

For Sale – Hard Retail Corner

1 Mile North of Formula One Racetrack

5604 Ross Road, Del Valle, Texas 78617

Southwest corner of Ross Road and Peace Lane. There are two Ross Road/Pearce Lane intersections within one mile of each other. This Ross/Pearce intersection is nearest SH-130. Subject is known as the Cruz tract. Three newly built schools nearby with current enrollment exceeding 4,500 students.

This hard corner is development ready and is located about 1 mile north of the new Formula One racetrack. See Aerial Map next page. The first F1 race is scheduled for November 18, 2012. Huge volumes of race day traffic will pass by this corner to get to the F1 track. There are several new subdivisions in the immediate area with no retail, restaurants or medical nearby to service them. See table showing nearby subdivisions on this page. First restaurant will be a huge success. Subject is in the ETJ meaning zoning is not an issue and liquor sales are allowed.

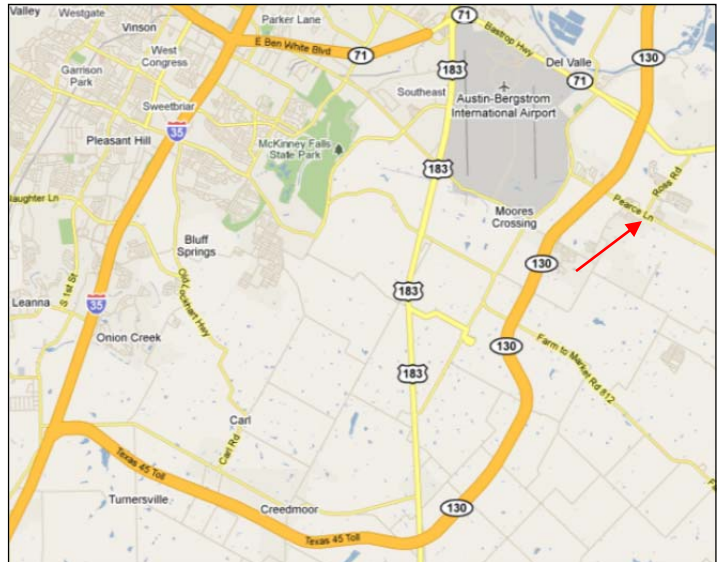
Oak Ranch is a high-end modular housing community located directly across the street from the subject. See aerial map next page. The new owners are completing a total remodel of the project including new clubhouse and sales center. All of the pads are currently vacant. The owners will sell new modular homes and also rent the pads to the new home owners. There will be nearly 500 homes in this community directly across the street from the subject.

Subject is legal lot with all utilities to site; no zoning needed (ETJ); level topo with no flood plain or environmental issues; ready for development.

Site Size: 4.834 Acres (see survey)

Zoning: NA - City of Austin ETJ

Asking Price: Contact Broker



Subdivisions Within 2-Miles of Subject	
Name	No of Homes
Berdoll Farms	690
Meadows at Berdoll	315
Lexington Parke	980
Cooper's Meadow	545
Pearce Place	491
Los Cielos	599
Sun Chase	4,000
Stoney Ridge	982
Watersedge	1,716
Total	10,318

Demographics	3-Mile	5-Mile
Population 2010	10,066	22,705
Population 2015	12,101	26,878
Households 2010	2,475	6,347
Households 2015	3,128	7,669
Avg HH Income 2010	\$63,878	\$62,540
Avg HH Income 2015	\$72,817	\$70,724

BLUNT COMMERCIAL PROPERTIES
8700 Manchaca Road, Suite 505
Austin, TX 78748
512-292-3377
www.bluntproperties.com

John W. Blunt, CCIM
jwblunt@bluntproperties.com

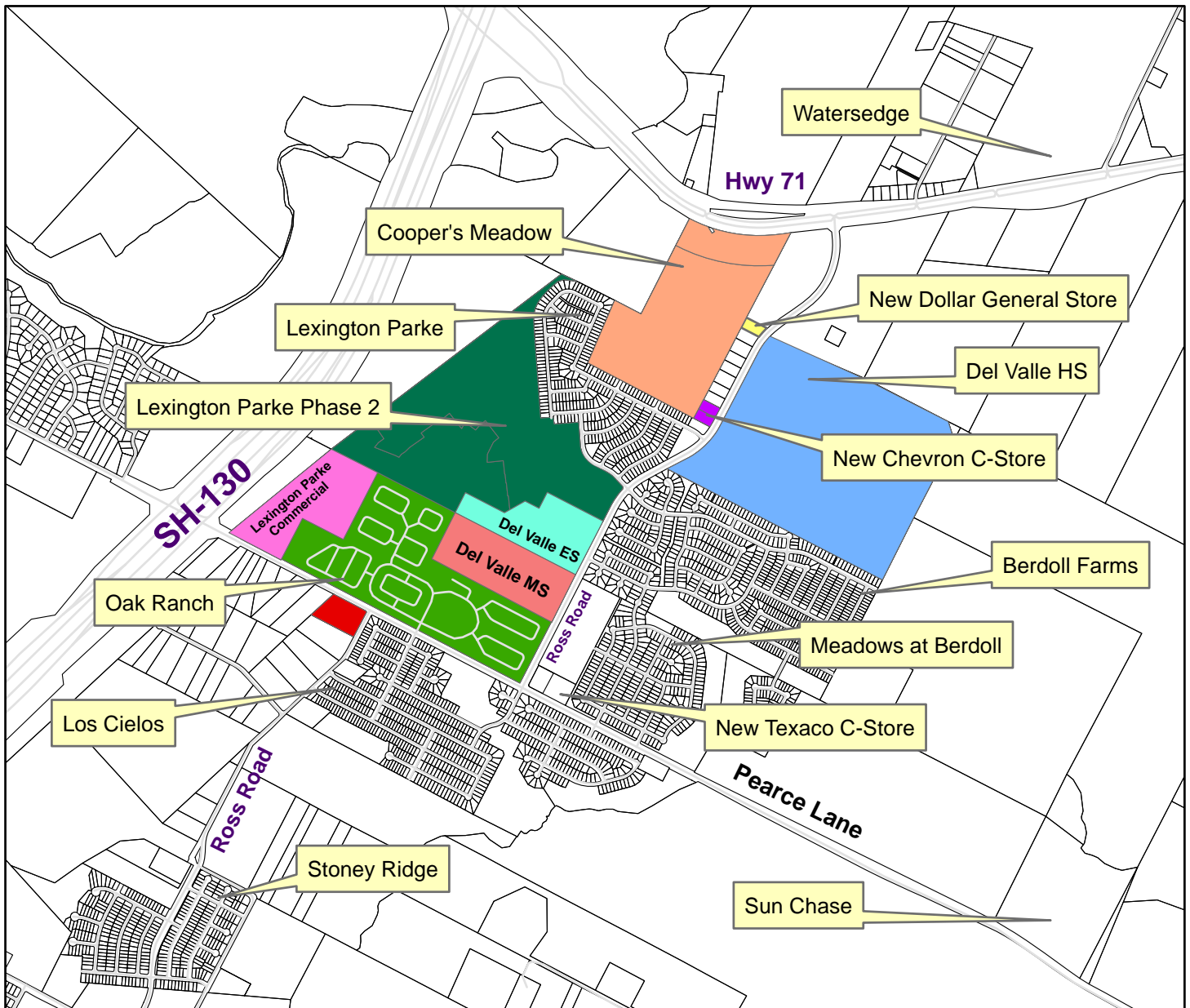
Prime Corner For Sale Near Formula One Track Del Valle, Texas



For Information, call John W. Blunt, CCIM 512-619-5936
Blunt Commercial Properties, Austin, TX www.bluntproperties.com



Hard Retail Corner For Sale One Mile North of F1 Track 5604 Ross Road, Del Valle, Texas 78617



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4.834 Acre Corner Tract



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Formula One Racetrack



Pearce Lane

4.834 Acres For Sale

Del Valle Middle School

Del Valle Elementary

Del Valle High School



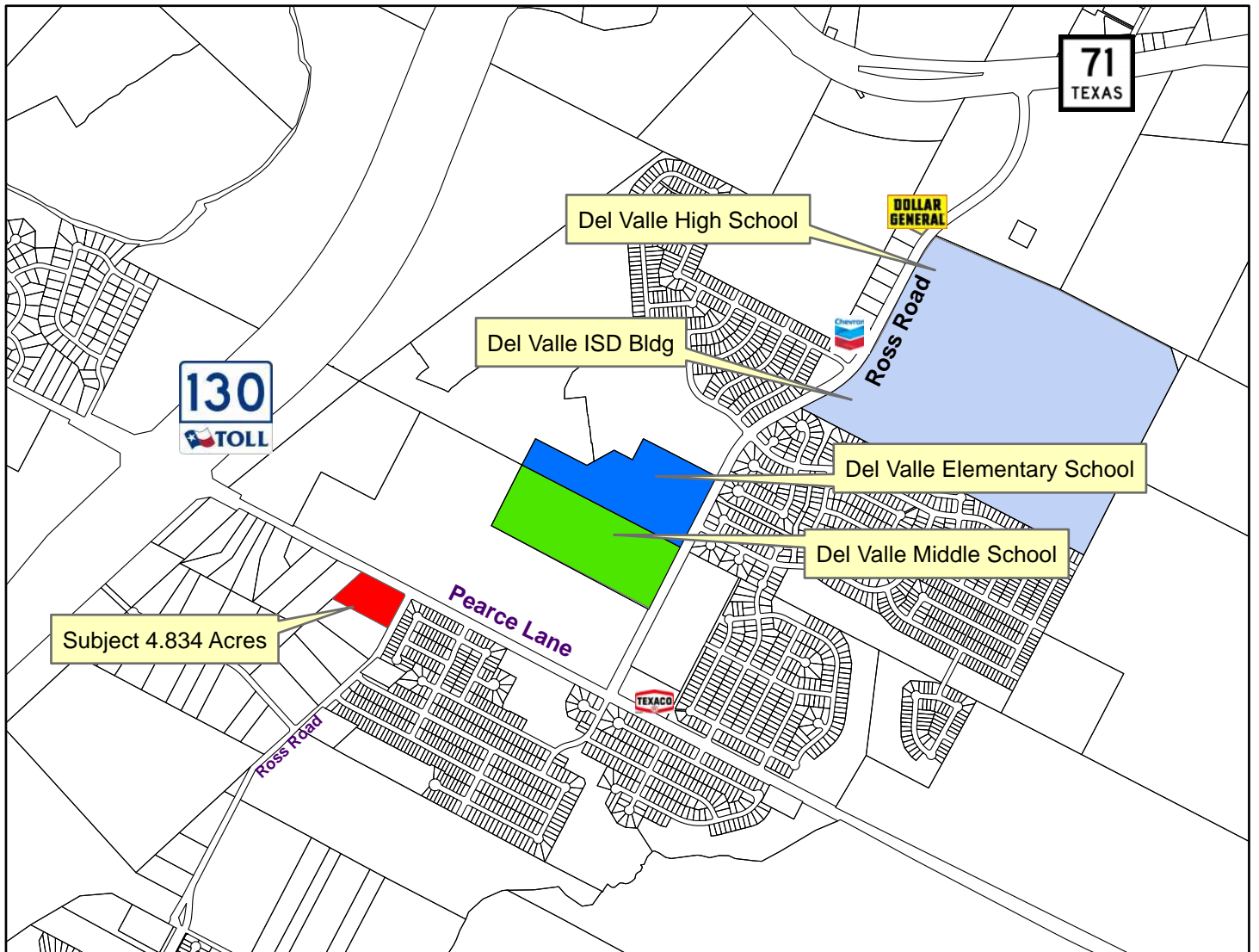
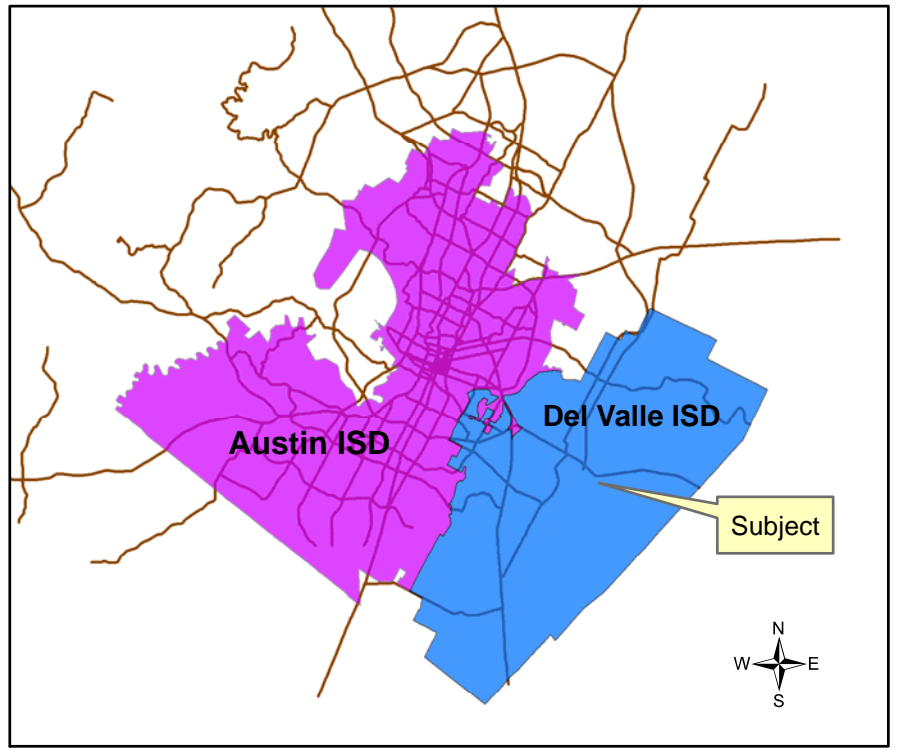
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Del Valle ISD Information

Del Valle ISD provides K-12 education for Southeast Travis County and the communities of Austin, Creedmoor, Mustang Ridge, Elroy, Pilot Knob, Webberville and Hornsby Bend.

Del Valle ISD has a projected 2011-2012 total enrollment of 9,800 students of which approximately 4,500 or 46% attend one of the three schools on Ross Road within one-half mile of the subject. Of these 4,500 students, approximately 2,300 students attend Del Valle High School. Average daily attendance is 96%. In addition, the Del Valle ISD administrative offices are adjacent to the high school with 95 full-time employees.

For more information, please contact:
Blunt Commercial Properties 512-292-3377
www.bluntproperties.com



SCALE 1" = 60'

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

PEARCE LANE

North line of Lot 3

edge of pavement

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

(S60°10'00"E)
(S60°04'48"W 466.71')
S60°19'58"E 466.73'

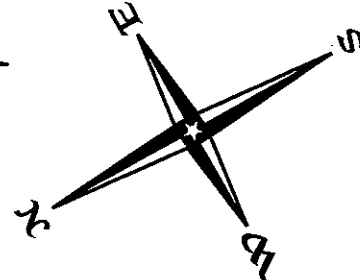
25' Building Line per plat
and Vol. 7578 Pg. 481
and Vol. 7650 Pg. 933

LOT 3

4.834 ACRES
SURVEYED

Frank Cruz, III
Warranty Deed
Doc. 2006070011

GOOD LAND FARMS
Volume 81 Pages 143-145



LOT 2

(N50°00'00"E 406.28')
N50°00'00"E 397.13'
10' B.L. per Vol. 7578 Pg. 481
and Vol. 7650 Pg. 933
7.5' P.U.E. per plat

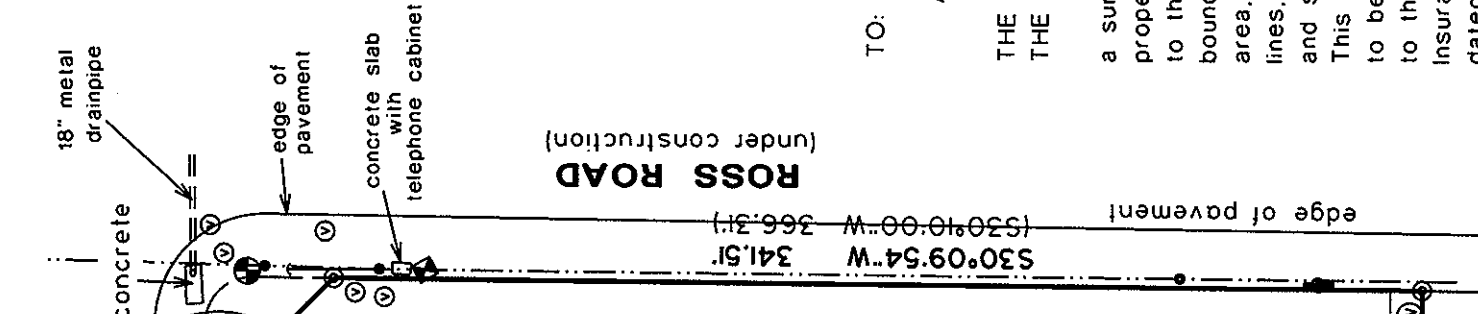
10' B.L. per Vol. 7578 Pg. 481 and Vol. 7650 Pg. 933
N60°14'46"W 633.46'
(N60°10'00"W 633.66')
0.6'

LOT 4

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.

(N50°00'00"E 424.71')
BEARING BASIS
(N50°00'00"E 425.42')



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).

GF No. 00100787
TO: GAB Partners, Inc.
Heritage Title Company of Austin, Inc.
Alliant National Title Insurance Company, Inc.

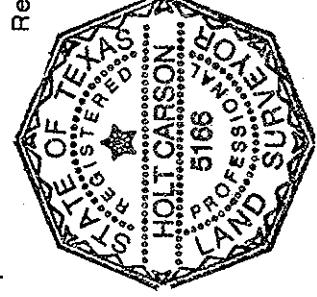
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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.

BY: *Holt Carson*

Holt Carson
Registered Professional Land Surveyor No. 5166



HOLT CARSON, INCORPORATED
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