

# For Sale: 13.75 Acres on Hwy 290

PRIME DEVELOPMENT SITE | 11400 W HWY 290, AUSTIN, TEXAS 78737





# GOLD TIER

EXCLUSIVELY LISTED BY

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**SUBJECT SITE**  
13.75 ACRES

290  
TEXAS

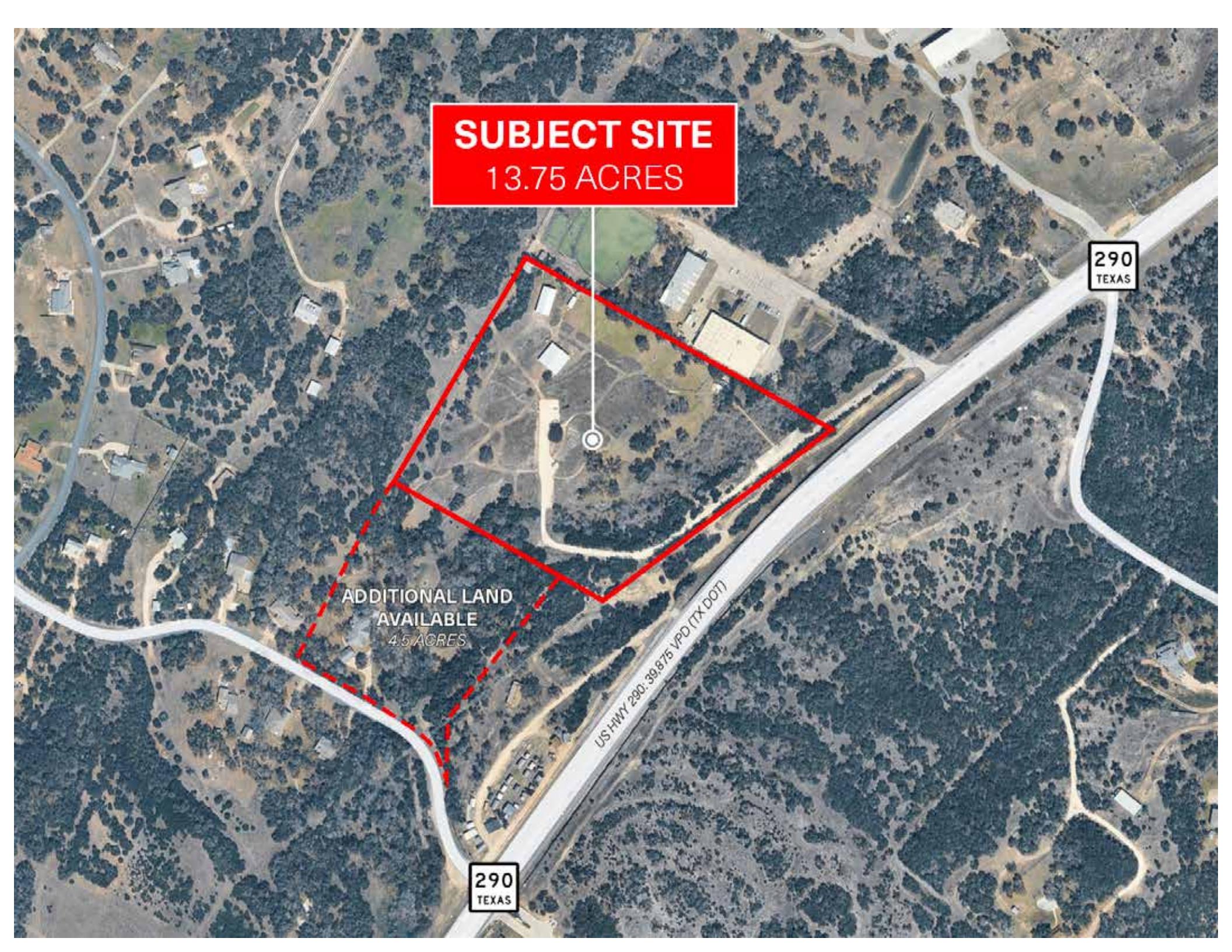
AUSTIN

ADDITIONAL LAND  
AVAILABLE  
4.5 ACRES

US HWY 290, 39,875 VPD (TX DOT)

DРИPPING  
SPRINGS

290  
TEXAS



**SUBJECT SITE**

13.75 ACRES

ADDITIONAL LAND  
AVAILABLE  
4.5 ACRES

US HWY 290: 39.875 VPD (TX DOT)

290  
TEXAS

290  
TEXAS

# SUBJECT SITE

13.75 ACRES

290  
TEXAS

ADDITIONAL LAND  
4.5 ACRES

Summer  
Moon  
COFFEE

McCoy's  
BUILDING SUPPLY

LEDGESTONE  
234 LOTS

ANTHEM  
APARTMENT HOMES  
OF LEDGESTONE

THE LEARNING EXPERIENCE

290  
TEXAS

H-E-B

LEDGESTONE  
Lifestyle & Community

P.T.O.

Changetheory  
Firestone

HAT CREEK

TORCHY'S  
TACOS

CHASE

Jovie  
EVO

IHOP

Chick-fil-A

JuiceLand

Dutch Bros

State  
Department of Transportation

Lookout

US HWY 290 39.875 VPD (TX DOT)

TOMLINSON'S  
Texas MedClinic  
URGENT CARE

THE VIEW

COLLAGE

BREED & CO.  
ACE Hardware

290  
TEXAS

HILL COUNTRY  
GALLERIA  
BEE CAVES

BARTON CREEK

71  
TEXAS



YETI

AMD

290  
TEXAS

SUBJECT SITE  
13.75 ACRES

290  
TEXAS

H-E-B

DRIPPING  
SPRINGS

290  
TEXAS



H-E-B

BELTERRA

45  
TEXAS

LOOP  
1

45  
TEXAS

1626  
TEXAS

AUSTIN

# PROPERTY HIGHLIGHTS

**ADDRESS:** 11400 W Hwy 290, Austin, Texas 78737

**ACREAGE:** 13.75 acres

**PRICING:** \$3,990,000

**ZONING:** No Zoning - SB 2038 ETJ release

## UTILITIES:

- » Onsite 20 GPM well. WTCPUA has 12" and 24" water lines along HWY 290
- » 3-phase power line along South end of the property
- » Septic required

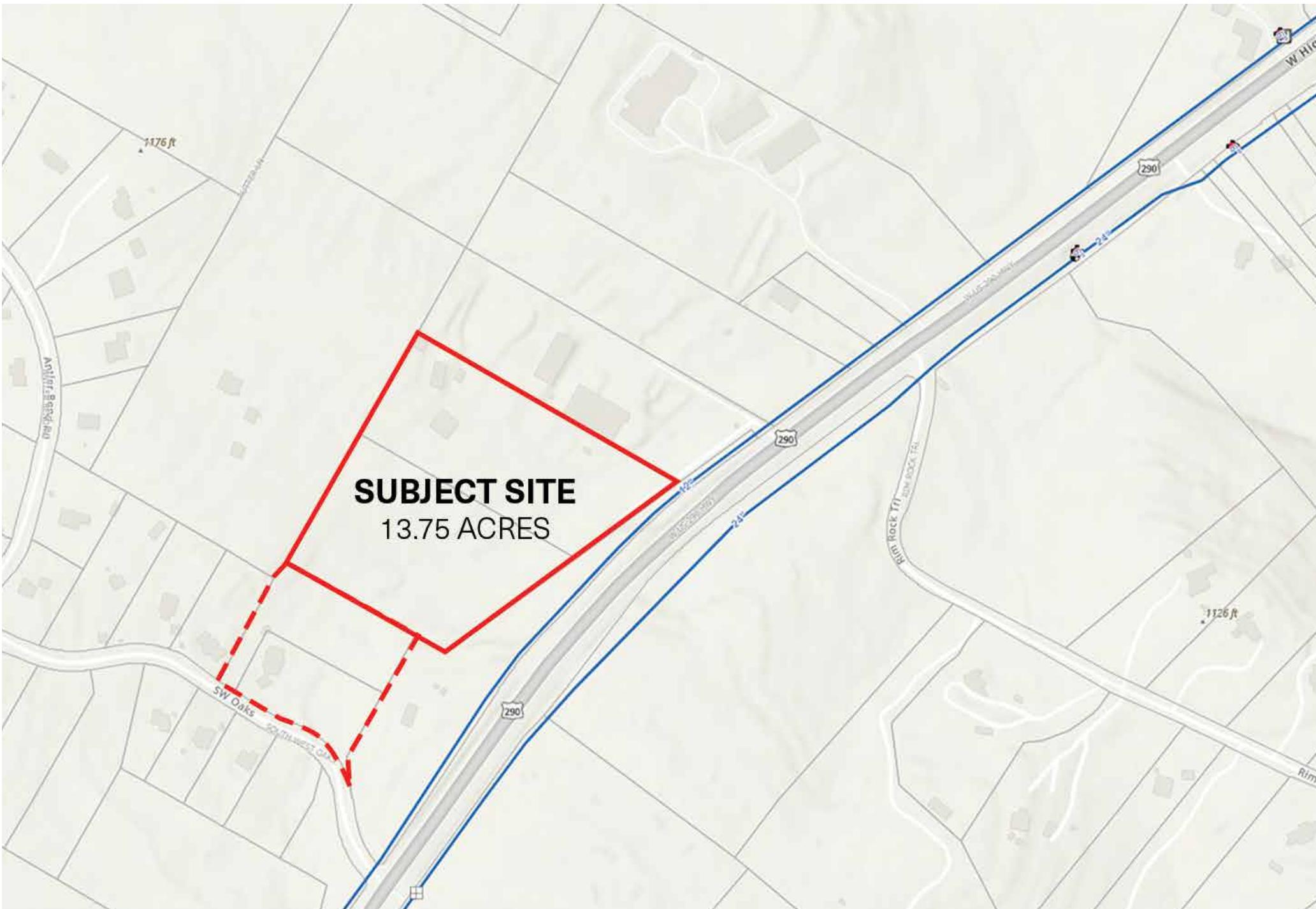
**SCHOOL DISTRICT:** Austin ISD

## REMARKS:

- » Seller financing available
- » Additional 4.5 acres available
- » Hwy 290 is in the development stage for expansion to a six-lane, divided roadway with frontage roads, with no impact to the property's development.



# WATER





## 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;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

|  |             |                     |                |
|--|-------------|---------------------|----------------|
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| Taylor Golden  | 725215      | taylor@goldtier.net | (512) 626-4424 |
| Sales Agent/Associate's Name                                       | License No. | Email               | Phone          |

Buyer/Tenant/Seller/Landlord Initials

Date