

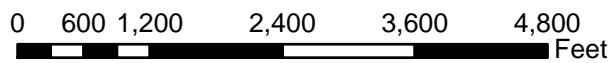
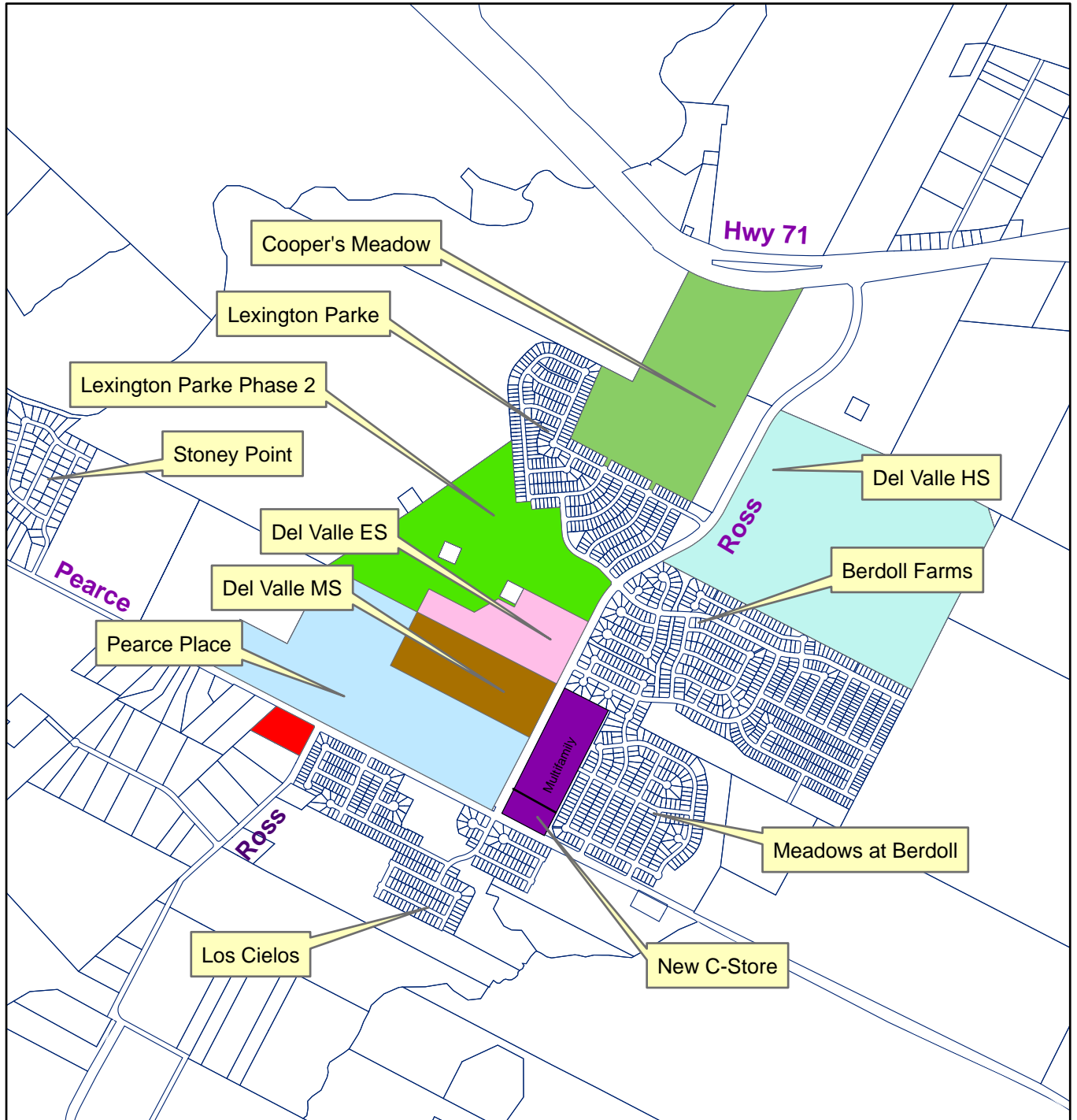
SOLD


CORNER C-STORE TRACT

ROSS ROAD & PEARCE LANE DEL VALLE, TEXAS 78617

Location:	Southwest corner Pearce Lane and Ross Road in Del Valle,
Site Size:	+/- 4.834 acres
Frontage:	+/- 500' on Pearce Lane and +/- 366' on Ross Road
Zoning:	No zoning; City of Austin 2-Mile ETJ (Liquor store is allowed)
Utilities:	All available at site; water and wastewater lines run along the eastern and northern boundaries
Curb Cuts:	Curb cuts allowed on both Pearce and Ross
Comments:	<p>This is a rare opportunity for c-store developers. The corner portion with +/- 1.25 acres is available or the entire 4.834 ac</p> <p>The site is level and has no environmental issues. It is ready to develop with c-store or fast food tomorrow. Area is greatly underserved.</p>
Asking Price:	Contact broker for pricing
Contact:	John W. Blunt, Jr. 512-619-5936 Blunt Commercial Properties jwblunt@bluntproperties.com

Subject Location Map - Cruz Tract Southwest Corner of Ross Road and Pearce Lane Del Valle, TX 78617



 Cruz Tract 4.834 Acres



Prepared by Blunt Commercial Properties

Prepared by Blunt Commercial Properties



New Texaco C-Store

Cruz Tract

SH-130

Pearce Lane

Del Valle Middle School

Del Valle Elementary

Del Valle High School

Hwy 71

Ross Road

Ross

SCALE 1" = 60'

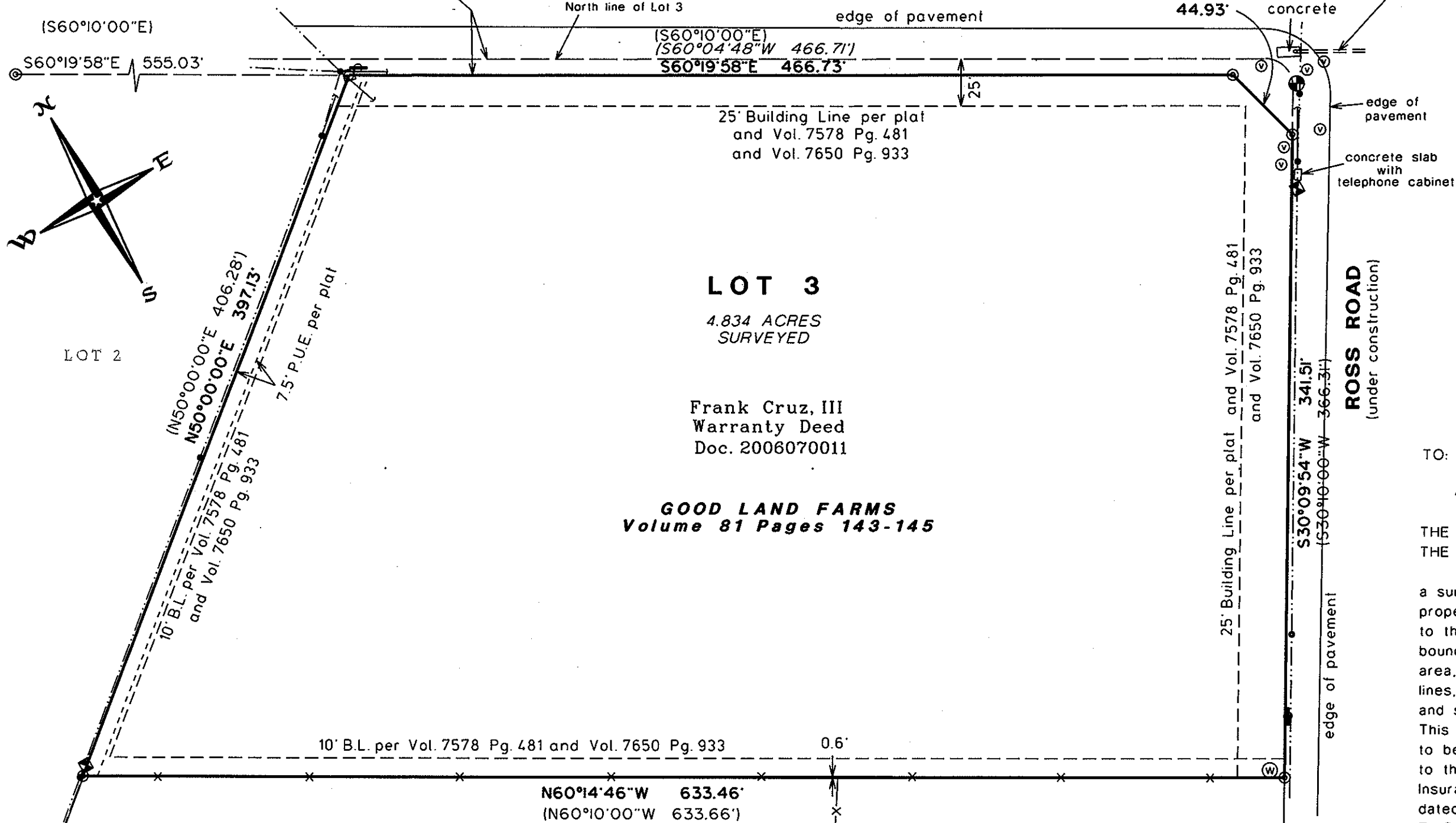
Travis County
(0.106 Acre)
Vol. 10992 Pg. 1699

PEARCE LANE

(S14°47'50"E
45.21')
(S15°12'30"E
44.93')

NOTES:

1. This lot may be subject to a Water line Easement as described and recorded in Vol. 7495 Pg. 478 TCRPR and assigned in Doc. 2008172902 TCOPR. (described as 15' in width centered on the pipeline as installed)
2. This lot is subject to a Waterline Easement as described and recorded in Vol. 11105 Pg. 100 TCRPR and assigned in Doc. 2008172902 TCOPR. (described as 15' in width centered on the pipeline as installed).



LOT 3

4.834 ACRES
SURVEYED

Frank Cruz, III
Warranty Deed
Doc. 2006070011

GOOD LAND FARMS
Volume 81 Pages 143-145

ROSS ROAD
(under construction)

GF No. 00100787

TO: GAB Partners, Inc.
Heritage Title Company of Austin, Inc.
Alliant National Title Insurance Company, Inc.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway. This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 481026 0620 H, dated September 26, 2008.
THIS the 26th day of APRIL, A.D., 2010.

Legend

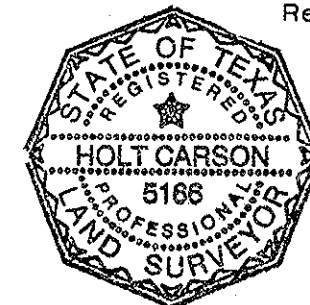
- ⊙ ½" Iron Rod Found
 - ⊕ ½" Iron Rod Set with plastic cap imprinted with "Holt Carson Inc."
 - x— Wire Fence
 - ⊙ Water Meter
 - ⊕ Water Valve
 - ⊕ Fire Hydrant
 - ⊕ Telephone Pedestal
 - ⊕ SWB Underground Sign
 - Overhead Utility Line
 - guy wire
 - pole
- (Record Bearing and Distance)
per Volume 81 Pages 143-145
(Record Bearing and Distance)
per Document No. 2006070011

BY:

Holt Carson

Holt Carson

Registered Professional Land Surveyor No. 5166



HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
www.hciaustin.com
(512) 442-0990

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SURVEY MAP OF:

LOT 3, GOOD LAND FARMS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81 PAGES 143-145 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND AS CONVEYED TO TRAVIS COUNTY, TEXAS, BY DEED RECORDED IN VOLUME 10992 PAGE 1699 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.