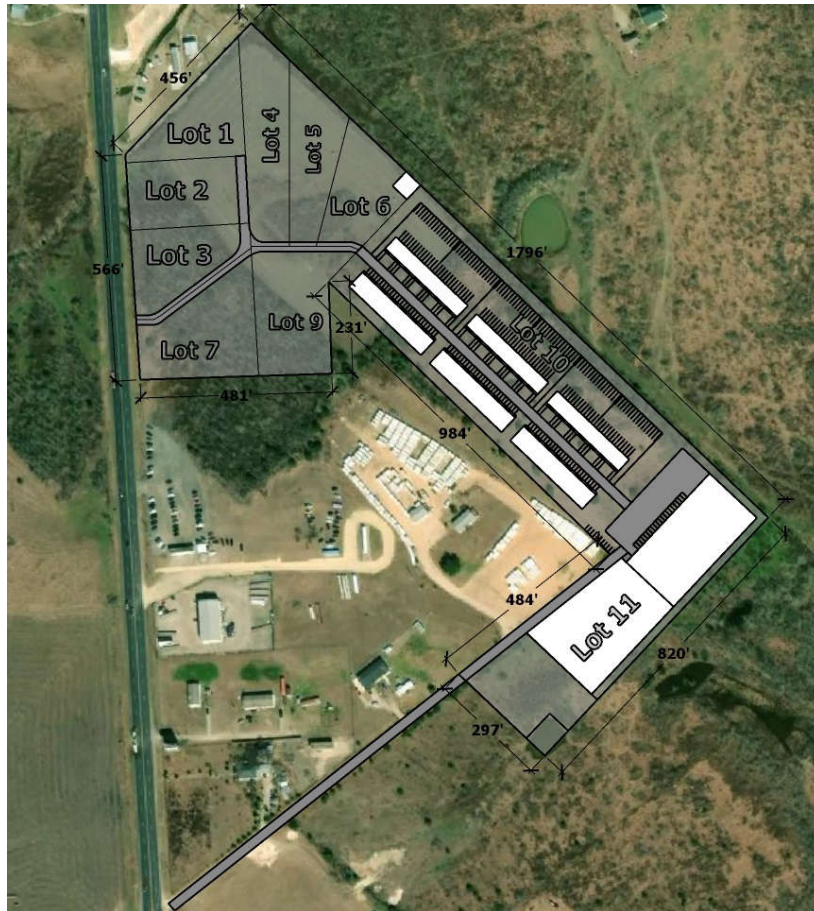


Crossroads Commercial Multi-Use Park

10445 So. SH 183, Austin, TX. 78745

**Underdevelopment: For Sale or Lease
Commercial & Industrial Storefronts or
Build to Suit or Office/Warehouse/Mini-warehouse**



Location: 12 Miles South of Austin Bergstrom International Airport
8 Miles East of IH-35 at the Buda State Toll 45 IH35 interchange
1/2 Mile North of 183/Toll 45 Interchange



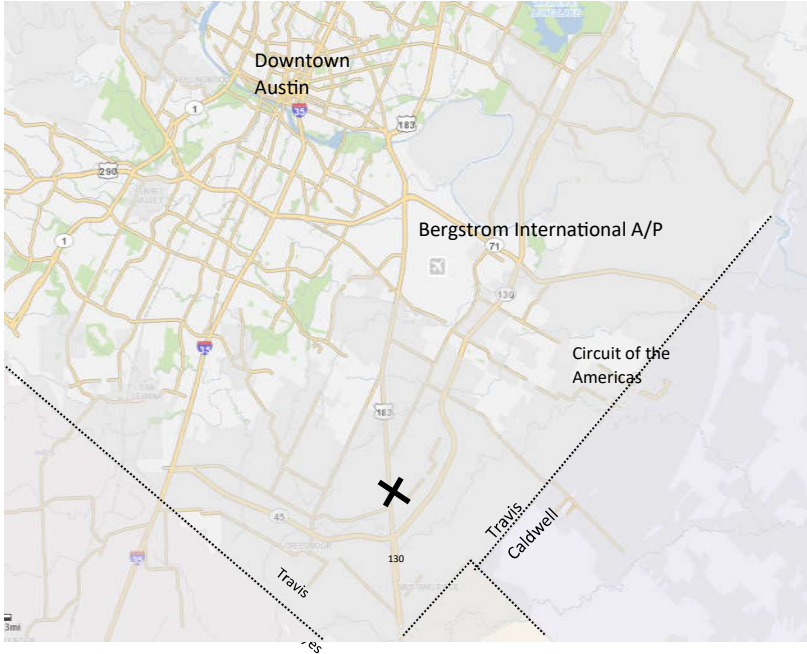
Keller Williams make no representations as to accuracy of this information or fitness of this property for any particular purpose.

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Austin MSA

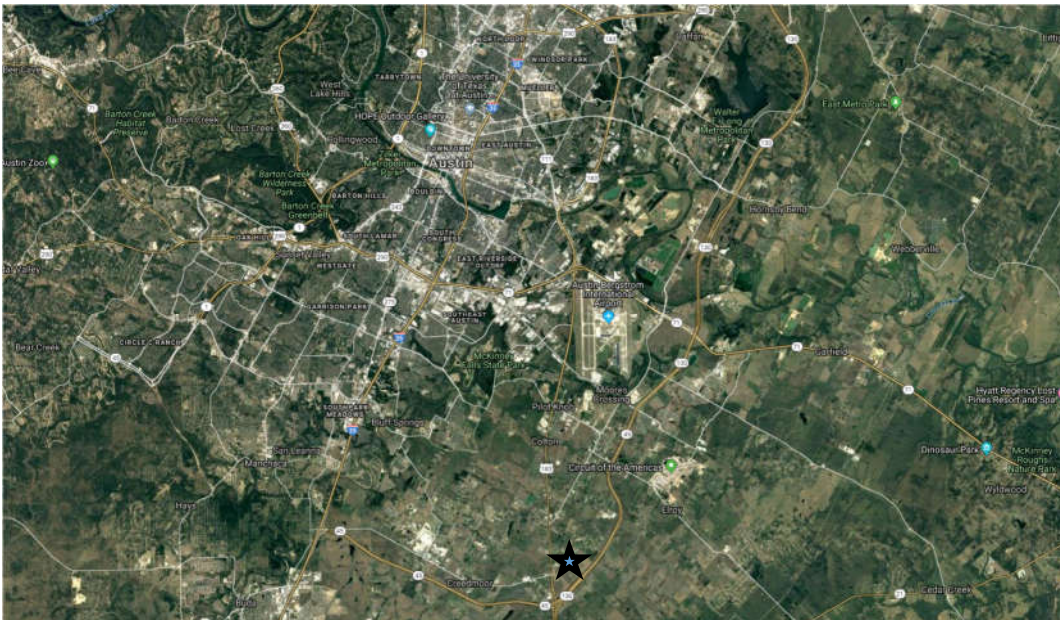
Enjoying one of the nations highest growth and lowest unemployment rates in the US, demand for new construction and trades people are at all time highs. These trades need small affordable warehouse space and storage yards for equipment.

SE Travis County/Hayes Northern

Located in the City of Mustang Ridge, a community of approximately 1000 people finds itself at a perfect location for servicing contractors needing to go north via State Toll 130 and all the growth up east side Austin MSA or west/south in the Buda/Kyle/San Marcus areas.

Crossroads Commercial Park

Located at a rapidly developing industrial confluence of thorough fairs of State Toll Roads 130 and 45 as well as SH183.



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Phase 1 Site Plan Detail Commercial Storefront and small Warehouse/



Current Lot Sizes as Platted (Approx values)

Available lots sold as is or Build to Suit

Lots may be combined

Each lot served by Creedmoor Maha Water

Dry Hydrant fire protection

Wastewater handled by on-site package plant

Lots 2,3 & 7 restricted to Tilt wall facades

Lot 1	1.3 acres	56,595 SF
Lot 2	1.2 acres	50,900 SF
Lot 3	1.1 acres	47,531 SF
Lot 4	1.1 acres	49,728 SF
Lot 5	1.1 acres	47,065 SF
Lot 6	1 acre	44,706 SF
Lot 7	1.5 acre	66,626 SF
Lot 8	Not Used	
Lot 9	1.5 acre	66,648 SF

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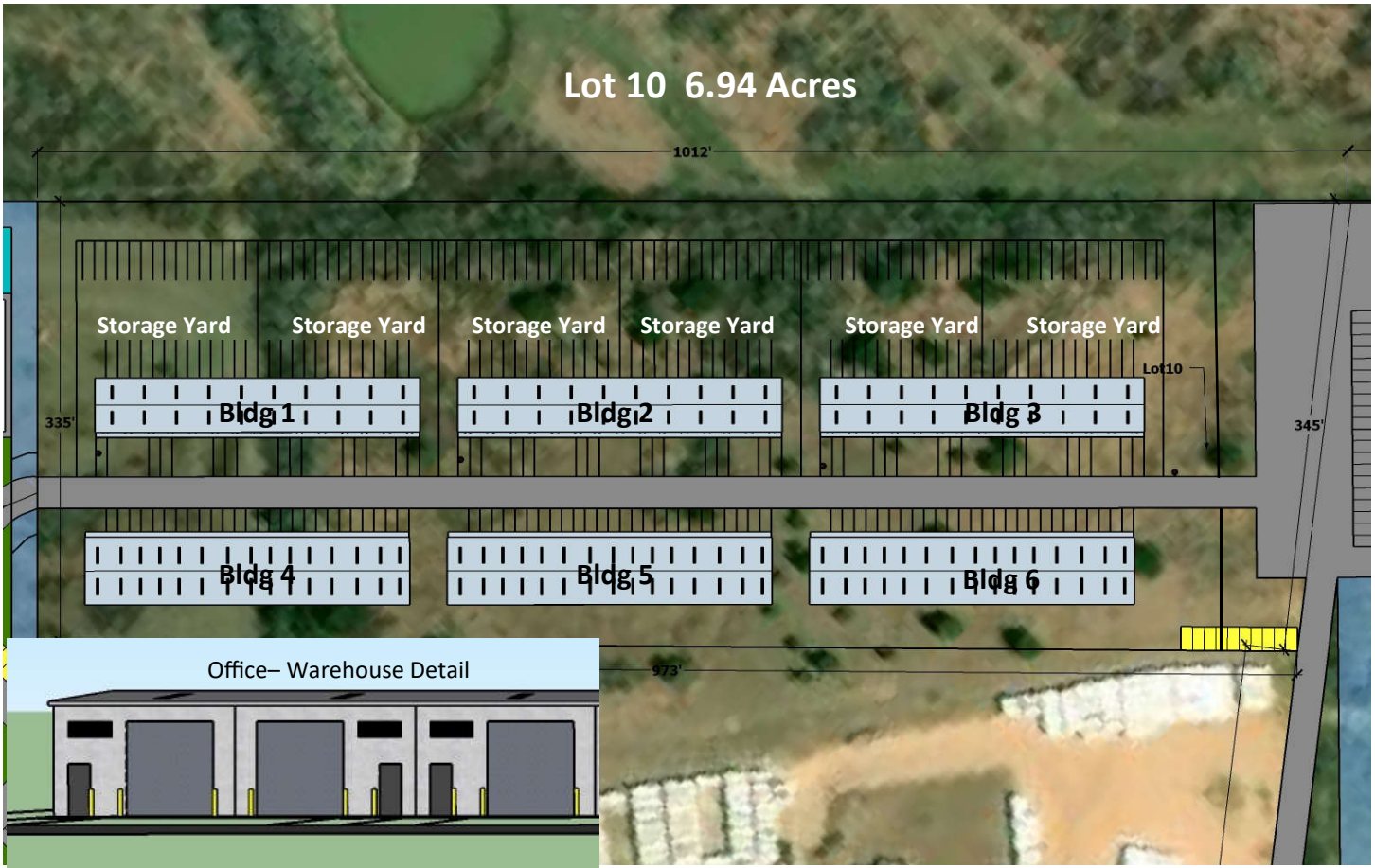
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Phase 2 Lot 10 Mini-warehouse & Small Office Storage/Warehouse Bldgs 1– 6



Buildings 1-3 are 10,000 SF, 40x250 FT, w/14 ft doors

Offices and Warehouse are insulated

Flex Space 1000—10,000

Each Office has a Restroom

Storage Yards– leased separately and subdivided

Buildings 4-6 are 10,000 SF, 50x 200 FT w 10 ft doors

Storage only, non-insulated

Flex Space 750—10,000

Bldg 4 has a Flex Office, (Shared) with Bldgs 4-6

Office space leased as a condo-model



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Lot 11, Large Build to Suit Warehouse, (up to 50k SF) and Storage Yard



This lot 11 will have an easement for the site Package plant with the remainder of the space allocated as the customer sees fit for the Build to suit application.

5.334 acres total with about 1.5 acres used for the Package Plant

Access Easement road provides direct access from the boundary of the Lot 11 to SH 183

Targeting use of Dock High Loading and a site wide shared DOCK high loading facility as well.

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Information About Brokerage Services

11-2-2015

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.

KW MANAGEMENT LLC <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	0492214 <small>License No.</small>	alicecaron@kw.com <small>Email</small>	512-637-8311 <small>Phone</small>
JEAN GRUBB <small>Designated Broker of Firm</small>	0321636 <small>License No.</small>	jdgrubb@kw.com <small>Email</small>	512-448-4111 <small>Phone</small>
ALICE CARON <small>Licensed Supervisor of Sales Agent/ Associate</small>	0336633 <small>License No.</small>	alicecaron@kw.com <small>Email</small>	512-637-8311 <small>Phone</small>
Richard Gary <small>Sales Agent/Associate's Name</small>	0675838 <small>License No.</small>	richardgary@kw.com <small>Email</small>	512 415-9367 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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