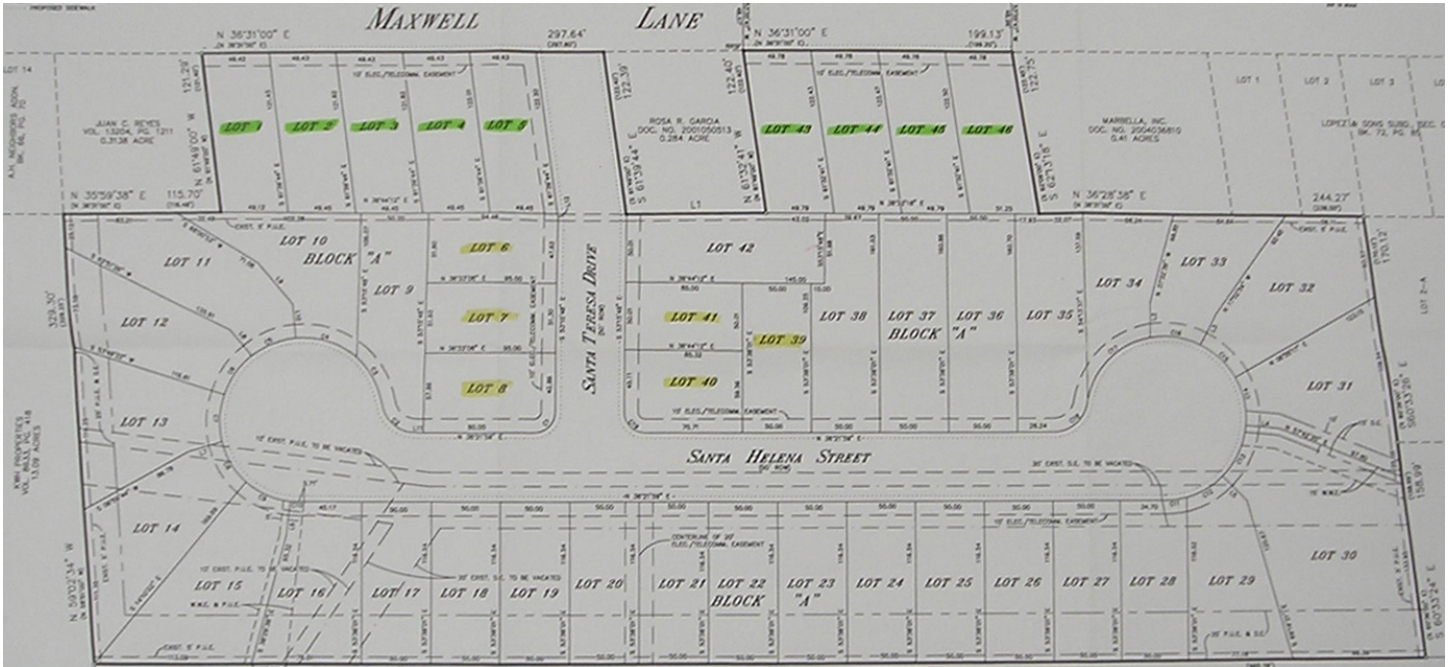




Residential Development Opportunity
 Fast Growing East Austin Area
 Close to East Riverside Drive
 Near Austin International Airport

For Sale

46 Permitted Paper Lots Near Airport



LOCATION BENEFITS INCLUDE:

Asking \$1,150,000

8.6 Acres

Total of 46 Permitted Lots:

17 Duplex Lots & 29 Single Family Home Lots

Centrally Located in Rapidly Growing East-Side

Convenient Access to the Airport

Easy Access to Highways:

IH-183 (North and South) and SH-71 (East and West)

Next to Pending Commercial Development on Riverside Drive

No Land Loss Since Detention Ponds Will Be on Commercial Property

Environmental Site Plan Included

Engineering Site Plan Included

Allows For Two Story Buildings



Presented by Sean Carney
 A-1 Accommodations, Inc.
 Email: scarney@a-1a.com
 Phone: (512) 300-3329



<http://www.A-1Accommodations.com>



24 HOUR VOLUME COUNT

Texas Department of Transportation

Average Daily Traffic on the 6700 Block of E. Riverside Drive, East of Thrasher Lane - Report Date: 03/30/05

Eastbound Daily Total	Westbound Daily Total	Total Daily Volume
9,225	9,825	19,050



All information regarding this property is from sources deemed reliable, however, Broker has not made an independent investigation of these sources and no warranty or representation is made by Broker as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. Broker further has not made and shall not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

San Pedro Subdivision

Asking Price: 1,150,000.00

		<u>Cost Per Paper</u>		
	<u>Lot @ Asking Price</u>	<u>Infrastructure Cost: Per Lot</u>	<u>Per Developed Lot Total:</u>	
17	Duplex Lots	25,000.00	23,000.00	48,000.00
29	SF + Guest Hse. Lots	25,000.00	23,000.00	48,000.00
				816,000.00
				1,392,000.00

	<u>Estimated Square Feet</u>	<u>Estimated Construction Cost/Sq Ft:</u>	<u>Estimated Construction Cost:</u>	
17	Duplexes	2,400	45.00	108,000.00
29	SF Houses	1400	45.00	63,000.00
29	Guest Houses	850	45.00	38,250.00
				1,836,000.00
				1,827,000.00
				1,109,250.00

Total Estimated Cost: \$ 6,980,250.00

Builder: Buys, Develops and Sells Homes

	<u>Avg. Market Selling Price</u>	
17	Duplexes	239,000.00
29	SF + Guest House	239,000.00
		4,063,000.00
		6,931,000.00

Gross Income from Sale: \$ 10,994,000.00

Investment Asset:

Proforma

	<u>Monthly Rent</u>	<u>Monthly Gross</u>	<u>Annual Gross</u>	<u>Vacancy</u>	<u>Effective Gross</u>
17	Duplexes	2,200.00	37,400.00	448,800.00	(22,440.00)
29	SF = Unit #1	1,150.00	33,350.00	400,200.00	(20,010.00)
29	Guest House = Unit #2	900.00	26,100.00	313,200.00	(15,660.00)
				\$ 1,162,200.00	\$ (58,110.00)
					\$ 1,104,090.00

<u>Taxes</u>	<u>Square Foot (each):</u>	<u>Assessed Value</u>	<u>Estimated Tax Rate</u>	<u>Estimated Taxes</u>	<u>Total Estimated Taxes</u>
17	Duplexes	2,400	239,000.00	2.72%	6,500.80
29	SF = Unit #1	1,400	239,000.00	2.72%	6,500.80
29	Guest House = Unit #2	850	Inc. with Unit #1	---	
					\$ 299,036.80

<u>Repairs/Replacement Reserves</u>	<u>Square Foot (each):</u>	<u>Est. Repair/Replace</u>	<u>Annual Total: (each)</u>	<u>Total Est. Repairs/Replace</u>
17	Duplexes	2,400	\$0.75	1,800.00
29	SF = Unit #1	1,400	\$0.75	1,050.00
29	Guest House = Unit #2	850	\$0.75	637.50
				\$ 79,537.50

<u>Insurance</u>	<u>Square Foot</u>	<u>Est.</u>	
17	Duplexes	2,400	1,000.00
29	SF = Unit #1	1,400	1,000.00
29	Guest House = Unit #2	850	Inc. with Unit #1
			\$ 46,000.00

5.00%	Vacancy Rate	NET ANNUAL OPERATING INCOME:	\$ 679,515.70
\$0.75	Repair/Replace \$/Sq Ft	Capitalization Rate:	9.73%

For More Information Contact Sean Carney, A-1 Accommodations, Inc.
scarney@a-1accommodations.com, (512) 295-1908, <http://www.a-1accommodations.com>



Date: 08/16/06
Current Geography Selection: 1, 3, 5 mile radii: 2209 MAXWELL LN, AUSTIN, TX 78741
Current Index Base: MSA – Austin–San Marcos TX

Lat: 30.220290 **Long:** –97.699479
City: Austin city **Pop:** 697,012
County: Travis County **Pop:** 882,137
Zip: 78741 **Pop:** 46,555

Demographic Overview

	1 Miles:	3 Miles:	5 Miles:
Population			
1990 Census	5,342	42,194	139,286
2000 Census	7,176	61,204	172,015
Current Year Estimate	8,778	67,960	180,791
5 Year Projection	9,899	73,611	189,476
Households			
1990 Census	1,717	17,433	52,090
2000 Census	2,303	23,896	62,918
Current Year Estimate	2,799	26,345	66,525
5 Year Projection	3,158	28,412	69,895
2005 Population Households			
Population by Race			
White	35.56%	46.33%	47.41%
Black	7.78%	9.16%	13.54%
Asian or Pacific Islander	1.62%	4.54%	3.03%
American Indian, Eskimo, Aleut	1.34%	0.97%	0.91%
Population by Ethnicity			
Hispanic Origin	81.80%	62.09%	56.68%
Total Housing Units			
Owner–Occupied	48.9%	27.7%	36.4%
Renter–Occupied	42.6%	63.8%	54.5%
Vacant	8.5%	8.6%	9.1%
Average Household Size	3.14	2.57	2.58
Household Income			
Income \$ 0 – \$9,999	20.6%	18.6%	14.4%
Income \$ 10,000 – \$19,999	15.8%	17.4%	14.8%
Income \$ 20,000 – \$29,999	15.6%	16.4%	15.7%
Income \$ 30,000 – \$39,999	14.4%	14.7%	14.7%
Income \$ 40,000 – \$49,999	12.1%	10.6%	11.0%
Income \$ 50,000 – \$59,999	6.3%	6.7%	8.1%
Income \$ 60,000 – \$74,999	5.7%	6.8%	8.1%
Income \$ 75,000 – \$99,999	4.4%	5.0%	6.5%
Income \$100,000 – \$124,999	1.9%	1.8%	3.0%
Income \$125,000 – \$149,999	1.4%	0.7%	1.3%

Income \$150,000 +	1.7%	1.4%	2.3%
Average Household Income	\$34,487	\$33,564	\$40,409
Median Household Income	\$28,640	\$28,462	\$33,168
Per Capita Income	\$10,566	\$13,190	\$16,105

Population by Sex

Female Population	48.0%	45.7%	46.5%
Male Population	52.0%	54.3%	53.5%

Marital Status

Age 15 + Population	6,264	53,247	140,082
Divorced	10.7%	8.8%	11.1%
Never Married	36.1%	51.6%	45.5%
Now Married	33.2%	26.6%	29.8%
Separated	14.2%	10.0%	9.8%
Widowed	5.4%	3.1%	4.0%

Family Status

Lone Female Householder	10.4%	15.9%	16.4%
Lone Male Householder	12.4%	19.9%	19.0%
Lone Parent Female No Children	4.6%	3.9%	4.3%
Lone Parent Female W/Children	18.1%	10.5%	11.7%
Lone Parent Male No Children	3.7%	3.6%	3.0%
Lone Parent Male W/Children	4.6%	3.3%	3.4%
Married Couple Family No Children	14.5%	10.9%	12.9%
Married Couple Family W/Children	24.0%	14.9%	16.8%
Non-Family Female Head W/Children	0.2%	0.3%	0.2%
Non-Family Male Head W/Children	0.2%	0.3%	0.2%

Length of Residence

Stability (% In Res 5+ Yrs)	23.5%	14.2%	20.8%
Turnover (% Yearly)	26.8%	35.9%	30.8%

Population by Age

Age 0 – 4	10.8%	8.9%	8.9%
Age 5 – 13	16.1%	11.6%	12.4%
Age 14 – 17	7.0%	4.9%	5.0%
Age 18 – 19	2.9%	4.1%	3.8%
Age 20 – 24	8.2%	15.9%	11.1%
Age 25 – 34	18.0%	21.4%	20.5%
Age 35 – 44	13.6%	13.1%	14.3%
Age 45 – 54	10.0%	9.3%	10.8%
Age 55 – 64	7.3%	5.8%	6.7%
Age 65 – 74	3.9%	2.9%	3.6%
Age 75 – 84	1.6%	1.5%	2.0%
Age 85 +	0.4%	0.5%	0.8%

Female Population by Age

Age 0 – 4	10.9%	9.3%	9.1%
Age 5 – 13	17.1%	12.2%	12.8%
Age 14 – 17	7.3%	4.9%	5.1%
Age 18 – 19	3.1%	4.4%	3.8%
Age 20 – 24	7.9%	16.1%	11.0%
Age 25 – 34	16.8%	19.4%	18.9%
Age 35 – 44	12.3%	12.0%	13.1%
Age 45 – 54	9.9%	9.2%	10.8%

Age 55 – 64	7.9%	6.3%	7.3%
Age 65 – 74	4.4%	3.4%	4.3%
Age 75 – 84	2.0%	2.0%	2.7%
Age 85 +	0.5%	0.7%	1.1%

2000 Census Occupation Employment

Occupation Employment

Not in Labor Force	2,139	14,812	44,206
In Labor Force	2,913	34,165	90,344
Employed	91.4%	93.9%	93.9%
Unemployed	8.6%	6.0%	6.0%
In Armed Forces	0.0%	0.1%	0.1%

Employment by Industry

Accommodation and food services	7.3%	11.0%	10.5%
Administrative, support waste management service	5.6%	5.3%	5.1%
Agriculture forestry fishing and hunting	0.6%	0.3%	0.3%
Arts entertainment and recreation	1.1%	1.7%	1.8%
Construction	17.3%	13.6%	11.8%
Educational services	6.4%	10.0%	9.4%
Finance and insurance	4.2%	3.2%	3.1%
Health care and social assistance	6.9%	6.2%	6.9%
Information	4.1%	4.0%	4.1%
Management of companies and enterprises	0.0%	0.0%	0.0%
Manufacturing	12.0%	9.2%	9.2%
Mining	0.0%	0.0%	0.1%
Other services (except public administration)	4.3%	4.6%	5.5%
Professional scientific and technical services	3.0%	5.2%	5.9%
Public administration	7.6%	6.8%	7.4%
Real estate and rental and leasing	2.6%	2.1%	2.0%
Retail trade	9.5%	11.6%	11.1%
Transportation and warehousing	4.2%	2.4%	2.6%
Utilities	0.4%	0.5%	0.6%
Wholesale trade	2.8%	2.2%	2.3%

2000 Census Transportation Housing

Means of Transportation to Work

Bicycle	0.3%	0.6%	1.2%
Bus or trolley bus	6.0%	9.4%	7.7%
Carpooled	24.3%	20.3%	18.9%
Drove alone	66.2%	64.3%	64.6%
Ferryboat	0.0%	0.0%	0.0%
Motorcycle	0.0%	0.2%	0.3%
Other means	1.3%	1.7%	1.3%
Railroad	0.0%	0.0%	0.0%
Streetcar or trolley car	0.0%	0.0%	0.0%
Subway or elevated	0.0%	0.0%	0.0%
Taxicab	0.0%	0.2%	0.2%
Walked	0.3%	1.8%	3.4%
Worked at home	1.7%	1.5%	2.4%
Workers Age 16+	2,663	32,116	84,910

Vehicles Available

0 Vehicles Available	238	2,631	7,766
1 Vehicle Available	1,086	11,700	28,997
2 Vehicles Available	717	7,280	19,965
3+ Vehicles Available	262	2,285	6,190
Average Vehicles Per Household	1.50	1.40	1.40
Total Vehicles Available	3,577	34,265	89,918
Ave Vehicles Per Hhld	1.55	1.43	1.43

Educational Attainment

School: Grade K – 9	23.7%	17.1%	13.2%
School: 9th to 11th grade no diploma	24.2%	16.2%	16.1%
School: High School Graduate	22.7%	21.1%	22.1%
College: Associates Degree	3.9%	3.7%	3.9%
College: Some College, No Degree	11.7%	16.9%	18.3%
College: Bachelor's Degree	4.7%	13.5%	14.9%
College: Graduate Degree	3.5%	7.1%	7.5%

Owner Occupied Home Value:

\$ 0 – \$24,999	22.6%	14.4%	7.9%
\$ 25,000 – \$34,999	16.3%	7.9%	4.8%
\$ 35,000 – \$49,999	20.6%	14.1%	11.2%
\$ 50,000 – \$79,999	28.1%	27.2%	33.0%
\$ 80,000 – \$99,999	6.0%	15.4%	17.5%
\$100,000 – \$149,999	1.5%	12.4%	12.9%
\$150,000 – \$199,999	1.9%	3.7%	6.1%
\$200,000 – \$299,999	2.8%	3.4%	4.4%
\$300,000 – \$399,999	0.0%	0.6%	1.1%
\$400,000 – \$499,999	0.3%	0.4%	0.6%
\$500,000 – \$749,999	0.0%	0.1%	0.2%
\$750,000 – \$999,999	0.0%	0.2%	0.1%
\$1,000,000 or more	0.0%	0.2%	0.2%
Median Home Value	\$53,671	\$70,287	\$76,931

Monthly Contract Rent:

\$ 0 – \$100	5.5%	1.5%	2.0%
\$ 100 – \$199	7.5%	1.9%	3.5%
\$ 200 – \$299	6.0%	2.6%	3.1%
\$ 300 – \$399	3.6%	5.2%	6.7%
\$ 400 – \$499	18.5%	19.9%	17.3%
\$ 500 – \$599	23.5%	27.3%	24.8%
\$ 600 – \$699	12.9%	19.2%	18.9%
\$ 700 – \$799	10.1%	10.4%	10.1%
\$ 800 – \$899	5.2%	5.3%	5.2%
\$ 900 – \$999	1.1%	2.2%	2.4%
\$1,000 – \$1,249	2.3%	1.4%	1.7%
\$1,250 – \$1,499	0.1%	1.4%	1.1%
\$1,500 – \$1,999	0.0%	0.4%	0.6%
\$2,000 or more	0.3%	0.1%	0.1%
Average Monthly Contract Rent	\$506	\$579	\$567

Units In Structure:

1, Attached	1.9%	3.4%	4.2%
-------------	------	------	------

1, Detached	37.7%	23.2%	38.8%
2	0.9%	5.1%	5.8%
3 – 4	3.2%	5.3%	5.1%
5 – 9	6.8%	9.2%	6.6%
10 – 19	6.2%	15.6%	10.4%
20 – 49	2.3%	9.4%	7.8%
50 or more	14.8%	22.4%	16.0%
Mobile Home/Trailer	25.7%	6.0%	4.9%
Other	0.5%	0.4%	0.4%

Year Moved In:

1969 or Earlier	9.9%	4.0%	5.9%
1970–1979	10.7%	4.0%	5.3%
1980–1989	9.0%	5.3%	8.7%
1990–1994	9.3%	7.8%	11.1%
1995–1998	28.5%	28.5%	29.9%
1999–March 2000	32.6%	50.4%	39.1%

Year Structure Built:

Before 1939	3.1%	3.8%	6.8%
1940 to 1949	3.2%	3.2%	6.1%
1950 to 1959	9.0%	6.0%	9.9%
1960 to 1969	17.4%	14.3%	15.4%
1970 to 1979	21.7%	27.0%	26.0%
1980 to 1989	21.7%	25.5%	21.4%
1990 to 1994	5.5%	6.6%	5.2%
1995 to 1998	14.4%	11.6%	7.4%
1999 to March 2000	4.1%	2.2%	1.8%

Current year data is for the year **2005**, 5 year projected data is for the year **2010**.

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