 and Pfennig Ln

Property | Zoning

Property Size: 18.41 acres

Zoning: GB1 – General Business 1; Ordinance Number 1121-12-11-13

Zoning Uses: Assisted living, event center, financial institution, golf course, restaurant, retail sales and service. Multi-Family (MF-20 specifically) is a conditional* use.

Zoning Setbacks: For all properties within the GB1 and MF-20 Districts, there is a minimum front street setback of 15' and minimum interior side setback of 10'. The minimum rear setback for GB1 is 20' and for MF-20 it is 15'.

Adjacent Zoning: GB1 - General Business 1

Adjacent Land uses: Commercial and Retail Uses

Zoning Max IC: Maximum of 80% for GB1 and a maximum of 60% for MF-20.

Drainage

Onsite: Northeast towards Wilbarger Creek.

Offsite: Adjacent property and road on southwestern border do not drain onto property.

FEMA Flood Plain: The northeast corner and a portion of the northern border along the property are located within the FEMA 100-Yr Floodplain.

Edwards Aquifer Recharge/Contributing Zone: No portion in the Edwards Aquifer Recharge/Contributing Zone.

Underground SS: No underground storm system is present on site, but drains and inlets are visible on adjacent properties.

Potential Classified Waterways: Wilbarger Creek Watershed

Detention: Detention will likely be required, but more research is needed to verify this.

Water Quality: Water Quality Treatment will be required.

Environmental

Tree Coverage: There are existing trees along the eastern border and dispersed throughout of the property.

Existing Impervious Cover: 0%

**Conditional uses are permitted by right within the given district provided that specific conditions are met.*

Water

Water System: Existing 12" City of Pflugerville water distribution line runs northwest to southeast along southern side of E Pfennig Ln and terminates adjacent to site.

Wastewater

Underground Sewer System and Proximity: Existing 8" PVC wastewater line terminates on the northwestern border of the property. There is also an existing 10" PVC stub in the same location.

Electric

Electric Lines: Existing overhead powerlines are visible along FM-685, but there are no existing overhead lines along Pfennig Ln. The City of Pflugerville is deregulated and there are various electric providers available for this site.

Roads/Transportation

The site is located southeast of the intersection of Pfennig Lane and FM-685, both public roadways.



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.

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/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0