

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
C: (512) 800-4886
jslanker@kw.com
617990, Texas

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TABLE OF CONTENTS

15512 FARM TO MARKET 969



JEFFREY SLANKER

C: (512) 800-4886

jslanker@kw.com

617990, Texas

| | |
|----------------------------|----|
| Property Summary | 3 |
| Property Photos | 4 |
| Developments | 5 |
| Colony Park Development | 6 |
| Whisper Valley Development | 7 |
| survey 15.692 Acres | 8 |
| Survey 14.97 Acres | 9 |
| Potential Development | 10 |
| Traffic | 11 |
| Drive Time | 12 |
| Demographics | 13 |
| Disclaimer | 14 |

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PROPERTY SUMMARY

15512 FARM TO MARKET 969



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.

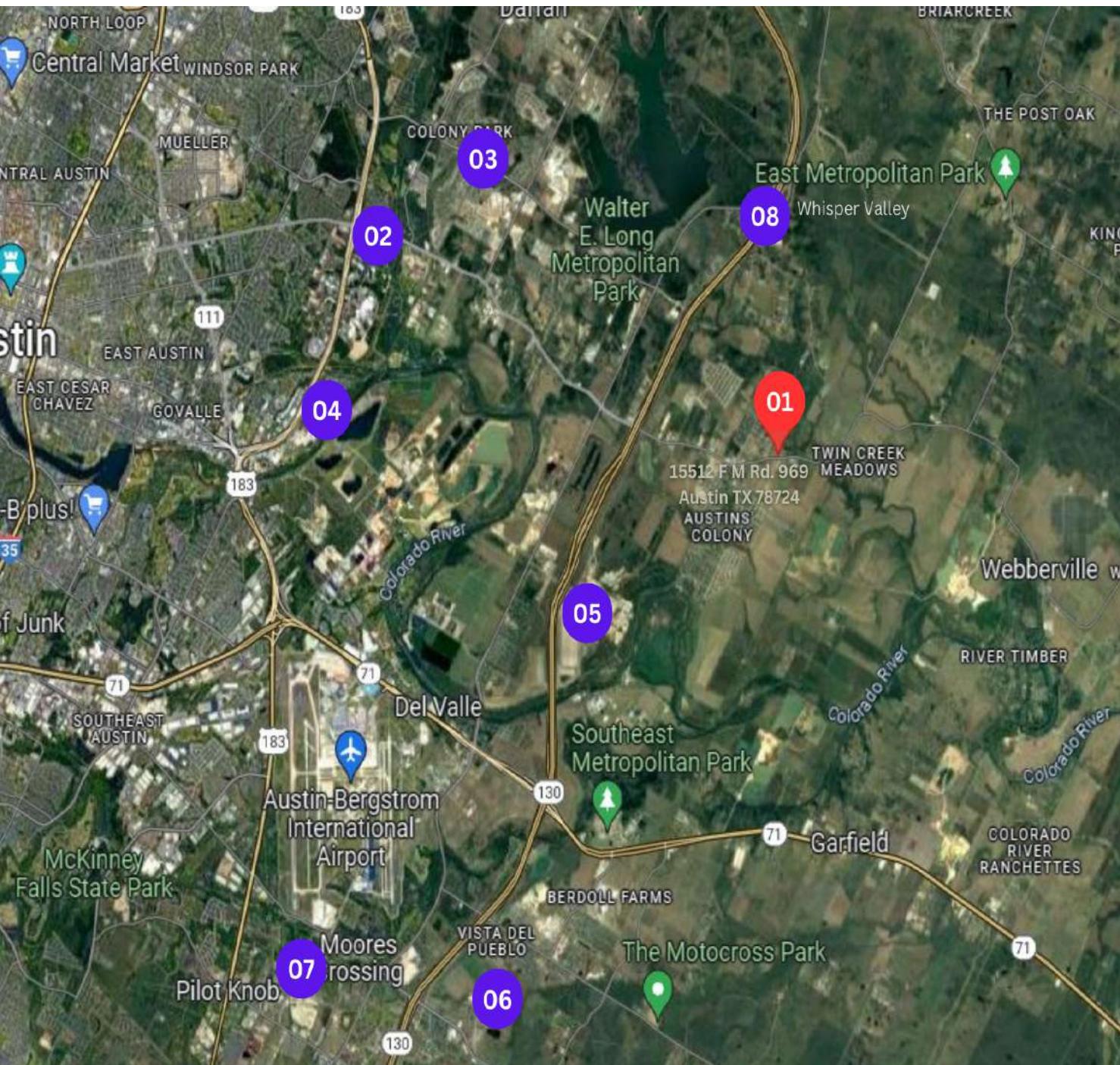
PROPERTY PHOTOS

15512 FARM TO MARKET 969



DEVELOPMENTS

15512 FARM TO MARKET 969



- 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**

COLONY PARK DEVELOPMENT

15512 FARM TO MARKET 969

The logo for KW Commercial, featuring the letters 'KW' in a large, bold, white font inside a red square, with the word 'COMMERCIAL' in a smaller, white, sans-serif font below it.



WHISPER VALLEY DEVELOPMENT

15512 FARM TO MARKET 969



Subject to final approval by the City of Tomball. The City of Tomball has the right to change the zoning and/or the design of the project. The design is subject to change.

SURVEY 15.692 ACRES

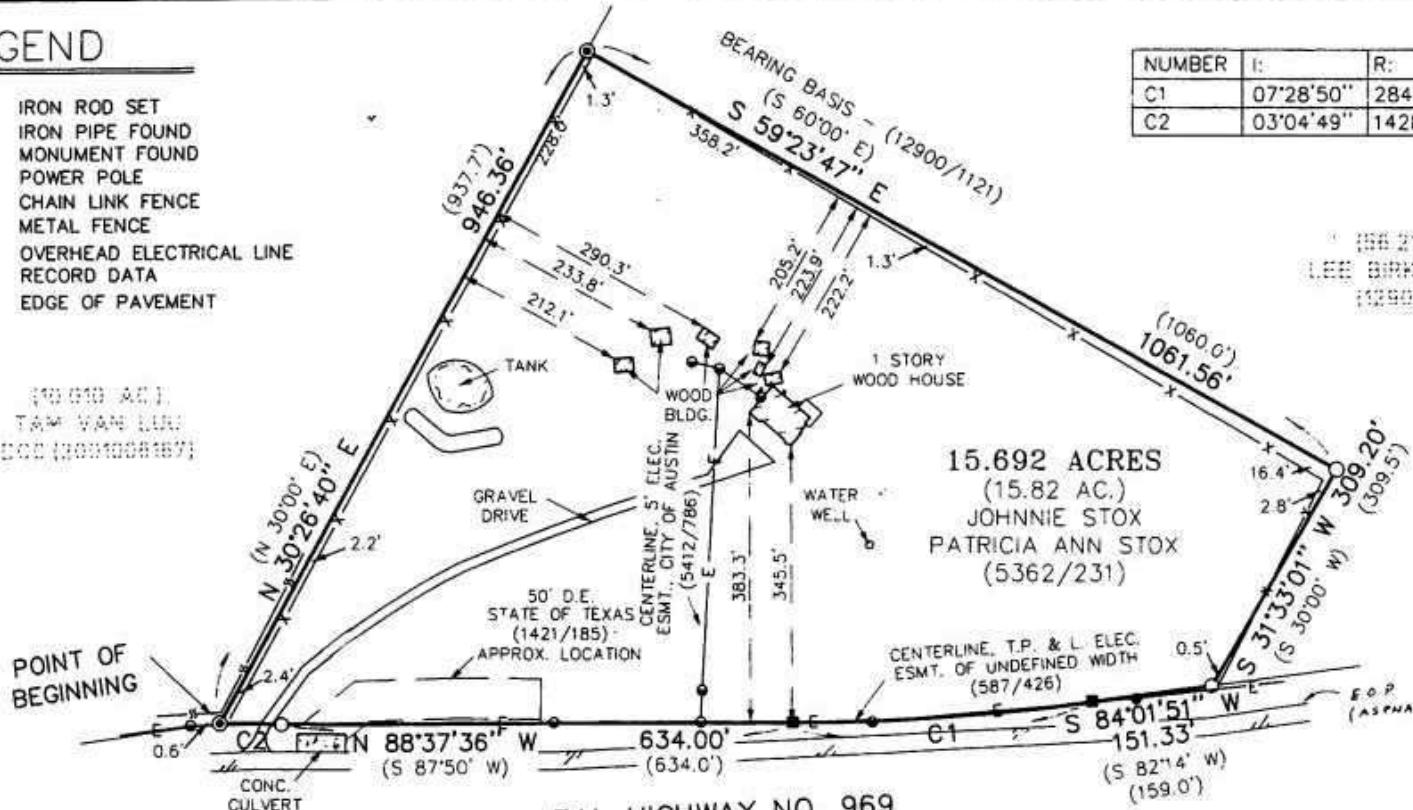
15512 FARM TO MARKET 969



LEGEND

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

(15.692 AC.)
TAM VAN LNU
SCE (0001008187)



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, ENCROACHMENTS, 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

O. M. N. N. N.
REGISTERED PROFESSIONAL LAND SURVEYOR

3-28-06
DATE

ADDRESS: 15512 F.M. 969

| 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 |

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



PROFESSIONAL LAND SURVEYORS

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

REFERENCE:

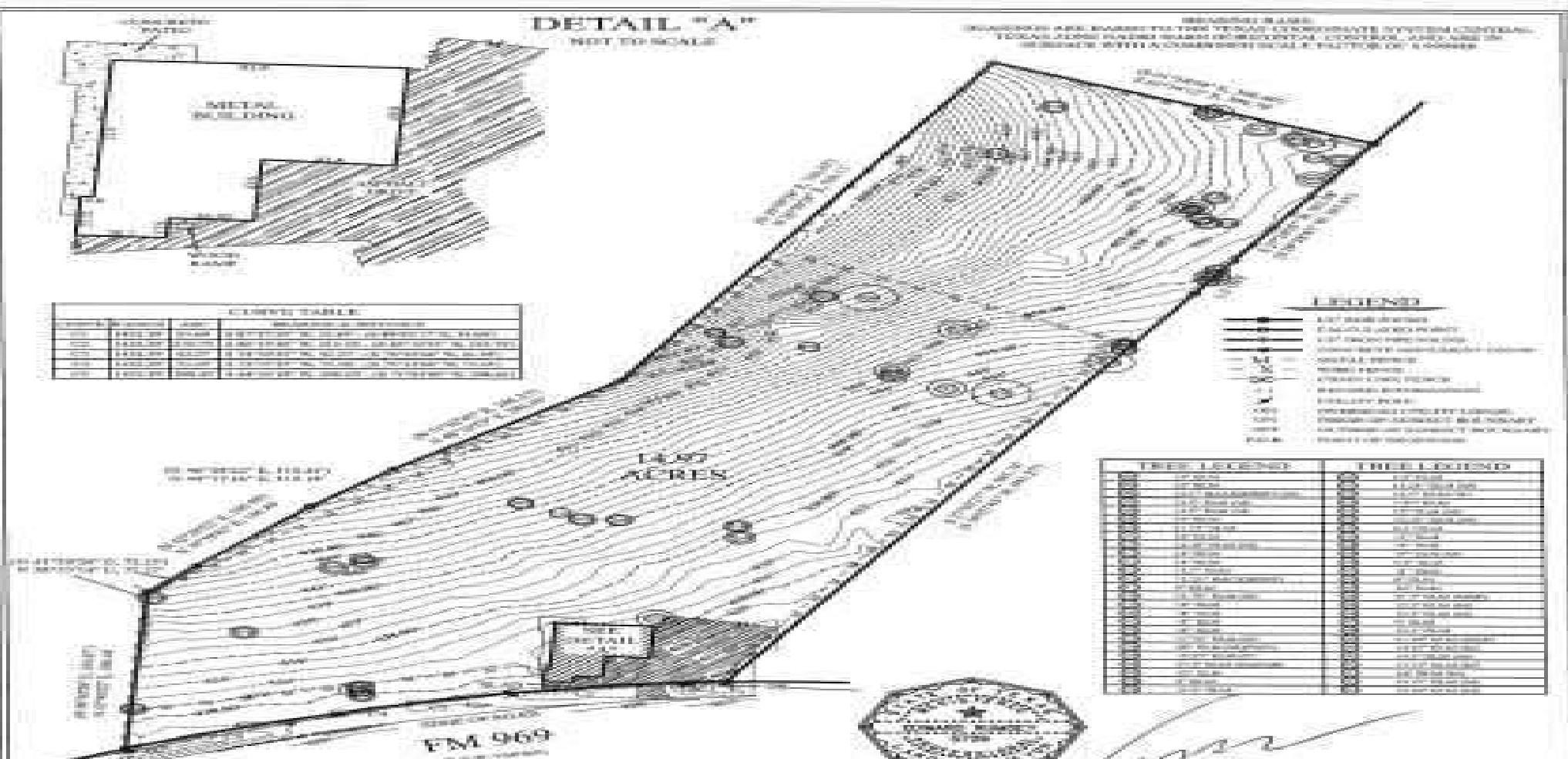
NICK T. NGUYEN

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 |

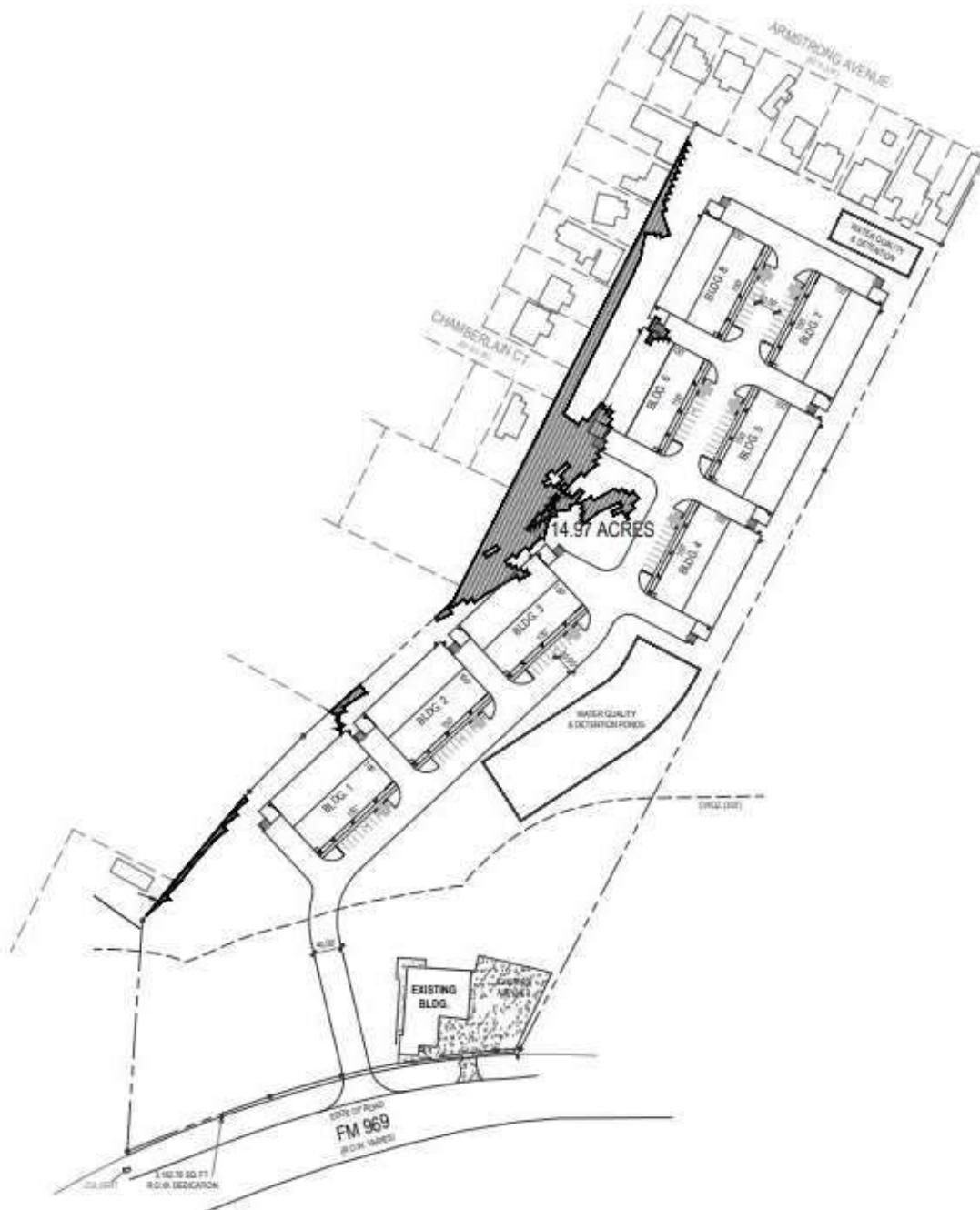
SURVEY 14.97 ACRES

15512 FARM TO MARKET 969



POTENTIAL DEVELOPMENT

15512 FARM TO MARKET 969



TRAFFIC

15512 FARM TO MARKET 969



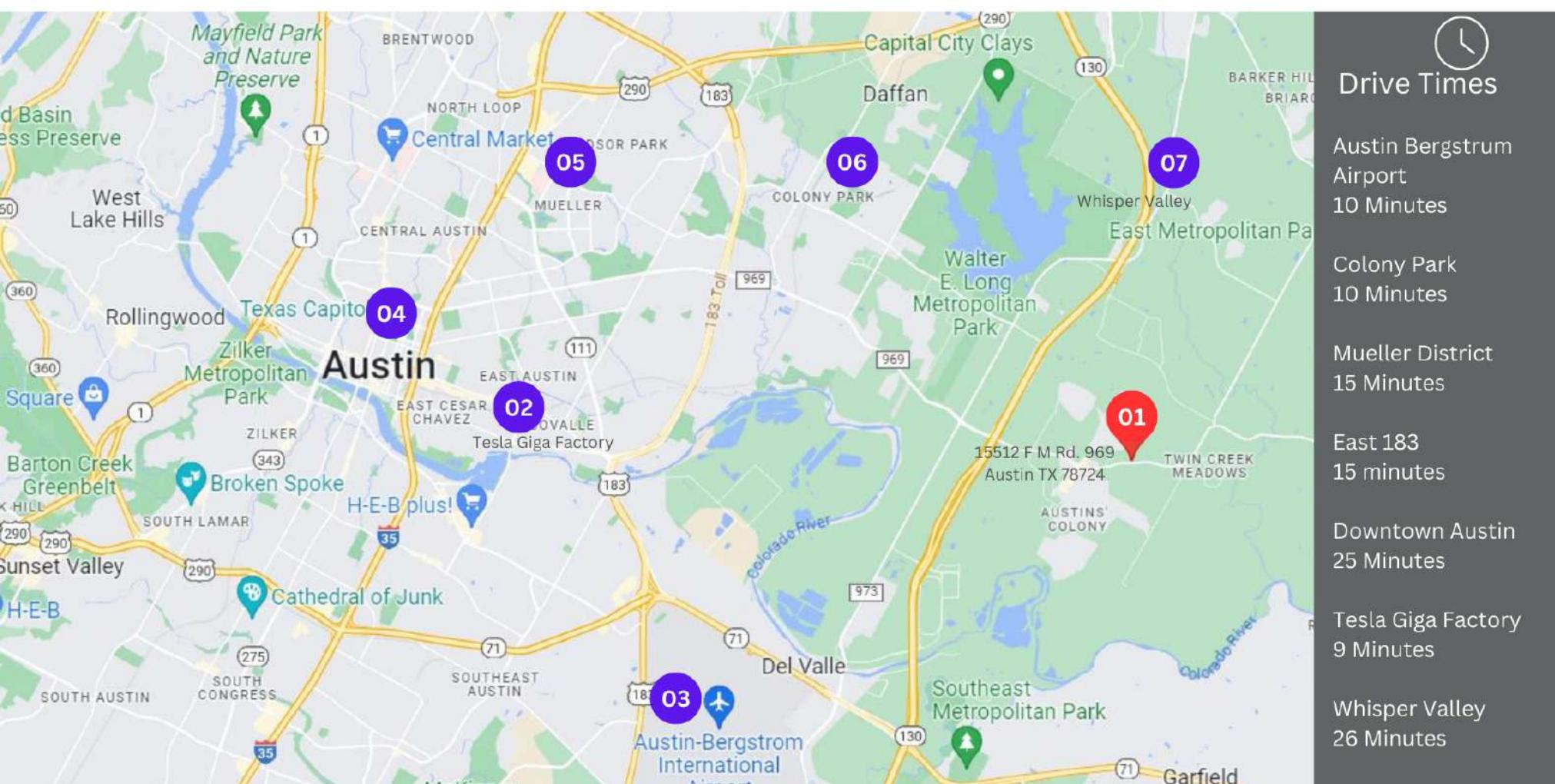
| Collection Street | Cross Street | Traffic Volume | Count Year | Distance from Property |
|-------------------------|--------------------------|----------------|------------|------------------------|
| Cadillac Dr | Webberville Rd SW | 1,192 | 2022 | 0.29 mi |
| Farm-to-Market Road 969 | Cadillac Dr 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 |

DRIVE TIME

15512 FARM TO MARKET 969

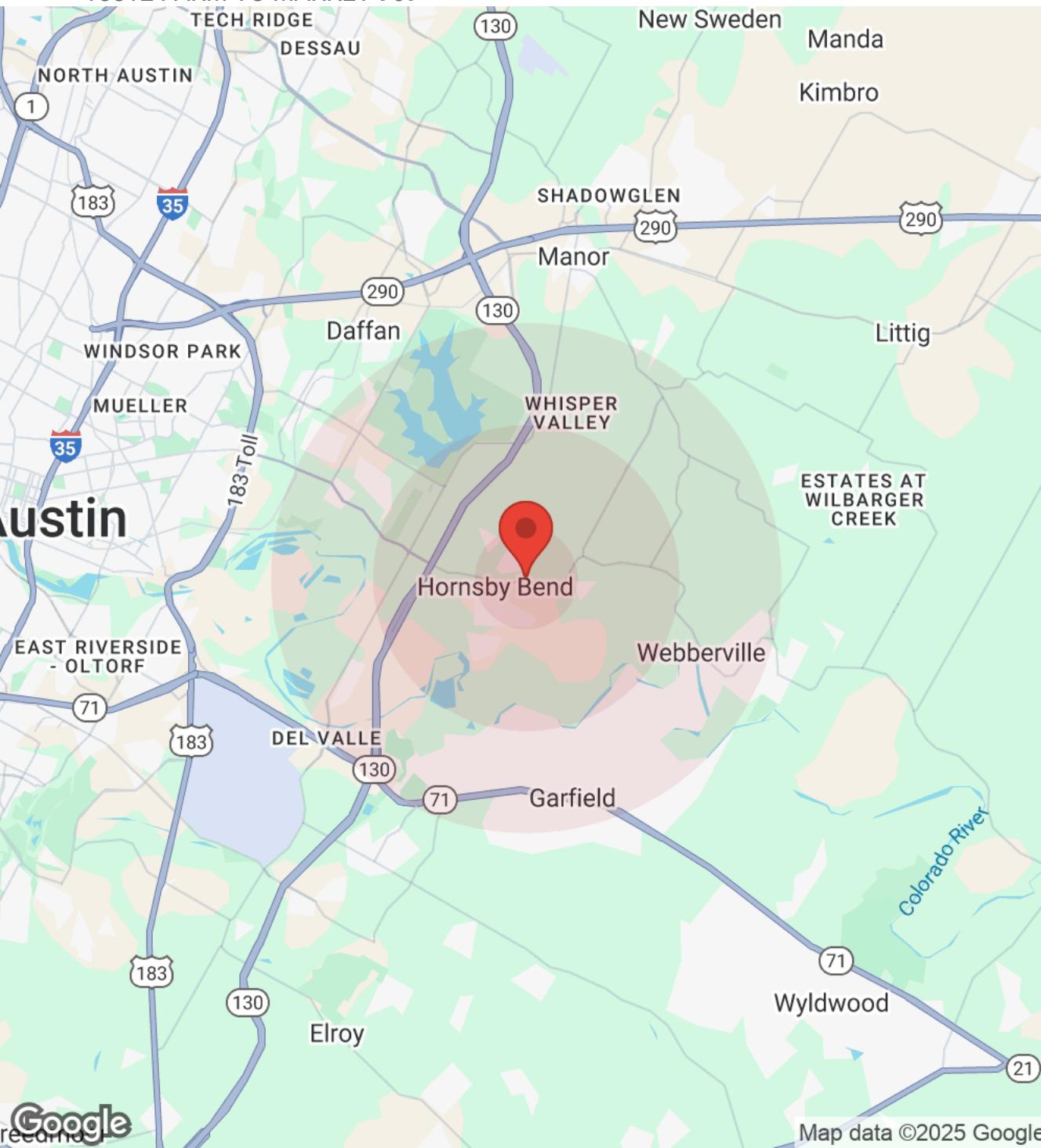


| | | | | | | |
|--|--|--|-------------------------------------|--------------------------------------|---------------------------------|------------------------------------|
| 01 15512 F M Rd. 969 Austin TX 78724 | 02 Tesla Giga Factory | 03 Austin Bergstrum Airport | 04 Downtown Austin | 05 Mueller District | 06 Colony Park | 07 Whisper Valley |
|--|--|--|-------------------------------------|--------------------------------------|---------------------------------|------------------------------------|



DEMOCRAPHICS

15512 FARM TO MARKET 969



| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|---------------|----------------|----------------|
| Population | | | |
| 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

15512 FARM TO MARKET 969



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER
C: (512) 800-4886
jslanker@kw.com
617990, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.