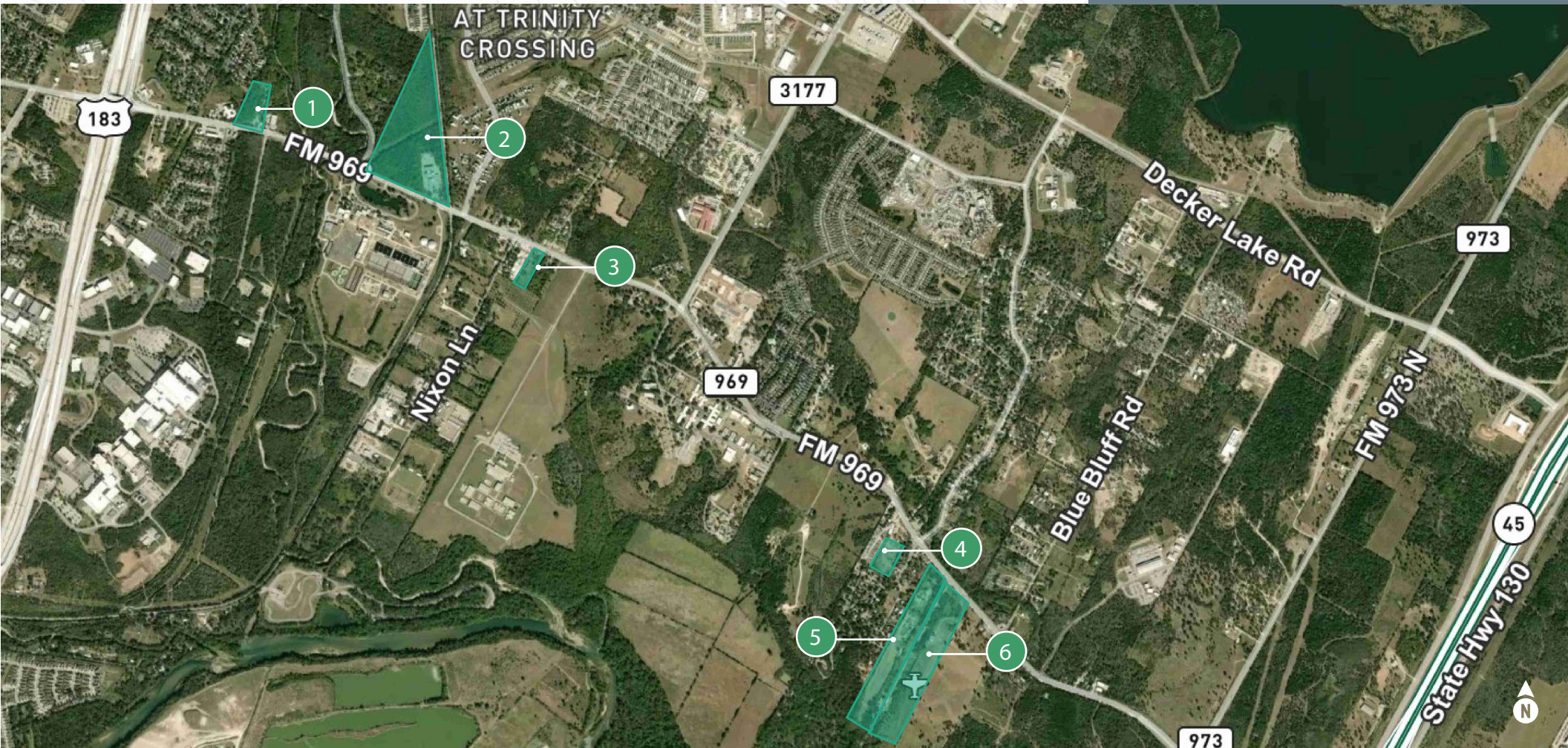


EAST AUSTIN PRIME COMMERCIAL LAND LEASE

LAND | FOR LEASE

±3 - 34 ACRES

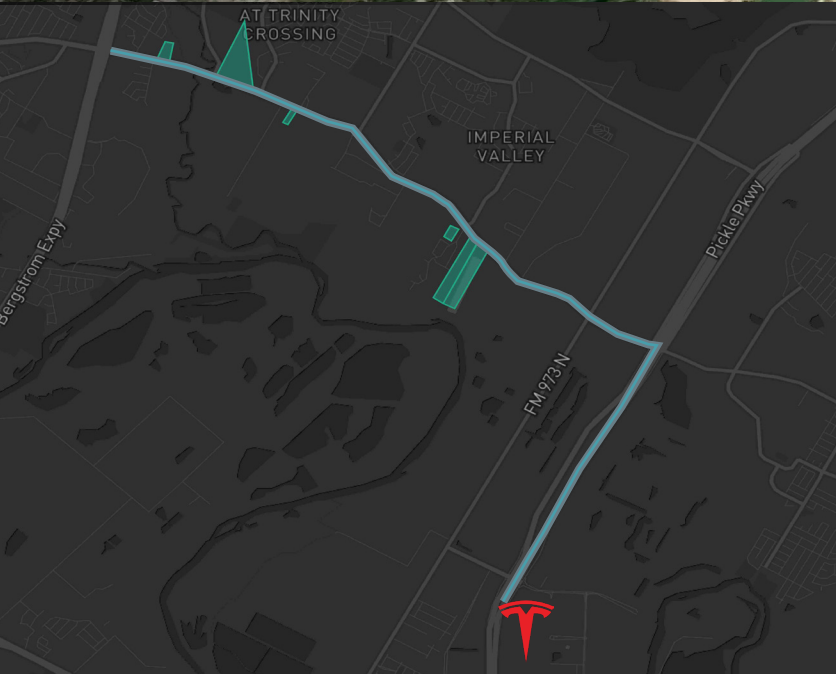
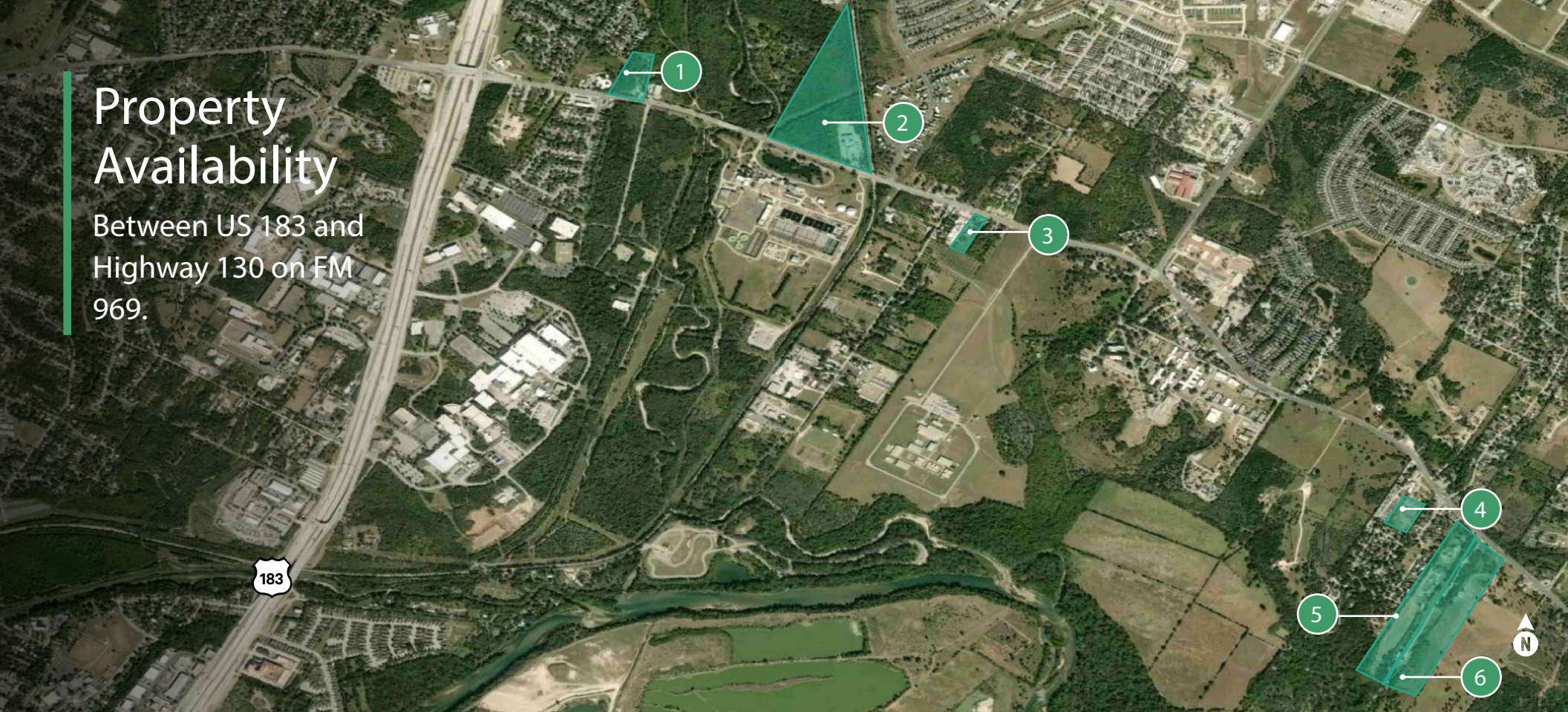


FM Road 969 Corridor Between Hwy 183 and Hwy 130
Austin, Texas 78724

CBRE

Property Availability

Between US 183 and Highway 130 on FM 969.



Lot	Size (AC)	Location	Status	Proximity to Tesla
1	4.22 AC	6422 FM 969	Available	15 Min 7.4 miles
2	37.30 AC	7000/7400 FM 969	Available	15 Min 7.2 miles
3	3 AC	7901 FM 969	Available	13 Min 6.1 miles
4	3.00 AC	9909 FM 969	Available	11 Min 4.8 miles
5	20 AC	10211 FM 969	Available	10 Min 4.8 miles
6	20 AC	10301 FM 969	Available	12 Min 4.6 miles

Property Availability



ADDRESS

6422 FM 969

TOTAL ACREAGE

4.22 AC

STATUS

Available

COMMENTS

-

Currently wooded with existing trees. Upon requirement needs, the site can be cleared as needed.

ADDRESS

7000/7400 FM 969

TOTAL ACREAGE

37.3

STATUS

Available

COMMENTS

-

8,600 SF enclosed warehouse available with ample land for outdoor storage and 6,000 SF covered portion. Partially graveled with compacted base and existing car parking.

Property Availability



ADDRESS

7901 FM 969

TOTAL ACREAGE

3 AC

STATUS

Available

COMMENTS

-

1,500 SF existing house on a 3-acre site. Current tenant is month to month and can be out within 60 days

ADDRESS

9909 FM 979

TOTAL ACREAGE

3 AC

STATUS

Available

COMMENTS

-

Site has 800 AMPS of power, partially fenced with gravel in place. Amenities & restaurants on-site including Sign Bar and Lao'd Bar

Property Availability



ADDRESS

10211 FM 969

TOTAL ACREAGE

20 AC

STATUS

Available

COMMENTS

-

20 acre lot, long and skinny tract with some Topo.
Site is fenced at the properties entrance

ADDRESS

10301 FM 969

TOTAL ACREAGE

20 AC

STATUS

Available

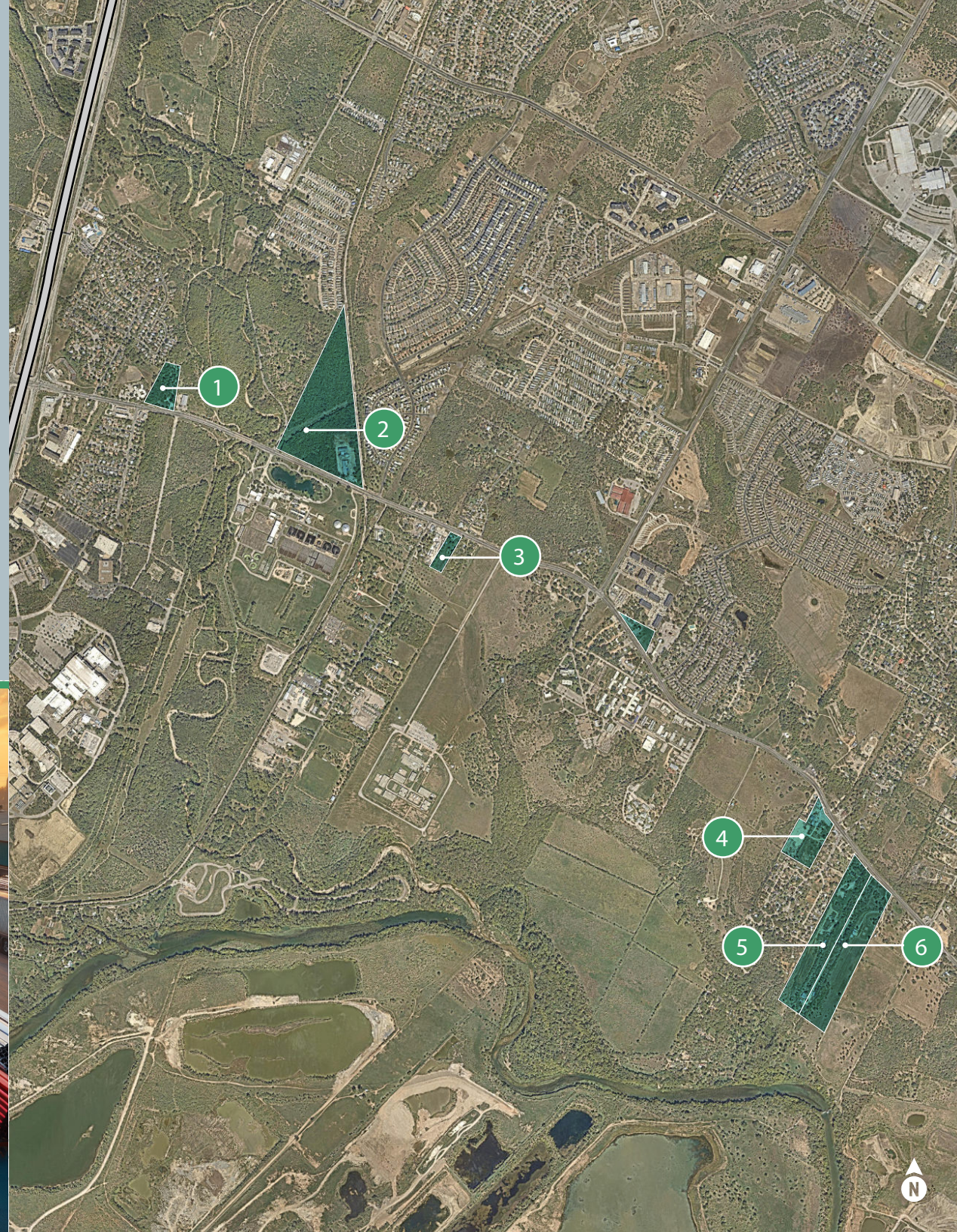
COMMENTS

-

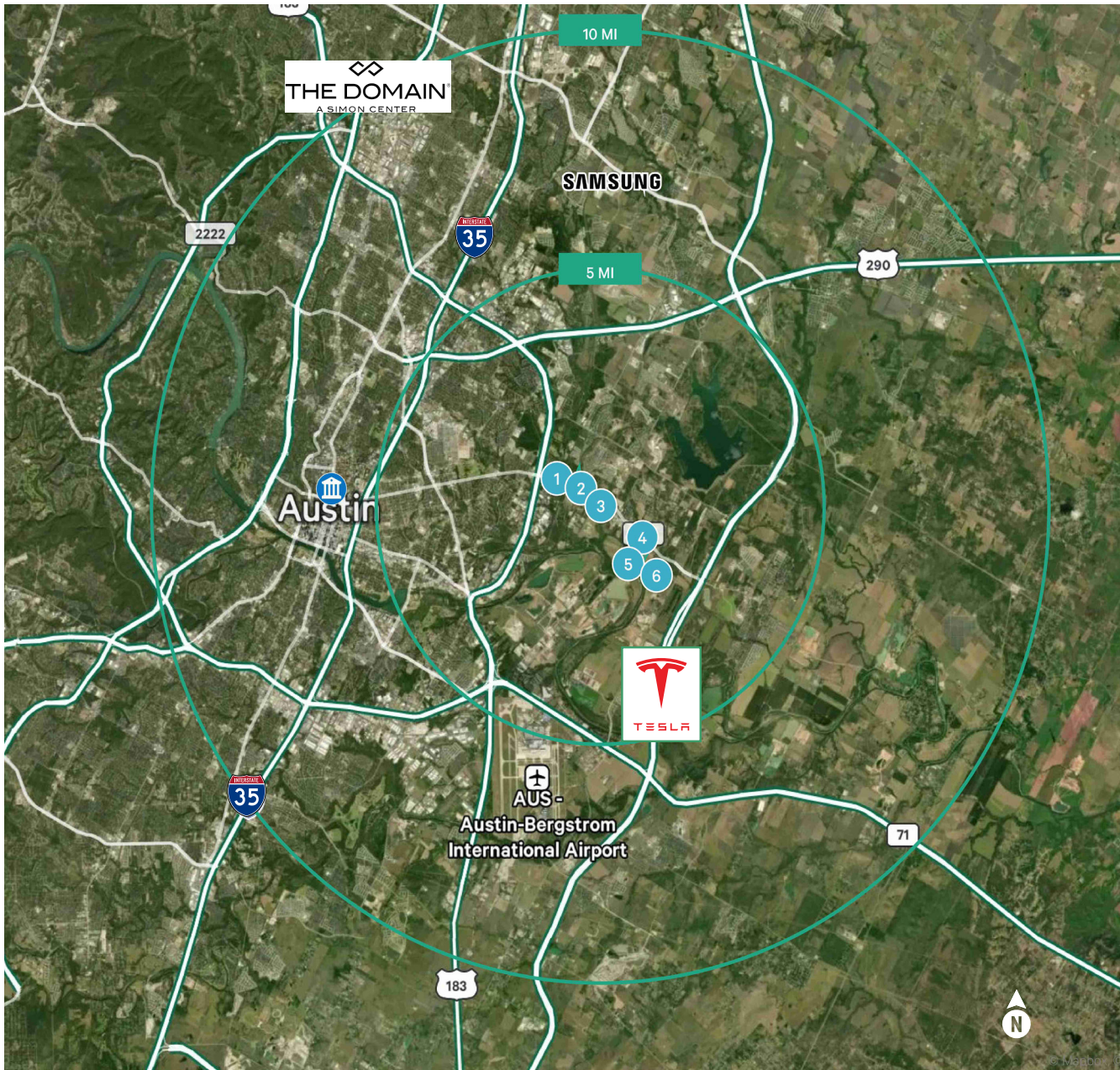
20 acre lot, long and skinny tract with some Topo.
Site is fenced at the properties entrance

Property Highlights

- + Located in Triple Freeport Zone
- + Proximity to Tesla
- + Outdoor storage use approved
- + Easy access to US 183 and US 130.
- + Competitive Pricing



Drive Times & Demographics



Destinations	Drive Times
Samsung	20 Min
Austin CBD	20 Min
Tesla Gigafactory (new)	15 Min
The Domain	20 Min
Austin-Bergstrom Intl Airport	10 Min
San Antonio	1 Hr, 25 Min
Houston	2 Hr, 31 Min
Dallas	2 Hr, 55 Min

Demographics	10 Miles	20 Miles
2024 Est. Population	688,223	1,740,217
2029 Est. Pop. Growth	742,217	1,862,768
Businesses	37,003	72,487
Employees	510,423	913,221
Daytime Population	45,925	713,721
Households	318,007	749,547
Avg. Household Value	\$558,144	\$531,962
Household Income	\$126,336	\$140,033



EAST AUSTIN PRIME COMMERCIAL LAND LEASE OPPORTUNITY

±3 -34 ACRES

LAND | FOR LEASE

FM Road 969 Corridor Between Hwy 183 and Hwy 130
Austin, Texas 78724

EXCLUSIVE ADVISORS

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