

**CLOSE IN LOCATION
183 S & HWY 130
±49.728 ACRES FOR SALE**



\$1,500,000

9513 HWY 183 S, AUSTIN, 78747

Contact Pat Ford 512.497.2264

pat@patfordassociates.com

www.patfordassociates.com



Features:

- ❖ Frontage on 183 S (266 LF), FM 973, & Clinger Rd
- ❖ ± 2 mi. N of 183 S & SH 130 intersection
- ❖ No Flood Plain
- ❖ Multiple Paddocks
- ❖ 50' x 100' Barn
- ❖ 30' x 84' Barn
- ❖ 150' x 200' covered, lighted arena
- ❖ 3 bed/2 bath mobile home
- ❖ Agricultural exemption in place



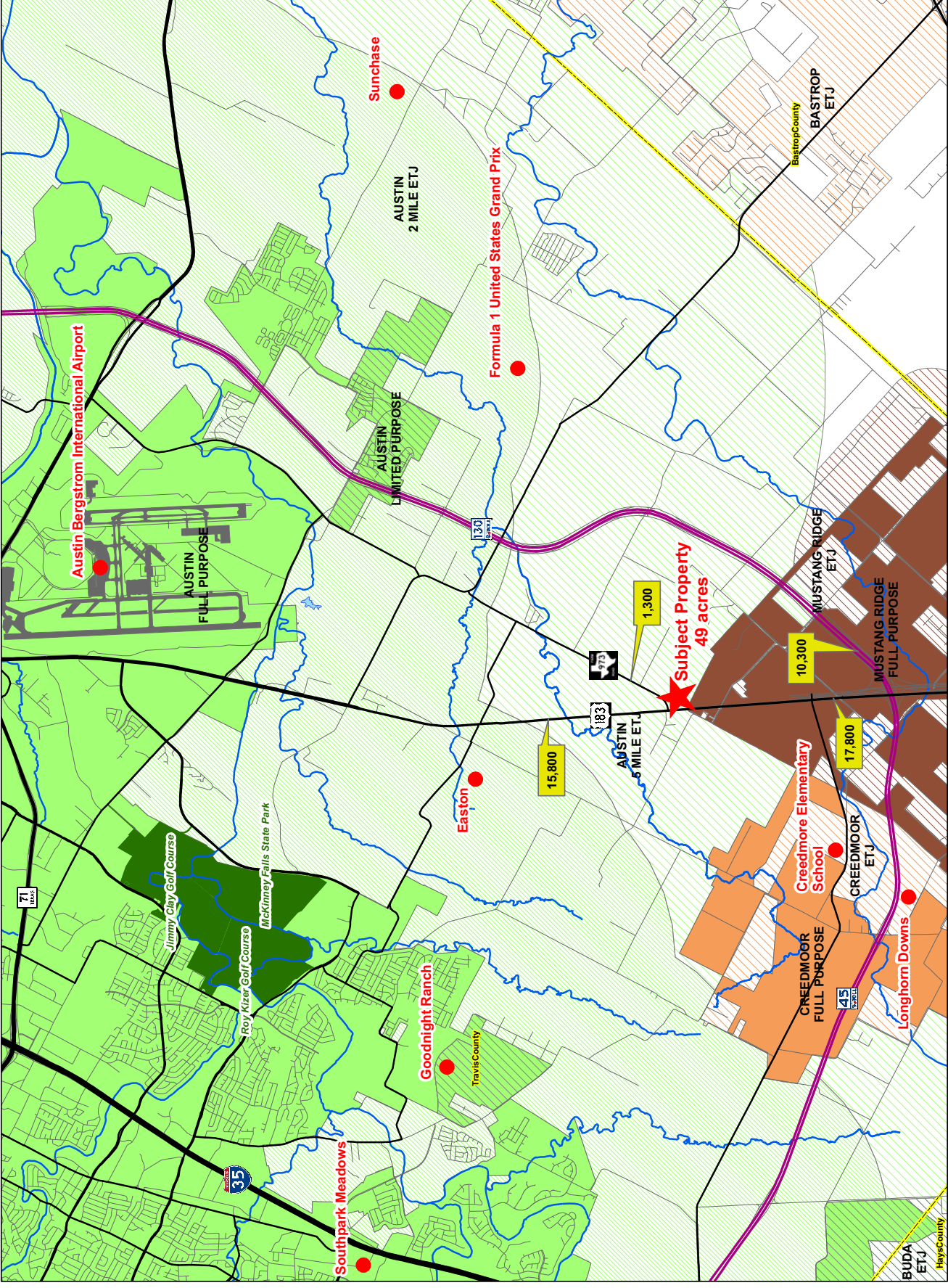
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Traffic Counts are collected by TxDOT in 2009 and are what is to be expected during a normal non-summer workday of a given week.



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phone: (512) 327-8222
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Austin, Texas 78746
email: william@hutsonlandplanners.com

Data Sources
CAPCOG, Cities and Counties in CAPCOG region; NHD; FEMA; ESRI; and USGS.
While the information and data produced through Site Scout is the best available from our sources, Hutson Land Planners (LLP) makes no guarantee to the accuracy of this data. HLP recommends the completion of a full land use analysis. This map is intended for general planning purposes.





Scale
0 300
Feet

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JAMES M. MCNETT, #1 IN
27,530 A.C. TR.
8773/289

GORDON CLARK, #8
1800 A.C. TR.
7188/1169

STURM & MCCREY, #1 IN
10764/731

DOUGLAS BURT BURTON, #1 OF
5017/550 TR.

49.728
ACRES

WILLIAM LEWIS SURVEY NO. 2

30' INGRESS
EGRESS EASEMENT
as per 7017/1166

60' ROADWAY EASEMENT
as per 6937/227
7017/1166

8.511200' E 107.73'

8.572336' E 388.23'

8.284000' W 432.72'

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NOTE:
THIS IS A 60' ROADWAY EASEMENT
FROM THE CLINGER ROAD SURVEY
AT PAGE 3555/1166
TO THE WILLIAM LEWIS SURVEY
AT PAGE 7017/1166

SCALE: 1" = 100'
--- Boundary Line
--- Easement Line
--- Utility Line
--- Other Line



The plat was prepared and verified by the surveyor in accordance with the laws of the State of Texas, and the surveyor is not responsible for any errors or omissions in the plat, and the surveyor is not responsible for any errors or omissions in the plat, and the surveyor is not responsible for any errors or omissions in the plat.

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET
SIBER 31-2476 BASTROP, TEXAS

SURVEY PLAT
of a 49.728 ACRE TRACT, in the
WILLIAM LEWIS SURVEY NO. 2,
in TRAVIS COUNTY, TEXAS.

SCALE: 1" = 100'
DATE: 04/09/91
FOR: TOM SEELEY



Future F1 site revealed

Plot southeast of Austin no longer set for housing.

By **Shonda Novak**

AMERICAN-STATESMAN STAFF

Updated: 1:47 p.m. Wednesday, Aug. 4, 2010

Published: 5:06 a.m. Tuesday, Jul. 27, 2010

Organizers of the proposed Austin Formula One auto race plan to build the track on about 900 acres near Elroy in southeastern Travis County, according to one of the major land owners involved.

The organizers have called a news conference for 10 a.m. today to announce the site, a key financial backer and other details. The press event will include Tavo Hellmund, who has been working for more than two years to bring the high-profile race to Austin.

Most of the land was previously planned for a residential subdivision called Wandering Creek. It is land with rolling hills and a small lake, north of FM 812, south and west of Elroy Road and east of Texas 130.

"I'm elated and hope this all comes to fruition," Bobby Epstein, an investor in Wandering Creek, said Monday. "I'm highly optimistic that all the moving parts will come together" in time for the inaugural Austin race in 2012.

Hellmund has signed a contract with the Formula One Group to bring a U.S. Grand Prix to Austin for 10 years.

"I'm really excited about it, more as a Texan and an Austinite than a racing fan," Epstein added. "It would really make a statement for Austin. I think it's really going to be a big event for us."

The Statesman reported in June that Wandering Creek was a possible site for the racetrack.

The location of the track has been a topic of intense speculation since May, when Formula One Group CEO Bernie Ecclestone announced plans for a race in Austin.

Wandering Creek has about 650 acres, and organizers have recently secured adjacent acreage, including land with more frontage on FM 812 and small parcels with additional access to Elroy Road, according to a source close to the event who could not be identified because he was not authorized to speak ahead of today's press conference.

Organizers kept the site secret, even from local officials, until the land was secured and private investors were lined up.

Cathy Olive, president of the Elroy Preservation Association, a neighborhood group, said she and other board members were scheduled to meet Monday night with a representative of the race organizers, presumably to provide a heads-up before this morning's conference.

She and some other local residents opposed the original Wandering Creek plans, which called for 1,800 homes on small lots. She said she and "every single solitary person I have talked to" don't want the track in their area, but all feel it would be preferable to dense residential development.

"We all feel like it would be the lesser of two evils," Olive said. "Are we excited about it? No. But it's better than 2,000 teeny-tiny tract houses."

Epstein, general partner of Prophet Capital Management Ltd., a private investment firm, said he would be

interested in being an investor in the F1 deal.

"Even the people who think it's good are underestimating how great this event could be," Epstein said. "I think economically it would be a tremendous thing for Austin."

Epstein said Kam Kronenberg, a partner in Wandering Creek, initially approached him about buying the land. Epstein said the 2007 purchase was his first investment in real estate. He said he liked the property for several reasons, including that it was in the path of Austin's growth and the Texas 130 tollway.

But the opposition from Elroy residents to the subdivision plan was something "we certainly didn't know" when they bought the property, Epstein said.

At a later point, Epstein said,

Kronenberg approached him with the Formula One deal, saying promoters were eyeing Wandering Creek as one of several potential sites.

"Obviously as a landowner, I think it's incredibly lucky that this would have been selected as the site, as an outcome that was completely unforeseeable when it was purchased as a residential development," he said.

F1 races have had an uneven

history in the U.S. But Epstein said he thinks having a dedicated, built-from-scratch course, where fans know the race will be held year after year, combined with Texas hospitality, will be the ticket to success in Austin.

Additionally, he said, the investor group is "experienced, credible and significantly solid," although he would not disclose any names.

Hellmund faces a tight schedule to get the track built. Wandering Creek's owners already have submitted applications to extend water and wastewater treatment services to the land.

Austin and Travis County have set up a joint task force to handle permit requests, once the site is disclosed.

Promoters hope to have permits in place from the city and county to start grading work on the site in December and remain confident they can have a track open in time.

State officials have committed to spend up to \$250 million over 10 years to support the race. The money would come from the Texas Major Events Trust Fund, which uses sales and other taxes generated by major events to attract large events to the state.

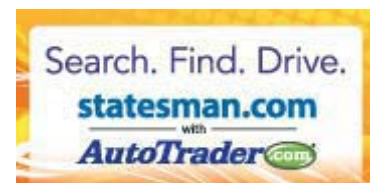
snovak@statesman.com; 445-3856

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<http://www.statesman.com/business/future-f1-site-revealed-825045.html>



“The plan has a considerable amount of greenbelt and is flexible in its design to market conditions,” Vater said. “It has an advantage on getting started if there is a demand as its approved zoning is in place and utilities are ready to go.”

A ‘formula’ for a catalyst

The creation of State Highway 130 was supposed to be the catalyst for rapid development along its corridor in the eastern part of Central Texas, but developers blamed stalled or scrapped plans on the economy.

Now, developers such as Natural Development are pointing to the proposed Formula One racetrack as the new catalyst that will spark more interest.

Watersedge is about five miles north of the proposed racetrack’s site, and Willis said he doesn’t believe there will be much noise or negative impact on Watersedge residents.

“We’re also happy that the track is now on a site where one of our competitors was slated to build on,” said Willis, referring to the 1,800-home, 648-acre Wandering Creek residential development located south and west of Elroy Road and east of McAngus Road that’s now slated for the Formula One track.

“And those employees at the track or with affiliated companies setting up next door likely will want somewhere to live nearby, so that benefits us too,” Willis said.

Willis said Watersedge should see its first phase of single-family homes ready in the first quarter of 2012.

Eldon Rude, director of Metrostudy’s Austin division, a retail and residential market research company, said the Del Valle submarket where Watersedge is located has less than an 18-month supply of developed lots, which he said is well below market.

“So there is a demand in the near future in that submarket,” Rude said. “Generally, though, we think that most development, with residential first, along SH 130 will start from intersections with larger roadways.”

The following are other projects hoping to get under way along SH 130 in 2011:

- Centerpoint at Lockhart, a \$120 million, 271-acre mixed-use project along State Highway 130 in Lockhart, includes roughly 1.75 million square feet for housing, retail and industrial development blanketing all four corners of SH 130 and SH 142.
- The nearly 2,000-acre Wildhorse Ranch development, located northeast of Austin and Southwestern Railroad tracks that run north of Walter E. Long Lake, is a master-planned community with mixed uses. It includes 3,900 lots for single-family homes, 3,000 multifamily units, a corporate campus for a major employer, retail space and a network of parks and trails. Parts of the tract are for sale, and a minor portion in Manor has been developed. But construction has yet to start on most of the project.

- Williamsville, N.Y.-based Eastbourne Investments Ltd. announced plans in late 2007 for a 1 million-square-foot retail development at SH 130 and U.S. Highway 290. Eastbourne also has plans for Eastbourne Crossing, a 390-acre mixed-use development at SH 130 and State Highway 71. Eastbourne President Frank Egan said both those projects will move forward, although likely closer to 2011 than the originally projected 2009 start dates — and perhaps in a different configuration.
- Farther north, at U.S. Highway 79 and SH 130, a 466-acre mixed-use development in Hutto named The Crossings of Carmel Creek has undergone changes in ownership but is still in the works, said a spokesman for its new owner, Hutto Option Holdings LLC.
- This month, an investment group headed by Victoria businessman Cliff Thomas Jr. announced it has bought 148 undeveloped acres in Creedmoor near Texas 45 Southeast and SH 130's junction with Old Lockhart Road for a horseracing track planned to open in 2012.

[Click here to read more *Austin Business Journal* coverage of Formula One racing in Austin.](#)

Land purchased for horse racing track near Creedmoor

Venue would be light on live races, heavy on simulcasts and TV sports.

By **John Maher**

AMERICAN-STATESMAN STAFF

Updated: 5:14 a.m. Tuesday, Sept. 21, 2010

Published: 10:26 p.m. Monday, Sept. 20, 2010

There are plans to build a racetrack south of Austin-Bergstrom International Airport, near a toll road.

Sound familiar? Well, it involves not Formula One racing, but horse racing.

An investment group headed by Victoria businessman Cliff Thomas Jr. has purchased an undeveloped 148-acre, wedge-shaped piece of land in Creedmoor near Texas 45 Southeast and Old Lockhart Road. Thomas' five-member group, KTAGS Downs, also plans to buy a 100 percent interest in the Class II racing license now held by the Austin Jockey Club, said Bryan Brown, a partner in the club.

The proposed track, which would be seven-eighths of a mile, would be managed by the Retama Entertainment Group and could be up and running by 2012, said Brown, the chief executive officer of Retama Park racetrack in Selma.

The track, which probably would be called Longhorn Downs, would reflect the current economics of horse racing, Brown said. To that end, it would be light on live action — 10 to 20 dates a year of quarter horse and thoroughbred racing — and heavy on simulcasting and televised sports. Brown said the clubhouse would be 25,000 square feet and stocked with flat-screen TVs, allowing fans to watch other sporting events as well as bet on horse races at tracks around the country.

"We think the sports enthusiasts need more than horse racing to be entertained," Brown said.

He said the concept, to his knowledge, hasn't really been tried at existing tracks, including Retama, because they are too difficult and expensive to retrofit.

In recent years, the Texas horse racing industry has suffered financially, and Brown and others in the industry have blamed competition from neighboring states, including Louisiana, Oklahoma, Arkansas and New Mexico, where racetracks also offer other forms of gambling. Two months ago, Manor Downs, which claimed to be the oldest pari-mutuel track in Texas, stopped racing and simulcasting, citing losses of almost \$1 million in the past year.

"It creates a void. It opens the need in Austin for (some place with) simulcast betting," Brown said then.

Thomas was appointed by Gov. Rick Perry to the Guadalupe-Blanco River Authority Board in 2004, but he is best known as the founder and owner of Speedy Stop, a convenience store chain with more than 100 stores nationally, including more than two dozen in the Austin area. Thomas did not return phone messages.

An application for the license transfer has been received by the Texas Racing Commission, according to commission spokesman Bill Childs.

"We are reviewing it for completeness. Everything is very preliminary," Childs said before adding that Longhorn Downs already has been assigned 18 race dates for 2012.

Twice in the past decade, the Austin Jockey Club had plans to build tracks in the Austin area, once near Austin-Bergstrom and later in Pflugerville. Neither attempt got out of the starting gate because of opposition from neighbors.

That might not be the case this time.

"We're excited about it," Creedmoor Mayor Robert Wilhite said. "We're hoping they're coming our way."

Wilhite said that he's been mayor for 28 years and that he talked with Creedmoor residents who he thought might have objections to the project. Instead, "they were all ears up," Wilhite said.

The racing license that KTAGS Downs is seeking to have transferred has bounced around the state for more than two decades.

It was initially issued by the Racing Commission in May 1989 to Albert Wadel Moursund III, a former Blanco County judge, one-time Lyndon Johnson confidante, veteran Pedernales Electric Cooperative general counsel and University of Texas Law School graduate. Moursund's track in Round Mountain was never completed, and he died in 2002, but by that time the license had acquired a life of its own.

In 1993, in the midst of a three-way scramble to build a Class I track in the Dallas area, 97.5 percent of the license was purchased for \$1 million by a group of investors. The next year, however, the license was sold back to Moursund, according to Childs.

In early 2000, the Austin Jockey Club — with the approval of the Racing Commission — acquired the license and the right to transfer the track site to Austin. The targeted site was a 100-acre plot near Austin-Bergstrom. Jockey Club partner Joe Archer predicted that within a year the proposed track would have live quarter horse and thoroughbred racing.

Opposition from neighbors derailed those plans.

Four years later, the Austin Jockey Club planned a \$15 million track on 200 acres east of downtown Pflugerville. Once again, concerns from potential neighbors scuttled the effort.

Not long after that, the Jockey Club agreed to transfer its license — for \$1.5 million — to Dallas City Limits, which planned to build a \$10 million track near Lancaster. In 2009, however, the Racing Commission nixed the transfer, citing concerns about the finances of the Dallas group.

Shortly after that decision, Texas House Speaker Joe Straus, a San Antonio Republican, sold his minority share in the Austin Jockey Club to his father, who remains an investor in the club.

Texas tracks have been lobbying to add slot machines, and the issue is expected to be a hot topic when the Legislature convenes in January.

Brown said that if Texas tracks are allowed to have other forms of gambling, it would have a significant impact on the purses and the development of the proposed track near Creedmoor.

Currently there are three large, Class I tracks in Texas. The Creedmoor site would be the state's only Class II track, Childs said.

As for the Longhorn Downs name, Brown said, "Even though (Thomas) is an Aggie, he realizes where it's located."

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Find this article at:

<http://www.statesman.com/news/local/land-purchased-for-horse-racing-track-near-creedmoor-927763.html>

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Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Buyer, Seller, Landlord or Tenant

Date

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