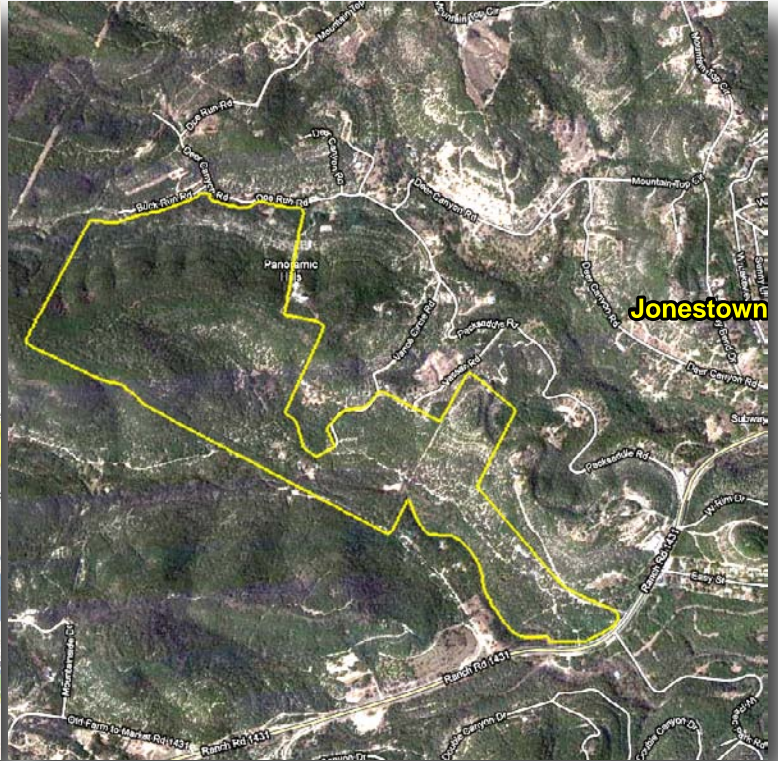
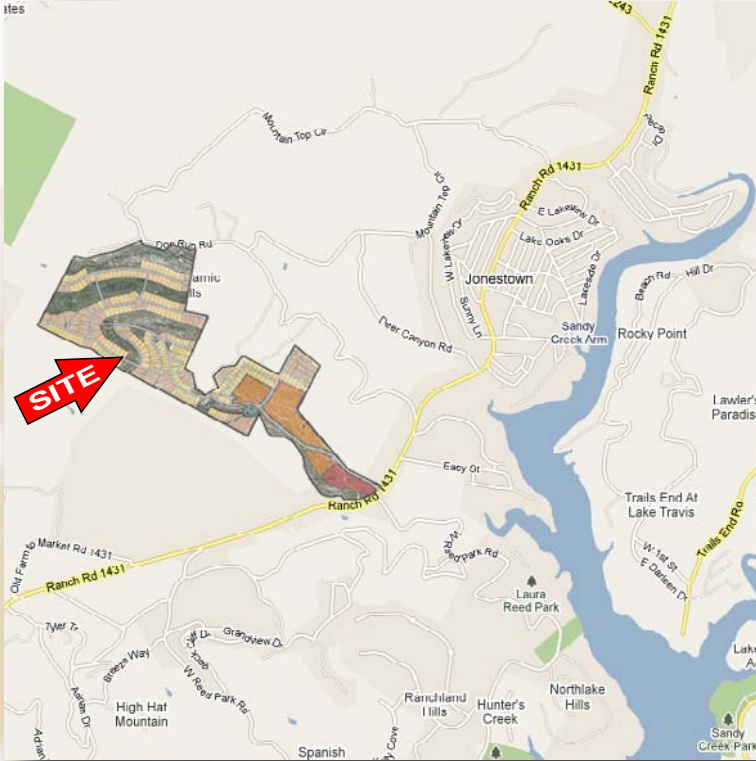


FOR SALE - RESIDENTIAL/COMMERCIAL DEVELOPMENT LAND

FM 1431, Jonestown, Tx.



LOCATION:

Property is about .7 mi. West of downtown Jonestown. Directly across FM 1431 from Reed Park Road

SIZE:

This is an approximate 299.9 ac. tract. It has a proposed plat for about a 10 ac. Commercial, about a 40 ac. apartment site, and 249 ac. of 282+- single family residential lots. Other options are (1) 567 each small lot concept of 55'-100' wide lots, (2) small lot concept with the 40 ac. (320 units) apartment site & 10 ac. commercial site or (3) large lot concept (i.e. 70'x142' - 100'x200') with individual septic systems.

FRONTAGE/ ACCESS:

FM 1431

UTILITIES:

Sewer is not to the property. Jonestown was receptive to extending wastewater lines along FM 1431.
6" Jonestown JWSC in FM 1431

ZONING:

Front part of the property in the Jonestown city limits and it is currently zoned for single family development. The majority of the property is in The City of Jonestown's Extra Territorial Jurisdiction and is un-zoned.

TOPOGRAPHY:

The Property has enough topography to give some nice views.

FLOOD HAZARD:

There is a minimal amount of floodplain in a few insignificant spots.

PRICE:

\$12,000 per ac. = \$3,598,800

FINANCING:

Possible seller financing for qualified buyer

COMMENTS:

City would like to see a red light installed at the intersection of Reed Park Rd. across from this Property. The property has approximately 43 ac. of Karst Zones, 126 ac. of confirmed Golden Cheeked Warbler habitat, and 175 ac. of unconfirmed Golden Cheeked Warbler habitat.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

CONTACT Rick Castleberry **CONTACT John Doyal**

Office: (512) 472-2100
rick@matexas.com

or

Office: (512) 472-2100
johnd@matexas.com

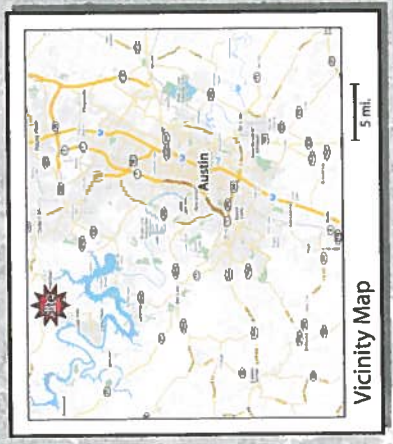
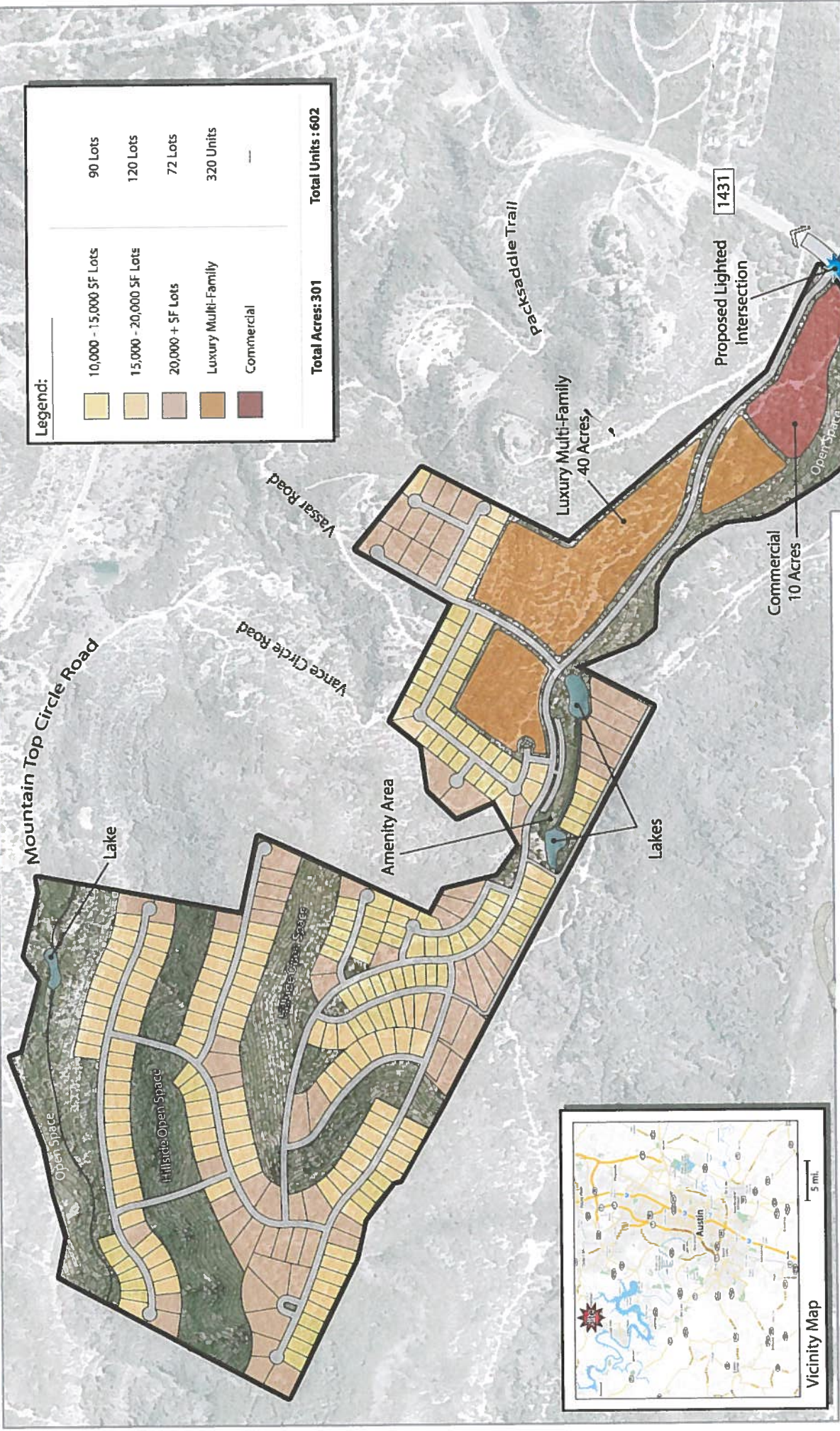
201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

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Legend:

	10,000 - 15,000 SF Lots	90 Lots
	15,000 - 20,000 SF Lots	120 Lots
	20,000+ SF Lots	72 Lots
	Luxury Multi-Family	320 Units
	Commercial	—
Total Acres: 301		Total Units: 602



Travis County 301

Jonestown, Texas

CONCEPTUAL LAND USE PLAN

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