

11708 PEARCE LN.

Austin, Texas 78617



PAD SITES AVAILABLE

- 1+ Acre Pad Sites
- Up to 8 Acres of Land

ZONING

None - ETJ

TRADE AREA INFORMATION

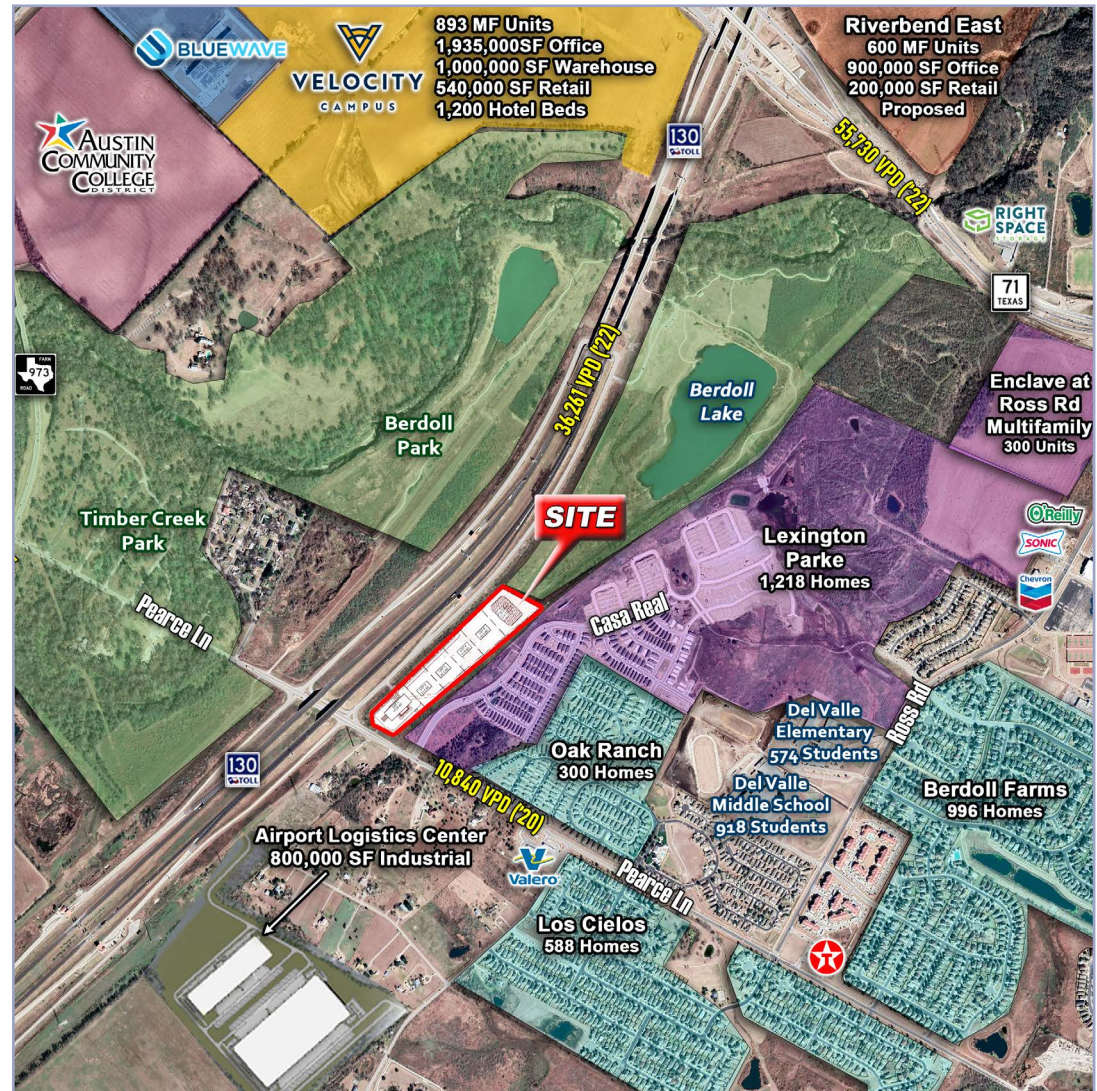
- Rare retail site with visibility and access to SH-130
- Less than 3 miles from Tesla Gigafactory and Circuit of the Americas
- First exit south of Highway 71
- Across from 7M SF of future development at Velocity Crossing
- Site located in the Opportunity Zone

TRAFFIC COUNTS

36,261 VPD on SH-130 north of Pearce Lane (TXDOT '22)
55,730 VPD on SH-71 east of SH-130 (TXDOT '22)
10,840 VPD on Pearce Lane (TXDOT '20)

DEMOGRAPHICS

	3 Mile	5 Mile	5 Min
2023 Population	19,084	43,729	13,721
2028 Proj. Pop	21,112	47,942	15,700
Daytime Pop.	17,706	42,506	7,331
Avg. HH Income	\$109,252	\$106,172	\$114,939

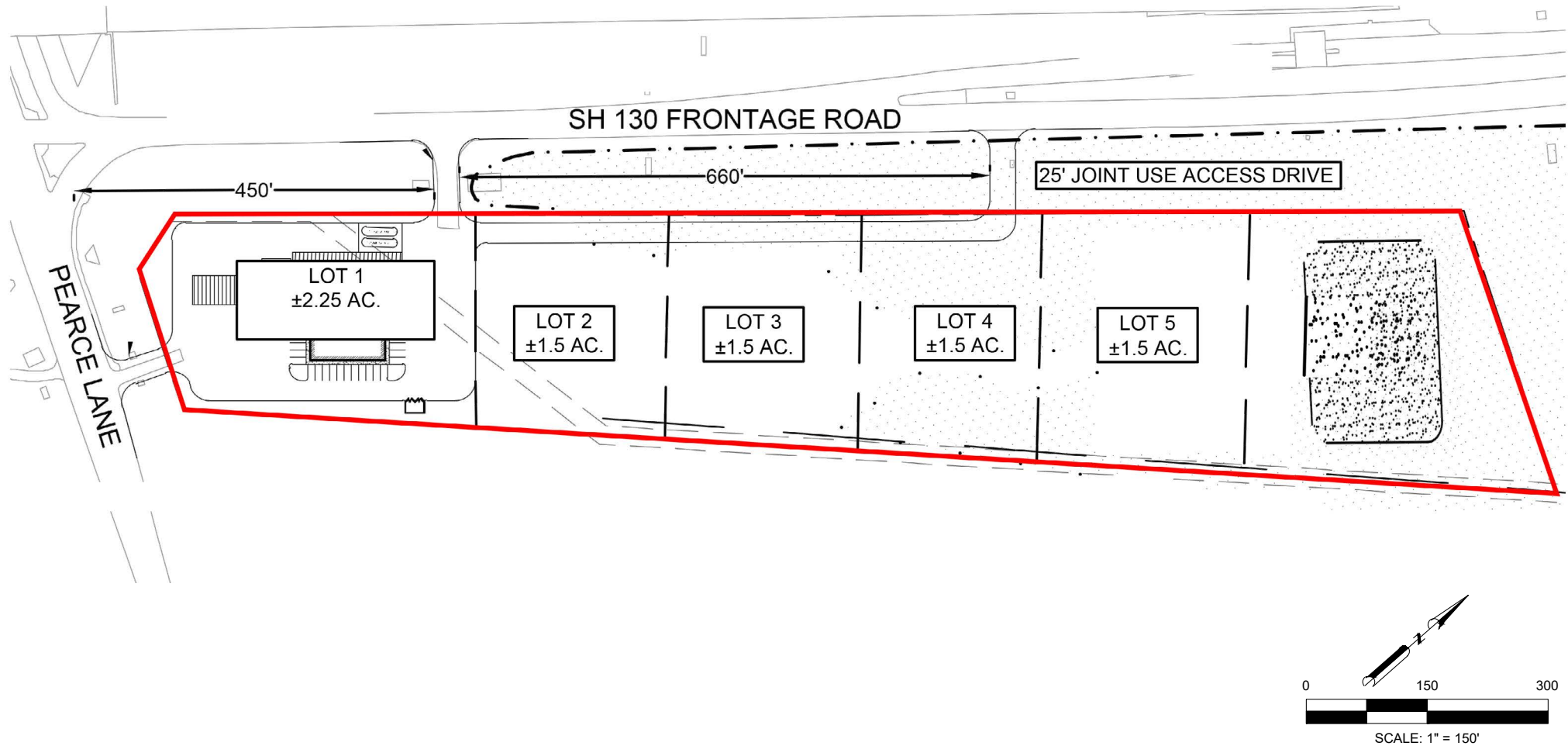


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Cordova Real Estate Ventures | 5515 Balcones Drive, Austin, TX 78731

The information contained herein has been obtained from sources believed reliable. We make no guaranties or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract.

CONCEPTUAL SUBDIVISION
PLAN

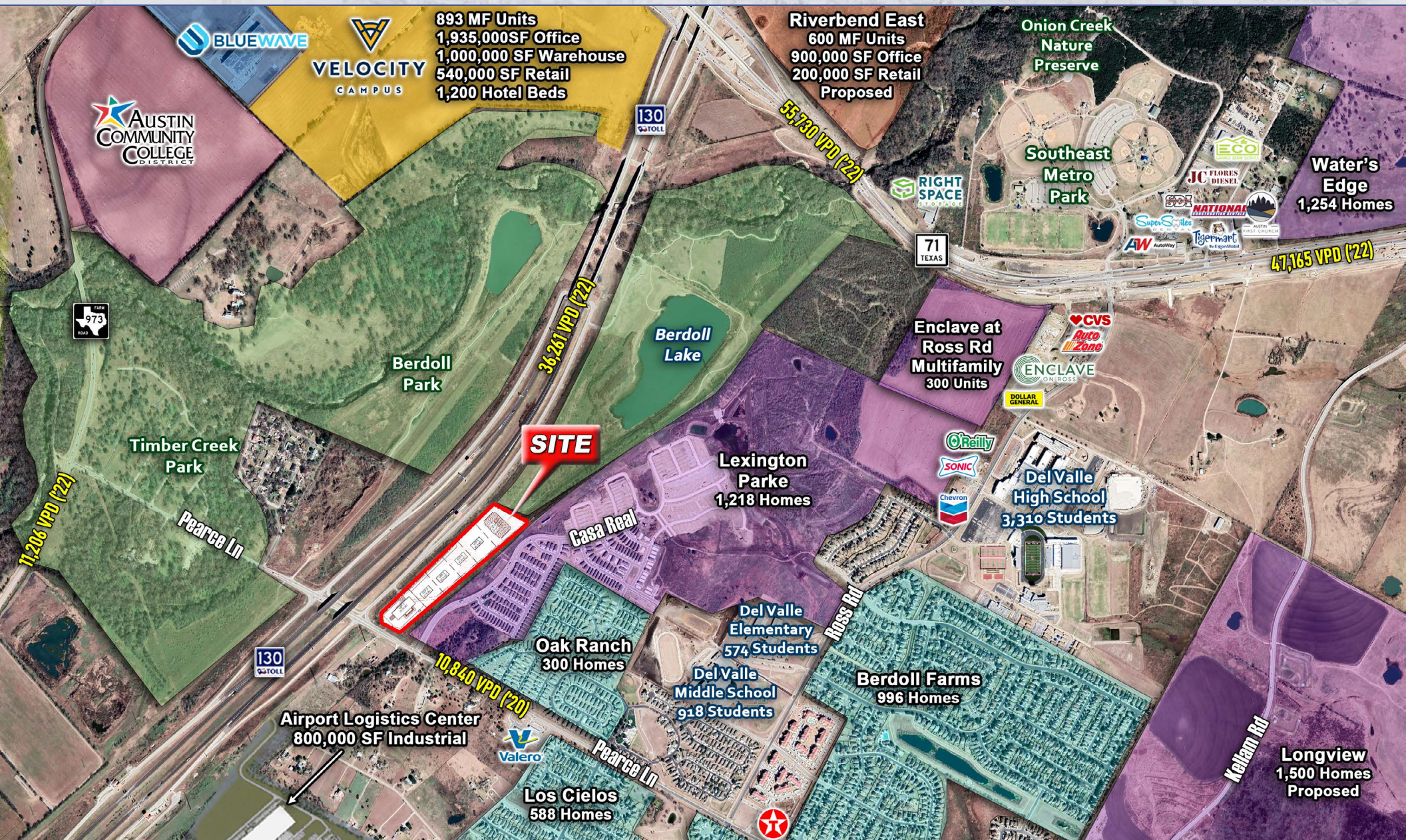


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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- 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.

- 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.

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 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:

- 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.

- 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.

Pure Real Estate Partners

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003363

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Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date _____

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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