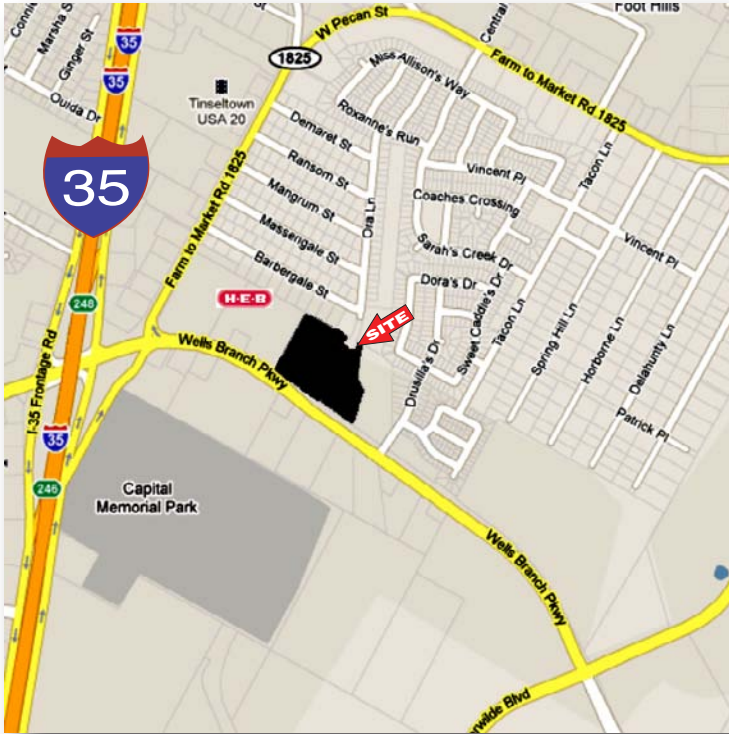


FOR SALE - ±12.809 ACRES

WELLS BRANCH PARKWAY, AUSTIN, TEXAS



LOCATION: North side of Wells Branch Parkway just east of IH-35 and adjacent to the HEB retail center

SIZE: Approximately 12.809 acres on the north side of Wells Branch

FRONTAGE: ±923.26 ft. on the N frontage

ZONING: "I-RR" Interim Rural Residential (City Of Austin)

UTILITIES: City of Austin water & wastewater

PRICE: \$5.00 per square foot

TERMS: Owner Prefers a 1031 tax deferred exchange transaction.

COMMENTS: Wells Branch Parkway Has been extended east from IH-35 to past Dessau Rd.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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

www.mcallistertexas.com

CONTACT Bill Blood

Direct (512)472-2100 Cellular (512)789-6069

bblood@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.