



## CALL FOR MORE INFORMATION

### DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	9,285	30,233	70,262
2019 Average HH Income	\$99,561	\$94,461	\$96,257
2019 Daytime Population	2,929	13,055	27,476

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### FOR SALE

\$2,402,987 (\$4.25 PSF) - 12.98 Acres  
\$625,303.80 (\$4.95 PSF) - 2.898 Acres

### AVAILABLE LAND

15.90 Acres

### PROPERTY HIGHLIGHTS

- Multiple platted lots with utilities
- Great visibility and access
- Explosive growth corridor
- Lot 2-A - 6.824 AC
- Lot 3-A - 2.898 AC
- Lot 1-B - 4.220 AC (portion in flood plain)
- Lot 1-A - 2.020 AC (flood plain)
- Zoned F4H
- Rural Heritage Overlay District
- Scenic tract; incl. Onion Creek

### TRAFFIC COUNT

FM 967: 12,085 VPD  
Live Oak St: 11,879 VPD  
Main St: 6,411 VPD  
(CoStar 2018)

### AREA TRAFFIC GENERATORS



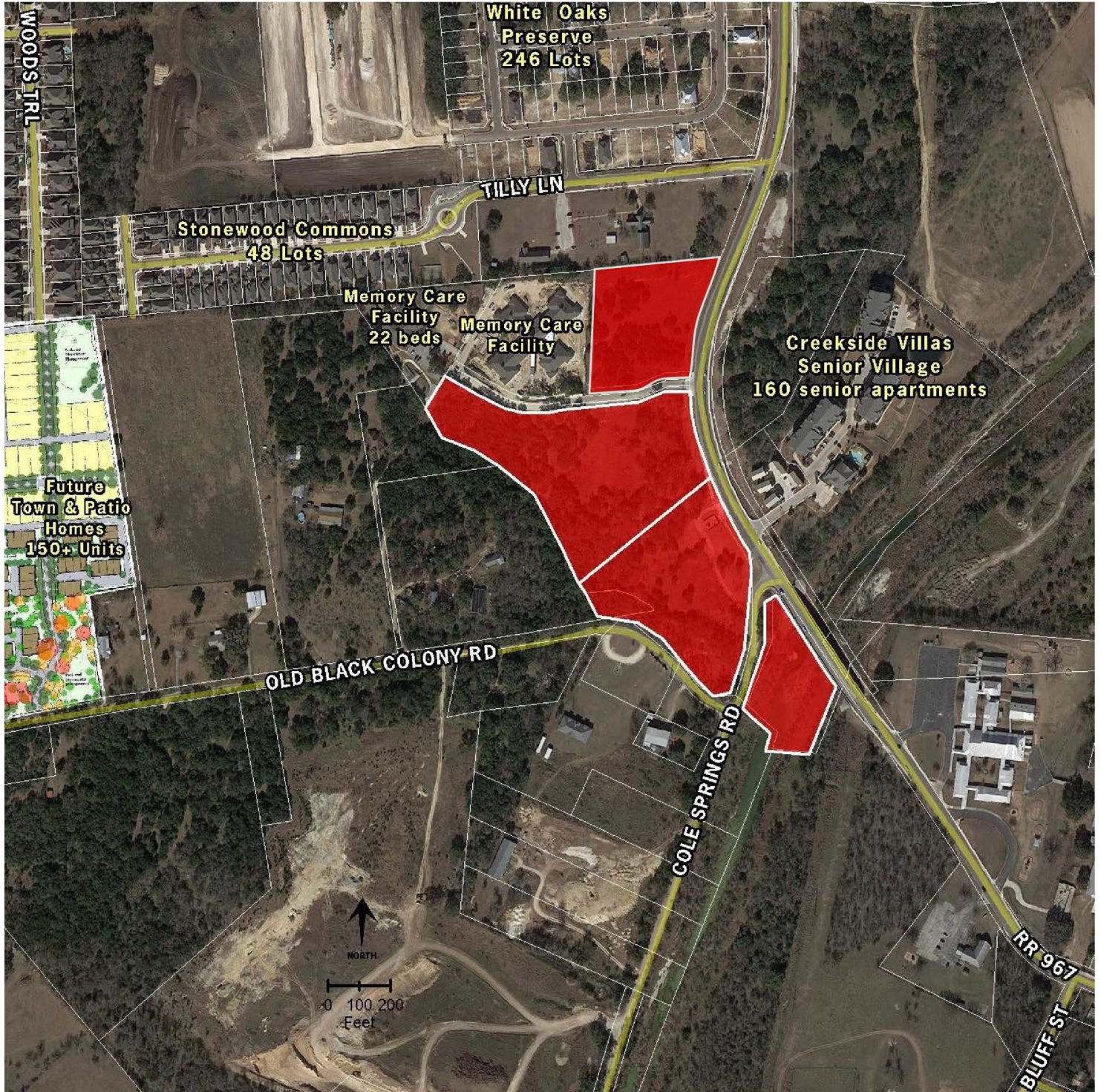
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# FM 967 and Arveda - Buda Tract

645 FARM TO MARKET 967  
BUDA, TX 78610



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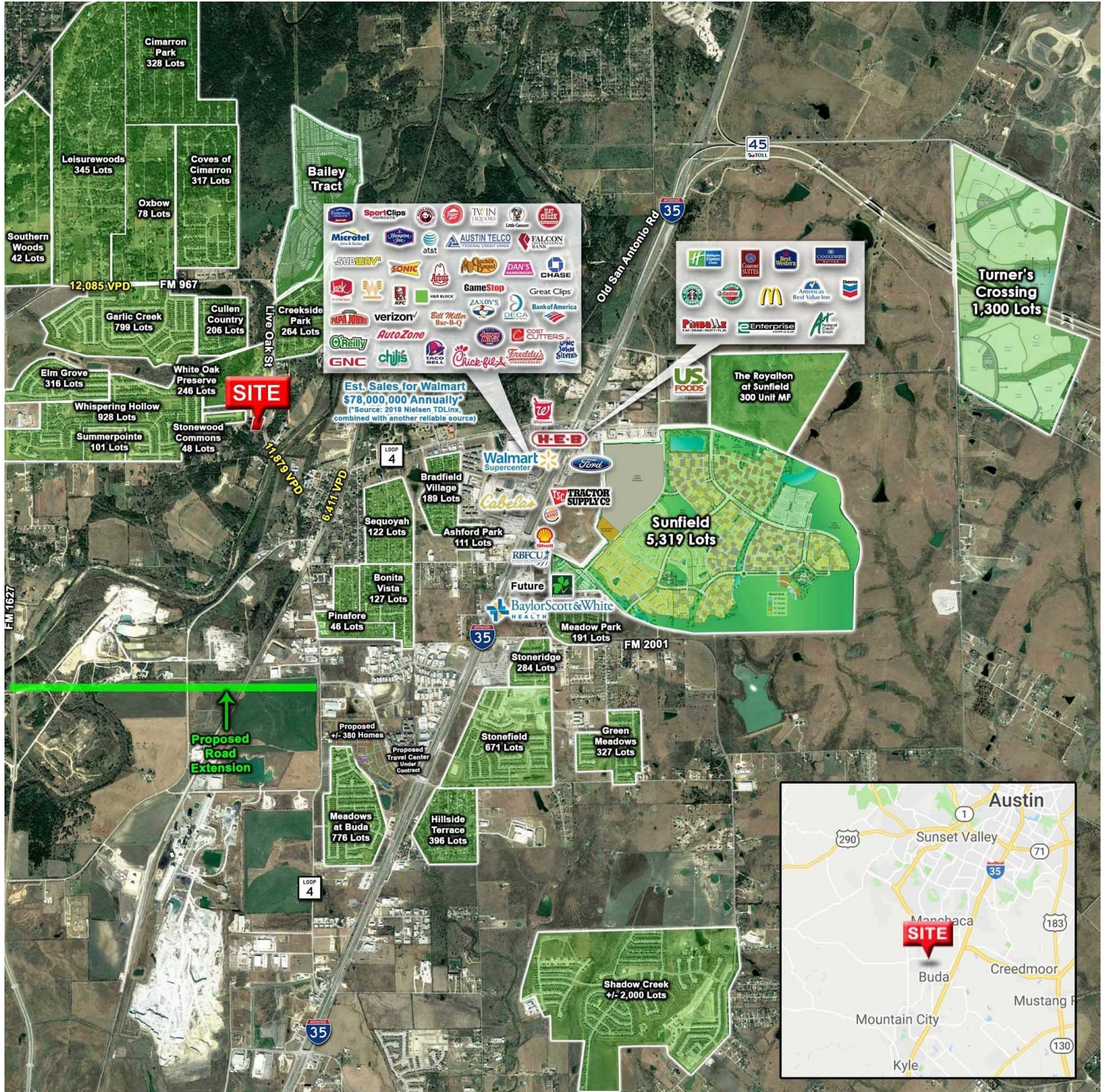
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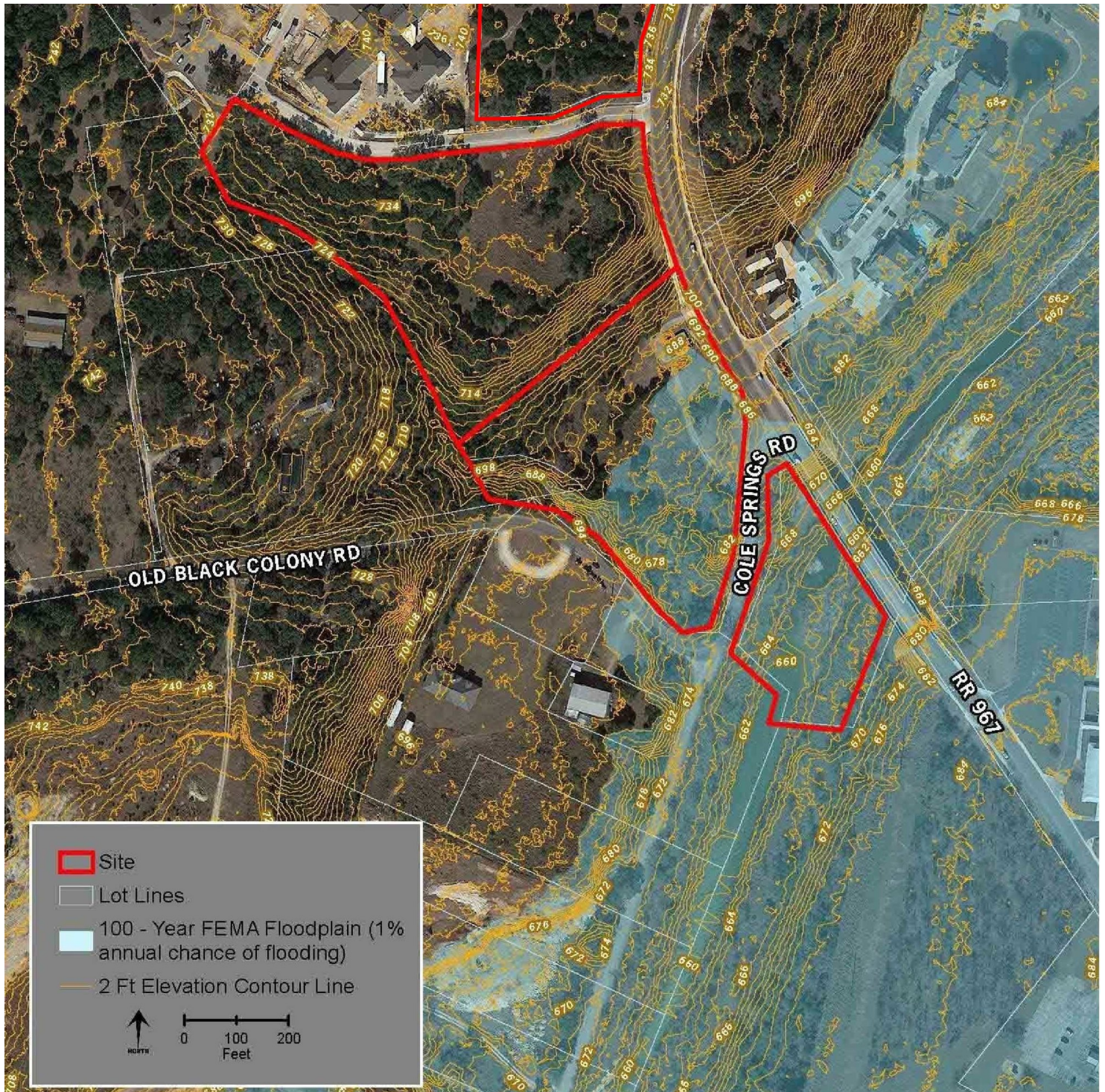
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## 1,300 homes planned for South Austin

More than 1,300 homes will be built on 468 acres in southern Travis County. The Turner's Crossing community will sit on both sides of the State Highway 45 SW toll road, running across the bottom of the photo.

By Erin Edgemon – Staff Writer, Austin Business Journal - Aug 19, 2019, 3:41pm EDT

More than 1,300 single-family homes are planned for a new community in south Travis County.

Development of the 468-acre Turner's Crossing, about 11 miles south of downtown Austin, is expected to begin by the end of the year, said James Saunders, division president of Meritage Homes Corp. (NYSE: MTH), the master developer of the community.

Turner's Crossing is divided by the new State Highway 45 SW toll road in Austin's extraterritorial jurisdiction in southern Travis County. Homes will be built in six phases with the first phase being in the northern section between FM 1327 and SH 45. Homes will range from the low \$200,000s to the low \$400,000s.

Trendmaker Homes Austin recently acquired 324 single-family lots in Turner's Crossing to build homes starting in the low \$200,000s. The company will build on 40-foot and 50-foot lots. A grand opening for Trendmaker's model home is targeted for June 2021.

Taylor Morrison Home Corp. (NYSE: TMHC) will also build homes in the community.

Saunders said demand is far greater than the supply for attainable housing in the \$200,000 to \$350,000 price range in the Austin area.

And, many of these homes are being built just south of Turner's Crossing in Hays County.

The southern portion of the metro area, which includes southern Travis County, Buda, Kyle and San Marcos, saw a 16% increase in housing starts in the second quarter of 2019 compared to the same quarter last year, according to a new report from Metrostudy.

The Kyle/Buda submarket ranked No. 2 in the Austin MSA for housing starts in the second quarter with 1,433, according to Metrostudy. There are another 883 building lots set to deliver in this submarket this year.

"Turner's Crossing provides an affordable mix of housing with excellent proximity to downtown and an Austin address," Terry Shuffler, general manager, vice president at Trendmaker Homes in Austin, said in an email. "This will give Trendmaker a four-to-five-year position in an outstanding submarket and should provide excellent brand visibility as we continue to grow in the Austin area."

The first phase of the project will deliver homes from all three builders, Saunders said.

About 40 acres of Turner's Crossing will be dedicated to commercial and multifamily, though Meritage hasn't entered into any negotiations yet to sell this property to other developers, Saunders said. That means there are still ample chances for other companies to get involved.

Community amenities will include pools, playscapes, a splash pad and a three-mile walking trail.

The community will be in the Hays Consolidated Independent School District. Saunders said there is a site on the north side of the property for a possible school.

Meritage Homes is the seventh-largest public homebuilder in the U.S., based on homes closed in 2018.

Trendmaker Homes Inc. is a division of Scottsdale, Arizona-based TRI Pointe Group (NYSE: TPH), a family of regional homebuilders. TRI Pointe Group is one of the largest homebuilders in the U.S.

Trendmaker is also building homes in communities in Kyle, Round Rock, Leander and Georgetown.

Source: <https://www.bizjournals.com/austin/news/2019/08/19/1-300-homes-planned-for-south-austin.html>

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## Grove developer plans another big mixed-use project Persimmon development may urbanize area between Austin, Buda



By [Daniel Salazar](#) – Staff Writer, Austin Business Journal | Mar 6, 2020, 8:43am EST

The developer behind the Grove at Shoal Creek wants to bring a new residential and commercial project to Buda just south of Austin.

Austin-based Milestone Community Builders wants to develop a slice of land known as the Bailey Tract, which is northeast of FM 967 and to the east of the Coves of Cimarron subdivision. It lays in Buda's extraterritorial jurisdiction and stretches north into Travis County and the city of Austin's extraterritorial jurisdiction.

More than 1,000 homes plus offices, shops and apartments could rise on the land, developers estimate.

Since 2018, Buda city staff and the development team have been working on a prospective development agreement for the roughly 179 acres.

The developer told Buda City Council members during a March 3 presentation that the project's transportation improvements could improve mobility in the rapidly growing Hays County suburb, which has seen its population jump 125% since 2010.

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"We have embraced a lot of negotiation with the city staff over the last two years," said [Garrett Martin](#), Milestone's CEO and owner. "We have done a lot of refining up to this point so hopefully we're bringing you something that is very exciting."

"We believe that it's the linchpin to the roadway network that can ultimately help with a lot of the transportation challenges that Buda is currently facing," he added.

Rialto Studio's [Robert Deegan](#), the project's planner and landscape architect, said roads going north through the project could connect with an expanded State Highway 45 because the Bailey tract lays in the gap of State Highway 45 between FM 1626 and I-35.

WGI's [Dan Hennessy](#), the project's traffic engineer and transportation planner, said turning the curve of FM 967 into a roundabout and other right-of-way dedications could amount to more than \$4.3 million of transportation improvements.

"That's hopefully setting Buda up to have a roadway network in the future that is responding to its demands," Hennessy said.

Deegan said the project has been branded as Persimmon — after the trees found on the site. He said a 12-acre greenbelt, a 33-acre park and a 3.5-acre amenity park contribute to about 50 acres of open space featured in the project's current plans.

The proposed development in Buda's ETJ could feature up to 525 single-family homes, according to a proposed [term sheet](#). Another 500 homes could be in the works on the side of the Bailey tract in Austin's ETJ, the development team estimated.

A roughly 14-acre area near the bend in FM 967 could feature apartments and retail development like a grocery store.

"We see this as a mixed-use, neighborhood-scale commercial piece," Deegan said.

The term sheet said up to 250 multifamily residential units could go in this area.

Buda City Council members were largely complementary of the proposal, although Council Member [Evan Ture](#) stressed that some commercial development needs to go in the 14-acre slice of the tract.

"If there are apartments, I'm not against that necessarily. But if it's all apartments, I think that would be an issue," Ture said. "That would be a failure of our part to really do the proper planning for helping Buda develop in an amenable way."

Buda Planning Director [Melissa McCollum](#) said the development team is not seeking the creation of a municipal utility district to aid their project, unlike the request for [the Colony at Cole Springs](#) farther to the south.

McCollum said the Bailey tract's development team will return to Council at a future date for approval of their annexation and zoning requests.

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## Information About Brokerage Services

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.

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Buyer/Tenant/Seller/Landlord Initials

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Date