

130
TOLL

130
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TESLA

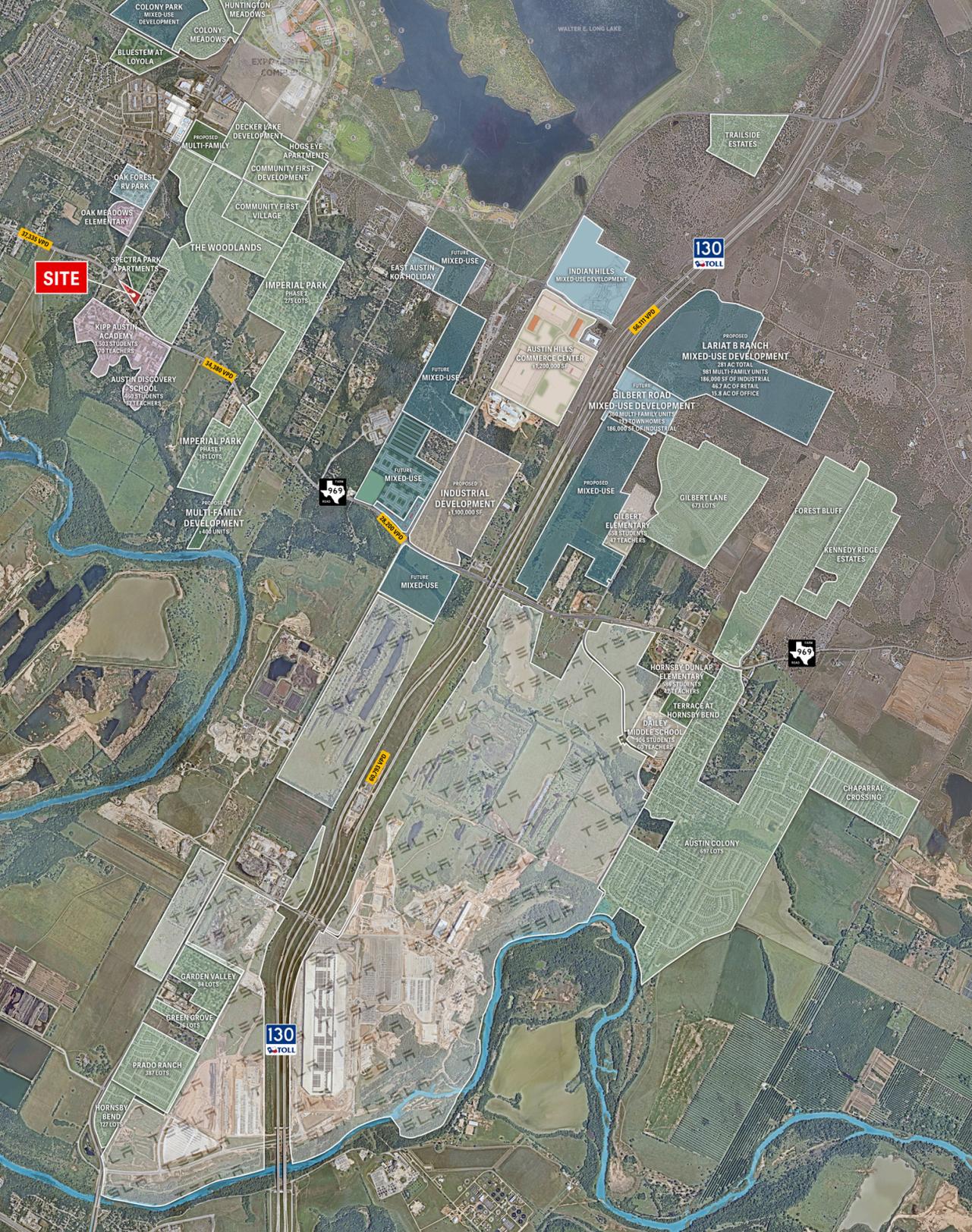


Owner-User Opportunity

8700 FM 969, Austin, TX
2 AC of Yard & 5,445 SF of Building

 JLL SEE A BRIGHTER WAY

DOWNTOWN AUSTIN



Trade Area

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.

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

Property Overview



Infill East Austin location in the path of growth surrounded by new/upcoming developments



Direct, convenient access to FM 969, 130 & 183 providing convenient access to Downtown, Austin Bergstrom Airport & Tesla Gigafactory HQ



Four buildings totaling 5,445 SF on 2.61 acres



Immediate owner-user or industrial outdoor storage (IOS) opportunity



Partially fenced yard with multiple entrances



Flat topography & 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 Survey



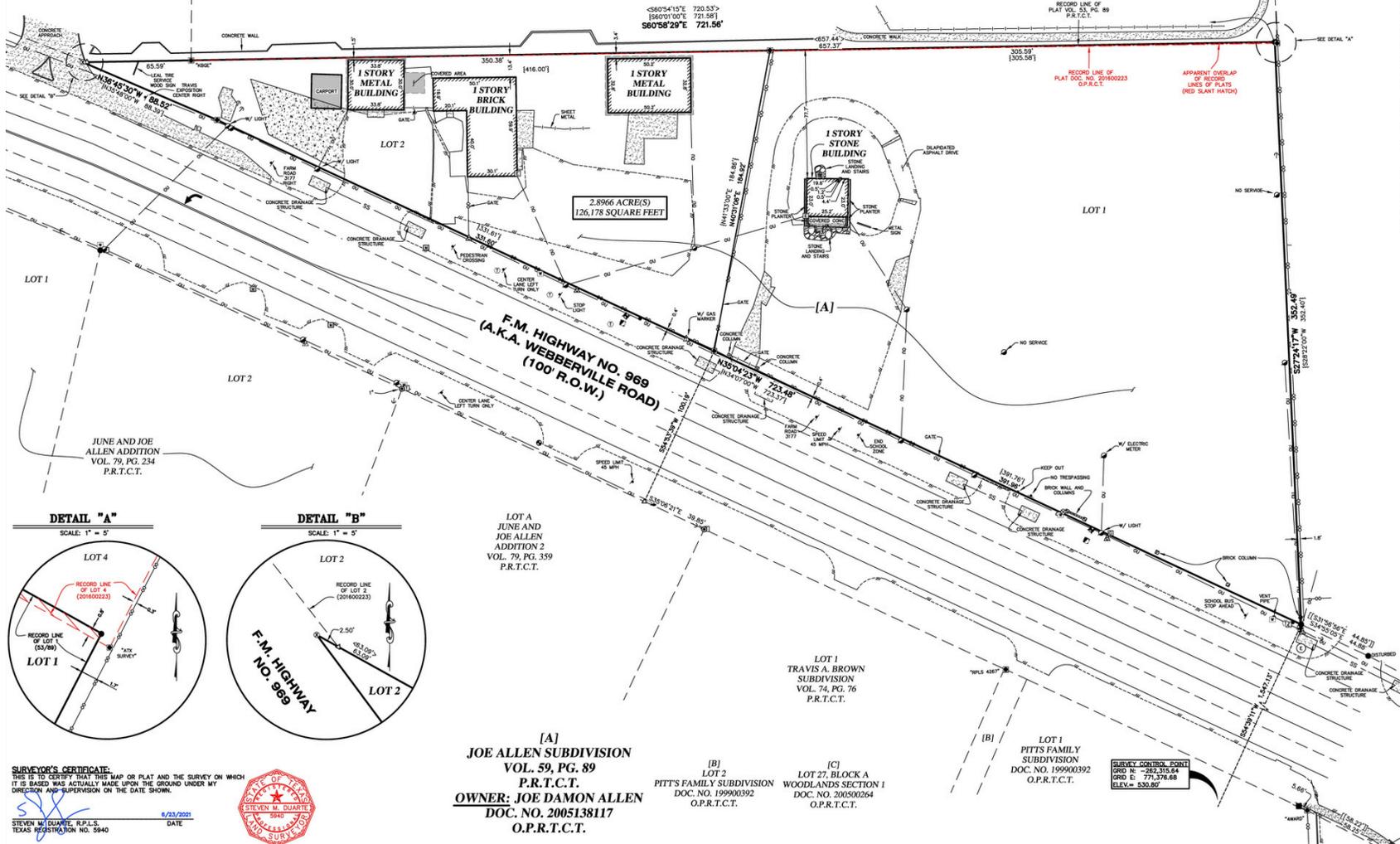
**PHILIP MCELROY
SURVEY NO. 18
ABSTRACT NO. 16**

DECKER CORNER
SUBDIVISION
DOC. NO. 201600223
O.P.R.T.C.T.

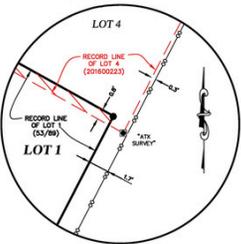
LOT 2
OWNER: MGCC TEXAS
ENTERPRISES, LLC
DOC. NO. 201907618
O.P.R.T.C.T.

LOT 4
OWNER: S301 DECKER LTD.
DOC. NO. 2019190683
O.P.R.T.C.T.

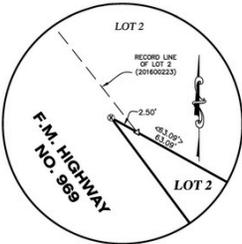
CALLED 7.594 ACRES
STATE DEPARTMENT OF
HIGHWAYS &
PUBLIC TRANSPORTATION
VOL. 7096, PG. 2224
D.R.T.C.T.



DETAIL "A"
SCALE: 1" = 5'



DETAIL "B"
SCALE: 1" = 5'



LOT A
JUNE AND JOE
ALLEN ADDITION 2
VOL. 79, PG. 359
P.R.T.C.T.

LOT 1
TRAVIS A. BROWN
SUBDIVISION
VOL. 74, PG. 76
P.R.T.C.T.

LOT 1
PITTS FAMILY
SUBDIVISION
DOC. NO. 199900392
O.P.R.T.C.T.

SURVEY CONTROL POINT
GRID N = 262,375.64
GRID E = 771,378.68
ELEV. = 530.307

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH
IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY
DIRECTION AND SUPERVISION ON THE DATE SHOWN.

6/23/2021
DATE

STEVEN M. DUARTE, R.P.L.S.
TEXAS REGISTRATION NO. 5840



[A]
JOE ALLEN SUBDIVISION
VOL. 59, PG. 89
P.R.T.C.T.
OWNER: JOE DAMON ALLEN
DOC. NO. 2005138117
O.P.R.T.C.T.

[B]
LOT 2
PITTS FAMILY SUBDIVISION
DOC. NO. 199900392
O.P.R.T.C.T.

[C]
LOT 27, BLOCK A
WOODLANDS SECTION 1
DOC. NO. 200500264
O.P.R.T.C.T.

Photos



Photos



Contacts



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