

Big Valley Subdivision is an approximately Northeast tract with parcels located within the jurisdiction of Hays County, Travis County, and the City of Austin (COA) 2-mile Extra Territorial 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. The Hays County portion of the development is served by well and septic.





# THE OPPORTUNITY

## FM-1626 AND BIG VALLEY DRIVE, BUDA DEVELOPMENT TRACT

The 82.24-acre parcel of land known as Big Valley is located at the terminus of the newly completed SH-45, which is an eastward extension of Loop 1. The property has 1,650 linear feet of frontage along FM-1626, a major thoroughfare west of IH-35. FM-1626 loops from Onion Creek and eventually reconnects with IH-35 north of Kyle at the Kyle Crossing Shopping District. Recently, FM-1626 was expanded from two lanes to five lanes commencing at Manchaca and leading South to better service the surrounding communities. This makes it an excellent opportunity to take advantage of the tract's proximity to southwest Austin, Buda, and Kyle.

### HIGHLIGHTS

- Phase I – SOLD Greystar 302 multi-family units
- Phase II - 40 acres buildable for single-family build to rent or multi-family
- 8+/- acres for retail or commercial with a curb cut partially located in Austin ETJ
- 20 min | 16.6 miles to Downtown Austin
- Explosive growth corridor with limited supply of housing opportunities

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	827	14,133	49,073
Total Population	2,513	38,535	117,232
Average HH Income	\$134,264	\$152,748	\$136,839



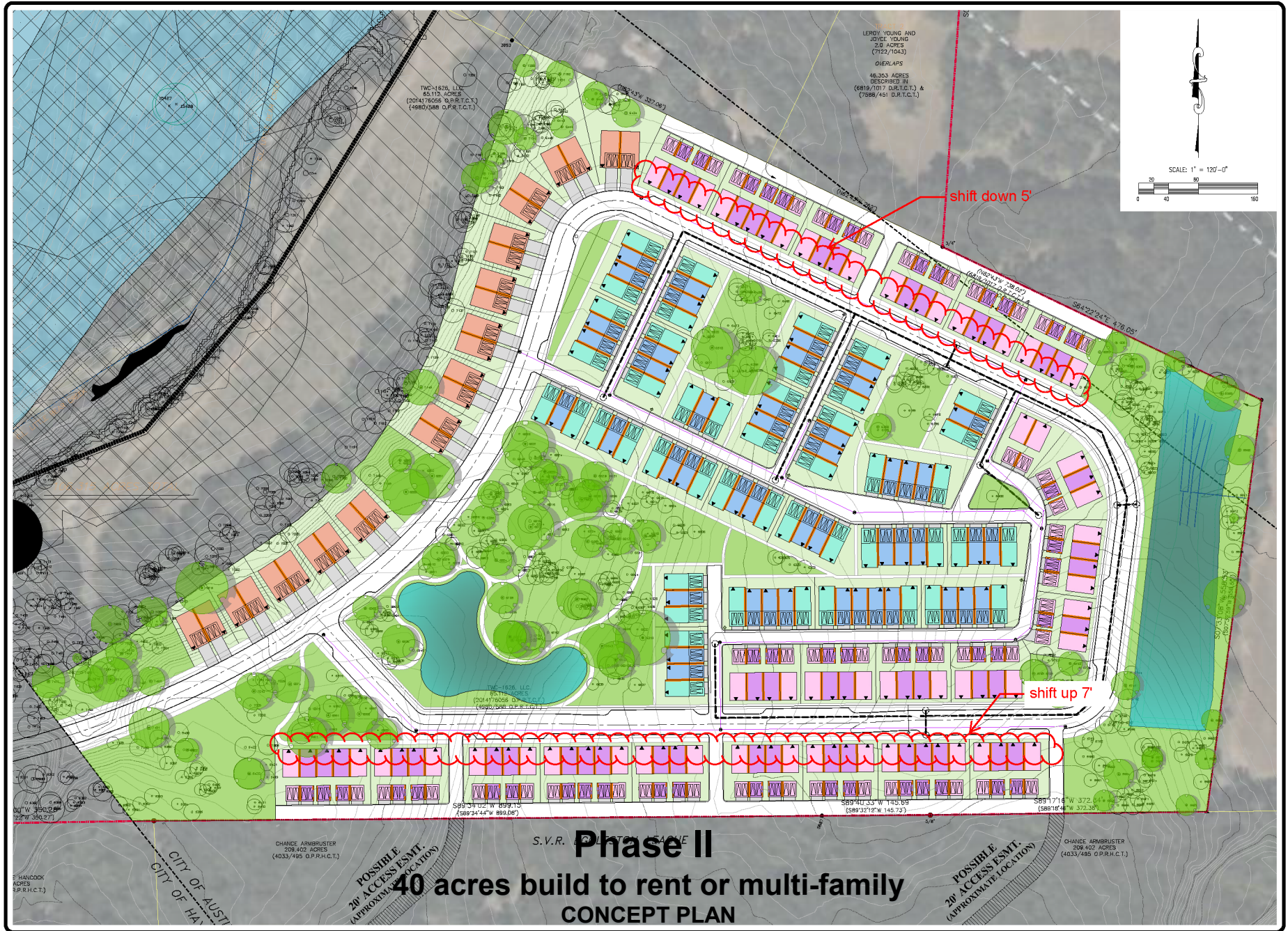
### ASSET PROFILE

ADDRESS:	2500 WEST FM-1626 AUSTIN, TX 78652
SITE SIZE:	82.24 ACRES 1,650' frontage along FM-1626
SCHOOL DISTRICT:	Hays Consolidated
UTILITIES:	Water: City of Austin, when in Austin ETJ Wastewater: City of Austin, Austin ETJ Electric: Pedernales Electric, Austin ETJ Hays County Parcel: Septic & Well

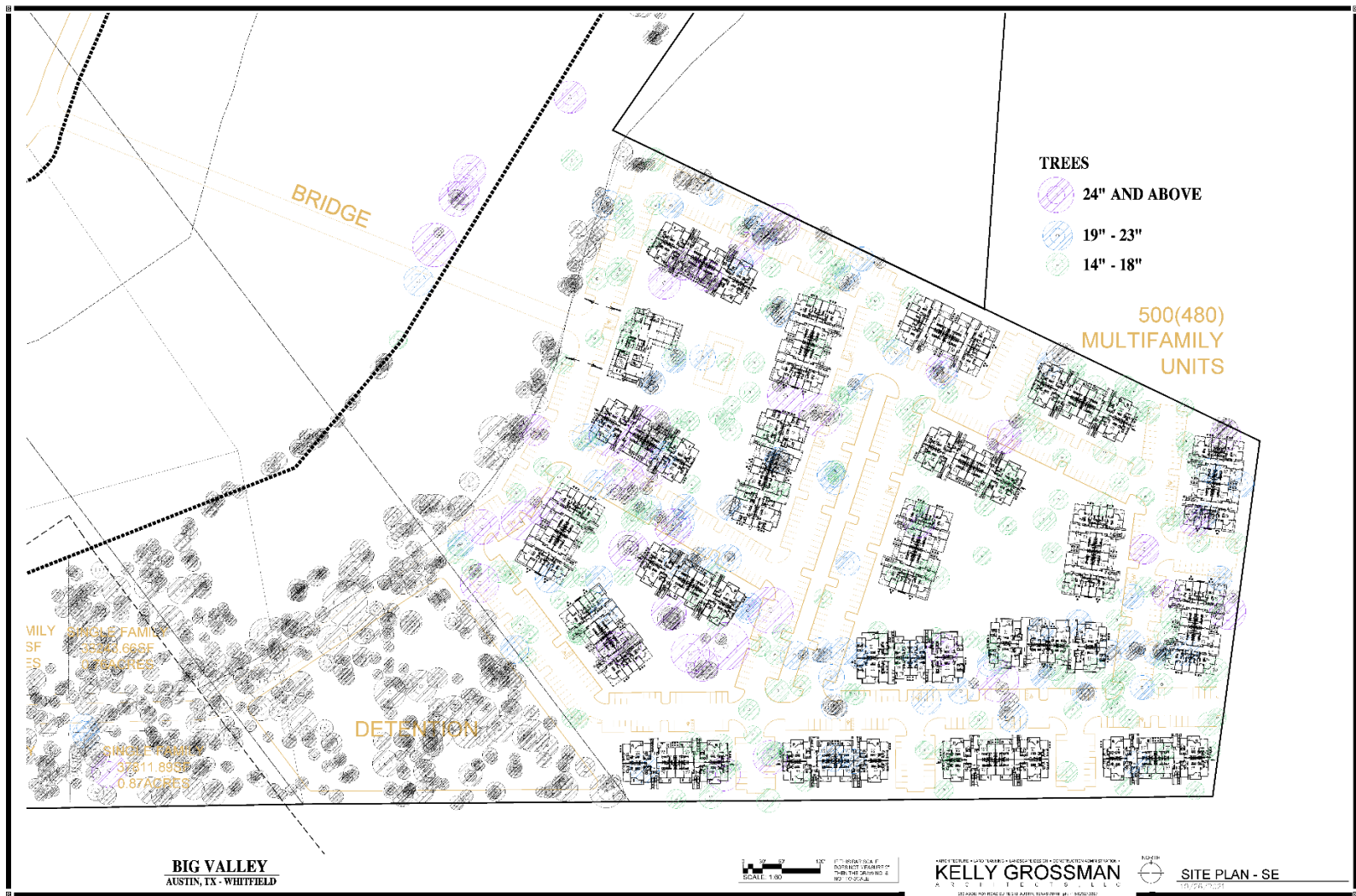










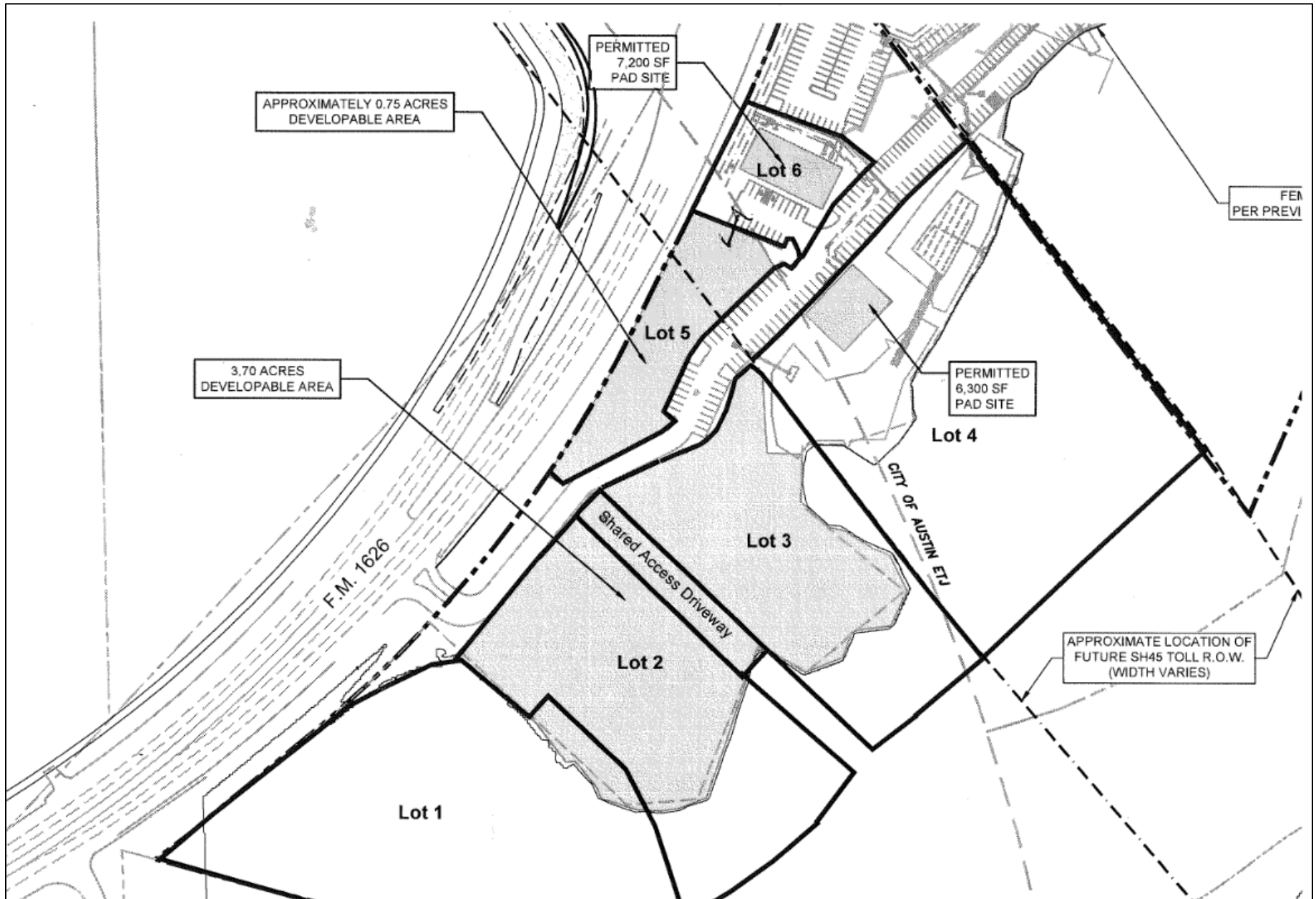


### WATERSHED/ SLOPE ANALYSIS / IMPERVIOUS COVER CALCULATIONS

The subdivision is located within the Little Bear Creek Watershed, classified as a suburban watershed. Little Bear Creek runs through the middle of the site, the project area generally slopes towards the creek. Elevations within the project site range from 730 feet along the southeastern property line and 705 feet along FM-1626 to 598 feet at the downstream centerline of the creek along the northeastern boundary. The existing conditions and the slope analysis for the area, based on 2-foot interval LiDAR (2012) and cross section surveys provided by Peloton Land Solutions (June 2016). Within the project's watershed (Suburban Watershed), impervious cover allowances are based on the site's gross site area rather than net site area with a maximum of 65% impervious cover in the City of Austin ETJ and no maximum density in the City of Hays, Hays County. Construction on slopes is influenced by slope category in the COA ETJ.

### CONCEPT PLAN







## DISCLAIMER

The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, The Whitfield Co. makes no guarantees or warranties express or implies, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted, by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisers before making a final determination.

Presented By:



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**Owner | Agent**