

DEVELOPMENT LAND FOR SALE

VISTA ACRES

15512 F M RD. 969 AUSTIN TX 78724



DEVELOPMENT LAND FOR SALE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER

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617990, Texas

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PROPERTY SUMMARY

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Property Summary

Type:	Commercial
Land Size:	30.662 Acres
Frontage:	1,800" F M 969
Utilities:	Electricity, Water and Sewer
Zoning:	ETJ
Location:	Ideal with Easy Access
Potential Development:	Industrial/Mixed Use/Multi-Family

Property Overview

Welcome to Vista Acres Development, an exceptional ±30-acre property with over 1,800 feet of frontage. Positioned near the Tesla Gigafactory, this site offers unmatched visibility and access in one of the fastest-growing corridors of Central Texas. With rapid area development and strong investment momentum, Vista Acres presents a rare opportunity for developers and investors seeking scale, frontage, and long-term upside.

Location Overview

Just 2 miles from TX-130, this property offers excellent transportation links with seamless connectivity to major highways and nearby cities. Its prime location ensures effortless commuting to Austin and surrounding areas, making it a strategic site for development and investment.

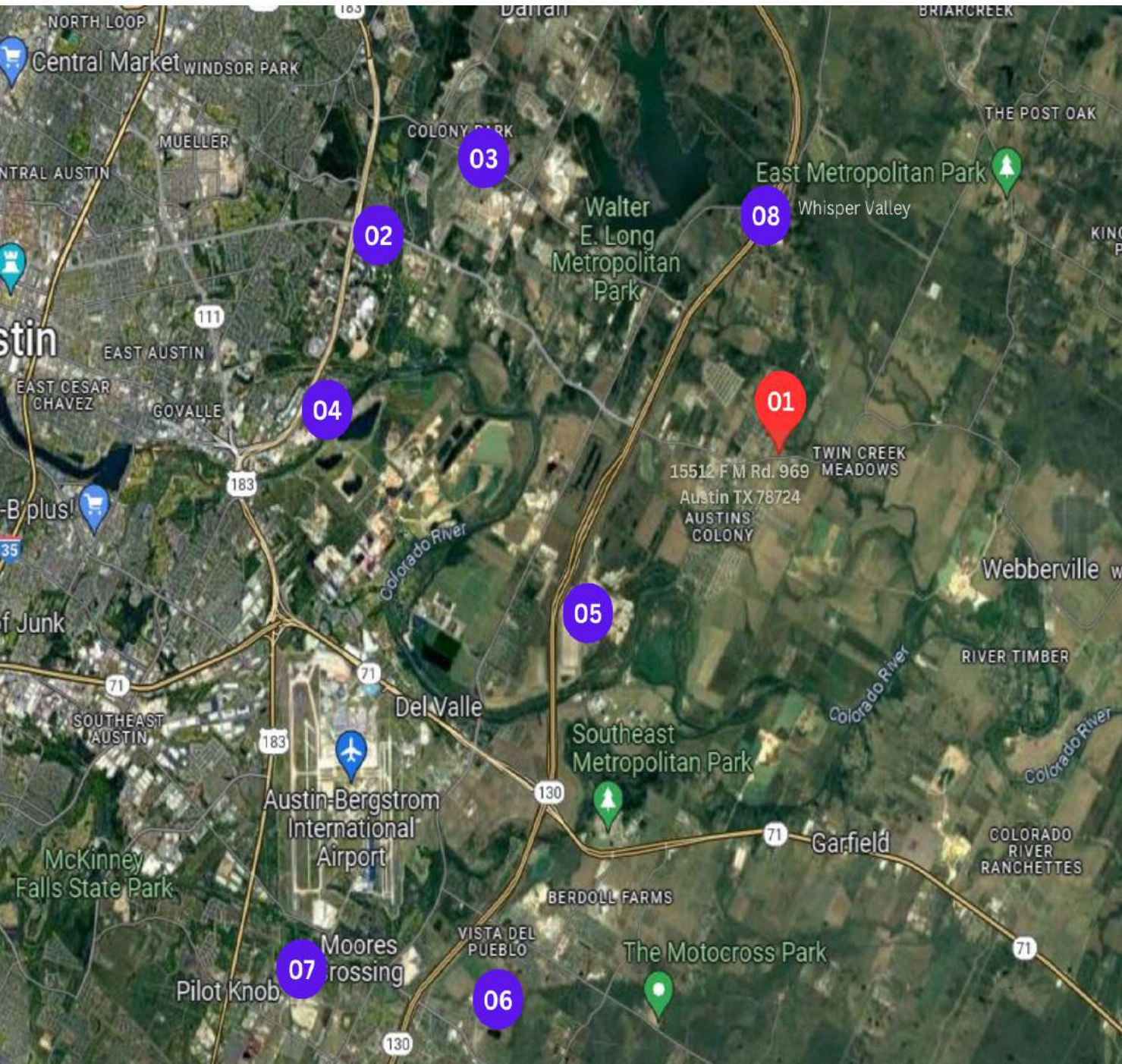
PROPERTY PHOTOS

15512 FARM TO MARKET 969



DEVELOPMENTS

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- 01** 15512 F M Rd. 969 Austin TX 78724
- 02** East 183 - 1.5M SF of Creative Office and Tech Manufacturing
- 03** Colony Park - Future 208 Acre Mixed-Use Project
- 04** East Austin Creative Hub - 535,000 SF of Commercial Space
- 05** New Tesla Giga Factory
- 06** Infinity Park - 600,000 SF Industrial Park
- 07** 400 AC Surf Resort by Kelly Slater
- 08** Whisper Valley

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WHISPER VALLEY DEVELOPMENT

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SURVEY 15.692 ACRES

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LEGEND

- IRON ROD SET
- IRON PIPE FOUND
- MONUMENT FOUND
- POWER POLE
- X- CHAIN LINK FENCE
- S- METAL FENCE
- E- OVERHEAD ELECTRICAL LINE
- (XXX) RECORD DATA
- E.O.P. EDGE OF PAVEMENT

NUMBER	I:	R:	A:	C:	CB:
C1	07°28'50"	2841.65	371.00	370.74	S 87°37'59" W
C2	03°04'49"	1428.51	76.80	76.79	N 87°05'11" W

Mark & Nguyen
02/30/06



15.692 ACRES
LEE BIRKS DEXTER
(12900/1121)

NORTH
SCALE: 1" = 200'

15.692 ACRES
(15.82 AC.)
JOHNNIE STOX
PATRICIA ANN STOX
(5362/231)

F.M. HIGHWAY NO. 969
(100' R.O.W.)

USE OF THIS SURVEY FOR ANY REASON OTHER
THAN ORIGINALLY PREPARED IS PROHIBITED
© 2006 PROFESSIONAL LAND SURVEYORS

RECORD COURSES PER (5362/231)

NOTE: THIS PROPERTY IS AFFECTED BY:

- RESTRICTIVE COVENANTS AND ANY ESMTS. IN (7677/644)
- TERMS AND CONDITIONS AND STIPULATIONS IN AGREEMENT RECORDED IN (7677/644)

NOTE: THIS PROPERTY IS NOT AFFECTED BY:

- ELECTRIC LINE EASEMENTS GRANTED TO THE CITY OF AUSTIN (1704/361), (1704/448)

TO THE OWNERS, LIENHOLDERS AND: INDEPENDENCE TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCRONCHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH AND CERTIFIES TO THE AFFECT OF THE EASEMENTS SHOWN ON SCHEDULE B OF TITLE COMMITMENT G.F. NO. 0510033-GRT

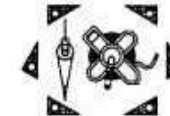
C. Richard Ralph
REGISTERED PROFESSIONAL LAND SURVEYOR

3-28-06
DATE

ADDRESS: 15512 F.M. 969



PROFESSIONAL LAND SURVEYORS



1515 CHESTNUT STREET
BASTROP, TEXAS 78602
PH: (512) 303-0952
FAX: (512) 332-0961
PROFLNDSUR@AOL.COM

REFERENCE:

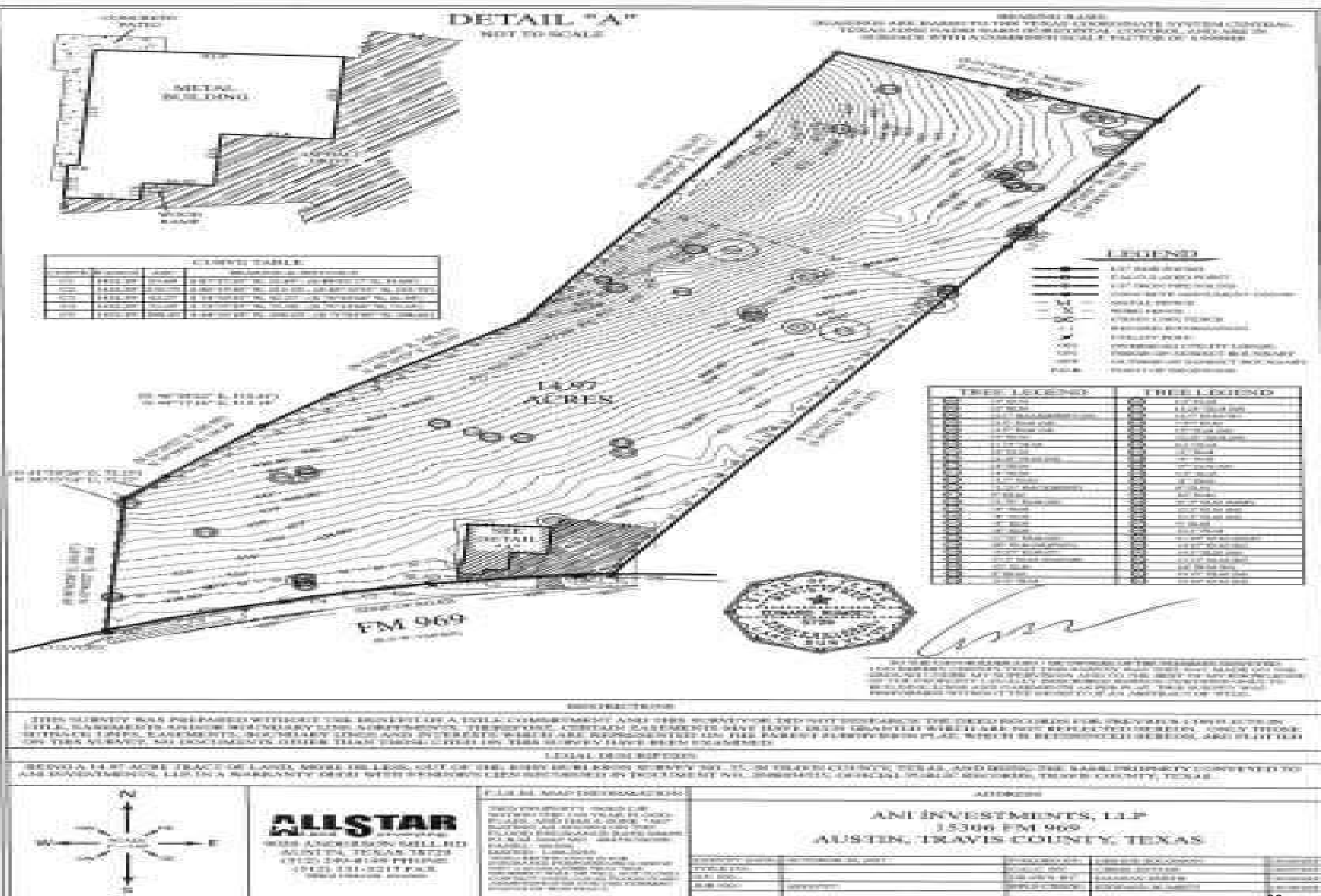
NICK T. NGUYEN

PROJECT: 15.692 ACRES OF LAND OUT OF THE JOHN BURLESON
SURVEY NO. 33, ABSTRACT NO. 5, TRAVIS COUNTY, TEXAS
(SEE ATTACHED LEGAL DESCRIPTION)

DRAWN: SRN	DATE: 02/03/2006	REVISED: 03/27/2006
CHECKED: CRR	PROJECT NO.: 06-15-003	FIELD BOOK: 82/5

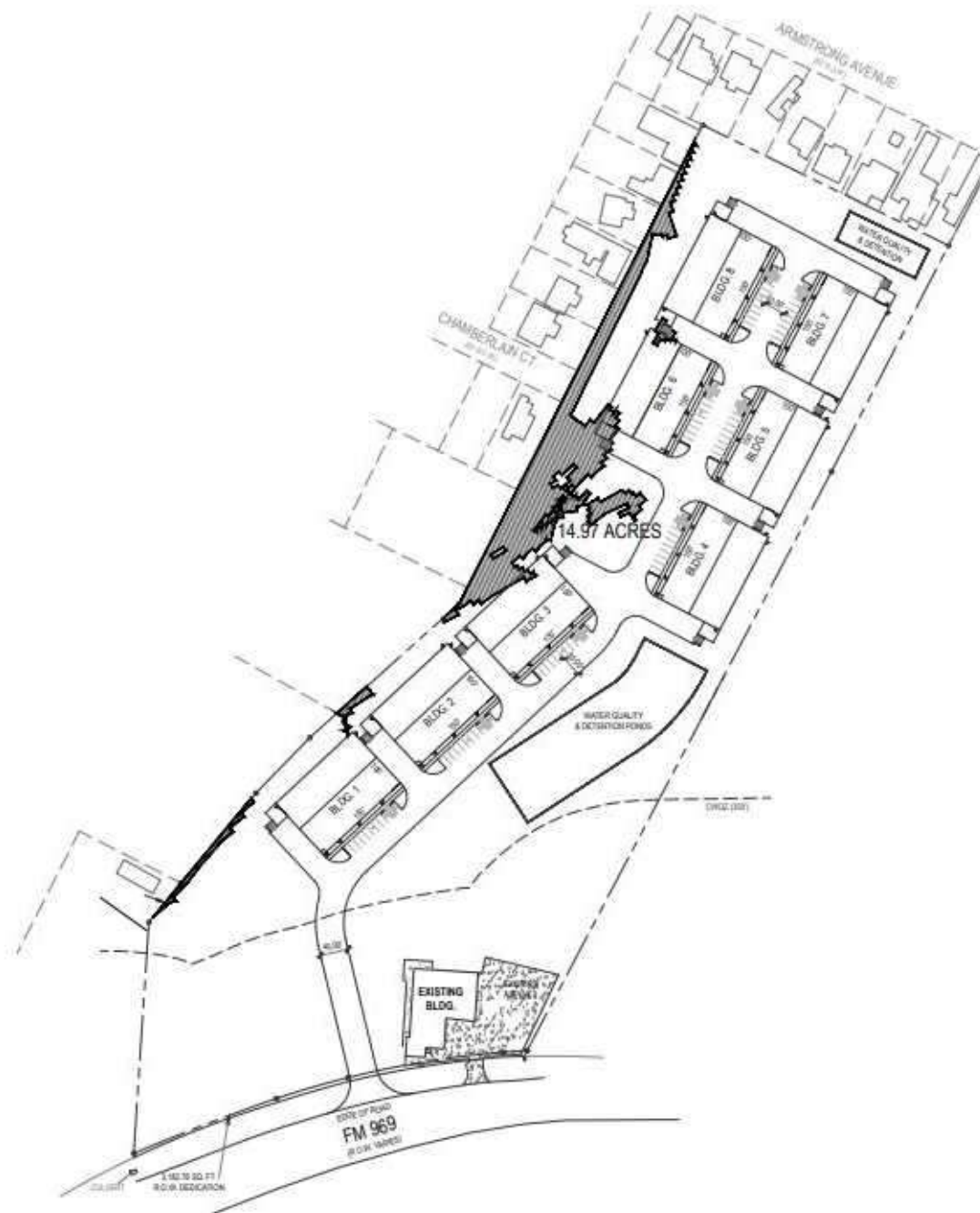
SURVEY 14.97 ACRES

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POTENTIAL DEVELOPMENT

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TRAFFIC

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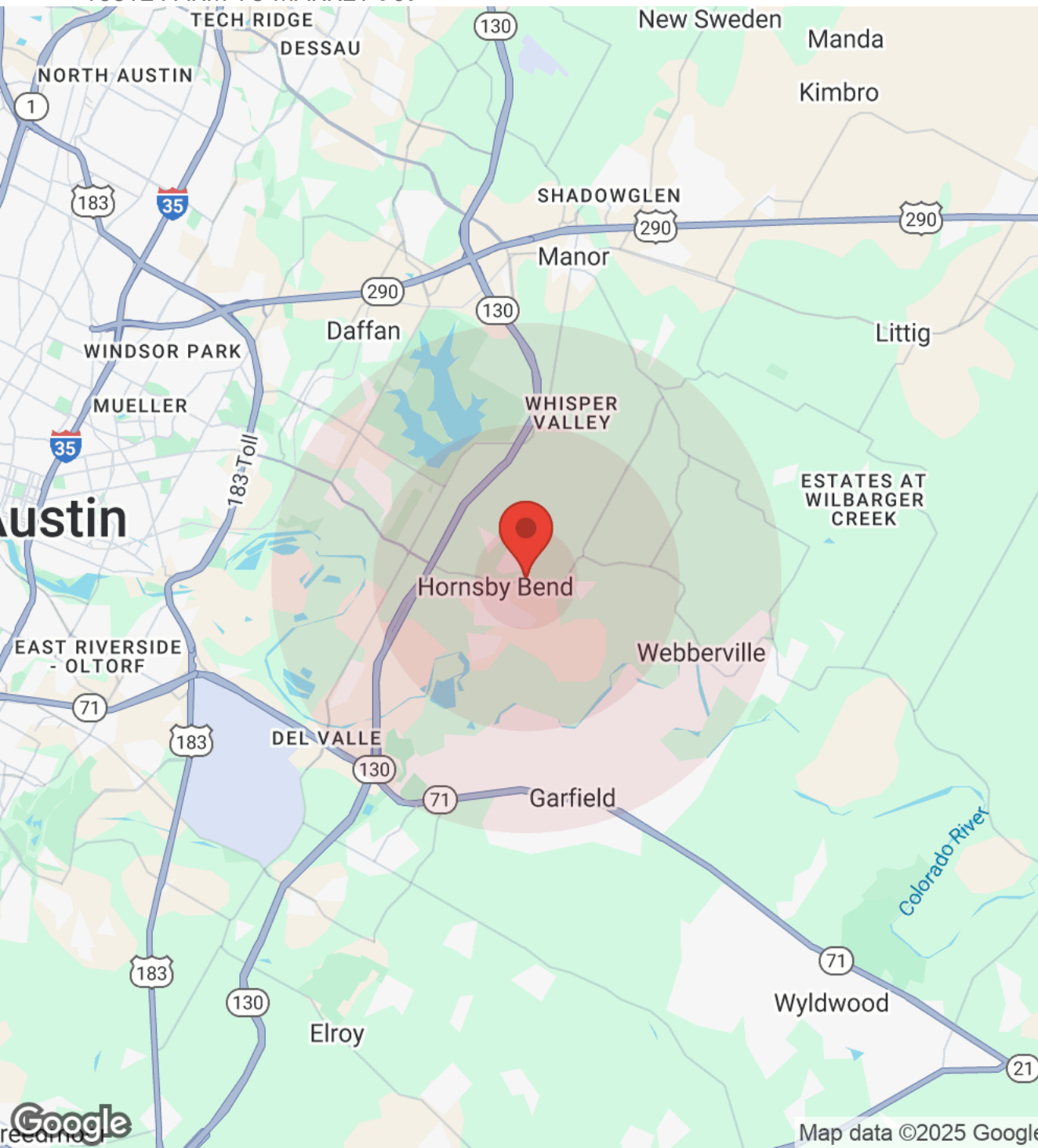


Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Cadillac Dr	Webberville Rd SW	1,192	2022	0.29 mi
Farm-to-Market Road 969	Cadillac Dr E	5,730	2020	0.41 mi
Webberville Rd	Cadillac Dr E	6,688	2022	0.44 mi
Hunters Bend Rd	Delta Post Dr NW	7,514	2022	0.59 mi
Hunter's Bend Road	Delta Post Dr N	8,613	2022	0.62 mi
Decker Creek Drive	Twin Creek Meadows Dr SE	545	2022	0.90 mi
Decker Creek Dr	Twin Creek Meadows Dr SE	435	2022	0.90 mi
Webberville Road	FM 969 NW	7,388	2020	1.33 mi
Webberville Rd	FM 969 NW	5,873	2022	1.34 mi
Dunlap Rd S	Milo Rd NE	90	2022	1.44 mi



DEMOGRAPHICS

15512 FARM TO MARKET 969



Population	1 Mile	3 Miles	5 Miles
Male	4,433	7,460	17,899
Female	4,424	7,471	16,669
Total Population	8,857	14,931	34,568

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,902	3,079	6,905
Ages 15-24	1,341	2,105	4,861
Ages 25-54	4,368	7,446	17,108
Ages 55-64	719	1,285	3,213
Ages 65+	528	1,015	2,482

Income	1 Mile	3 Miles	5 Miles
Median	\$88,302	\$90,926	\$91,324
< \$15,000	252	391	790
\$15,000-\$24,999	216	276	460
\$25,000-\$34,999	30	106	495
\$35,000-\$49,999	128	263	831
\$50,000-\$74,999	430	810	1,766
\$75,000-\$99,999	586	961	2,013
\$100,000-\$149,999	436	835	2,265
\$150,000-\$199,999	295	556	1,129
> \$200,000	361	719	1,563

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,183	5,723	13,224
Occupied	2,733	4,918	11,314
Owner Occupied	2,090	3,857	8,111
Renter Occupied	643	1,061	3,203
Vacant	450	806	1,909

DISCLAIMER

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