

POTENTIAL SITES ON A DRIVE-AROUND BY PAUL AND ELLEN DEISLER,
AUGUST 11, 1999

ALL SITES SEEN ARE VISIBLE, ON MAJOR STREET; ACCESSIBILITY:
DEPENDS ON POINT OF ORIGIN, EXCEPT FOR SITES ON WILLIAM CANNON
INTERSECTED BY MOPAC AND I-35) WHICH ARE READILY ACCESSIBLE FROM
POINTS IN THE AUSTIN REGION.

(THIS WAS A GENERAL LOOK AT SOME SOUTHEAST AND SOUTH-CENTRAL
AUSTIN AREAS).

1. ON RIVERSIDE, BETWEEN PLEASANT VALLEY AND MONTOPOLIS
AREA AWAITING DEVELOPMENT, MUCH OPEN LAND NOW. SOME RETAIL
DEVELOPMENT IN PLACE OF GOOD QUALITY. SINAI EVANGELICAL
CENTER (LARGE) AT CORNER OF RIVERSIDE AND MONTOPOLIS.
 - A. FARO AND RIVERSIDE
REALTOR'S PHONE: 452-7030
REALTOR: DICK MATZ
COMMENT: GOOD LAND, OPEN SURROUNDINGS, STILL TO BE
DEVELOPED.
 - B. FURTHER EAST ON RIVERSIDE: MUCH PROPERTY FOR SALE,
SEVERAL PIECES BY TRAMMEL CROWE, 320-5530 (AND OTHERS).
OPEN LAND, READY FOR DEVELOPMENT.
 2. MONTOPOLIS BETWEEN RIVERSIDE AND AIRPORT.

AREA OF SMALL HOUSES, MANY IN BAD SHAPE, SOME WITH BARS
ON WINDOWS, WITH BROKEN-DOWN CARS IN FRONT OR ON
PROPERTIES. LARGE CATHOLIC CHURCH, SEVERAL MISSIONARY
CHURCHES IN AREA. POORLY PRESENTED PUBLIC HOUSING.
INDIVIDUAL PIECES OF OPEN LAND.
 3. MONTOPOLIS, SOUTH OF RIVERSIDE, TO BURLESON ROAD, AND THEN
SOUTH ON TODD LANE AND EAST ON ST. ELMO.

AFTER CROSSING RIVERSIDE, GENERAL AREA BECAME ONE OF LIGHT
INDUSTRY WITH A HOSPITAL (NEAR OLTORF AND MONTOPOLIS);
HANDSOME, LANDSCAPED BUILDINGS, MUCH OPEN LAND SUITABLE FOR
COMMERCIAL OR OTHER DEVELOPMENT. BURLESON-TODD LANE AREA
INDUSTRIAL. THEN EAST ON ST. ELMO AND SOUTH ON NUCKOLLS
CROSSING INTO WILLIAMSON SUBDIVISION. MOST NOT SUITABLE FOR
SITING (MUCH OPEN LAND, HEAVILY TREED, ON ST ELMO/NUCKOLLS
CROSSING; NOT VERY ACCESSIBLE).
 4. WILLIAMSON CREEK SUBDIVISION.

READY ACCESS FROM I-35 VIA STASSNEY. AREA OF PLEASANT
HOUSES.
- A. NUCKOLLS CROSSING AND EAST STASSNEY
PHONE: 452-2553

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PHONE: 452-2553

REALTOR: ELLIOTT PROPERTIES

COMMENT: PLEASANT AREA, PLEASANT NEIGHBORHOOD, ACCESSIBLE FROM I-35. ALSO, GOOD PLACE FOR LOCAL CHURCH.

EAST FROM NUCKOLLS CROSSING ON EAST STASSNEY, FAST ROAD (55 MPH) TWO LANES EACH WAY WITH GRASSY MEDIAN: PREPARATIONS TO DEVELOP CLEAR. ONE VERY NICE, NEW DEVELOPMENT, MUCH OPEN LAND NEARBY. GENERAL APPEARANCE: GOOD PLACE FOR LOCAL CHURCH.

5. ONION CREEK FOREST SUBDIVISION

REACHED SUBDIVISION VIA NUCKOLLS CROSSING. SOME PORTIONS PLEASANT, OTHERS NOT SO. GENERAL IMPRESSION: NOT A GOOD LOCATION FOR A REGIONAL CHURCH.

6. WILLIAM CANNON DRIVE, WEST FROM NUCKOLLS CROSSING.

AREA IMPROVED IN ATTRACTIVENESS AS I-35 REACHED AND CROSSED. FROM SOUTH FIRST STREET, GOING WEST, AREA BECAME MUCH MORE ATTRACTIVE (VERY NICE).

A. WILLIAM CANNON, JUST WEST OF MANCHACA

REALTOR'S PHONE: 472-2100.

REALTOR: GIRTON AND McALISTER

COMMENT: 8.2 ACRES, GOOD-LOOKING AREA.

ACCESSIBLE FROM I-35, MOPAC, OTHER NORTH-SOUTH STREETS.

B. WILLIAM CANNON AND BECKETT

REALTOR'S PHONE: 472-2100.

COMMENT: SIZE? POSSIBLY JUST A BENCHMARK SITE.

C*

WILLIAM CANNON, EAST OF BRODIE LANE

REALTOR'S PHONE: 346-0025.

REALTOR: KUCERA

COMMENT: 8.97 ACRES, EXCELLENT LOOKING AREA, EXCELLENT PROPERTY. (NOT FAR FROM SHEPHERD OF THE HILLS PRESBYTERIAN CHURCH). ACCESSIBLE FROM I-35, MOPAC, OTHER NORTH-SOUTH STREETS. TOTAL PRICE: \$750,000 (CASH). DIVIDED INTO SIX LOTS, CAN BUY ANY OR ALL. COVERAGE: 25%, HIGH FOR SOS ZONE. (6 ACRES COULD ACCOMMODATE THE SMALLER MASTER PLAN, WITH SOME REDUCTION).

6. SURVEY ALONG WILLIAM CANNON ENDED AT ESCARPMENT. RETURNED NORTH VIA MANCHACA AND LAMAR.

- A. MANCHACA, JUST NORTH OF WILLIAM CANNON.
REALTOR'S PHONE: 472-2100.
REALTOR: GIRTON AND McALISTER
COMMENT: LOOKS LIKE PART OF COMMUNITY WITHIN THE CITY;
PLEASANT AS SEEN.
- B. S. LAMAR, JUST SOUTH OF GIBSON, EAST SIDE OF S. LAMAR.
REALTOR'S PHONE: 472-2100.
REALTOR: GIRTON AND McALISTER
COMMENT: CLOSE IN TO CENTER (PART OF "OUTER CENTER");
NEAR LAMAR AND BARTON SPRINGS ROAD.

NOTE 1: THESE SITES HAVE BEEN TRANSMITTED TO THE REALTOR.

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ALREADY CHECKED WITH REALTOR; HAVE PROSPECTUS.

POTENTIAL SITES SEEN ON A DRIVE-AROUND BY PAUL DEISLER WITH JIM
SPRINKLE, AUGUST 13, 1999

THE PURPOSE OF THIS VISIT WAS TO EXAMINE THE SMALLER OF THE TWO PROPERTIES ON PLEASANT VALLEY AT LAKESHORE, TO LOOK AT THE KUCERA SITE ON WILLIAM CANNON, EAST OF BRODIE LANE, AND TO SURVEY THE AREA ALONG HIGHWAY 183 FROM 290 SOUTH TO BOLM.

1. PLEASANT VALLEY AND LAKESHORE, 3 ACRE SITE, \$411,642 TOTAL PRICE. THE SITE IS ON THE SOUTHEAST SIDE OF PLEASANT VALLEY. THE LARGE, 6.94 ACRE SITE BOUNDS IT ON THE LEFT AS ONE FACES THE SITE FROM THE STREET, THE OTHER TWO NON-STREET SIDES BEING BOUNDED BY THE PLEASANT VALLEY CITY RECREATION AREA. THE SITE, ITSELF, IS BEAUTIFUL WITH TREES AND GRASS; THE NON-STREET BOUNDARIES ARE GOOD LOOKING BECAUSE OF THEIR NATURE. THE SITE IS ABOUT 3-4 BLOCKS FROM RELATIVELY LOW-COST APARTMENTS (NEARER TO THE LAKE); COMMERCIAL INSTALLATIONS NEARBY, ON THE NORTHWEST SIDE OF PLEASANT VALLEY ARE UNOBTRUSIVE EXCEPT FOR AN ABANDONED THEATER (22,000 ft², RECTANGULAR BUILDING ON 4 ACRES OF LOT COMPLETELY COVERED WITH PARKING SPACES; PRICE: \$1.5 MILLION).

QUESTIONS: COVERAGE (REALTOR SAYS IT SHOULD BE HIGHER THAN THE USUAL 35%; IF NOT AT LEAST 50%, IT WOULD NOT EASILY ACCOMMODATE OUR SMALLER MASTER PLAN); SECURITY: SEVERAL OPINIONS ON THIS ARE DIVIDED AND RESOLUTION IS NEEDED; AND PROBLEMS WITH WEEKEND TRAFFIC, IF ANY, BECAUSE OF THE RECREATION COMPLEX NEED TO BE ASCERTAINED. ACCESS FROM DOWNTOWN IS GOOD: I-35 SOUTH, OFF AT RIVERSIDE, GO EAST AND CURVE ONTO LAKESHORE DRIVE. LAKESHORE DRIVE ENDS AT PLEASANT VALLEY. ACCESS FROM EAST AUSTIN IS GOOD; FROM WEST AND SOUTH AUSTIN, NOT BAD. VISIBILITY: EXCELLENT.

2. THE KUCERA ON WILLIAM CANNON NEAR BRODIE LANE (DESCRIBED IN NOTES OF AUGUST 11 SURVEY). THE SITE IS VERY DESIRABLE; PURCHASING THE ENTIRE SITE WOULD BE BEST: AT 25% ALLOWED IMPERMEABLE COVERAGE, THE ACREAGE WOULD JUST ACCOMMODATE OUR LARGER MASTER PLAN (WITH MINOR ADJUSTMENTS). COST: \$750,000. FOUR OF THE SIX LOTS WOULD ACCOMMODATE OUR SMALLER MASTER PLAN AT A COST OF CA. \$500,000.

3. FROM 290 DOWN TO JUST NORTH OF BOLM, HIGHWAY 183 PRESENTS NUMEROUS PROPERTY ACQUISITION OPPORTUNITIES. ONE IN PARTICULAR WHICH WAS SAMPLED AS A BENCHMARK DURING THE DRIVE WAS:

183 JUST SOUTH OF TURNER LANE (SOUTH OF SPRINGDALE), NEAR
LBJ HIGHSCHOOL AND NEARBY DEVELOPMENTS
REALTOR'S PHONE: 474-2400
REALTOR: COLLIERS OXFORD
SIZE: 10.369 ACRES
PRICE: \$790,428 (\$76,230/ACRE).
AUSTIN WATER/WASTEWATER AND ELECTRICITY.
ZONED: FAMILY RESIDENCE

COMMENT: FINE LAND, OPEN SURROUNDINGS, MUCH DEVELOPMENT TO COME. HIGHWAY 183 RAPIDLY BECOMING THE ROUTE OF CHOICE FROM NORTH AND NORTHWEST AUSTIN TO BERGSTROM AIRPORT (WILL PROBABLY BECOME A RESTRICTED ACCESS HIGHWAY): MUCH DEVELOPMENT EXPECTED ON THIS ROUTE; SOME ALREADY THERE, OF HIGH QUALITY. IN A PRIME, FUTURE "SMART DEVELOPMENT" AREA.