

Northwest Austin Development Opportunity

12905 N FM 620 Austin, TX 78750



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Property For Sale

10.40 Acres

Executive Summary

12905 N FM 620 Austin, TX 78750

OFFERING SUMMARY

Sale Price:	Contact Broker
Property Size:	10.40 Acres
Zoning:	CS

PROPERTY OVERVIEW

12905 N FM 620 in Northwest Austin offers a rare 10.4-acre assemblage of six contiguous parcels in the established Anderson Mill submarket. Positioned in a corridor anchored by mature residential density and strong daily traffic counts along FM 620, the site delivers a true infill opportunity in a trade area where large, developable land positions rarely come to market. With proximity to US 183 and direct access along FM 620, the property is well suited for retail, mixed-use, or flex industrial development serving the surrounding Northwest Austin trade areas.

PROPERTY HIGHLIGHTS

- Six platted parcels, 10.4 acres
- Sold as one assemblage
- Established Anderson Mill submarket, limited land supply
- True infill site, surrounded by rooftops
- Convenient access to US 183
- CS zoning, suited for retail and commercial uses
- Rare scale assemblage for this corridor



Additional Photos

12905 N FM 620 Austin, TX 78750





Area Demographics

12905 N FM 620 Austin, TX 78750



1

1 Mile Radius

Total Population
14,581

Median HH Income
\$104,807

Median Age
36.7

Total Households
6,999

5

5 Mile Radius

Total Population
220,202

Median HH Income
\$146,506

Median Age
37.6

Total Households
91,032

10

10 Mile Radius

Total Population
704,694

Median HH Income
\$137,564

Median Age
37.2

Total Households
292,845

78750

60%+Have bachelor's degree or higher

\$129,25

Median HH Income

37.1

Median Age

\$498,000

Average Home Value

42,500

Vehicles Per Day FM 620

Source U.S. Census Bureau, ACS 5-Year Estimates 2024 | Cubit Planning 2024



Information About Brokerage Services

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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:

- 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.

<u>Commercial Market Exchange</u>	<u>9003840</u>	<u>info@cmeatx.com</u>	<u>(512) 912-1070</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matt Delahoussaye</u>	<u>535200</u>	<u>matt@cmeatx.com</u>	<u>(512) 535-5313</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Dean Rowat</u>	<u>717513</u>	<u>dean@cmeatx.com</u>	<u>(512) 593-1117</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov