

±2.945 ACRES FOR SALE – PRIME COMMERCIAL SITE NEAR TESLA GIGAFACTORY

FM 969 & SH-130, Austin, TX ETJ



MATHIASPARTNERS.COM

3660 Stoneridge Road,
Building E, Suite 104
Austin, Texas 78746

±2.945 AC Development Site with Grandfathered Rights

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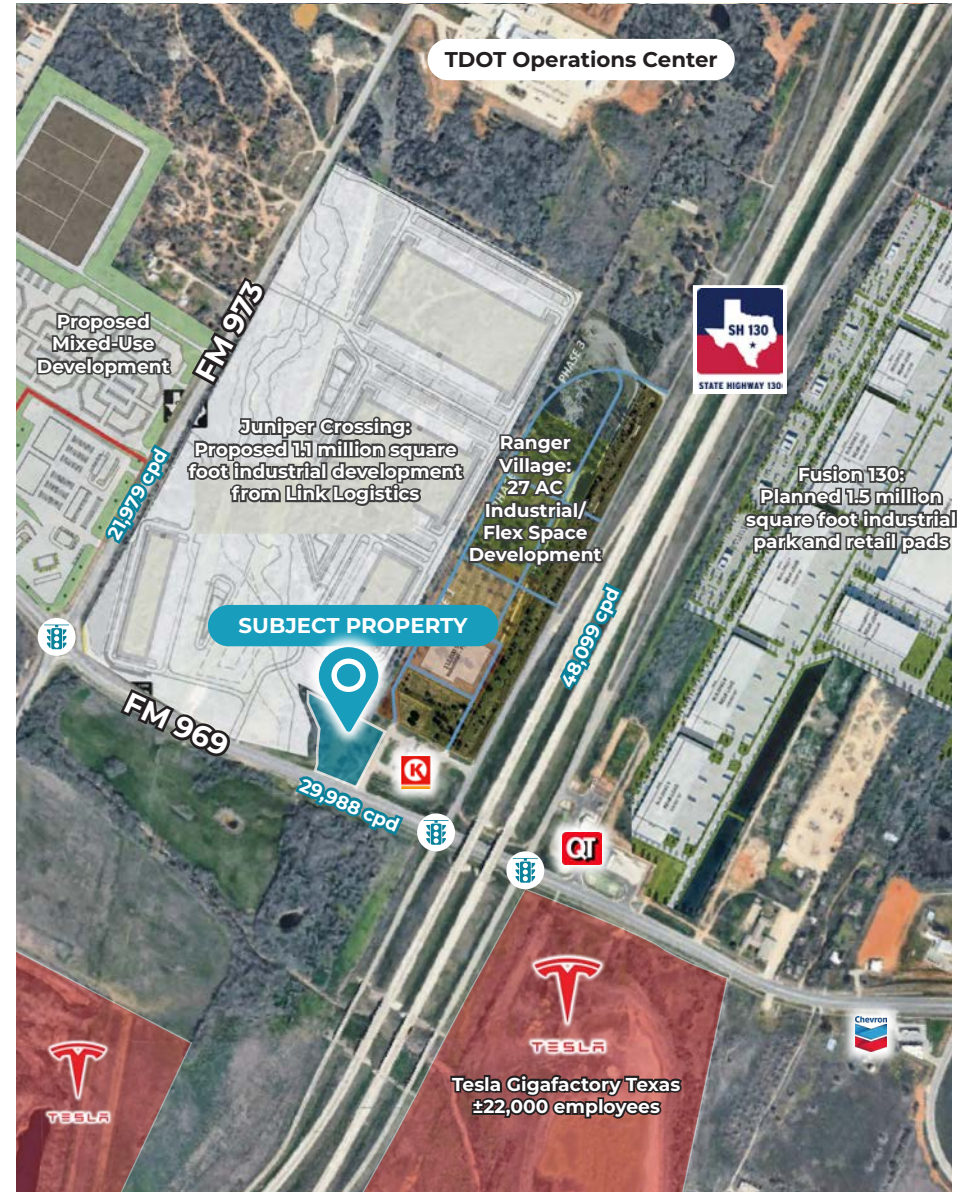


Executive Summary

An opportunity to acquire a ±2.945-acre development site in the City of Austin ETJ less than two (2) miles north of Tesla’s 10M square foot Gigafactory Texas, the US manufacturing hub for Model Y and the home of Cybertruck. With approximately 250 feet of frontage on FM 969, the property has grandfathered rights providing additional developable areas as well as benefiting from a Joint Use Access Easement via shared offsite drives to both FM 969 and SH 130.

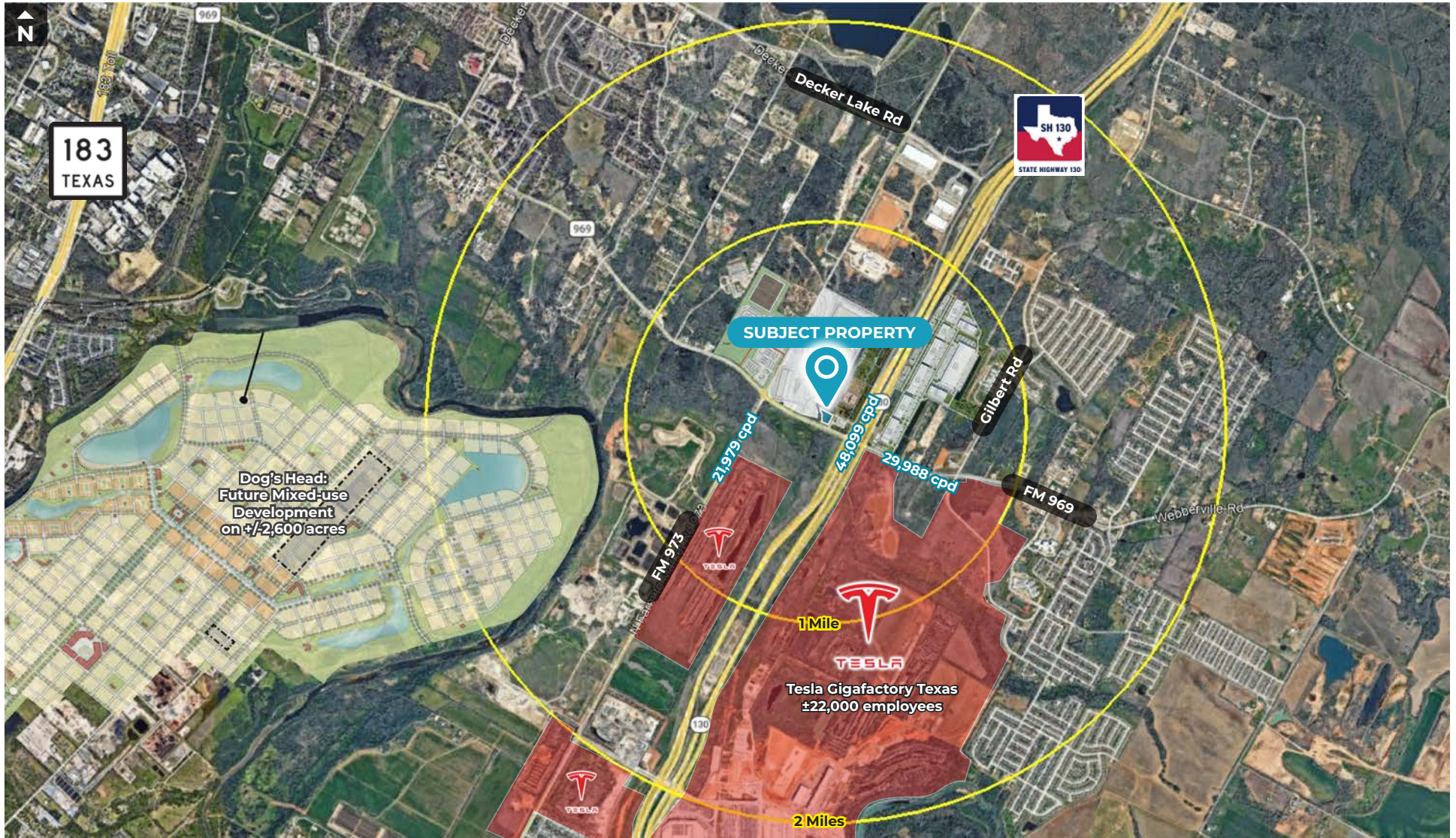
Property Overview

Address	12008 FM 969, Austin, TX 78724
Asking Price	Contact Broker
Total Land Area	±2.945 acres / ±128,284 SF
Jurisdiction	City of Austin 2-Mile ETJ
Zoning	None
Watershed	Elm Creek (Suburban Watershed)
Utilities	Austin Energy (Electric); Austin Water Service Area



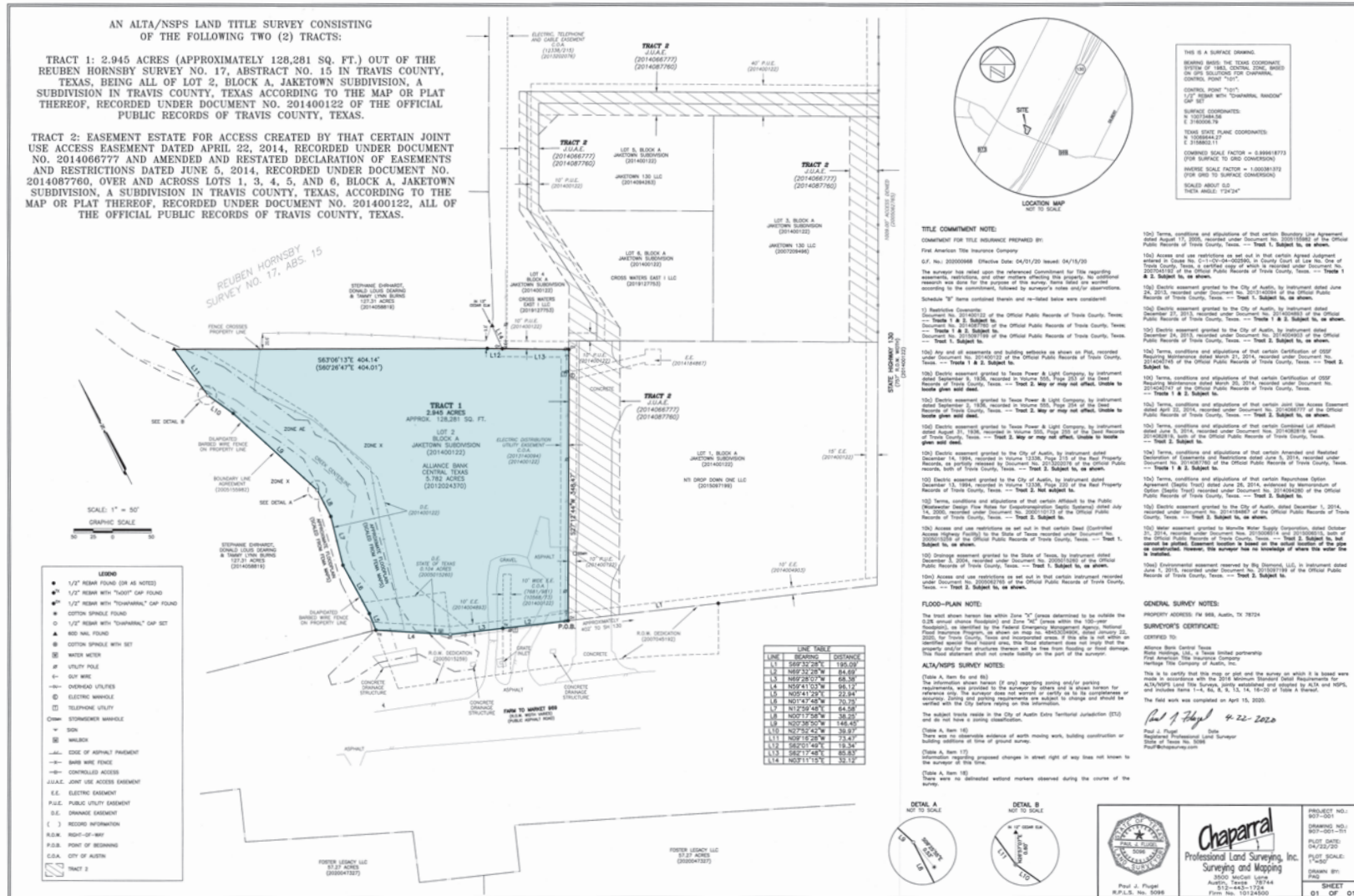


Site Location Map



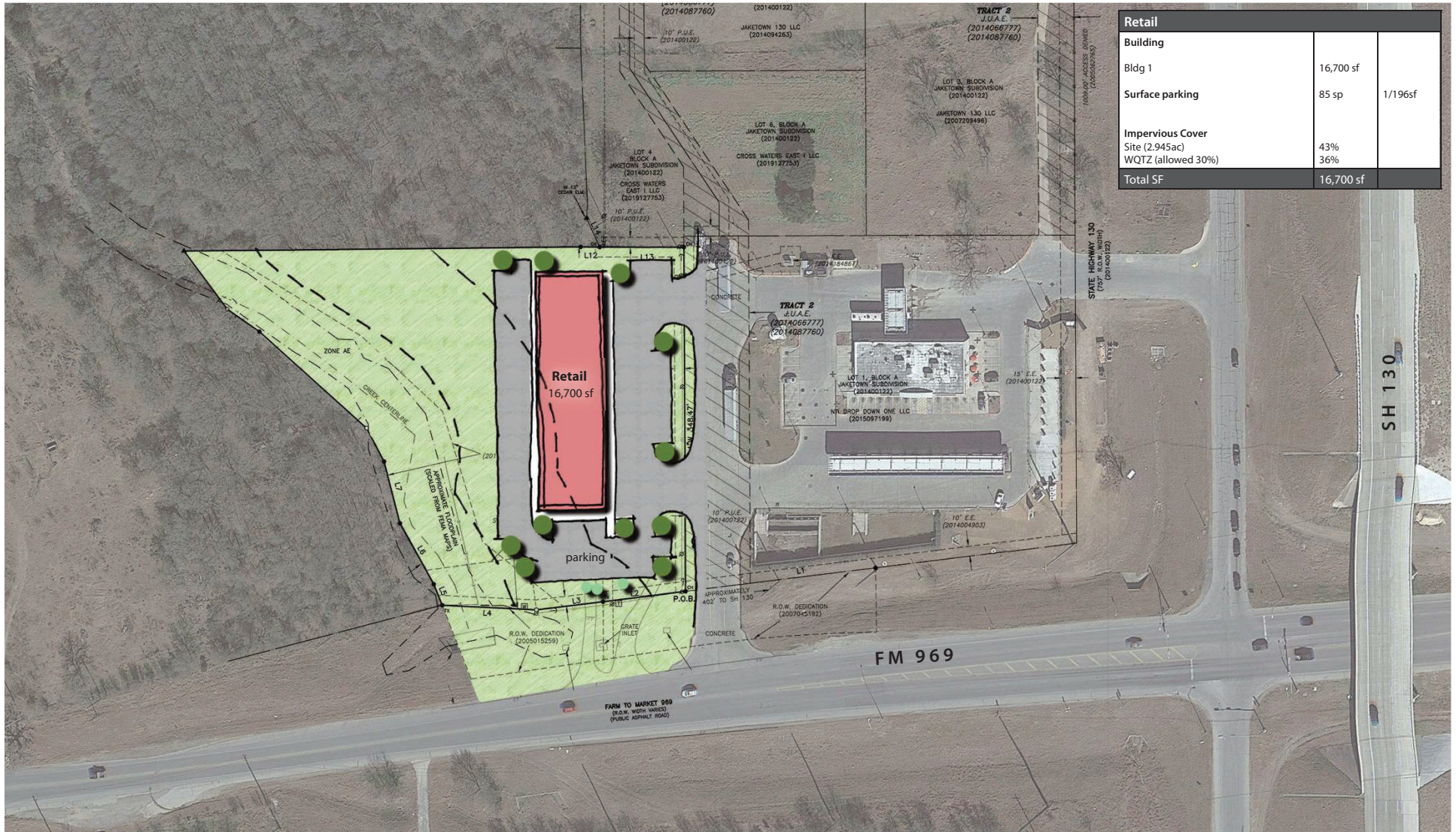


Land Title Survey





Conceptual Layout 1





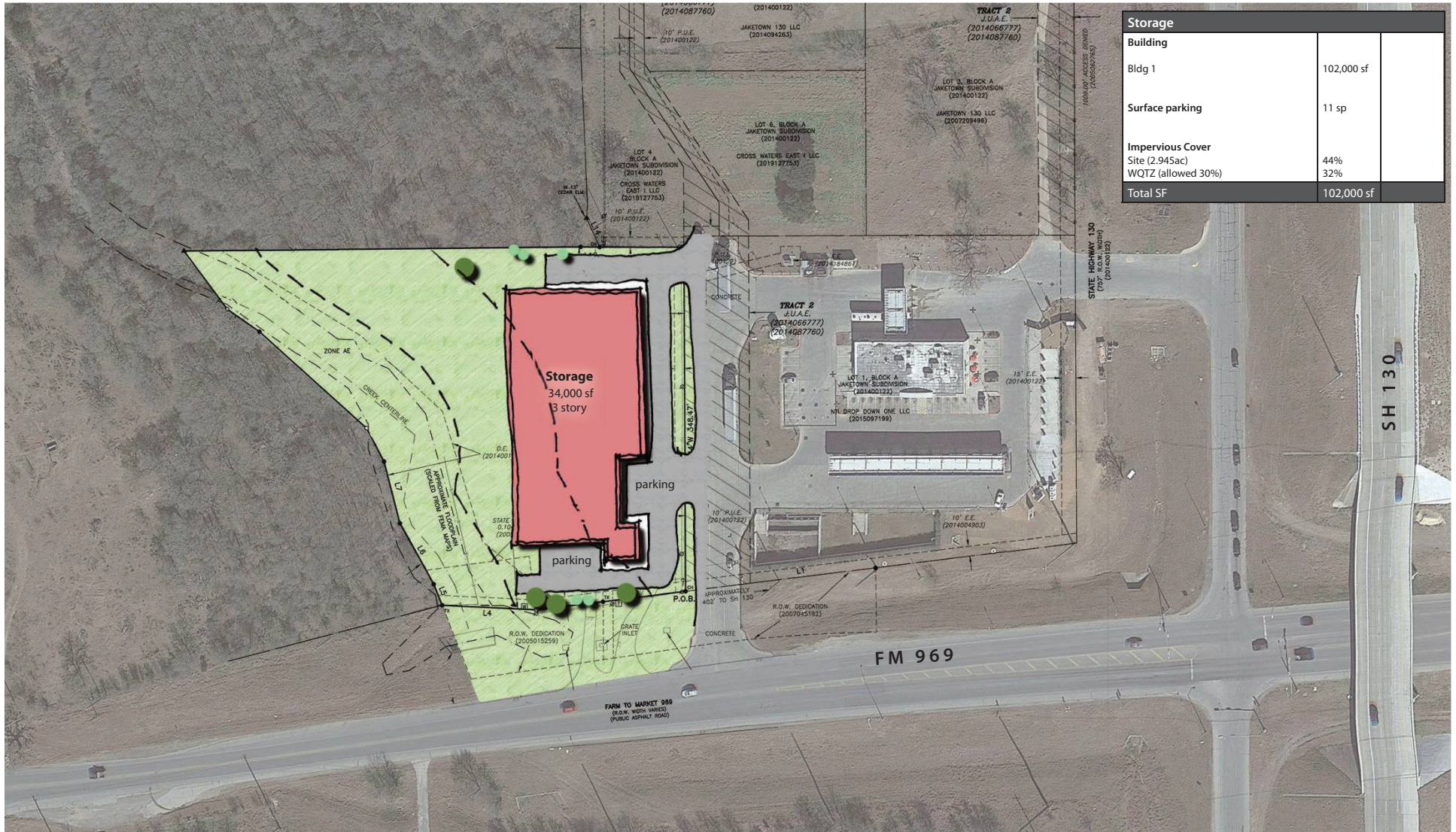
Conceptual Layout 2



QSR		
Building		
Bldg 1	2,200 sf	
Bldg 2	2,700 sf	
Surface parking	68 sp	1/72sf
Impervious Cover		
Site (2.945ac)	39%	
WQTZ (allowed 30%)	29%	
Total SF	4,900 sf	



Conceptual Layout 3





Conceptual Layout 4



Pharmacy		
Building		
Bldg 1	15,600 sf	
Surface parking		
	68 sp	1/229sf
Impervious Cover		
Site (2.945ac)	39%	
WQTZ (allowed 30%)	24%	
Total SF	15,600 sf	



Information About Brokerage Services



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date