





NEAR TESLA
(VIEW SITE LOCATION)


 **WHISPER VALLEY**
2,300-AC MASTER
PLANNED COMMUNITY
1.4 MILES

 **VELOCITY
CROSSING**
6.88 MILES

 **Austin Bergstrom
International Airport**
7.01 MILES

 **TESLA**
GIGAFACTORY TEXAS
4.23 MILES

**DOWN
AUSTIN TOWN**
9 MILES

 **WALTER E. LONG
METROPOLITAN
PARK**

SOUTH TRACT
51.1441 AC

NORTH TRACT
47.3253 AC

GILBERT RD & FM 973

MANOR, TX

FOR SALE | ±100 AC AVAILABLE

NORTH AND SOUTH TRACTS MAY BE SOLD SEPARATELY

INTRODUCTION

JLL has been exclusively retained to offer for sale the ± 100 -acre development site located at Gilbert Rd. and FM 973, which sits just southeast of the major SH-130 thoroughfare. The site is approximately 3 miles from Whisper Valley (a 2,300-AC master planned community), 10 miles from the new Tesla GigaTexas Campus, 17 miles from Downtown Austin, and 11 miles from the Austin-Bergstrom International Airport.

This property is not within Austin's city limits, and, therefore, has no zoning. However, it is located within the Austin Extra Territorial Jurisdiction (ETJ), which does require a limited site development plan review. The site is eligible for Disannexation, which eliminates the need for cut and fill review, and allows for more developable area. Based on transit corridor, employment, and other factors, the site is ideal for industrial or multi-family/build-to-rent/residential housing. Ownership is open to selling both the north (± 47 AC) and the south (± 51 AC) parcels in tandem or in separate transactions.

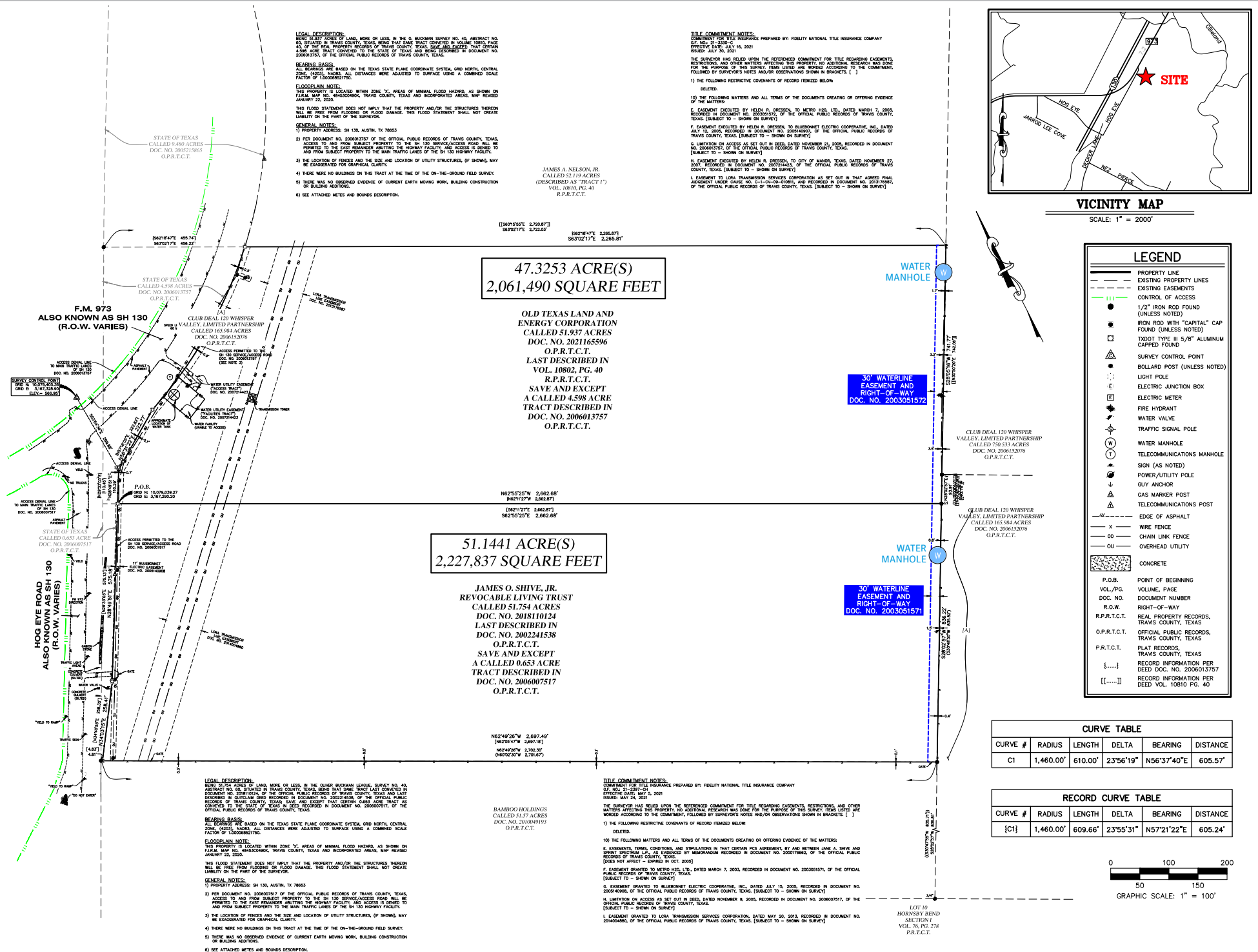




Site Highlights

- » Dedicated EXIT from SH-130 Toll Road
- » Utilities Nearby
- » No Zoning (Outside City Limits) - Austin Extra Territorial Jurisdiction (ETJ)
- » Wastewater - City of Austin
- » Water - Manville Water

[VIEW DRONE VIDEO](#)

GILBERT RD & FM 973 (± 100 AC) | MANOR, TX

TOPOGRAPHIC SURVEY (NORTH TRACT)

GILBERT RD & FM 973 (±100 AC) | MANOR, TX

TITLE COMMITMENT NOTES:
 COMMENT FOR TITLE INSURANCE PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 C.F. NO. 21-3330-C
 EFFECTIVE DATE: JULY 16, 2021
 ISSUED: JULY 30, 2021

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORKED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

DELETED.

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

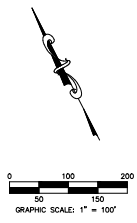
E. EASEMENT EXECUTED BY HELEN R. DRESSEN, TO METRO H2O, LTD., DATED MARCH 7, 2003, RECORDED IN DOCUMENT NO. 2003091572, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

F. EASEMENT EXECUTED BY HELEN R. DRESSEN, TO BLUEBONNET ELECTRIC COOPERATIVE, INC., DATED JULY 12, 2005, RECORDED IN DOCUMENT NO. 2005400907, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

G. LIMITATION ON ACCESS AS SET OUT IN DEED, DATED NOVEMBER 21, 2005, RECORDED IN DOCUMENT NO. 2006013757, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

H. EASEMENT EXECUTED BY HELEN R. DRESSEN, TO CITY OF MANOR, TEXAS, DATED NOVEMBER 27, 2007, RECORDED IN DOCUMENT NO. 2007014433, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

I. EASEMENT TO LORA TRANSMISSION SERVICES CORPORATION AS SET OUT IN THAT AGREED FINAL AGREEMENT UNDER CAUSE NO. C-11-01-06-01081, AND RECORDED IN DOCUMENT NO. 2013769897, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]



ALTA/NSPS CERTIFICATION:
 TO THE HERES AT LAW OF HELEN R. DRESSEN, DECEASED; SABOT CONSTRUCTION, LTD.; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND CORRIDOR TITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6, 7(a), 8, 10, 13, 15, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8-19-2021.

REMARK: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.
 JASON WARD, SLS DATE
 TEXAS REGISTRATION NO. 5811

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	BEARING
CI	1,460.00'	810.00'	23°56'19"	N54°37'40"E
				605.57'

RECORD CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	BEARING
[CI]	1,460.00'	809.66'	23°56'19"	N57°21'22"E
				605.24'

JAMES A. NELSON, JR.
 CALLED 52.119 ACRES
 (DESCRIBED AS TRACT "I")
 VOL. 10810, PG. 40
 R.P.T.C.T.

**47.3253 ACRE(S)
 2,061,490 SQUARE FEET**

OLD TEXAS LAND AND ENERGY CORPORATION
 CALLED 51.937 ACRES
 DOC. NO. 2021165596
 O.P.R.T.C.T.
 LAST DESCRIBED IN VOL. 10810, PG. 40
 R.P.T.C.T.
 SAVE AND EXCEPT A CALLED 4.598 ACRE TRACT DESCRIBED IN DOC. NO. 2006013757
 O.P.R.T.C.T.

JAMES O. SHIVE, JR.
 REVOCABLE LIVING TRUST
 CALLED 51.734 ACRES
 DOC. NO. 201810124
 LAST DESCRIBED IN DOC. NO. 2002241538
 O.P.R.T.C.T.
 SAVE AND EXCEPT A CALLED 0.653 ACRE TRACT DESCRIBED IN DOC. NO. 2006007517
 O.P.R.T.C.T.

**51.1441 ACRE(S)
 2,227,837 SQUARE FEET**

LEGAL DESCRIPTION:
 BEING 51.937 ACRES OF LAND, MORE OR LESS, IN THE O. BUCKMAN SURVEY NO. 40, ABSTRACT NO. 40, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN VOLUME 10810, PAGE 40, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 4.598 ACRE TRACT CONVEYED TO THE STATE OF TEXAS AND BEING DESCRIBED IN DOCUMENT NO. 2006013757, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS:
 ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00008851750.

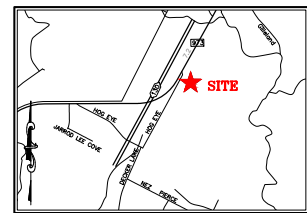
FLOODPLAIN NOTE:
 THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48403C0490K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

GENERAL NOTES:

- 1) PROPERTY ADDRESS: SH 130, AUSTIN, TX 78653
- 2) PER DOCUMENT NO. 2006013757 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACCESS TO AND FROM SUBJECT PROPERTY TO THE SH 130 SERVICE/ACCESS ROAD IS PERMITTED TO THE EAST REMAINDER ABUTTING THE HIGHWAY FACILITY, AND ACCESS IS DENIED TO AND FROM SUBJECT PROPERTY TO THE MAIN TRAFFIC LANES OF THE SH 130 HIGHWAY FACILITY.
- 3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
- 4) THERE WERE NO BUILDINGS ON THIS TRACT AT THE TIME OF THE ON-THE-GROUND FIELD SURVEY.
- 5) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 6) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

BENCHMARK NOTE:
 TBM #1 - SQUARE CUT ON TOP OF CONCRETE CURB IN THE CONCRETE MEDIAN AT THE INTERSECTION OF GILBERT ROAD AND FM 973, 460 FEET WEST OF A TRAFFIC SIGNAL POLE FOR NORTHEAST BOUND ELEVATION = 573.11'.
 TBM #2 - SQUARE CUT ON TOP OF CONCRETE ON THE NORTH SIDE OF THE INTERSECTION OF GILBERT ROAD AND FM 973, 3132 FEET NORTHWEST OF A TRAFFIC SIGNAL POLE FOR NORTHEAST BOUND TRAFFIC ON FM 973, AND 514 FEET WEST OF THE SURVEY CONTROL POINT SHOWN ON THE SURVEY, ELEVATION = 566.91'.



VICINITY MAP
 SCALE: 1" = 200'

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- CONTOUR LINE
- EXISTING EASEMENTS
- CONTROL OF ACCESS
- 1/2" NON RED ROAD (UNLESS NOTED)
- TODOT TYPE II 5/8" ALUMINUM CORPUS FOUNDED (UNLESS NOTED)
- SURVEY CONTROL POINT
- BOLLARD POST (UNLESS NOTED)
- LIGHT POLE
- ELECTRIC ANCHOR BOX
- ELECTRIC METER
- FIRE HYDRANT
- WATER VALVE
- TRAFFIC SIGNAL POLE
- WATER MANHOLE
- TELECOMMUNICATIONS MANHOLE
- NON RED WITH "CAPTAIN" CAP FOUND (UNLESS NOTED)
- POWER/UTILITY POLE
- GUY ANCHOR
- GAS MANHOLE POST
- TELECOMMUNICATIONS POST
- EDGE OF ASPHALT
- WIRE FENCE
- CHAIN LINK FENCE
- OVERHEAD UTILITY
- CONCRETE
- POINT OF BEGINNING
- VOL./PG.
- VOLUME, PAGE
- DOCUMENT NUMBER
- R.O.W.
- R.O.W. OF-BY
- REAL PROPERTY RECORDS
- TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.
- OFFICIAL PUBLIC RECORDS
- TRAVIS COUNTY, TEXAS
- BLAT RECORD
- TRAVIS COUNTY, TEXAS
- RECORD INFORMATION FOR DEED DOC. NO. 2006013757
- RECORD INFORMATION FOR DEED VOL. 10810 PG. 40
- [---]
- [---]

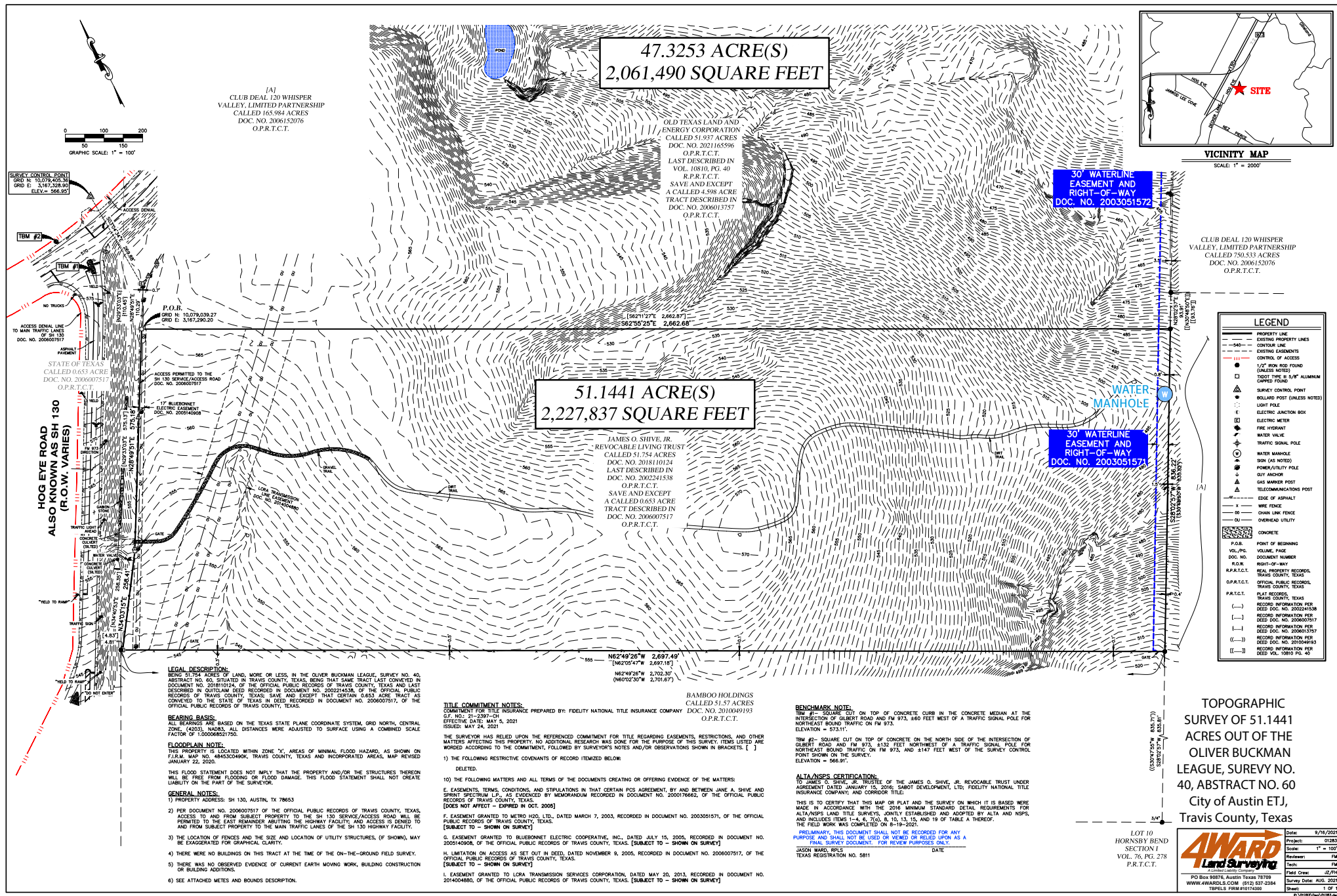
CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP
 CALLED 750.533 ACRES
 DOC. NO. 2006152076
 O.P.R.T.C.T.

CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP
 CALLED 165.984 ACRES
 DOC. NO. 2006152076
 O.P.R.T.C.T.

TOPOGRAPHIC SURVEY OF 47.3253 ACRES OUT OF THE OLIVER BUCKMAN LEAGUE, SUREY NO. 40, ABSTRACT NO. 60
 City of Austin ETJ,
 Travis County, Texas

4WARD Land Surveying
 P.O. Box 9876, Austin, Texas 78768
 WWW.4WARDLS.COM (512) 837-2384
 TEMPLS FIRM #10174300

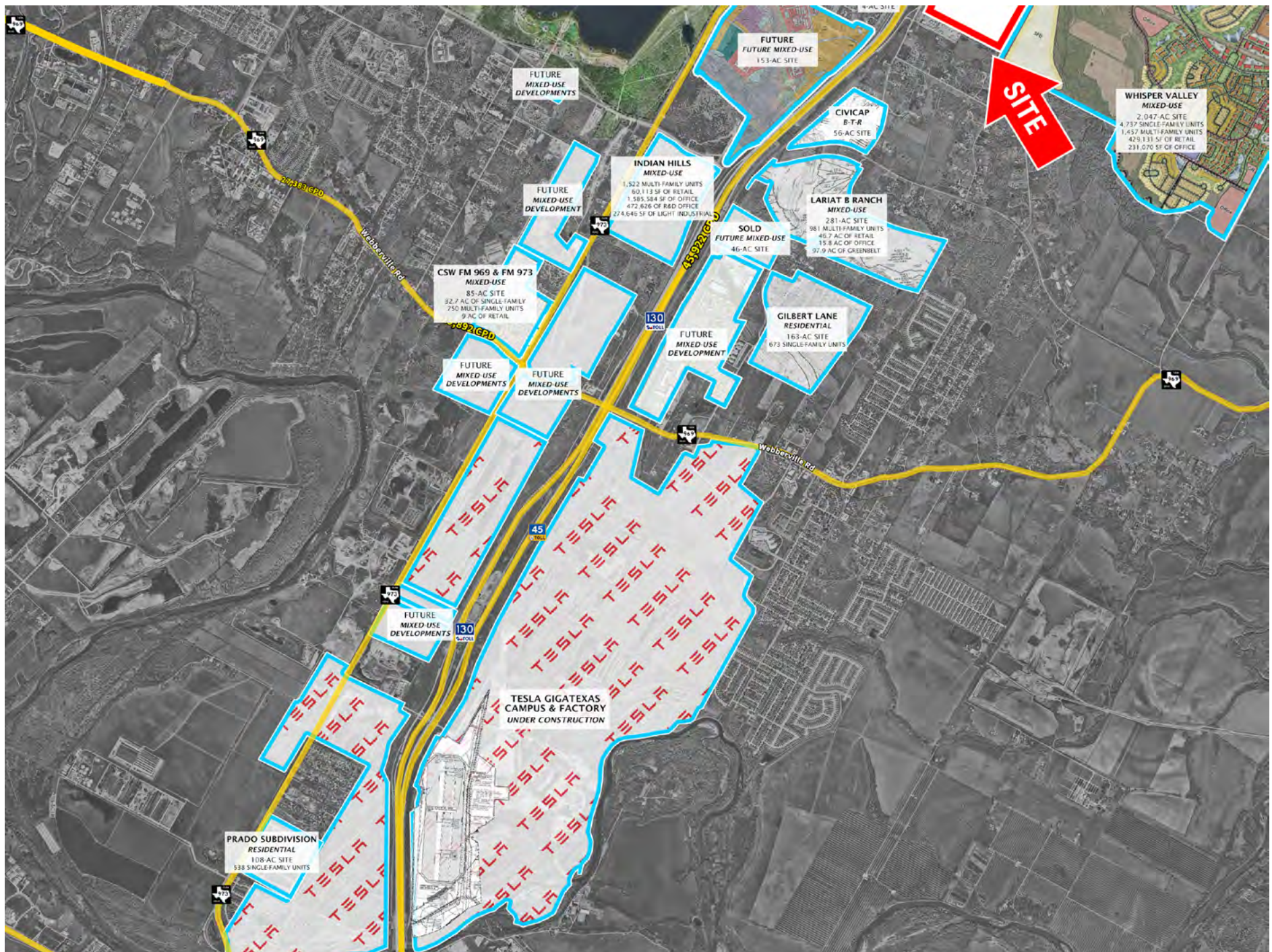
Date: 9/16/2021
 Project: 01283
 Scale: 1" = 100'
 Drawn: PW
 Checked: PW
 Field Owner: 12/1/11
 Survey Date: AUG. 2021
 Sheet: 12 OF 13

GILBERT RD & FM 973 (± 100 AC) | MANOR, TX



AREA DEVELOPMENT (SOUTH SH-130)

GILBERT RD & FM 973 (±100 AC) | MANOR, TX



FM 973 REALIGNMENT PROJECT

The proposed project would realign and widen a portion of FM 973 by constructing a roadway, partially in a new location, between SH 130 and US 290 east of Manor in Travis County. The project length is 5.7 miles. The proposed improvements would expand FM 973 from 2 to 6 travel lanes - three in each direction - and include a grassy median and turn lanes in various locations. The project would also include drainage improvements, overpasses, sidewalks and shared-use paths.

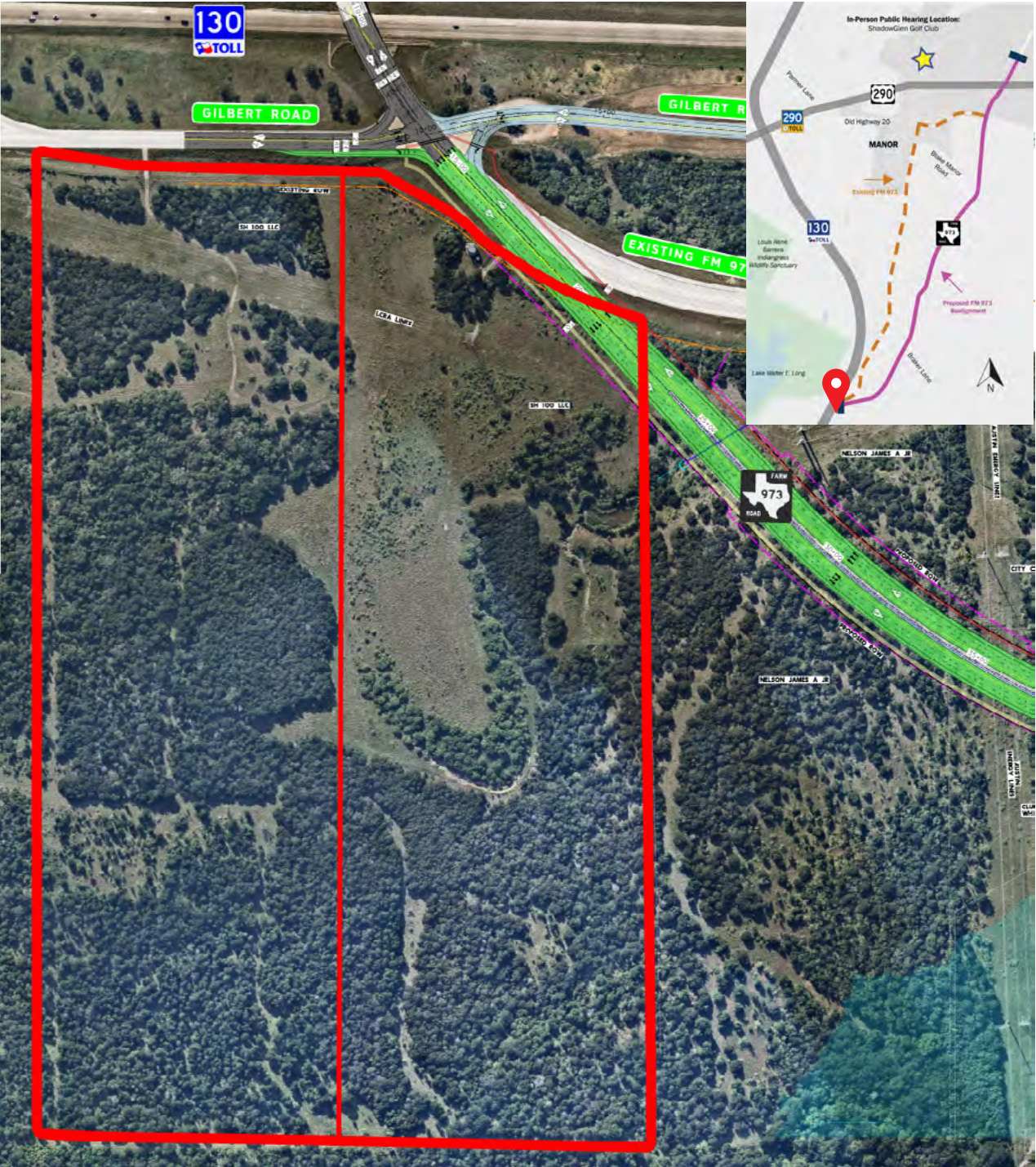
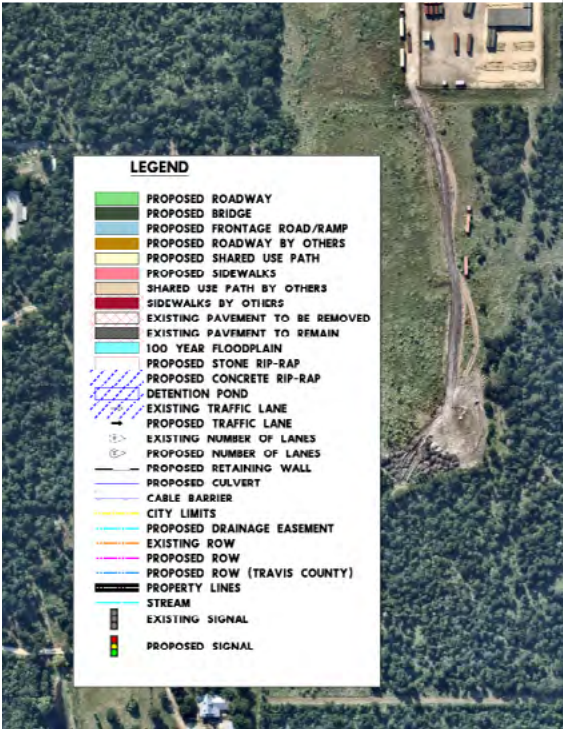
PROJECT TIMING

- » TxDOT is in the process of finalizing details and raising funds for the project, and is planning to start construction in 2026

HOW REALIGNMENT PROJECT BENEFITS 100 AC GILBERT RD. & FM 973

- » Added frontage on FM 973
- » Provides convenient access to Hwy 290
- » TxDOT will compensate the landowner for the land it takes by eminent domain - an estimated 1.1 acres of this site

MORE INFORMATION



Del Valle ISD trustees approve purchase of nearly 150 acres for new schools

The land is divided into two parcels, both in the Whisper Valley neighborhood.

The Del Valle ISD Board of Trustees approved the purchase of 149 acres of land to be used to build future schools, including DVISD's second high school.

The land is divided into two parcels, both in the Whisper Valley neighborhood on the north side of the district. The first parcel, a 78.1-acre plot near the intersection of Braker and Taylor lanes, will be the site of DVISD's second high school. The school is expected to serve around 2,400 students.

The second parcel of land, which is 71.1 acres, will serve as the site of a future elementary and middle school.

The total 149.2 acres were purchased for \$167,785 per acre. Funding for the purchase was approved by voters in May as part of DVISD's 2022 bond program.

The district said due to the cost of land increasing and land becoming more difficult to acquire, DVISD developed a partnership with the master-planned community developers.



“We are extremely proud of this partnership and for the opportunity to build future schools in this beautiful community, as we are strategically planning for future schools to accommodate growth in Del Valle ISD,” Superintendent Dr. Annette Tielle said. “Prior to this purchase, we did not have suitable land for new schools, and this puts us in a great position to proactively respond to the growing needs of our school district.”

The district expects the construction of the new high school to start next year. Survey work is already underway. The current target date for opening the new school is August 2026.

source: [KVUE Austin](#)

DRONE PHOTOS



 **WHISPER VALLEY**
2,300-AC MASTER
PLANNED COMMUNITY
1.4 MILES

TESLA
GIGAFACTORY TEXAS
4.23 MILES

NORTH TRACT
47.3253 AC

SOUTH TRACT
51.1441 AC

FALCON
STRUCTURES

GILBERT RD.

130
TOLL

130
TOLL

BROKER CONTACTS

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GILBERT RD & FM 973

MANOR, TX