

THE WHITFIELD COMPANY

Big Valley

DEVELOPMENT OPPORTUNITY

48 Acres · Multi-Family, Mixed-Use Commercial

Junction Drive · SH 45 SW & FM 1626 · Hays County, Texas

OCTOBER 2026

THE OPPORTUNITY

A Risk Mitigated Development Site in Southwest Austin

With major infrastructure already in place and additional roadway improvements underway, this is an opportunity to acquire a site with significant development potential and reduced infrastructure risk. The majority of the entitlements are in place, and the property is ready for site planning in accordance with Hays County's streamlined regulations.

The property is located near the terminus of SH 45 SW and FM 1626, with frontage along the new Junction Drive, currently under construction and scheduled for completion in summer 2027.

The approximately 25-acre buildable area slopes gently toward Little Bear Creek, creating an opportunity to differentiate the development through thoughtful integration of the natural setting. The creek and surrounding landscape can help create a residential environment focused on nature, connectivity, and outdoor living — an oasis within the Austin metropolitan area.

48

Acres total site

25+/-

Buildable acres

~300

LUEs (City of Austin SER) – approx. 450 multifamily units

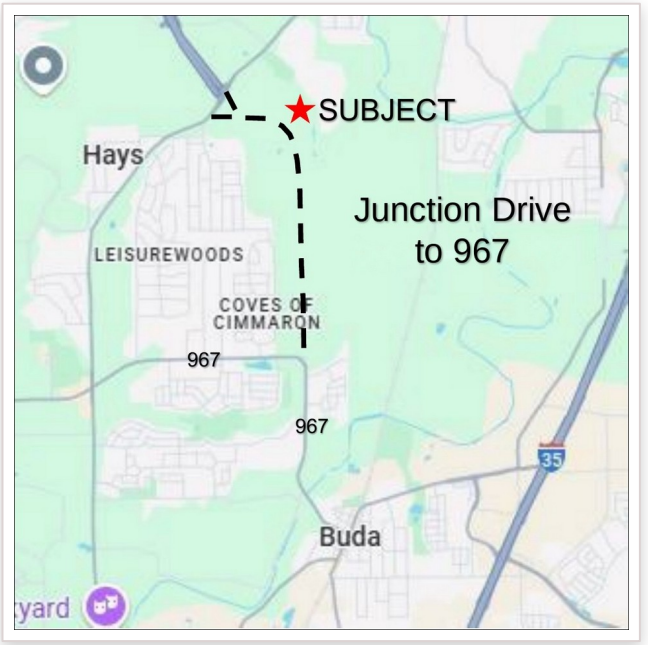
2027

Junction Drive scheduled for completion (summer)

ASSET PROFILE

Property at a Glance

LOCATION	Southwest Austin at the terminus of SH 45 SW and FM 1626, fronting the new Junction Drive (under construction)
SITE SIZE	48 acres (25 +/- buildable acres)
FRONTAGE	200 LF Junction Drive 1,000 LF Little Bear Creek
JURISDICTION	Hays County
WATER & WASTEWATER	City of Austin – SER for approximately 300 LUEs, sufficient for approximately 450 multifamily units (recently finalized)
ELECTRIC	Pedernales Electric
INTENDED USE	Multi-Family, Mixed-Use Commercial



Utilities & Infrastructure

A recently completed City of Austin Service Extension Request (SER) provides water and wastewater capacity for approximately 300 LUEs, sufficient for approximately 450 multifamily units. Connections to water and wastewater are located along Big Valley Drive. The lift station, under construction, is part of the Greystar Big Valley Phase I Development.

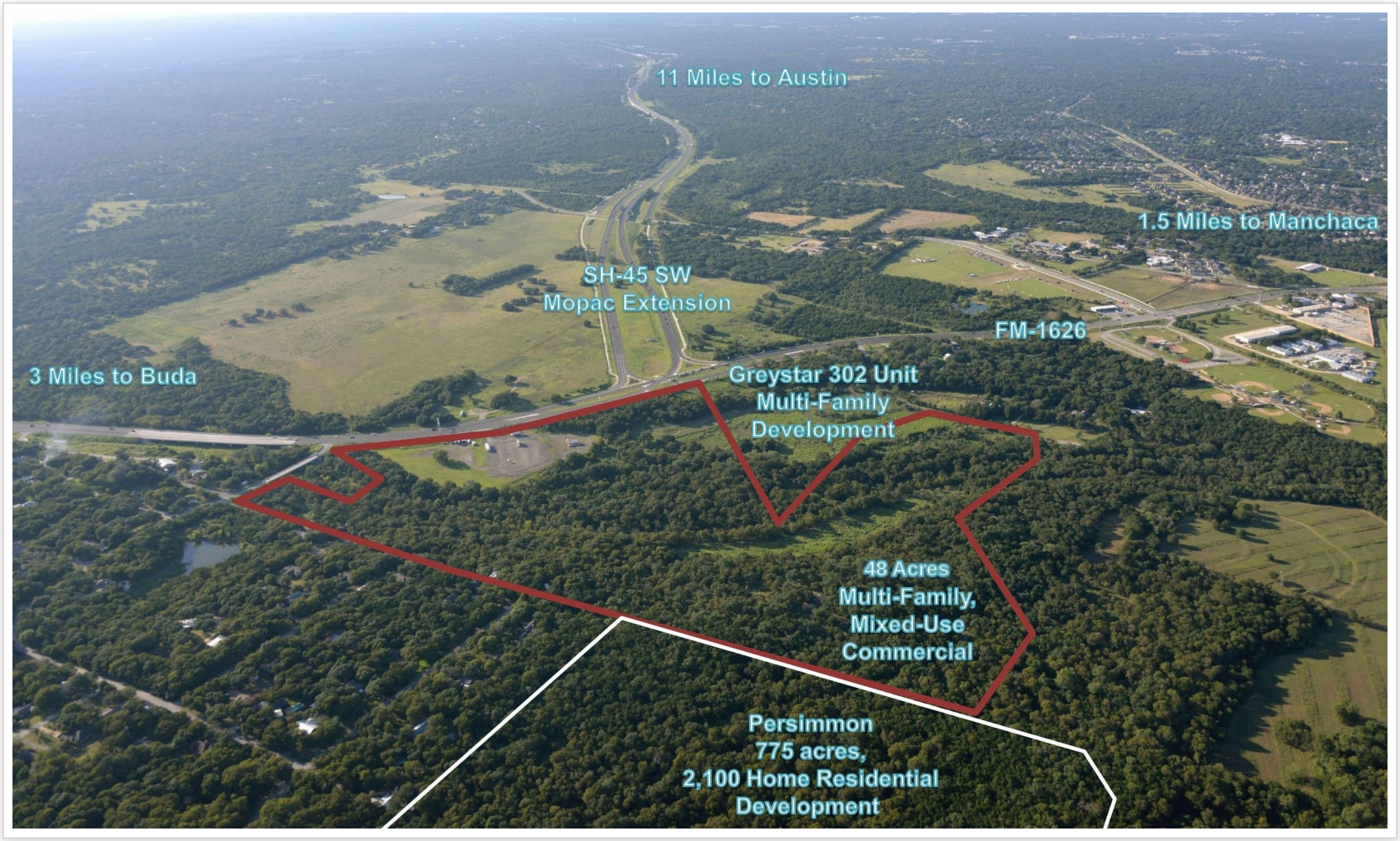
11 mi
Downtown Austin

3 mi
Buda

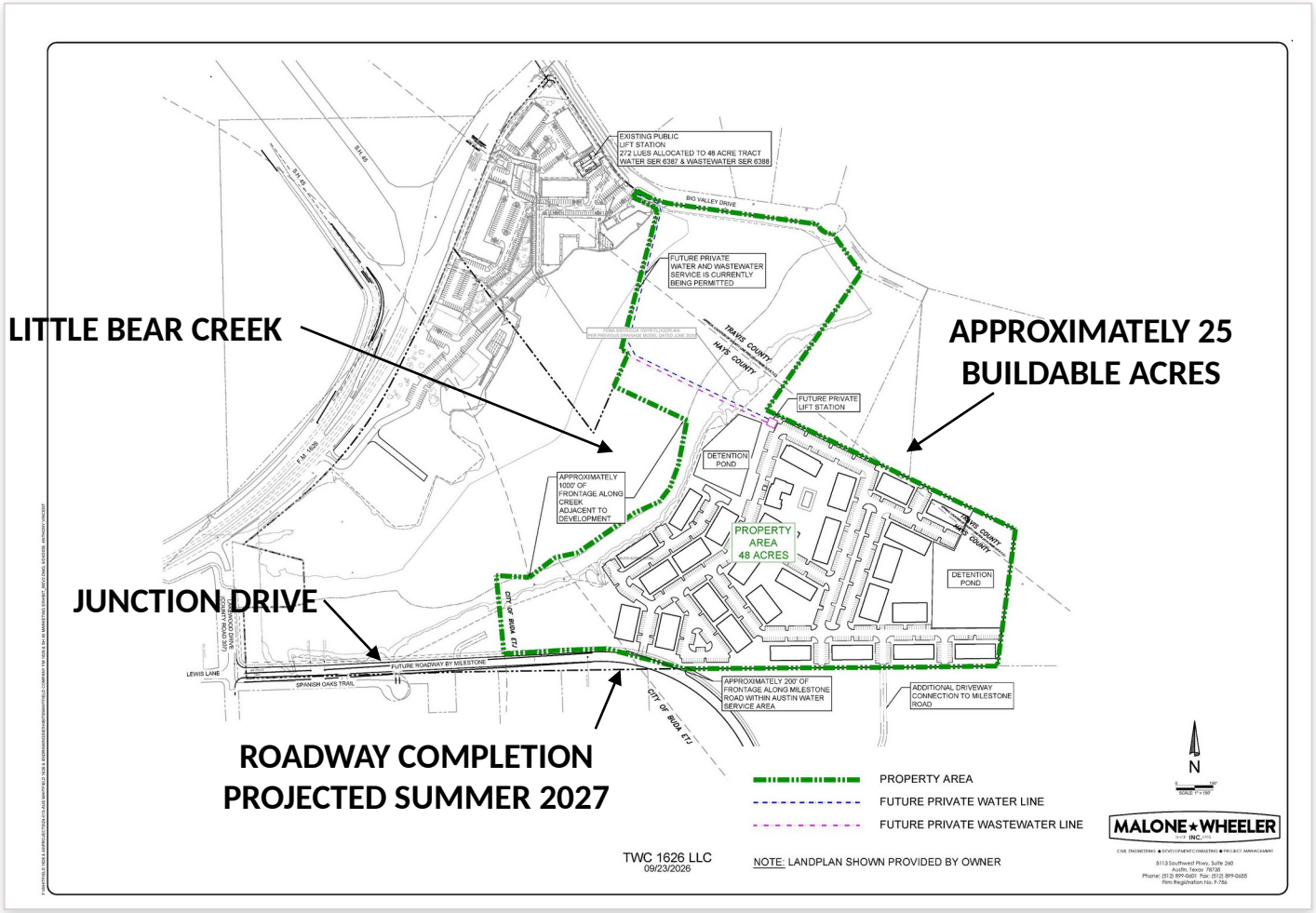
20 mi
Austin-Bergstrom Int'l Airport

Approximate distances

Between Austin and Buda at SH 45 SW

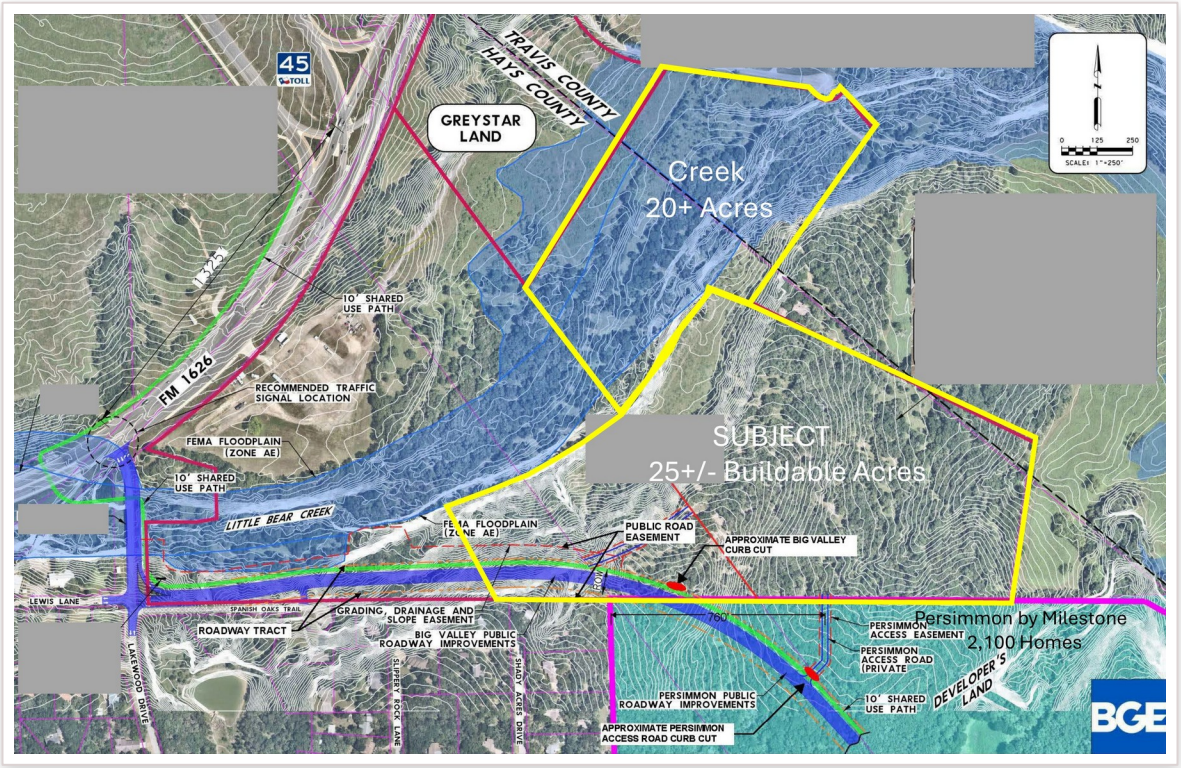


Apartment Plan



Malone Wheeler, Inc. · TWC 1626 LLC · 09/23/2026. Land plan shown provided by owner.

Roadway and Utility Framework



Big Valley Subdivision includes parcels within Hays County, Travis County and the City of Austin 2-mile Extraterritorial Jurisdiction (ETJ). The site is bound on the north by FM 1626, on the west by Lakewood Drive and on the northeast by Big Valley Drive. Little Bear Creek bisects the property, running east to west. Drainage, water quality, water and wastewater improvements serve the site within the City of Austin's 2-mile ETJ.

KEY FEATURES

- SER from City of Austin for approximately 300 LUEs (approx. 450 multifamily units)
- Hays County jurisdiction
- Water and wastewater connections on Big Valley
- Lift station under construction on Big Valley
- Junction Drive under construction, with completion estimated summer 2027
- Frontage on Junction Drive
- Improvements planned for Lakewood and Lewis Lanes
- Adjacent to Junction, Milestone's 2,100-home planned community
- 1,000 LF frontage along Little Bear Creek; FEMA Zone AE floodplain along creek

Phase I Sold to Greystar; Phase II Available

1 **Phase I — Sold**

Greystar 302-unit multifamily development fronting SH 45 SW and FM 1626.

2 **Little Bear Creek**

Wooded floodplain greenbelt between Phase I and the subject tract.

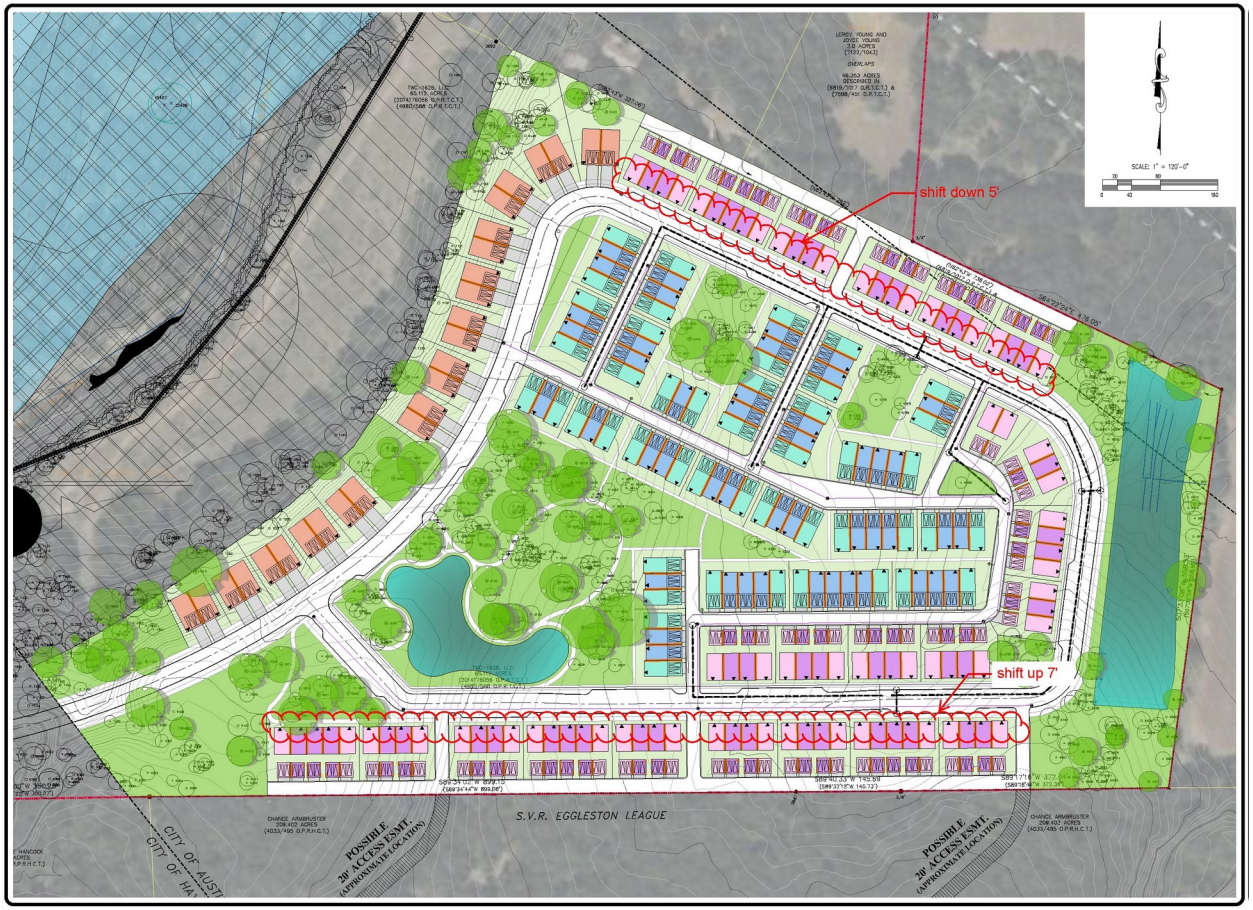
3 **Phase II — Available**

Approximately 25 buildable acres for multi-family, mixed-use commercial, with Junction Drive frontage.



SITE CONCEPT

25 +/- Acres for Multi-Family, Mixed-Use Commercial



450

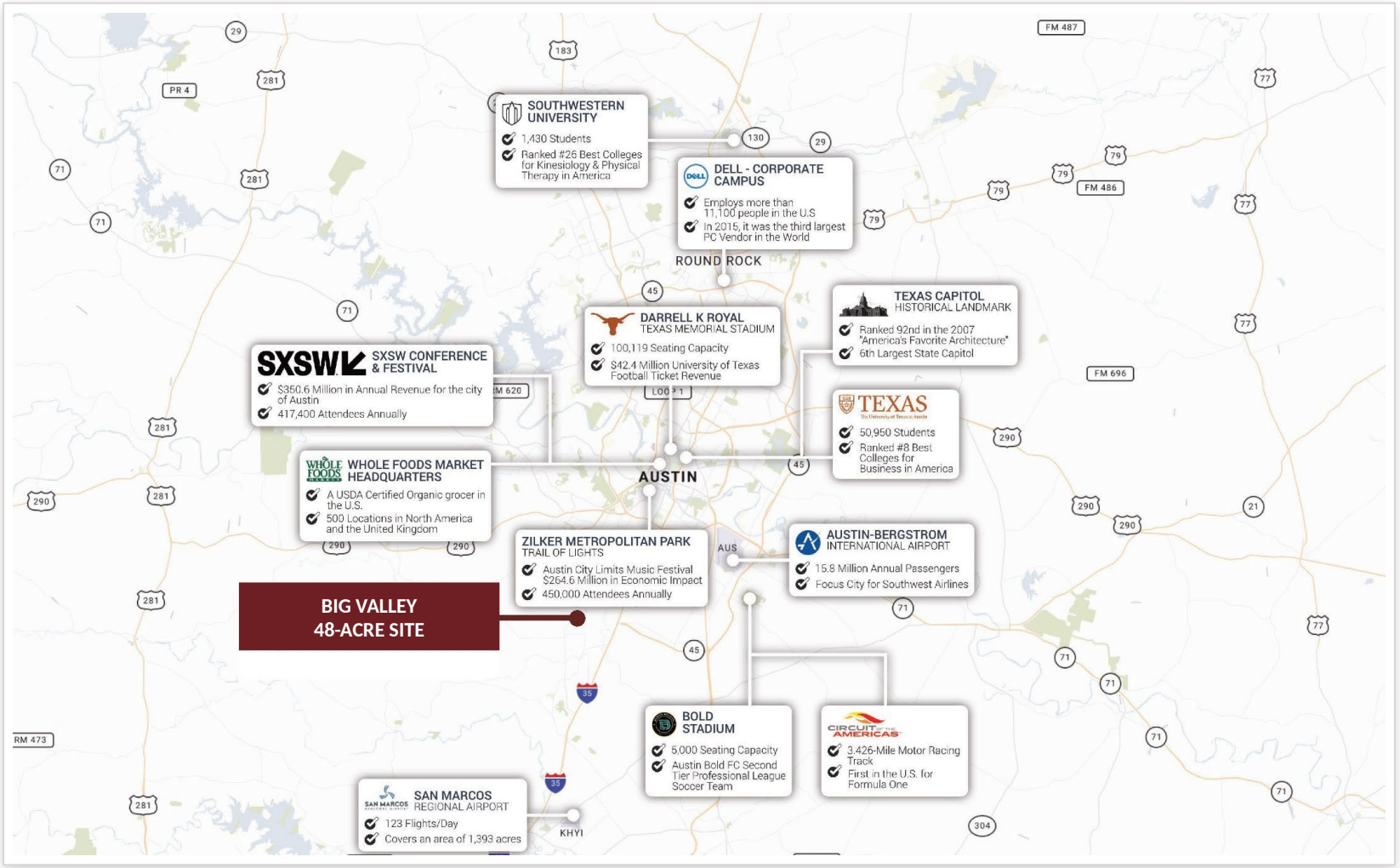
Multifamily units supported by approximately 300 LUEs under the current SER

25+/-

Buildable acres with pond and green space

Illustrative residential layout shown. The site is offered for multi-family, mixed-use commercial development.

Minutes from Austin's Major Destinations



THE WHITFIELD COMPANY

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DISCLAIMER

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