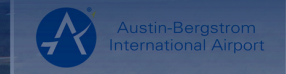




130
TOLL

130
TOLL

TESLA



KIPP TEXAS
PUBLIC SCHOOLS
1,503 Students
70 Teachers

SPECTRA PARKS
323 Units



FM 979

OWNER-USER OPPORTUNITY

8700 FM 969, AUSTIN, TX 78724

Reid Gilbreath - Vice President
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Jeffrey Gotte - Vice President
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Graham Schmergel - Partner
gschmergel@cswwcommercial.com • 512-861-3549

- Infill East Austin location in the path of growth surrounded by new/upcoming developments
- Direct, convenient access to FM 969, SH-130, & 183, providing convenient access to Downtown, Austin Bergstrom International Airport & Tesla Gigafactory HQ
- Four buildings totalling 5,445 SF on 2.61 acres
- Immediate owner-user or industrial outdoor storage (IOS) opportunity
- Partially fenced yard with multiple entrances
- Flat typography & no floodplain allowing for several uses



Property consists of four buildings with outdoor storage space:

Building 1:
575 SF

Building 2:
2,200 SF

Building 3:
1,650 SF

Building 4:
1,020 SF



PROPERTY OVERVIEW	
Address:	8700 FM 969, Austin, TX 78724
Land Size:	2.61 Acres
Total Building Size:	5,445 SF
Zoning:	GR - MU - CO
Year Built:	1969

8700 FM 969 is a 2.61 acre owner-user with 5,445 SF Building and Outdoor Storage opportunity located along FM 969 with convenient access to State Highway 130 and US-183 within the growing Far East corridor.

This rapidly growing Austin community will be home to a number of new industrial, office, retail and multi-family developments. The property is conveniently located minutes from the Tesla Gigafactory, and has easy access to Downtown Austin and the Austin Bergstrom International Airport.







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.



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:

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- 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.

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CSW BROKERAGE, LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

9016590-BB

License No.

staylor@cswcommercial.com

Email

(512) 861-3550

Phone

KEVIN EARL HUNTER

Name of Designated Broker of Licensed Business Entity, if applicable

473599-B

License No.

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Name of Licensed Supervisor of Sales Agent / Associate, if applicable

License No.

Email

Phone

REID GILBREATH

Name of Sales Agent / Associate

659812-SA

License No.

RGILBREATH@CSWCOMMERCIAL.COM

Email

832-797-8061

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



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