

FOR SALE

1501 Landing Ln.

1816 Thornberry Rd.

1821 Thornberry Ln.

1713 Landing Ln.

10.27 Acres
Retail/Office/Hotel
Austin, Texas 78742

Asking Price

LOT 5- \$40/sq. ft or \$4,304,000

LOT 6- \$40/sq. ft or \$3,380,000

LOT 8- \$40/sq. ft or \$3,589,000

LOT 9- \$40/sq. ft or \$6,621,000

TOTAL- \$17,894,000

Presented By:
Wes Walters
Wes Walters Realty Inc.
14205 Burnet Rd. Ste. #100
Austin, TX 78728

4-21-22

Airport Land

Asking Price:	LOT 5- \$40/sq. ft or	\$4,304,000
	LOT 6- \$40/sq. ft or	\$3,380,000
	LOT 8- \$40/sq. ft or	\$3,589,000
	LOT 9- \$40/sq. ft or	\$6,621,000
	TOTAL-	\$17,894,000

Land Size:	10.27 Acres (Flat)
	LOT 5- 107,593 sq. ft.
	LOT 6- 84,506 sq. ft.
	LOT 8- 89,734 sq. ft.
	LOT 9- 165,528 sq. ft.
	TOTAL- 447,361 sq. ft.

Ideal Uses:	Retail/Medical/Office/Hotel
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Zoning:	General Commercial
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Flood Zone:	No Floodplain
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Legal:	LOT 5 BLK A BURATTI PECORA I THE AMENDED PLAT OF
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	LOT 6 BLK A BURATTI PECORA I THE AMENDED PLAT OF
--	--

LOT 8 BLK A BURATTI
PECORA I THE AMENDED
PLAT OF

LOT 9 BLK A BURATTI
PECORA I THE AMENDED
PLAT OF

Utilities

Electric and Water/Wastewater

Financing

Cash/Conventional





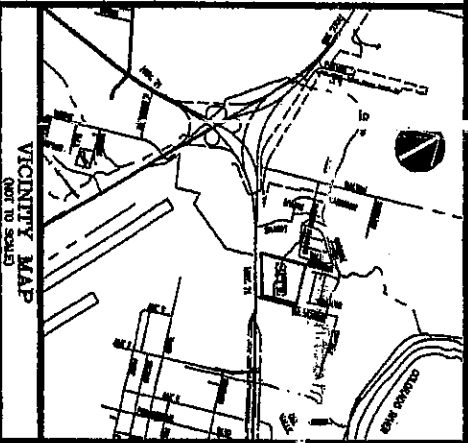
THE AMENDED PLAT OF BI RATTI PECORA I (AUSTIN AIRPORT HOTEL CENTRE)

SCALE: 1"=100'



DETAIL 1

LOT 9
0.011 AC. (24 Sg. Ft.)
ADDITIONAL ROW
HERETOFORE DEDICATED



LEGEND

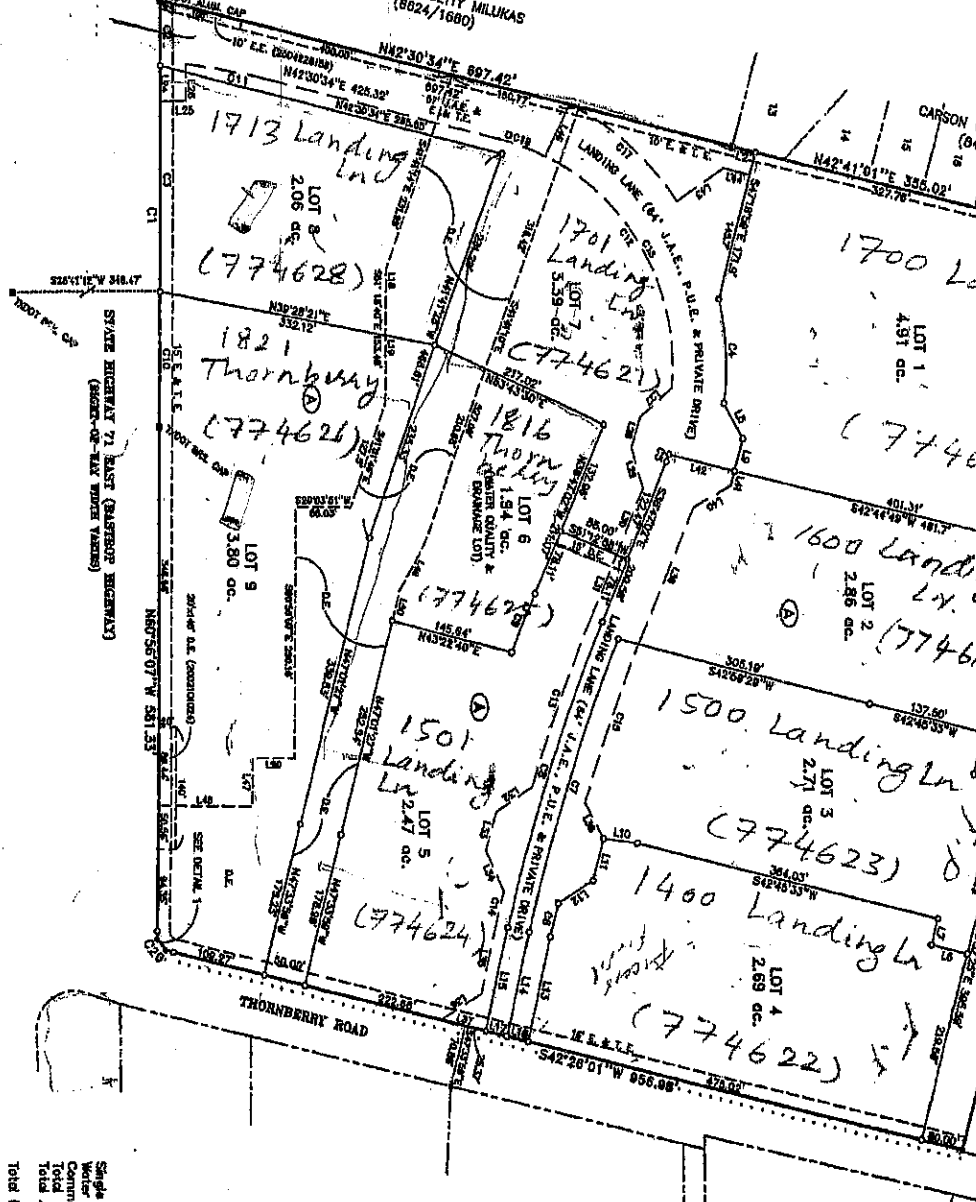
- 1/2-INCH BOLLARD
- 6/8-INCH BOLLARD
- 1/2-INCH BOLLARD WITH 1/4" RADIUS CAP
- SLOPED MANHOLE SURFACE SET
- TPOOT CONCRETE MANHOLE FRAME
- BENCHMARK
- PROPOSED SIDEWALK
- DRIVEWAY ASPHALT & TPOOT REPAIRS
- ELECTRICAL SYMBOL
- ELECTRICAL & TELECOMMUNICATIONS EQUIPMENT
- WIRE
- JOINT ACCESS EXHAUSTOR
- BLOCK BOUNDARY

BENCHMARKS

TABLE #1 - SQUARE FOOTAGE OF CONCRETE BASE OF POWER POLES
TABLE #2 - SQUARE FOOTAGE OF CONCRETE BASE OF 60" DIAMETER
AND 18" HIGH SIGN
TABLE #3 - SQUARE FOOTAGE OF CONCRETE BASE OF 60" DIAMETER
AND 18" HIGH SIGN

CLIENT TABLE

NO.	REMARKS	DATE
1	ISSUED	7/27/77
2	REVISION	8/23/77
3	REVISION	9/15/77
4	REVISION	10/12/77
5	REVISION	11/19/77
6	REVISION	12/16/77
7	REVISION	1/13/78
8	REVISION	2/10/78
9	REVISION	3/7/78
10	REVISION	4/4/78
11	REVISION	5/2/78
12	REVISION	6/6/78
13	REVISION	7/4/78
14	REVISION	8/1/78
15	REVISION	8/29/78
16	REVISION	9/26/78
17	REVISION	10/23/78
18	REVISION	11/20/78
19	REVISION	12/17/78
20	REVISION	1/14/79
21	REVISION	2/11/79
22	REVISION	3/8/79
23	REVISION	4/5/79
24	REVISION	5/3/79
25	REVISION	6/24/79
26	REVISION	7/21/79
27	REVISION	8/18/79
28	REVISION	9/15/79
29	REVISION	10/13/79
30	REVISION	11/10/79
31	REVISION	12/8/79
32	REVISION	1/5/80
33	REVISION	2/2/80
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94	REVISION	3/1/85
95	REVISION	4/1/85
96	REVISION	5/1/85
97	REVISION	6/1/85
98	REVISION	7/1/85
99	REVISION	8/1/85
100	REVISION	9/1/85



Single Family Lots = 0 Lots
 Office/Commercial/Storage Lots = 1 Lots
 Other Office/Commercial Lots = 1 Lots
 Total Lots = 2
 Total Area = 28.83 Acres
 Total LF Streets = 0 LF.

MCANGUS SURVEYING CO., INC.
 1101 HIGHWAY 360 SOUTH
 BUILDING H, SUITE 100
 AUSTIN, TEXAS 78746
 (512) 328-8502

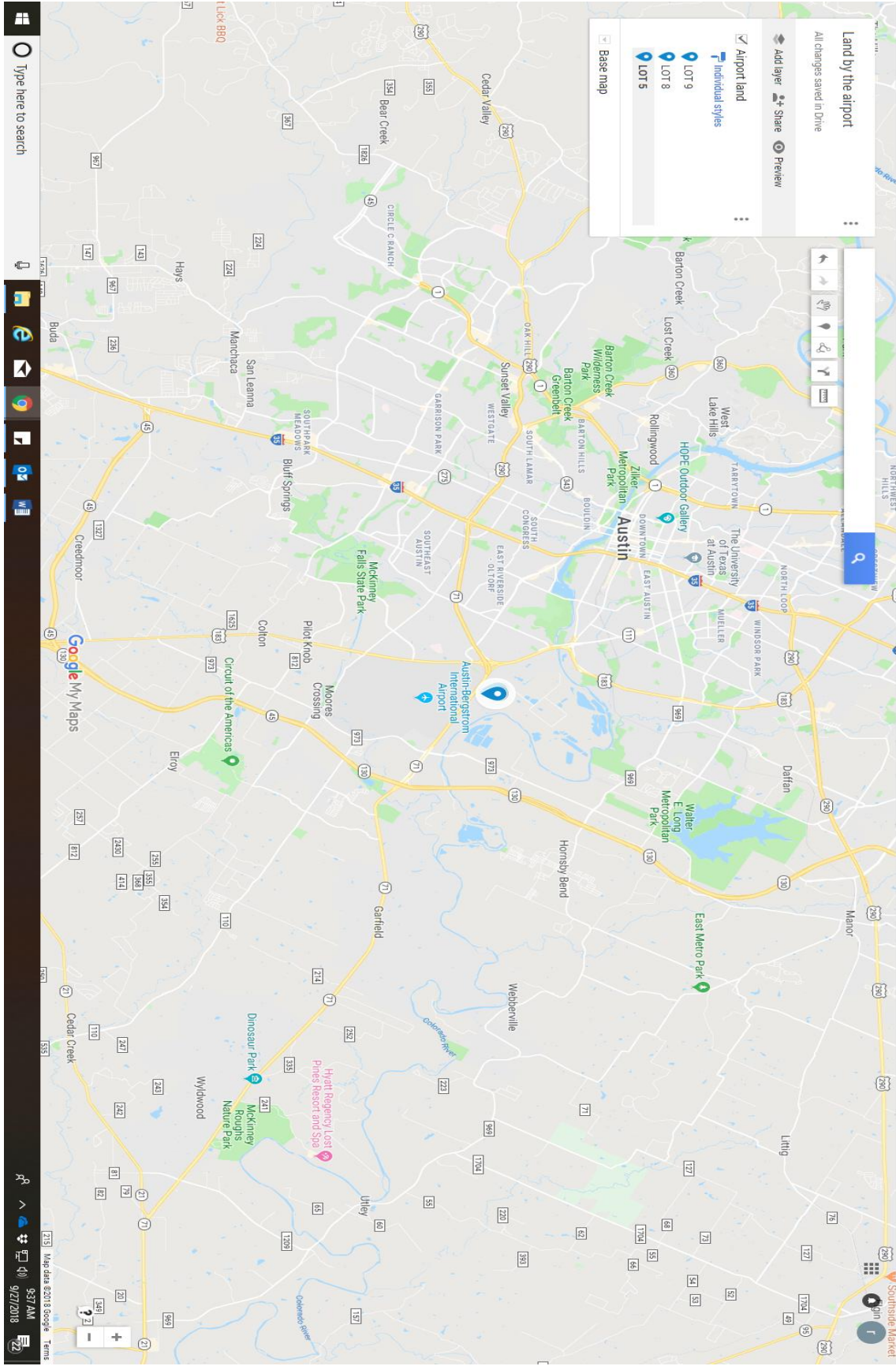
Land by the airport
All changes saved in Drive

- ✓ Add layer
- Share
- Preview

Individual styles

- LOT 9
- LOT 8
- LOT 5

Base map



Land by the airport

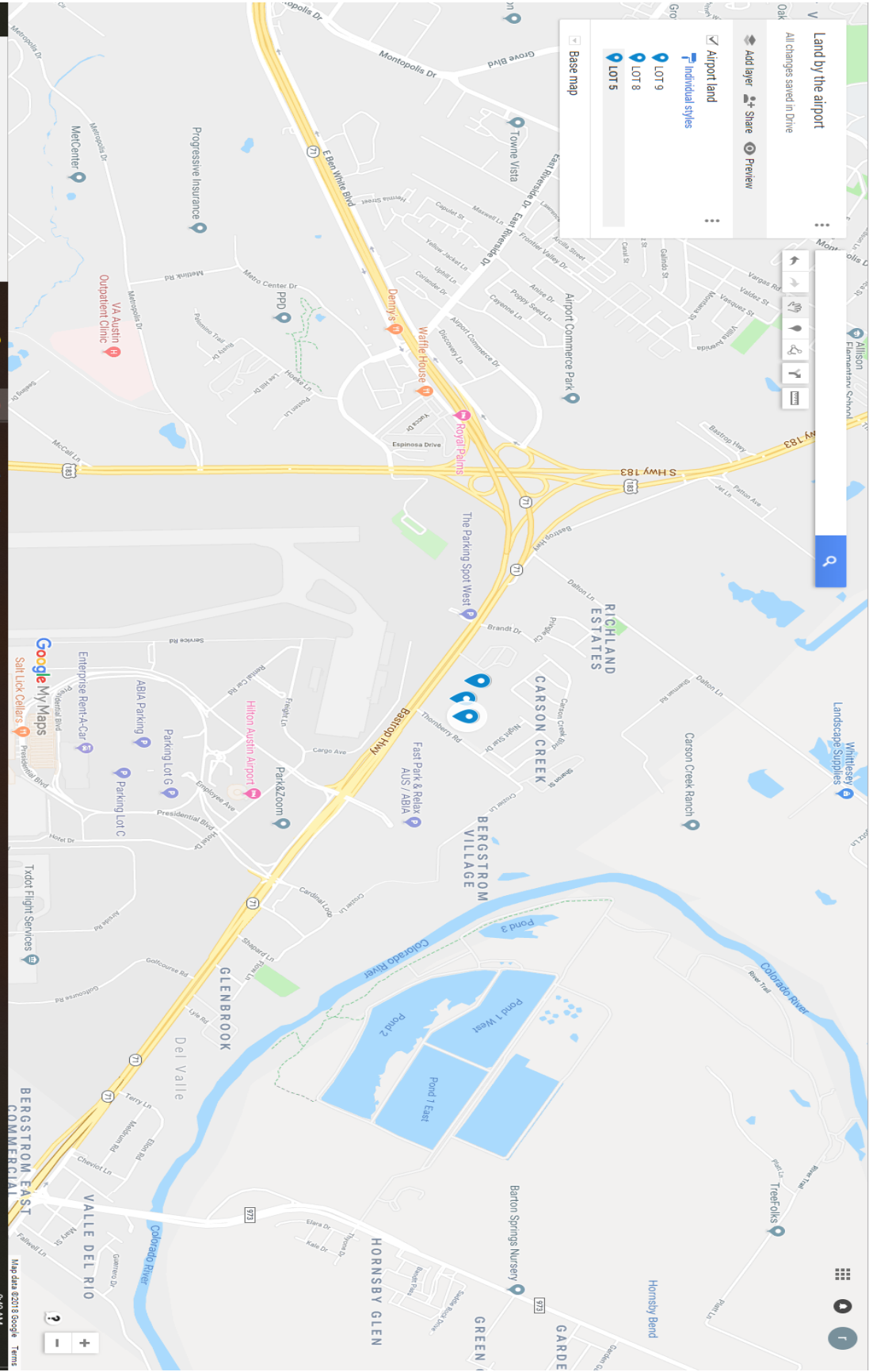
All changes saved in Drive

Add layer Share Preview

Airport land

- Individual styles
- LOT 9
- LOT 8
- LOT 5

Base map





Prepared For: **Russell Walters** x

Date Prepared: **Tuesday, January 29, 2019**

Subject Address: **1501 LANDING LN 78742**

Subject Property ID: **774624**

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Austin, TX

Address
1501 LANDING LN 78742

Property ID
774624

One-Click Reports (Skip Preview)

LEGEND

<input type="checkbox"/> Residential	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Mixed	<input type="checkbox"/> Multifamily	<input type="checkbox"/> Planned Special
<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Unzoned	City Limits	<input type="checkbox"/> ETJ	ETJ Limits

Subject

PROPERTY			
Assessor Address	1501 LANDING LN 78742		
Owner(s) of Record	Rei Poe Austin Airport		
County Property ID	774624	Ownership in Years	-
Geography ID	0312260110	Assessed Market Value	\$268,983
Year Built	Not found	County	Travis
Lot Size		School District	Del Valle Independent School District
Building Size Estimate	-	Incorporated City Status	Within City Limits
Existing Use (per assessor)	N/A		


CURRENT REGULATIONS	
Zoning Focus	Commercial
Zoning Abbreviation(s) and Name(s)	CS General Commercial Services AO-3 AO-3 CO Conditional Overlay
Regulatory Entity	FPJ Full Purpose Jurisdiction Austin

FUTURE REGULATIONS	
Future Use Abbreviation(s) and Name(s)	None Found

ESTIMATED POTENTIAL

Building Size	123,750 SF
Height (Stories)	4.0
Untapped Potential	Unknown

ESTIMATED USES

 Likely OK	• Brewery
	• Cafe
	• Custom Manufacturing
	• Food Sales
	• Gas station
	• Hotel
	• Indoor Sports and Recreation
	• Medical office
	• Mini-storage
	• Office
	• Personal Services
	• Professional Office
	• Restaurant
	• Retail

POTENTIAL RISKS TO REVIEW

We've worked to identify potential risks to change associated with three elements: Property, Area and Construction. All details will need to be verified by an expert. A feasibility study is recommended before making any financial decision.



PROPERTY
More than one district identified.

When more than one district impacts a parcel, it means having to sort through the differences in the regulations which may cause confusion, time and money during a zoning permit submittal.



AREA
Looks like a vacant or nearly vacant site.

When a property is vacant or nearly vacant, it may be more challenging to get approvals for a new development. The reasons are often tied to the perception that the vacant land may have been viewed as "open space" or some kind of buffer the nearby neighbors appreciated. There could also be additional hurdles for getting the utilities to the site, curb cuts and possibly the need to pay for new sidewalks.

AREA CHARACTER - 1/4 MILE BUFFER

ZONING CATEGORY

Residential	88%
Commercial	10%
Government	<1%

BUILDING SIZE

Largest	2,670^{SF}
Median	1,880^{SF}

LOT SIZE

Largest	1,709.11 acres
Median	0.18 acres

DISTRICT DEFINITIONS

CS **COMMERCIAL**
General Commercial
Services

Legal Definition

General commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

AO-3 **USE COMPATIBILITY**
AO-3

Legal Definition

Airport overlay zone one (AO-3) consists of the portions of the controlled compatible land use area that have a yearly day-night average sound level of less than 65 decibels and are located within approximately one-half mile of the 65 decibel contour line.

CO **USE COMPATIBILITY**
Conditional Overlay

Legal Definition

The purpose of a conditional overlay (CO) combining district is to modify use and site development regulations to address the specific circumstances presented by a site.

REGULATORY ENTITY DEFINITIONS

FPJ **AUSTIN**
Full Purpose Jurisdiction

Legal Definition

Austin, the named city, looks to be the one issuing zoning and building permits. FPJ stands for "Full Purpose Jurisdiction." It is key to know which city or agency controls the development and use potential.

ABOUT THIS REPORT

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Prepared For: **Russell Walters** x

Date Prepared: **Tuesday, January 29, 2019**

Subject Address: **1713 LANDING LN 78742**

Subject Property ID: **774628**

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Austin, TX

Address
1713 LANDING LN 78742

Property ID
774628

One-Click Reports (Skip Preview)

LEGEND

<input type="checkbox"/> Residential	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Mixed	<input type="checkbox"/> Multifamily	<input type="checkbox"/> Planned Special
<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Unzoned	City Limits	<input type="checkbox"/> ETJ	ETJ Limits
<input type="checkbox"/> Subject					

PROPERTY			
Assessor Address	1713 LANDING LN 78742		
Owner(s) of Record	Rei Poe Austin Airport		
County Property ID	774628	Ownership in Years	-
Geography ID	0312260113	Assessed Market Value	\$269,201
Year Built	Not found	County	Travis
Lot Size		School District	Del Valle Independent School District
Building Size Estimate	-	Incorporated City Status	Within City Limits
Existing Use (per assessor)	N/A		

CURRENT REGULATIONS	
Zoning Focus	Commercial
	CS General Commercial Services
Zoning Abbreviation(s) and Name(s)	AO-3 AO-3
	CO Conditional Overlay
	- Scenic Roadways SH 71
Regulatory Entity	FPJ Full Purpose Jurisdiction Austin

FUTURE REGULATIONS	
Future Use Abbreviation(s) and Name(s)	None Found

ESTIMATED POTENTIAL

Building Size	89,645 SF
Height (Stories)	4.0
Untapped Potential	Unknown

ESTIMATED USES

 Likely OK	• Brewery
	• Cafe
	• Custom Manufacturing
	• Food Sales
	• Gas station
	• Hotel
	• Indoor Sports and Recreation
	• Medical office
	• Mini-storage
	• Office
	• Personal Services
	• Professional Office
	• Restaurant
	• Retail

POTENTIAL RISKS TO REVIEW

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AREA CHARACTER - 1/4 MILE BUFFER

ZONING CATEGORY

Residential	87%
Commercial	10%
Other	<1%
Government	<1%

BUILDING SIZE

Largest	3,760^{SF}
Median	1,680^{SF}

LOT SIZE

Largest	1,709.11^{acres}
Median	0.18^{acres}

DISTRICT DEFINITIONS		
CS	COMMERCIAL General Commercial Services	Legal Definition General commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.
AO-3	USE COMPATIBILITY AO-3	Legal Definition Airport overlay zone one (AO-3) consists of the portions of the controlled compatible land use area that have a yearly day-night average sound level of less than 65 decibels and are located within approximately one-half mile of the 65 decibel contour line.
CO	USE COMPATIBILITY Conditional Overlay	Legal Definition The purpose of a conditional overlay (CO) combining district is to modify use and site development regulations to address the specific circumstances presented by a site.
-	DESIGN Scenic Roadways SH 71	Legal Definition No intent found.

REGULATORY ENTITY DEFINITIONS		
FPJ	AUSTIN Full Purpose Jurisdiction	Legal Definition Austin, the named city, looks to be the one issuing zoning and building permits. FPJ stands for "Full Purpose Jurisdiction." It is key to know which city or agency controls the development and use potential.

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Prepared For: **Russell Walters** x

Date Prepared: **Tuesday, January 29, 2019**

Subject Address: **1821 THORNBERRY RD 78742**

Subject Property ID: **774626**

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Austin, TX

Address
1821 THORBERRY RD 78742

Property ID
774626

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LEGEND

<input type="checkbox"/> Residential	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Mixed	<input type="checkbox"/> Multifamily	<input type="checkbox"/> Planned Special
<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Unzoned	<input type="checkbox"/> City Limits	<input type="checkbox"/> ETJ	<input type="checkbox"/> ETJ Limits
<input type="checkbox"/> Subject					



PROPERTY			
Assessor Address	1821 THORBERRY RD 78742		
Owner(s) of Record	Rei Poe Austin Airport		
County Property ID	774626	Ownership in Years	-
Geography ID	0312260112	Assessed Market Value	\$496,584
Year Built	Not found	County	Travis
Lot Size		School District	Del Valle Independent School District
Building Size Estimate	-	Incorporated City Status	Within City Limits
Existing Use (per assessor)	N/A		

CURRENT REGULATIONS	
Zoning Focus	Commercial
	CS General Commercial Services
Zoning Abbreviation(s) and Name(s)	AO-3 AO-3
	CO Conditional Overlay
	- Scenic Roadways SH 71
Regulatory Entity	FPJ Full Purpose Jurisdiction Austin

FUTURE REGULATIONS	
Future Use Abbreviation(s) and Name(s)	None Found

ESTIMATED POTENTIAL	
Building Size	190,500 SF
Height (Stories)	4.0
Untapped Potential	Unknown

ESTIMATED USES	
 Likely OK	<ul style="list-style-type: none"> • Brewery • Cafe • Custom Manufacturing • Food Sales • Gas station • Hotel • Indoor Sports and Recreation • Medical office • Mini-storage • Office • Personal Services • Professional Office • Restaurant • Retail

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AREA CHARACTER - 1/4 MILE BUFFER					
ZONING CATEGORY		BUILDING SIZE		LOT SIZE	
Residential	87%	Largest		Largest	
Commercial	11%		3,760^{SF}		1,709.11 acres
Government	<1%	Median		Median	
Other	<1%		1,830^{SF}		0.18 acres

DISTRICT DEFINITIONS

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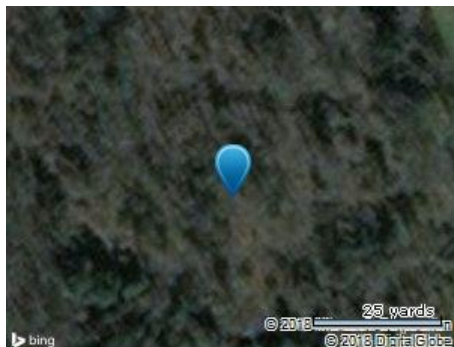
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1501 Landing Ln, Austin, TX 78742, Travis County



N/A	N/A	107,593	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RES ACG	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	1701 Landing Lane LLC	Tax Billing Zip:	78727
Tax Billing Address:	2207 W Palmer Ln	Owner Occupied:	No
Tax Billing City & State:	Austin, TX	Ownership Right Vesting:	Corporation

Location Information

School District :	06	High School District/School Name:	Del Valle
School District Name:	Del Valle ISD	Mapsco:	646-H
Census Tract:	23.10	MLS Area:	SE
Subdivision:	Buratti Pecora 01 Amd	Zip Code:	78742
Elementary School District:	Hillcrest	Flood Zone Date:	09/26/2008
Middle School District/School Name:	Dailey	Flood Zone Code:	X
Neighborhood Code:	1se3-1se3	Flood Zone Panel:	48491C0495E

Tax Information

Property ID 1:	774624	Tax Area (113):	0A
Property ID 2:	03122601100000	Tax Appraisal Area:	0A
Property ID 3:	774624		
Legal Description:	LOT 5 BLK A BURATTI PECORA I THE AMENDED PLAT OF		
Actual Tax Year:	2017	Block:	A
Actual Tax:	\$6,676	Lot:	5

Assessment & Tax

Assessment Year	2018 - Preliminary	2017	2016	2015
Market Value - Total	\$268,983	\$268,983	\$268,983	\$268,983
Market Value - Land	\$268,983	\$268,983	\$268,983	\$268,983
Assessed Value - Total	\$268,983	\$268,983	\$268,983	\$268,983
Assessed Value - Land	\$268,983	\$268,983	\$268,983	\$268,983
YOY Assessed Change (\$)	\$0	\$0	\$0	
YOY Assessed Change (%)	0%	0%	0%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$6,881	2016		
\$6,676	2017	-\$205	-2.98%
\$6,676	2018	\$0	0%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
City Of Austin	Estimated	\$1,196.44	.4448
Travis County	Estimated	\$992.55	.369
Del Valle ISD	Estimated	\$3,927.15	1.46
Travis Co Hospital Dist	Estimated	\$288.85	.10739
Austin Comm Coll Dist	Estimated	\$271.13	.1008
Total Estimated Tax Rate			2.482

Characteristics

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Property Detail

Generated on 09/26/2018

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County Use Code:
Land Use:
Lot Acres:

Vacant Lot-Platted-Res
Residential Acreage
2.47

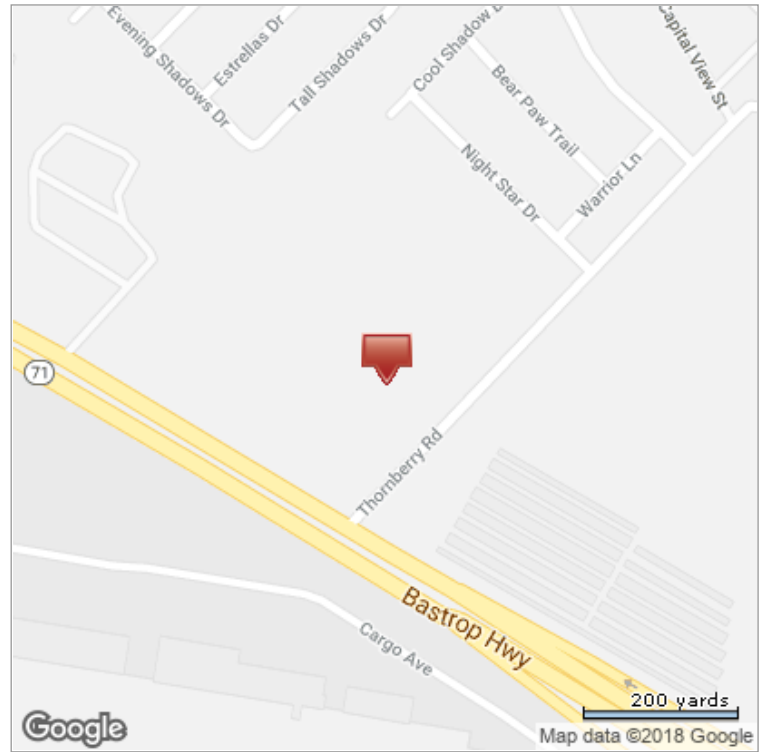
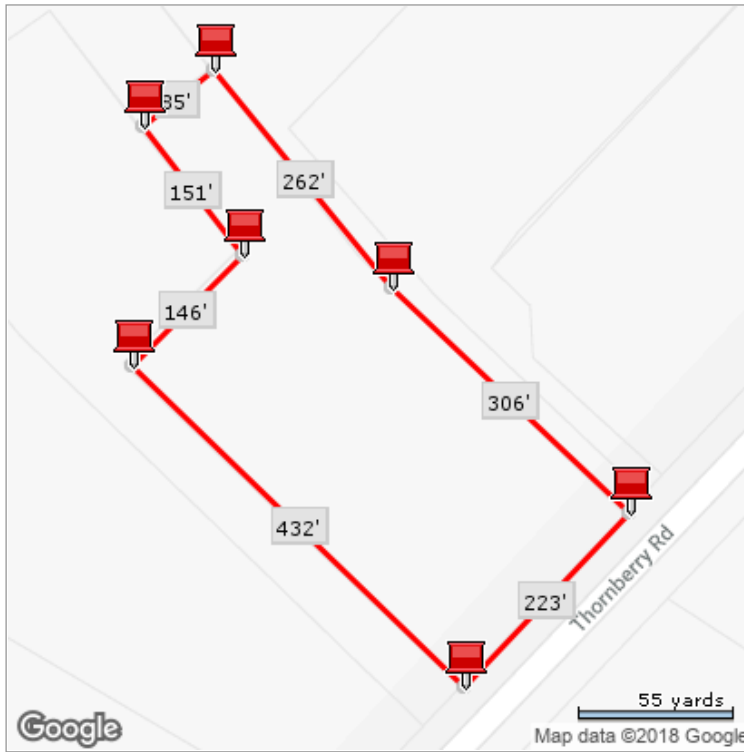
Lot Area:
County Use Description:

107,593
Vacant Lot-Platted-Res-C1

Last Market Sale & Sales History

Recording Date	07/10/2018
Sale/Settlement Date	07/10/2018
Document Number	108005
Document Type	Special Warranty Deed
Buyer Name	1701 Landing Lane LLC
Seller Name	Rei Poe Austin Airport Prop LI
Title Company	Heritage Title Co.

Property Map



*Lot Dimensions are Estimated

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Property Detail

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1816 Thornberry Rd, Austin, TX 78742, Travis County

	Beds N/A	Bldg Sq Ft N/A	Lot Sq Ft 84,506	Sale Price N/A
	Baths N/A	Yr Built N/A	Type RES ACG	Sale Date N/A

OWNER INFORMATION			
Owner Name	1701 Landing Lane LLC	Tax Billing Zip	78727
Tax Billing Address	2207 W Parmer Ln	Tax Billing Zip+4	4331
Tax Billing City & State	Austin, TX	Owner Occupied	No

LOCATION INFORMATION			
School District	06	High School District/School Name	Del Valle
School District Name	Del Valle ISD	Mapsco	646-H
Census Tract	23.10	MLS Area	SE
Subdivision	Buratti Pecora 01 Amd	Zip Code	78742
Elementary School District	Hillcrest	Flood Zone Date	01/22/2020
Middle School District/School Name	Dailey	Flood Zone Code	X
Neighborhood Code	1se3-1se3	Flood Zone Panel	48453C0610L

TAX INFORMATION			
Property ID 1	774625	Tax Area (113)	0A
Property ID 2	03122601110000	Tax Appraisal Area	0A
Property ID 3	774625		
Legal Description	LOT 6 BLK A BURATTI PECORA I THE AMENDED PLAT OF		
Actual Tax Year	2020	Block	A
Actual Tax	\$503	Lot	6

ASSESSMENT & TAX			
Assessment Year	2020	2019	2018
Market Value - Total	\$21,127	\$21,127	\$21,127
Market Value - Land	\$21,127	\$21,127	\$21,127
Assessed Value - Total	\$21,127	\$21,127	\$21,127
Assessed Value - Land	\$21,127	\$21,127	\$21,127
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$506	2018		
\$493	2019	-\$13	-2.58%
\$503	2020	\$10	2.06%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
City Of Austin	Actual	\$112.71	.5335
Travis County	Actual	\$79.09	.37436
Del Valle ISD	Actual	\$265.57	1.257
Travis Co Hospital Dist	Actual	\$23.30	.11031
Austin Comm Coll Dist	Actual	\$22.35	.1058
Total Estimated Tax Rate			2.381

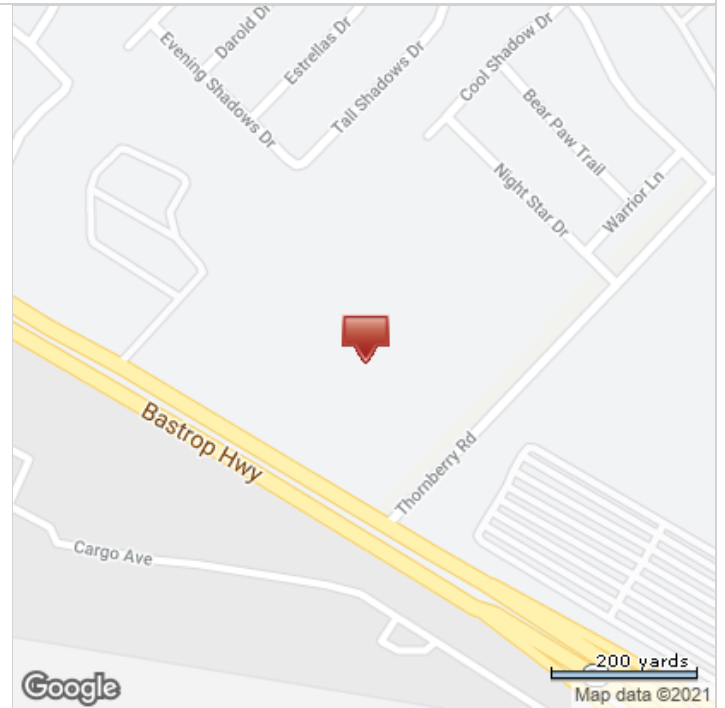
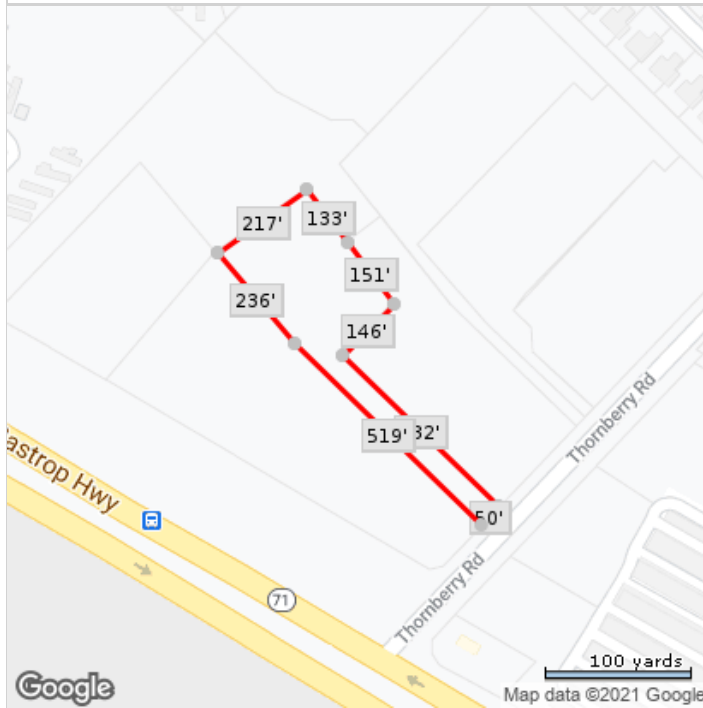
CHARACTERISTICS			
County Use Code	Vacant Lot-Platted-Res	Lot Area	84,506
Land Use	Residential Acreage	County Use Description	Vacant Lot-Platted-Res-C1
Lot Acres	1.94		

ESTIMATED VALUE			
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LAST MARKET SALE & SALES HISTORY

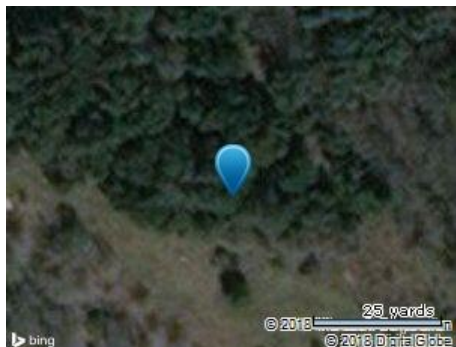
Recording Date	07/10/2018
Sale/Settlement Date	07/06/2018
Document Number	108006
Document Type	Special Warranty Deed
Buyer Name	1701 Landing Lane LLC
Seller Name	Rei Poe Austin Airport Prop LI

PROPERTY MAP



*Lot Dimensions are Estimated

1713 Landing Ln, Austin, TX 78742, Travis County



N/A	N/A	89,734	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RES ACG	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	1713 Landing Lane LLC	Tax Billing Zip:	78727
Tax Billing Address:	2207 W Penner Ln	Owner Occupied:	No
Tax Billing City & State:	Austin, TX	Ownership Right Vesting:	Corporation

Location Information

School District :	06	High School District/School Name:	Del Valle
School District Name:	Del Valle ISD	Mapsco:	646-H
Census Tract:	23.10	MLS Area:	SE
Subdivision:	Buratti Pecora 01 Amd	Zip Code:	78742
Elementary School District:	Hillcrest	Flood Zone Date:	09/26/2008
Middle School District/School Name:	Dailey	Flood Zone Code:	X
Neighborhood Code:	1se3-1se3	Flood Zone Panel:	48491C0495E

Tax Information

Property ID 1:	774628	Tax Area (113):	0A
Property ID 2:	03122601130000	Tax Appraisal Area:	0A
Property ID 3:	774628		
Legal Description:	LOT 8 BLK A BURATTI PECORA I THE AMENDED PLAT OF		
Actual Tax Year:	2017	Block:	A
Actual Tax:	\$6,682	Lot:	8

Assessment & Tax

Assessment Year	2018 - Preliminary	2017	2016	2015
Market Value - Total	\$269,201	\$269,201	\$269,201	\$269,201
Market Value - Land	\$269,201	\$269,201	\$269,201	\$269,201
Assessed Value - Total	\$269,201	\$269,201	\$269,201	\$269,201
Assessed Value - Land	\$269,201	\$269,201	\$269,201	\$269,201
YOY Assessed Change (\$)	\$0	\$0	\$0	
YOY Assessed Change (%)	0%	0%	0%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$6,887	2016		
\$6,682	2017	-\$205	-2.98%
\$6,682	2018	\$0	0%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
City Of Austin	Estimated	\$1,197.41	.4448
Travis County	Estimated	\$993.35	.369
Del Valle ISD	Estimated	\$3,930.33	1.46
Travis Co Hospital Dist	Estimated	\$289.08	.10739
Austin Comm Coll Dist	Estimated	\$271.35	.1008
Total Estimated Tax Rate			2.482

Characteristics

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Property Detail

Generated on 09/26/2018

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County Use Code:
Land Use:
Lot Acres:

Vacant Lot-Platted-Res
Residential Acreage
2.06

Lot Area:
County Use Description:

89,734
Vacant Lot-Platted-Res-C1

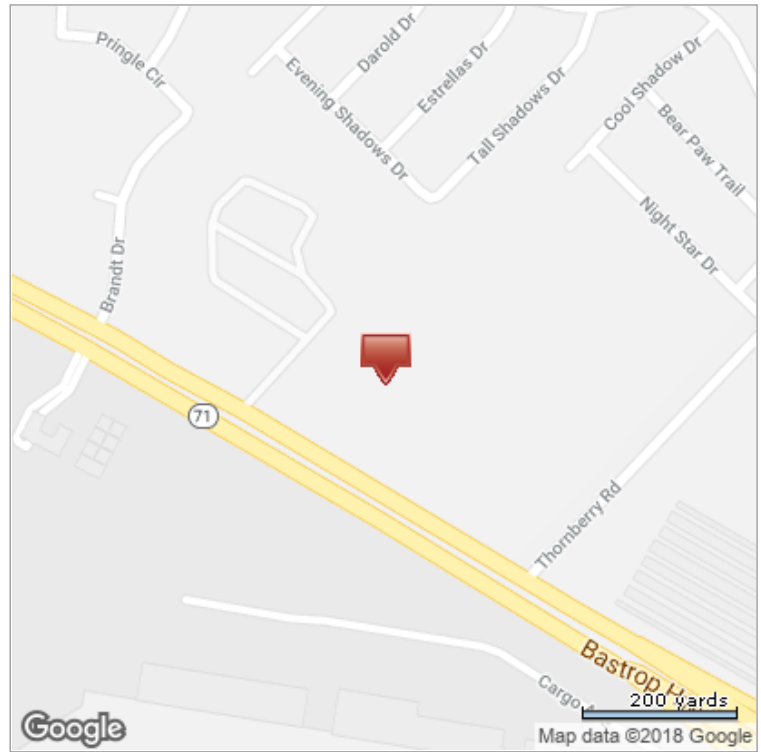
Last Market Sale & Sales History

Recording Date	07/10/2018
Sale/Settlement Date	07/10/2018
Document Number	108008
Document Type	Special Warranty Deed
Buyer Name	1713 Landing Lane LLC
Seller Name	Rei Poe Austin Airport Prop LI
Title Company	Heritage Title Co.

Property Map



*Lot Dimensions are Estimated



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Property Detail

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2207 W Parmer Ln, Austin, TX 78727-4331, Travis County



N/A	N/A	165,528	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RES ACG	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	1821 Thornberry LLC	Tax Billing Zip+4:	4331
Tax Billing Address:	2207 W Parmer Ln	Owner Occupied:	Yes
Tax Billing City & State:	Austin, TX	Ownership Right Vesting:	Corporation
Tax Billing Zip:	78727		

Location Information

School District :	06	Mapsco:	646-H
School District Name:	Del Valle ISD	MLS Area:	SE
Census Tract:	18.50	Zip Code:	78727
Subdivision:	Buratti Pecora 01 Amd	Zip + 4:	4331
Elementary School District:	Hillcrest	Flood Zone Date:	01/06/2016
Middle School District/School Name:	Dailey	Flood Zone Code:	X
Neighborhood Code:	1se3-1se3	Flood Zone Panel:	48453C0265K
High School District/School Name:	Del Valle	Carrier Route:	C081

Tax Information

Property ID 1:	774626	Tax Area (113):	OA
Property ID 2:	03122601120000	Tax Appraisal Area:	OA
Property ID 3:	774626		
Legal Description:	LOT 9 BLK A BURATTI PECORA I THE AMENDED PLAT OF		
Actual Tax Year:	2017	Block:	A
Actual Tax:	\$12,325	Lot:	9

Assessment & Tax

Assessment Year	2018 - Preliminary	2017	2016	2015
Market Value - Total	\$496,584	\$496,584	\$496,584	\$496,584
Market Value - Land	\$496,584	\$496,584	\$496,584	\$496,584
Assessed Value - Total	\$496,584	\$496,584	\$496,584	\$496,584
Assessed Value - Land	\$496,584	\$496,584	\$496,584	\$496,584
YOY Assessed Change (\$)	\$0	\$0	\$0	
YOY Assessed Change (%)	0%	0%	0%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$12,703	2016		
\$12,325	2017	-\$378	-2.98%
\$12,325	2018	\$0	0%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
City Of Austin	Estimated	\$2,208.81	.4448
Travis County	Estimated	\$1,832.39	.369
Del Valle ISD	Estimated	\$7,250.13	1.46
Travis Co Hospital Dist	Estimated	\$533.26	.10739
Austin Comm Coll Dist	Estimated	\$500.56	.1008
Total Estimated Tax Rate			2.482

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Property Detail

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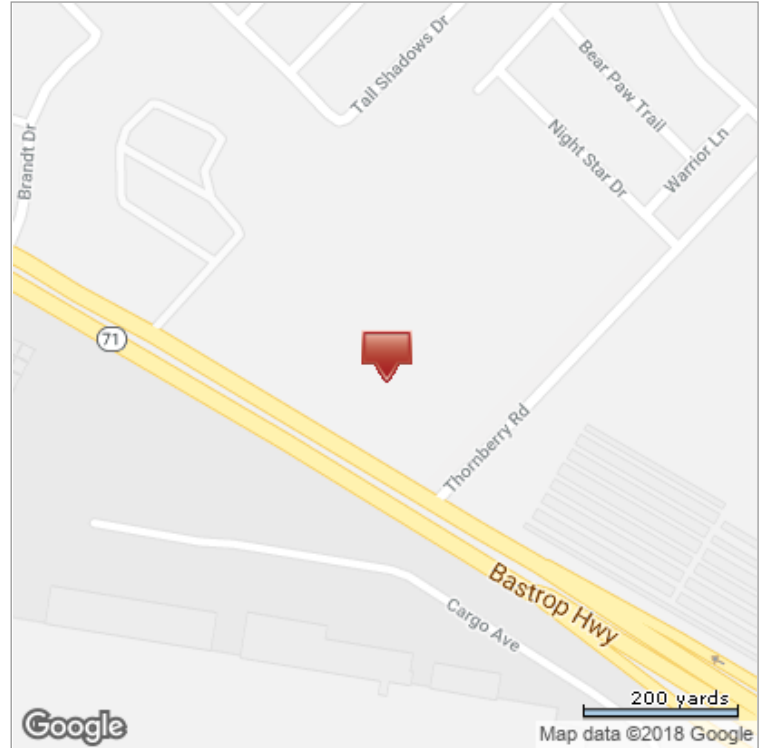
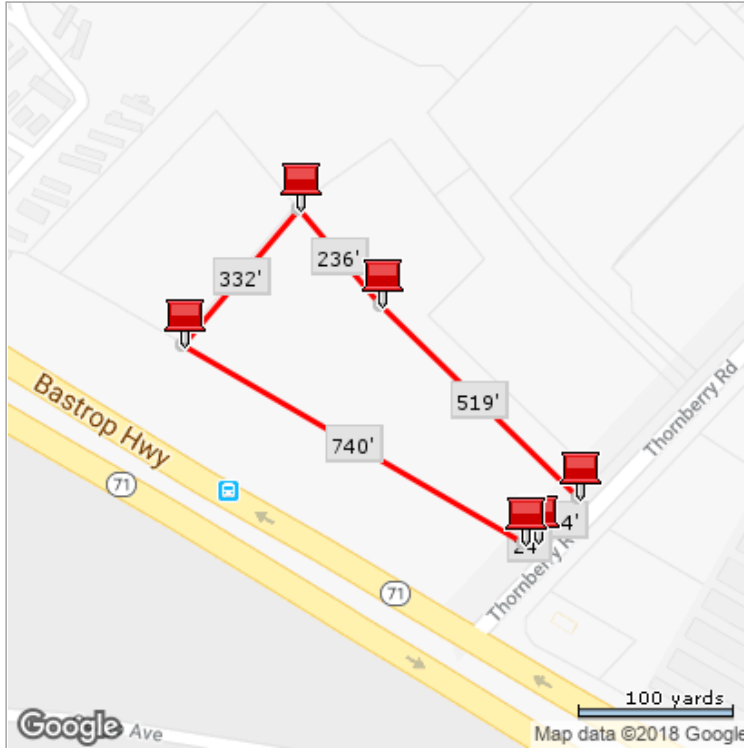
Characteristics

County Use Code:	Vacant Lot-Platted-Res	Lot Area:	165,528
Land Use:	Residential Acreage	County Use Description:	Vacant Lot-Platted-Res-C1
Lot Acres:	3.8		

Last Market Sale & Sales History

Recording Date	07/10/2018
Sale/Settlement Date	07/06/2018
Document Number	108009
Document Type	Special Warranty Deed
Buyer Name	1821 Thornberry LLC
Seller Name	Rei Poe Austin Airport Prop LI
Title Company	Heritage Title Co.

Property Map



*Lot Dimensions are Estimated

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Property Detail

Generated on 09/26/2018

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1501 LANDON LN AUSTIN, TX 78705

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

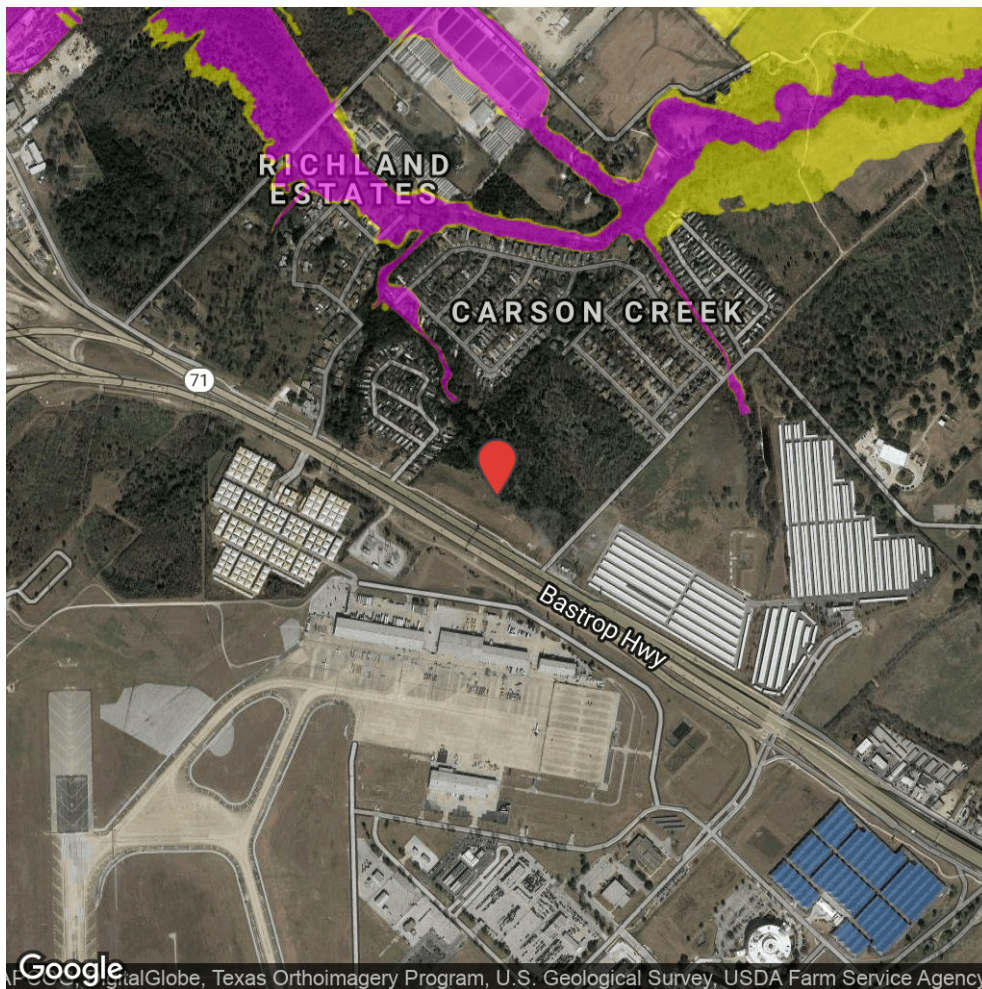
Flood Zone Determination: **OUT**

PANEL DATE

January 06, 2016

MAP NUMBER

484530610K



- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA



Business Summary

78617
 78617, Del Valle, Texas
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 30.22066
 Longitude: -97.66878

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	45		876		4,126							
Total Employees:	1,688		25,902		68,165							
Total Residential Population:	2,759		33,736		152,567							
Employee/Residential Population Ratio (per 100 Residents)	61		77		45							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	2.2%	12	0.7%	14	1.6%	121	0.5%	54	1.3%	331	0.5%
Construction	5	11.1%	81	4.8%	77	8.8%	1,027	4.0%	244	5.9%	3,452	5.1%
Manufacturing	3	6.7%	43	2.5%	51	5.8%	3,480	13.4%	168	4.1%	9,588	14.1%
Transportation	6	13.3%	777	46.0%	61	7.0%	5,298	20.5%	148	3.6%	6,909	10.1%
Communication	0	0.0%	1	0.1%	6	0.7%	92	0.4%	43	1.0%	427	0.6%
Utility	0	0.0%	3	0.2%	7	0.8%	302	1.2%	18	0.4%	474	0.7%
Wholesale Trade	3	6.7%	30	1.8%	63	7.2%	1,231	4.8%	187	4.5%	3,604	5.3%
Retail Trade Summary	10	22.2%	146	8.6%	184	21.0%	2,409	9.3%	853	20.7%	9,270	13.6%
Home Improvement	1	2.2%	12	0.7%	25	2.9%	491	1.9%	64	1.6%	775	1.1%
General Merchandise Stores	1	2.2%	9	0.5%	6	0.7%	86	0.3%	28	0.7%	386	0.6%
Food Stores	0	0.0%	6	0.4%	17	1.9%	317	1.2%	93	2.3%	1,037	1.5%
Auto Dealers, Gas Stations, Auto Aftermarket	2	4.4%	7	0.4%	37	4.2%	245	0.9%	128	3.1%	973	1.4%
Apparel & Accessory Stores	0	0.0%	0	0.0%	4	0.5%	16	0.1%	26	0.6%	112	0.2%
Furniture & Home Furnishings	0	0.0%	40	2.4%	11	1.3%	161	0.6%	45	1.1%	338	0.5%
Eating & Drinking Places	3	6.7%	40	2.4%	48	5.5%	581	2.2%	303	7.3%	3,958	5.8%
Miscellaneous Retail	2	4.4%	32	1.9%	36	4.1%	512	2.0%	167	4.0%	1,691	2.5%
Finance, Insurance, Real Estate Summary	2	4.4%	5	0.3%	52	5.9%	279	1.1%	363	8.8%	2,996	4.4%
Banks, Savings & Lending Institutions	0	0.0%	2	0.1%	5	0.6%	44	0.2%	63	1.5%	401	0.6%
Securities Brokers	0	0.0%	0	0.0%	3	0.3%	16	0.1%	19	0.5%	92	0.1%
Insurance Carriers & Agents	0	0.0%	0	0.0%	6	0.7%	27	0.1%	59	1.4%	507	0.7%
Real Estate, Holding, Other Investment Offices	2	4.4%	3	0.2%	38	4.3%	192	0.7%	222	5.4%	1,995	2.9%
Services Summary	12	26.7%	458	27.1%	264	30.1%	9,169	35.4%	1,558	37.8%	26,028	38.2%
Hotels & Lodging	0	0.0%	38	2.3%	14	1.6%	500	1.9%	50	1.2%	1,738	2.5%
Automotive Services	4	8.9%	255	15.1%	48	5.5%	1,832	7.1%	129	3.1%	2,268	3.3%
Motion Pictures & Amusements	0	0.0%	2	0.1%	19	2.2%	271	1.0%	127	3.1%	1,731	2.5%
Health Services	0	0.0%	4	0.2%	14	1.6%	154	0.6%	123	3.0%	1,707	2.5%
Legal Services	0	0.0%	0	0.0%	5	0.6%	38	0.1%	52	1.3%	435	0.6%
Education Institutions & Libraries	0	0.0%	1	0.1%	18	2.1%	1,275	4.9%	101	2.4%	4,577	6.7%
Other Services	6	13.3%	158	9.4%	147	16.8%	5,100	19.7%	974	23.6%	13,571	19.9%
Government	1	2.2%	133	7.9%	37	4.2%	2,472	9.5%	113	2.7%	5,006	7.3%
Unclassified Establishments	2	4.4%	0	0.0%	60	6.8%	23	0.1%	376	9.1%	80	0.1%
Totals	45	100.0%	1,688	100.0%	876	100.0%	25,902	100.0%	4,126	100.0%	68,165	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

78617
 78617, Del Valle, Texas
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 30.22066
 Longitude: -97.66878

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	2.2%	12	0.7%	5	0.6%	43	0.2%	9	0.2%	54	0.1%
Mining	0	0.0%	0	0.0%	2	0.2%	31	0.1%	6	0.1%	60	0.1%
Utilities	0	0.0%	3	0.2%	4	0.5%	118	0.5%	7	0.2%	177	0.3%
Construction	5	11.1%	81	4.8%	78	8.9%	1,031	4.0%	252	6.1%	3,520	5.2%
Manufacturing	3	6.7%	43	2.5%	52	5.9%	3,495	13.5%	159	3.9%	9,522	14.0%
Wholesale Trade	3	6.7%	30	1.8%	63	7.2%	1,199	4.6%	181	4.4%	3,358	4.9%
Retail Trade	7	15.6%	103	6.1%	132	15.1%	1,817	7.0%	531	12.9%	5,343	7.8%
Motor Vehicle & Parts Dealers	2	4.4%	5	0.3%	27	3.1%	195	0.8%	74	1.8%	725	1.1%
Furniture & Home Furnishings Stores	0	0.0%	40	2.4%	3	0.3%	112	0.4%	17	0.4%	203	0.3%
Electronics & Appliance Stores	0	0.0%	0	0.0%	8	0.9%	45	0.2%	29	0.7%	159	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	1	2.2%	11	0.7%	22	2.5%	283	1.1%	61	1.5%	567	0.8%
Food & Beverage Stores	0	0.0%	1	0.1%	16	1.8%	207	0.8%	98	2.4%	911	1.3%
Health & Personal Care Stores	0	0.0%	3	0.2%	4	0.5%	147	0.6%	24	0.6%	473	0.7%
Gasoline Stations	0	0.0%	2	0.1%	11	1.3%	50	0.2%	54	1.3%	248	0.4%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	8	0.9%	198	0.8%	40	1.0%	450	0.7%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	2	0.2%	13	0.1%	18	0.4%	71	0.1%
General Merchandise Stores	1	2.2%	9	0.5%	6	0.7%	86	0.3%	28	0.7%	386	0.6%
Miscellaneous Store Retailers	1	2.2%	31	1.8%	18	2.1%	406	1.6%	67	1.6%	878	1.3%
Nonstore Retailers	0	0.0%	0	0.0%	7	0.8%	75	0.3%	22	0.5%	273	0.4%
Transportation & Warehousing	6	13.3%	783	46.4%	54	6.2%	5,290	20.4%	133	3.2%	6,864	10.1%
Information	0	0.0%	8	0.5%	17	1.9%	938	3.6%	122	3.0%	1,971	2.9%
Finance & Insurance	0	0.0%	2	0.1%	14	1.6%	87	0.3%	154	3.7%	1,055	1.5%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	2	0.1%	5	0.6%	44	0.2%	74	1.8%	452	0.7%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	3	0.3%	16	0.1%	21	0.5%	96	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%	6	0.7%	27	0.1%	59	1.4%	507	0.7%
Real Estate, Rental & Leasing	5	11.1%	184	10.9%	73	8.3%	1,450	5.6%	303	7.3%	3,425	5.0%
Professional, Scientific & Tech Services	2	4.4%	52	3.1%	53	6.1%	1,564	6.0%	382	9.3%	4,230	6.2%
Legal Services	0	0.0%	0	0.0%	6	0.7%	42	0.2%	57	1.4%	458	0.7%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.1%	11	0.0%	8	0.2%	75	0.1%
Administrative & Support & Waste Management & Remediation	1	2.2%	40	2.4%	35	4.0%	1,561	6.0%	143	3.5%	3,153	4.6%
Educational Services	0	0.0%	1	0.1%	20	2.3%	1,279	4.9%	106	2.6%	4,585	6.7%
Health Care & Social Assistance	1	2.2%	4	0.2%	26	3.0%	596	2.3%	225	5.5%	3,966	5.8%
Arts, Entertainment & Recreation	0	0.0%	2	0.1%	16	1.8%	276	1.1%	89	2.2%	1,723	2.5%
Accommodation & Food Services	4	8.9%	80	4.7%	64	7.3%	1,091	4.2%	358	8.7%	5,718	8.4%
Accommodation	0	0.0%	38	2.3%	14	1.6%	500	1.9%	50	1.2%	1,738	2.5%
Food Services & Drinking Places	3	6.7%	42	2.5%	49	5.6%	591	2.3%	308	7.5%	3,980	5.8%
Other Services (except Public Administration)	4	8.9%	126	7.5%	72	8.2%	1,533	5.9%	470	11.4%	4,282	6.3%
Automotive Repair & Maintenance	1	2.2%	8	0.5%	20	2.3%	160	0.6%	80	1.9%	457	0.7%
Public Administration	1	2.2%	133	7.9%	37	4.2%	2,472	9.5%	113	2.7%	5,006	7.3%
Unclassified Establishments	2	4.4%	0	0.0%	59	6.7%	21	0.1%	375	9.1%	78	0.1%
Total	45	100.0%	1,688	100.0%	876	100.0%	25,902	100.0%	4,126	100.0%	68,165	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Executive Summary

78617
78617, Del Valle, Texas
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.22066
Longitude: -97.66878

	1 mile	3 miles	5 miles
Population			
2000 Population	2,029	20,678	106,390
2010 Population	2,440	27,480	122,652
2018 Population	2,759	33,736	152,567
2023 Population	2,979	37,883	172,273
2000-2010 Annual Rate	1.86%	2.88%	1.43%
2010-2018 Annual Rate	1.50%	2.52%	2.68%
2018-2023 Annual Rate	1.55%	2.35%	2.46%
2018 Male Population	50.6%	53.2%	52.0%
2018 Female Population	49.3%	46.8%	48.0%
2018 Median Age	26.0	26.2	29.4

In the identified area, the current year population is 152,567. In 2010, the Census count in the area was 122,652. The rate of change since 2010 was 2.68% annually. The five-year projection for the population in the area is 172,273 representing a change of 2.46% annually from 2018 to 2023. Currently, the population is 52.0% male and 48.0% female.

Median Age

The median age in this area is 26.0, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	50.9%	54.7%	52.0%
2018 Black Alone	8.2%	12.1%	15.1%
2018 American Indian/Alaska Native Alone	1.3%	1.1%	1.2%
2018 Asian Alone	0.5%	2.5%	2.6%
2018 Pacific Islander Alone	0.3%	0.1%	0.1%
2018 Other Race	33.9%	25.7%	25.2%
2018 Two or More Races	5.0%	3.8%	3.9%
2018 Hispanic Origin (Any Race)	78.4%	67.2%	60.6%

Persons of Hispanic origin represent 60.6% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	671	6,200	37,496
2010 Households	681	8,458	42,744
2018 Total Households	746	10,463	53,420
2023 Total Households	811	11,918	60,489
2000-2010 Annual Rate	0.15%	3.15%	1.32%
2010-2018 Annual Rate	1.11%	2.61%	2.74%
2018-2023 Annual Rate	1.68%	2.64%	2.52%
2018 Average Household Size	3.70	3.02	2.78

The household count in this area has changed from 42,744 in 2010 to 53,420 in the current year, a change of 2.74% annually. The five-year projection of households is 60,489, a change of 2.52% annually from the current year total. Average household size is currently 2.78, compared to 2.77 in the year 2010. The number of families in the current year is 28,364 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

78617
78617, Del Valle, Texas
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.22066
Longitude: -97.66878

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$30,380	\$35,112	\$39,955
2023 Median Household Income	\$38,015	\$39,974	\$45,984
2018-2023 Annual Rate	4.59%	2.63%	2.85%
Average Household Income			
2018 Average Household Income	\$45,445	\$48,099	\$58,170
2023 Average Household Income	\$55,968	\$55,532	\$67,154
2018-2023 Annual Rate	4.25%	2.92%	2.91%
Per Capita Income			
2018 Per Capita Income	\$12,069	\$15,416	\$21,000
2023 Per Capita Income	\$14,938	\$17,878	\$24,226
2018-2023 Annual Rate	4.36%	3.01%	2.90%

Current median household income is \$39,955 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$45,984 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$58,170 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$67,154 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$21,000 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$24,226 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	743	6,549	39,275
2000 Owner Occupied Housing Units	332	2,684	13,330
2000 Renter Occupied Housing Units	339	3,517	24,166
2000 Vacant Housing Units	72	348	1,779
2010 Total Housing Units	742	9,206	47,947
2010 Owner Occupied Housing Units	346	3,208	16,474
2010 Renter Occupied Housing Units	335	5,250	26,270
2010 Vacant Housing Units	61	748	5,203
2018 Total Housing Units	801	11,019	59,034
2018 Owner Occupied Housing Units	394	4,649	21,135
2018 Renter Occupied Housing Units	352	5,814	32,286
2018 Vacant Housing Units	55	556	5,614
2023 Total Housing Units	870	12,508	66,610
2023 Owner Occupied Housing Units	456	5,503	24,967
2023 Renter Occupied Housing Units	354	6,415	35,523
2023 Vacant Housing Units	59	590	6,121

Currently, 35.8% of the 59,034 housing units in the area are owner occupied; 54.7%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 47,947 housing units in the area - 34.4% owner occupied, 54.8% renter occupied, and 10.9% vacant. The annual rate of change in housing units since 2010 is 9.69%. Median home value in the area is \$173,574, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.85% annually to \$199,806.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Traffic Count Profile

78617
78617, Del Valle, Texas
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.22066
Longitude: -97.66878

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	Thornberry Rd	State Hwy 71 (0.1 miles SW)	2010	3,780
0.24	State Hwy 71	Thornberry Rd (0.14 miles NW)	2013	78,446
0.26	E State Hwy 71 Svc Rd	Spirit of Texas Dr (0.20999999 miles SE)	2010	4,600
0.31	Brandt Dr	Amory Ln (0.05 miles N)	2010	490
0.39	State Hwy 71	Brandt Dr (0.08 miles SE)	2003	63,000
0.50	Spirit of Texas Dr	Vin Fiz Rd (0.07 miles SW)	2010	9,870
0.56	Dalton Ln	Old Bastrop Hwy (0.09 miles SW)	2010	3,240
0.78	E State Hwy 71 Svc Rd	Presidential Blvd (0.03 miles SE)	2010	11,060
0.79	Cardinal Loop	Presidential Blvd (0.05 miles SW)	2010	440
0.80	Presidential Blvd	E State Hwy 71 Svc Rd (0.08 miles NE)	2010	22,390
0.84	E State Hwy 71 Svc Rd	Presidential Blvd (0.05 miles W)	2010	3,250
0.88	S Hwy 183	E Riverside Dr (0.07 miles S)	2013	30,279
0.91	Cardinal Loop	Shapard Ln (0.07 miles NE)	1997	3,490
0.92	E Riverside Dr	S Hwy 183 (0.03 miles E)	2010	4,370
0.92	State Hwy 71	Presidential Blvd (0.11 miles NW)	2002	52,630
0.96	E State Hwy 71 Svc Rd	State Hwy 71 (0.06 miles SE)	2005	8,000
1.00	E State Hwy 71 Svc Rd	State Hwy 71 (0.04 miles E)	2010	2,810
1.10	Patton Ave	Lourie St (0.14 miles NE)	2005	480
1.11	E Ben White Blvd	Royal Palms Dr (0.03 miles E)	2013	66,049
1.13	Palma Verde Dr	John Glenn Ln (0.06 miles NW)	2010	830
1.17	Airport Commerce Dr	John Glenn Ln (0.11 miles SW)	2014	1,418
1.26	S Hwy 183	Old Bastrop Hwy (0.27000001 miles S)	2013	65,136
1.30	E Riverside Dr	E Ben White Blvd (0.02 miles N)	2010	10,870
1.36	Metropolis Dr	S Hwy 183 (0.22 miles NE)	2013	2,885
1.37	E Riverside Dr	Discovery Ln (0.03 miles NW)	2009	16,996
1.38	Metro Center Dr	E Riverside Dr (0.09 miles NE)	2010	5,724
1.45	McCall Ln	S Hwy 183 (0.07 miles NE)	2010	826
1.47	S Hwy 183	McCall Ln (0.1 miles N)	2010	24,000
1.50	E Ben White Blvd	E Riverside Dr (0.2 miles E)	2002	44,240
1.51	State Hwy 71	Terry Ln (0.17 miles SE)	2013	54,491

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 and 2017. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2018 Kalibrate Technologies (Q2 2018).

