

— URBAN PARCEL DUE-DILIGENCE REPORT

# A 2.44-acre *tract* in Travis County, Texas.

*A complete parcel dossier covering ownership, terrain, infrastructure, utilities, and risk exposure.*

FIPS

48453

PROPERTY ID

102199

ACREAGE

2.44

OWNER

Withheld for  
sample

INDIVIDUAL / ENTITY ·  
TAX YR 2025

APPRAISED VALUE

\$143,000

\$58,671 / ACRE

SOIL SCORE

20/100

RESTRICTIVE · HYDRO  
GROUP D

HEADLINE RISK

High

CONTAMINATION ON  
TRACT

— TERRAIQS QUALITY SCORE

Score not available for this parcel.

§ 01 — OVERVIEW

# At a glance.

A meaningful tract in Travis County. The complications live below the surface.

### LEGAL DESCRIPTION

LOT 12 BLK B SOUTH LUND PARK SEC 1.

TRAVIS CO. · TAX YEAR 2025 · OWNER: Withheld for sample

### PROPERTY LEDGER

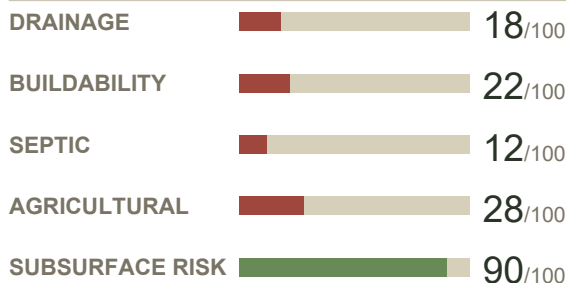
OWNER	Withheld for sample
MAIL ADDRESS	[withheld], Austin, TX 78704
SITUS	[address withheld], TX 78704
TAX CLASS	Not classified
LAND VALUE	—
IMPROVEMENTS	—
MARKET VALUE	<b>\$143,000</b> · tax yr 2025
\$ / ACRE	\$58,671
LOCATION	Within Austin · pop. 958,202

### COMPOSITE VERDICT

## A constrained parcel — read the soils carefully.

Surface conditions warrant case-by-case engineering review for construction, septic, and agricultural use. No flagged subsurface or contamination concerns — stage diligence accordingly.

### SCORECARD



§ 02 — ZONING & USE RESTRICTIONS

# What you can *build* here.

*The base zoning, planned-development status, and ordinance reference for this parcel. Setbacks, density, height, and use permissions vary by overlay and site-specific carve-outs — verify the full ordinance with city planning before any development decision.*

CITY

**Austin**

Residential

BASE DESIGNATION

**Sf-3**

SF Detached

PD OVERLAY

**No**

No planned-development overlay; base district rules apply.

**SAMPLE PERMITTED USES**

Bed & Breakfast (Group 1), Duplex Residential, Retirement Housing (Small Site), Single-Family Attached Residential, Single-Family Residential, Small Lot Single-Family Residential, Three-Unit Residential, Two-Unit Residential

**Ordinance reference**

Ordinance: [https://library.municode.com/tx/austin/codes/code\\_of\\_ordinances](https://library.municode.com/tx/austin/codes/code_of_ordinances)  
 Source: [https://maps.austintexas.gov/arcgis/rest/services/Shared/Zoning\\_1/MapServer/0](https://maps.austintexas.gov/arcgis/rest/services/Shared/Zoning_1/MapServer/0)  
 Data vintage: 2026-05-28

**Diligence note.** Setback, density, height, FAR, and parking requirements vary by overlay (Conditional Overlay, Mixed Use, Historic, Neighborhood Conservation, etc.) and by site-specific carve-outs not captured in machine-readable form. Permitted-use lists also shift with overlays. Verify the full ordinance with the city's planning department before pricing, contracting, or designing any improvement.

§ 03 — RISK SURFACE

# What sits on, *under*, and around the land.

A snapshot of the headline hazards. Each band below is independent; review every flagged item before pricing or acquisition.

<p><b>FLOOD RISK</b></p> <p><b>Low</b></p> <p>Zone X (minimal) — Outside the mapped 500-year floodplain. Minimal flood risk.</p>	<p><b>CONTAMINATION</b></p> <p><b>High</b></p> <p>BSA site 0.4 mi away. Phase I ESA recommended before purchase.</p>	<p><b>ROAD ACCESS</b></p> <p><b>Good</b></p> <p>Nearest US highway 2.1 mi; nearest interstate 1.8 mi.</p>	<p><b>CRITICAL HABITAT</b></p> <p><b>Moderate</b></p> <p>Habitat nearby: Austin blind Salamander (0.1 mi); Bracted twistflower (0.7 mi).</p>
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**PROTECTED LANDS — 19 EASEMENT(S) NEARBY (CONTEXT)** • MODERATE

No easement on this parcel. 19 easements within 1 mile (nearest 924 ft). Context only — no direct restriction on this parcel.

DESIGNATION	MANAGER	UNIT	DISTANCE
Recreation or Education Easement	Joint	Zilker Metro Park	924 ft
Historic or Cultural Easement	City Land	Umlauf Sculpture Garden	0.20 mi
Recreation or Education Easement	Joint	Butler Shores at Town Lake Metro Park	0.41 mi
Conservation Easement	Joint	West Bouldin Creek Greenbelt	0.54 mi
Conservation Easement	City Land	Barton Creek Greenbelt	0.61 mi

Source: USGS PAD-US 4.1, which incorporates the National Conservation Easement Database (NCED). Nearby easements are context only — they do not restrict this parcel.

**TXDOT RIGHT-OF-WAY — ON PARCEL**

This parcel overlaps TxDOT right-of-way for 1020913 (County/local, 8.6% of parcel). A significant portion sits within ROW; plan the buildable envelope around the encumbrance and verify the recorded instrument before pricing.

ROUTE	CLASS	ROW WIDTH	% PARCEL
1020913	County/local	66 ft	8.6%

**MUNICIPAL UTILITY DISTRICT**

• LOW

This parcel is not within any Municipal Utility District (MUD). No MUD operating tax applies in addition to the regular county / school / city rates.

**TRANSMISSION LINES**

• LOW

No mapped high-voltage transmission lines within 1 mile of the parcel.

**OIL & GAS WELLS**

• LOW

No mapped wells within 1 mile of the parcel.

**PIPELINE EASEMENTS**

• LOW

No mapped pipelines within 250 ft of the parcel.

**DILIGENCE NOTE**

One or more risk dimensions are flagged moderate. Standard diligence applies: confirm title, recorded easements, FEMA flood-zone classification, and any deed restrictions. If the parcel is in a flood zone, factor in flood-insurance cost before finalizing price.

§ 04 — SOIL & LAND

# A *well-drained* unknown soil.

*Hydrologic group D. Clay-heavy soil with very slow drainage. Drainage and septic concerns are significant; engineering review required.*

### COMPOSITION

Particle-size family: Unknown. Sand/silt/clay horizon data was not available for this parcel.

#### WHY HYDRO GROUP D MATTERS

Group D soils drain very slowly — clay-heavy and frequently waterlogged. Conventional septic typically fails; foundations face significant engineering and cost.

### SUB-SCORES

#### DRAINAGE



18/100

#### BUILDABILITY



22/100

#### SEPTIC



12/100

#### AGRICULTURAL



28/100

#### COMPOSITE

20/100

#### RESTRICTIVE

### TERRAIN

Gentle

#### MEAN SLOPE

2.8%

#### MAX SLOPE

3.6%

99th percentile

#### AREA > 15%

0.0%

steep

#### ELEVATION

555–558 ft

range 3 ft



■ 0-2% · 10.0% ■ 2-8% · 90.0%

<b>DRAINAGE</b> Well drained	<b>HYDROLOGIC GROUP</b> D very slow	<b>TEXTURE</b> Unknown	<b>LAND COVER</b> Artificial cover
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§ 05 — INFRASTRUCTURE & ACCESS

# Utilities are *limited*. Roads are good.

Coverage by Texas electric retail territories and PUC water Certificate-of-Convenience-and-Necessity areas, plus the road network by FHWA-style functional class.

## UTILITIES

• LOW

## ROAD ACCESS

• GOOD

### Electric

• 3 TERRITORIES

The parcel is within overlapping service territories of 3 utilities: Austin Energy, Pedernales Electric Coop, INC, Bluebonnet Electric Coop, INC. In Texas's competitive retail market, customers in some areas can choose their provider; contact each utility to confirm service.

### Water

• NONE

This parcel is not inside any public water utility's Certificate of Convenience and Necessity (CCN) area. Water service would typically come from a private water well. The nearest CCN holder is City OF Rollingwood (CCN 10948, 0.88 mi away).

### Groundwater Dist.

• BARTON SPRINGS/EDWARDS A

This parcel is within the Barton Springs/Edwards Aquifer Conservation District (established 1987). Any water well on the parcel must be registered with the district and may be subject to spacing rules, production limits, and annual fees. Contact the district before drilling.

### DIRECT FRONTAGE

*Treadwell St*

21 FT FROM PARCEL

<b>FREEWAY IH 35</b>	1.79 mi
<b>US HWY US 290</b>	2.14 mi
<b>STATE HWY SH 165</b>	2.44 mi
<b>STATE HWY SH 71</b>	3.07 mi
<b>STATE HWY SH 130</b>	8.97 mi
<b>FM RM 2244</b>	0.95 mi
<b>FM FM 969</b>	4.13 mi
<b>FM FM 2304</b>	4.70 mi
<b>FM RM 2222</b>	5.22 mi
<b>FM RM 1826</b>	7.46 mi

### LOCATION

Within Austin

Pop. 958,202

§ 06 — MARKET TRENDS

# Population is *stable*. Traffic is *growing steadily*.

Census ACS 5-year tract estimates (2010, 2015, 2020, 2022) and TxDOT multi-year AADT regressions for roads near the parcel. Together these give a read on whether the area is gaining or losing momentum.

## POPULATION GROWTH

• STABLE

Tract population is changing at +0.5% per year (2020-2022).

GEOGRAPHY	2010	2015	2020	2022	CAGR 2010-22	CAGR 2020-22
Census Tract 13.09 GEOID 48453001309	—	—	2,869	2,897	—	+0.5%/yr
Travis County FIPS 48453	308,968	330,037	1,250,884	1,289,054	+12.6%/yr	+1.5%/yr

## TRAFFIC GROWTH

• STEADY

Traffic growth on nearby roads ranges from -2.5% to +11.7% per year (median +1.0%).

Across 21 roads near this parcel with multi-year AADT data, annual traffic growth ranges from -2.5% to +11.7% per year (median +1.0%). The strongest growth is on SH 130 (+11.7% per year), a typical signal of increasing regional throughput. By contrast, SL 1 is declining at -2.5% per year — possibly a route bypassed by newer infrastructure.

ROAD	TIER	LATEST AADT	GROWTH
SH 130	State Highway	60,793 (2024)	+11.7%/yr
SH 45	State Highway	32,761 (2024)	+8.7%/yr
FM 973	Farm/Ranch-to-Market	29,279 (2024)	+6.3%/yr
SH 165	State Highway	2,713 (2024)	+6.0%/yr
FM 812	Farm/Ranch-to-Market	19,784 (2024)	+3.8%/yr
RM 1826	Farm/Ranch-to-Market	24,051 (2024)	+3.6%/yr

• High-growth corridors (SH 130, SH 45, FM 973 (+3 more)) are growing faster than 3% per year — a top-tier signal of expanding regional activity.

**IMPORTANT — READ BEFORE ACTING.** This dossier is an information product compiled from public datasets. Data is typically 6–18 months stale and may contain mapping errors. It does not reflect unrecorded easements, deed restrictions, mineral / surface estate splits, water rights, HOA covenants, tax delinquency, or pending litigation. TerraiQs is not a real-estate agent, attorney, surveyor, or appraiser. Verify ownership, title, recorded easements, environmental status, boundary lines, and federal- or state-permit requirements independently with qualified professionals before any acquisition or financing decision. TerraiQs assumes no liability for decisions made on the basis of this report.