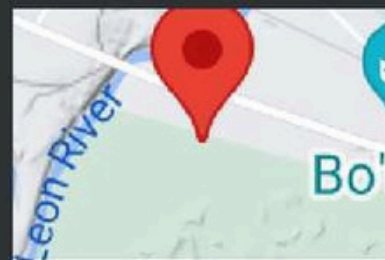




LAND-STAR

Paisano Trce

Leon River



31°02'36.1"N 97°25'...

31.04°N, 97.43°W

Nolan Creek

Construction Service &
Material

Leon River

WITTER LN

FM 93 Temple,
TX 76502

1"N 97°25'46.1"W

FM 93 TEMPLE, TX 76502

WELCOME TO LAND-STAR LLC

OVERVIEW

Detailed view of Listing

BELL COUNTY

Detailed view of County

GALLERY

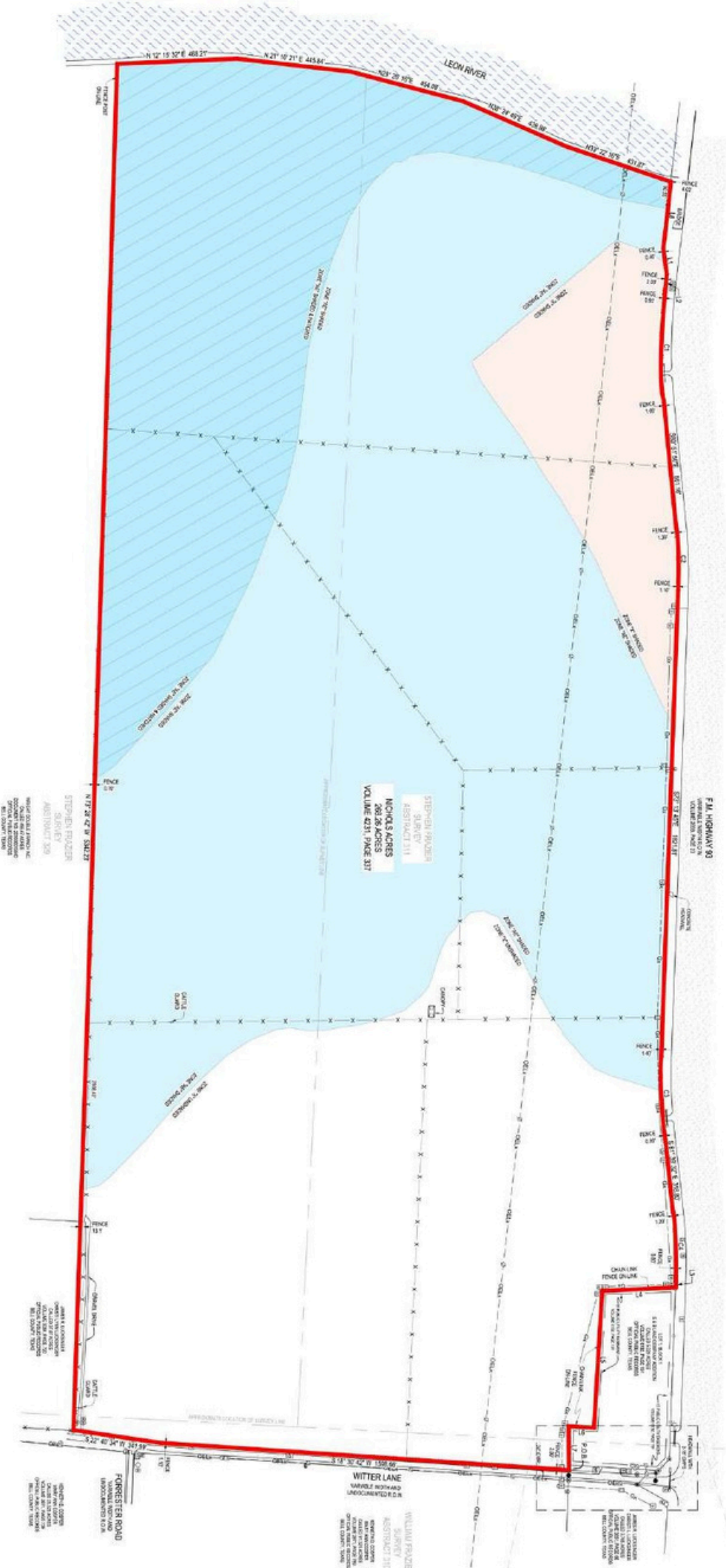
Price / Images

DRIVE TIME

Drive Time to property from different locations

CONTACT US

CONTACT DETAILS



LAND-STAR

VENKAT(VICTOR)GOTTIPATI | venkat@land-star.us



LAND-STAR

APPLE TO BUILD EVEN MORE AT AUSTIN CAMPUS

Another big building to rise on site

The second phase of construction at Apple Inc.'s Northwest Austin campus shows no sign of slowing down as the tech titan files to raise yet another building on the property. It's welcome news for a city — and real estate sector — that has been put at risk by big tech employers lately as recession fears loom and the work-from-home model prevails. Facebook (Nasdaq: META) is slimming down in Austin, backing out of space it was to take in Austin's next tallest skyscraper. News of coming layoffs at Amazon.com Inc. (Nasdaq: AMZN) and Google Inc. (Nasdaq: GOOG) has left many real estate pros on pins and needles. — But Apple (Nasdaq: AAPL) appears to be bucking that trend. Executives did not respond to requests for comment about their new Parmer Lane Campus, but according to a Jan. 6 filing with the Texas Department of Licensing and Regulation, the company plans to begin construction on another large building at the property this year. The latest construction filing is for a project known as Capstone Phase Two AC09. — The scope of the work is for a new, 203,941-square-foot, four-story building core and shell. The project carries an estimated cost of \$120 million. Construction is expected to begin Sept. 30 and complete March 30, 2025.

The filing comes just weeks after the company filed to build a 33,000-square-foot building on the property. That project is expected to begin construction in October 2024 and be completed in August 2025. It carries an estimated cost of \$22 million. Additionally, the company filed on Sept. 29 to complete interior work on a 369,461-square-foot five-story building at the campus. That project carries an estimated cost of \$46 million, with work expected to begin in less than a month on Feb. 1, 2023 and be completed in February 2024.



ADDRESS

HWY 93, TEMPLE, 76502



INTERSECTION

W FARM TO MARKET 93



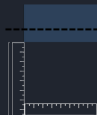
SCHOOL DISTRICT

SBEL



SITE AREA ACREAGE

260 Acres



SITE AREA SFT

11,325,600 SFT



COUNTY / CITY /STATE

BELL / TEMPLE / TEXAS



CURRENT ZONING

BELL, TEXAS



CURRENT USE

RAW LAND



POTENTIAL USES

Residential/ Commercial



LEGAL DESCRIPTION

A0311BC S FRAZIER

VENKAT(VICTOR)GOTTIPATI | venkat@land-star.us

BELL COUNTY

Bell County, Texas

Bell County is a county in the U.S. state of Texas. It is in Central Texas and its county seat is Belton. As of the 2020 census, its population was 370,647. Bell County is part of the Killeen–Temple, Texas, Metropolitan Statistical Area. The county was founded in 1850 and is named for Peter Hansborough Bell, the third governor of Texas. In 2010, the center of population of Texas was located in Bell County, near the town of Holland.

Apple to build even more at Austin campus

The filing comes just weeks after the company filed to build a 33,000-square-foot building on the property. That project is expected to begin construction in October 2024 and be completed in August 2025. It carries an estimated cost of \$22 million. Additionally, the company filed on Sept. 29 to complete interior work on a 369,461-square-foot five-story building at the campus. That project carries an estimated cost of \$46 million, with work expected to begin in less than a month on Feb. 1, 2023 and be completed in February 2024.

Dallas-based HKS Architects Inc. is attached as the design firm on all three projects. Other companies involved in the campus buildout include general contractor JE Dunn Construction Co., developer Generational Commercial Properties, Studio8 Architects, Nudge Design as landscape architect; Garza EMC as civil engineer; Cardno for structural engineering; and Bay & Associates for mechanical, electrical and plumbing engineering.



LAND-STAR

Major highways

Interstate 14/U.S. Highway 190

Interstate 35

State Highway 36

State Highway 53

State Highway 95

State Highway 195

Historical population

2000	237,974	24.5%
2010	310,235	30.4%
2020	370,647	19.5%

Adjacent counties

McLennan County (north)

Falls County (northeast)

Milam County (southeast)

Williamson County (south)

Burnet County (southwest)

Lampasas County (west)

Coryell County (northwest)



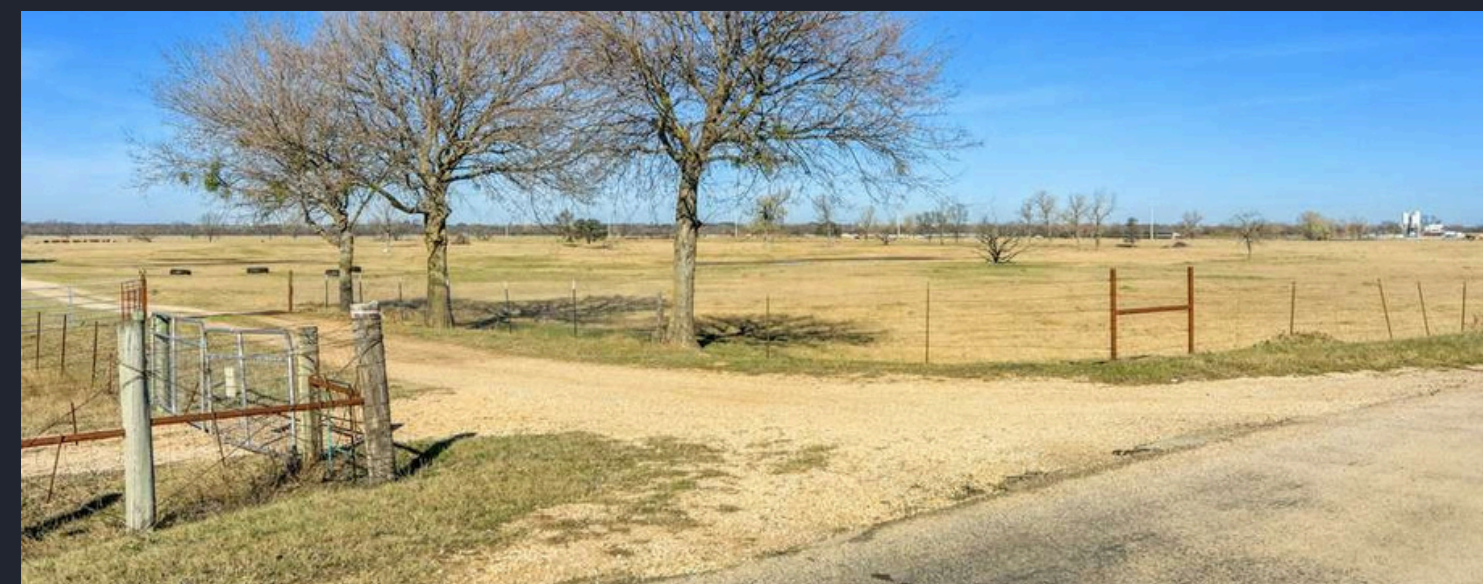
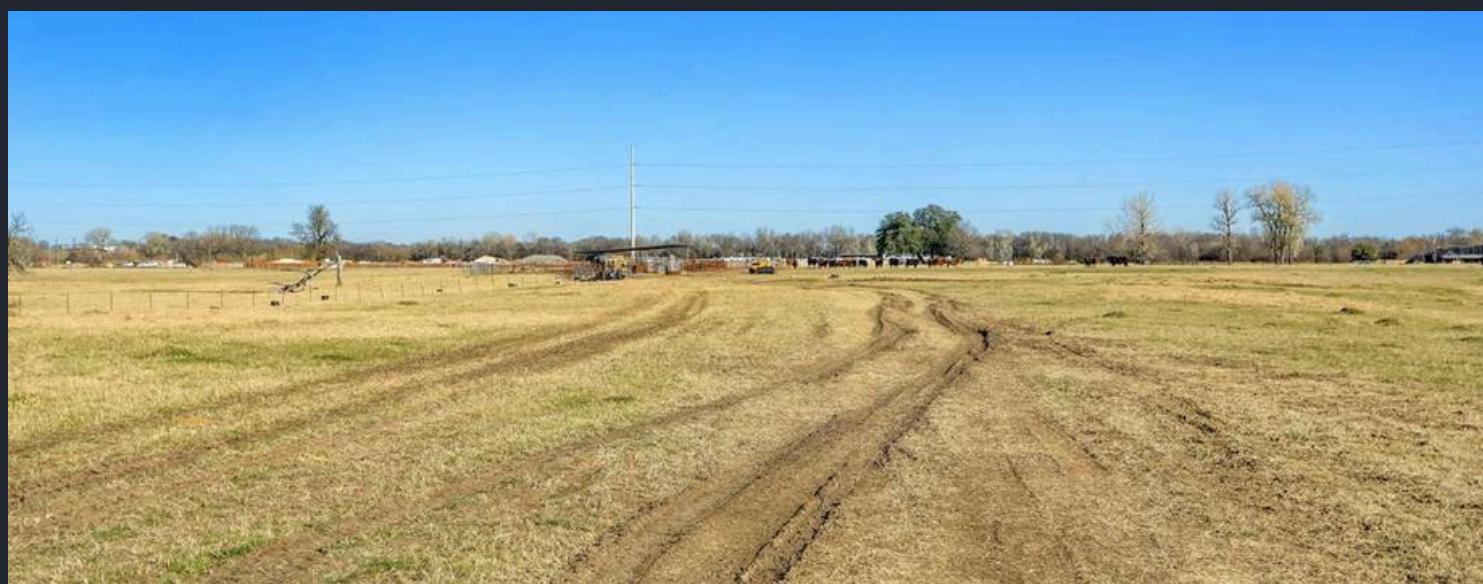
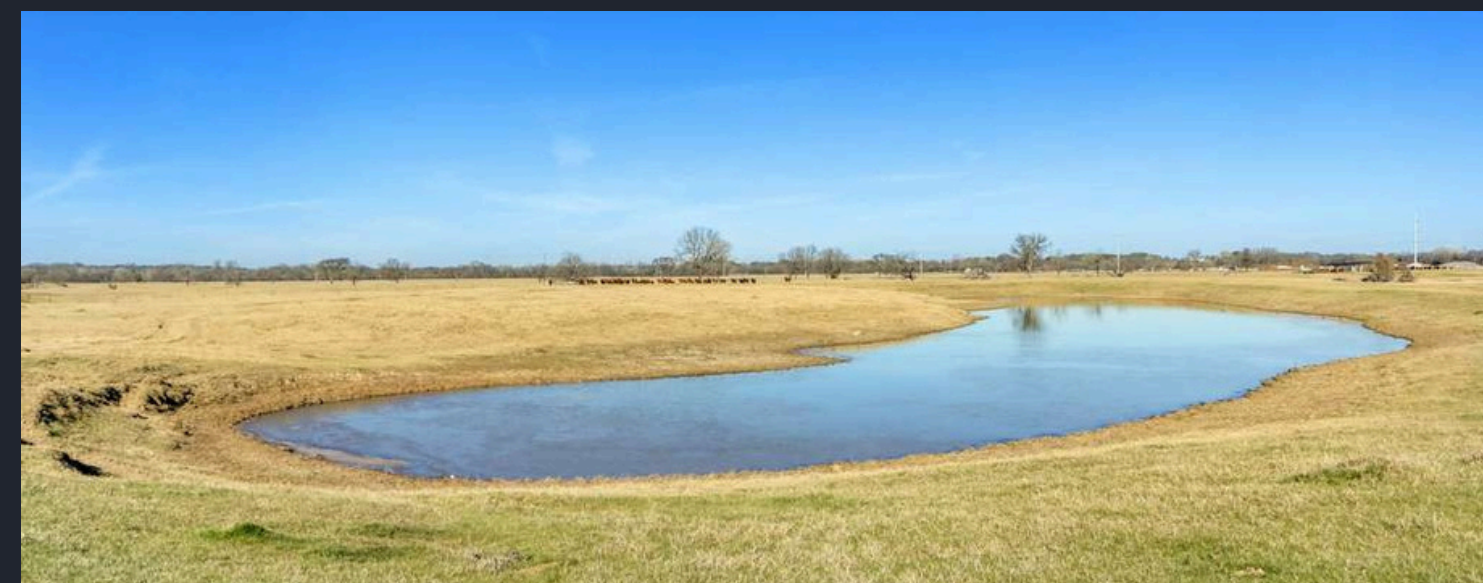
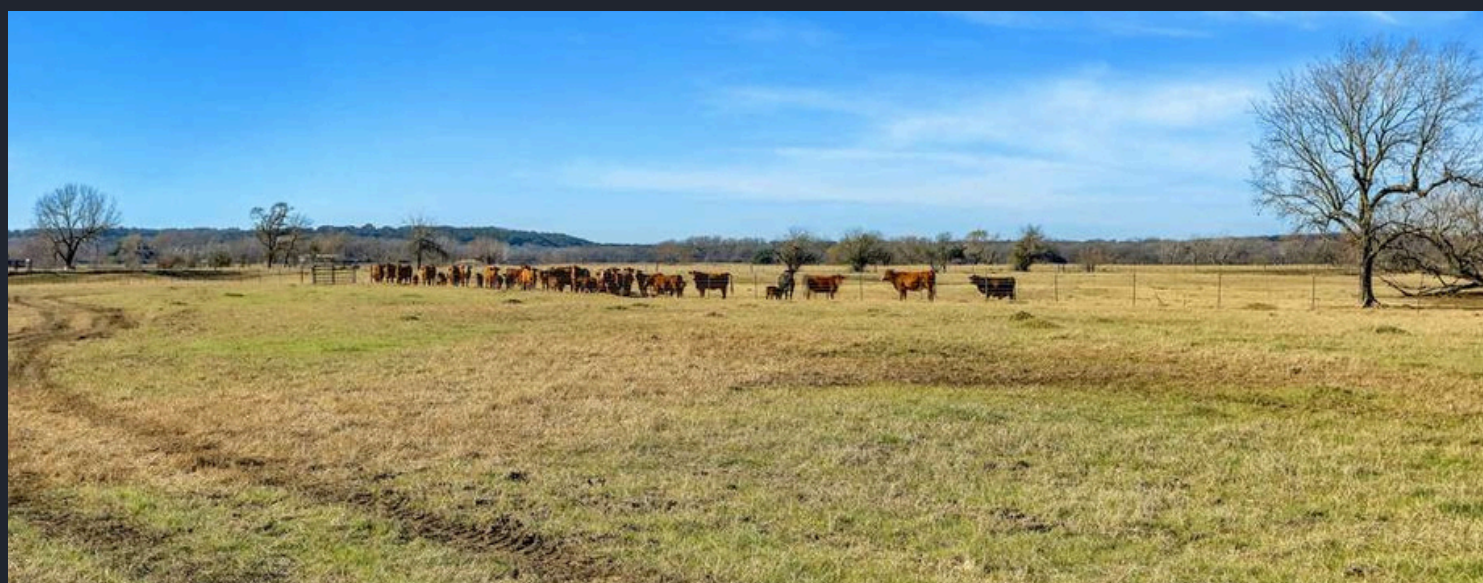
LAND-STAR



Listing Price: \$ 5,794,416 / 268.26 Acres

Price per Acre: \$ 21,600

Latitude & Longitude: 31.042923,
-97.428325





LAND-STAR



DRIVE TIME



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LAND-STAR

CONTACT US

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Email: venkat@land-star.us



Mailing Address: 5 Cowboys Way, Ste

#300, Frisco, TX 75034



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Land-Star Real Estate LLC	9005447	victor@land-star.us	972-900-5391
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kurosh Bian	0466341214	kuroshbian@yahoo.com	214-683-5815
Designated Broker of Firm	License No.	Email	Phone
Venkat (Victor) Gottipati	0541319	victor@land-star.us	214-455-7623
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date