

FOR SALE

9318 & 9400 METRIC BOULEVARD

NWC METRIC BLVD & RUNDBERG LN | AUSTIN TX

LOCATION

Northwest corner of Metric Blvd & Rundberg Ln
9318 & 9400 Metric Blvd, Austin, Texas 78758

ASKING PRICE \$12,800,000

HIGHLIGHTS

- ±3.00-acre development site
- Planned mixed-use multifamily development
- Concept includes approximately 381 luxury apartment units
- Ground-floor retail/commercial space planned along Metric Boulevard
- Resident amenities integrated into the project
- Structured parking incorporated into the development
- Modern wrap-style apartment design maximizing site efficiency
- Located in Austin's rapidly growing North Austin technology corridor
- Excellent visibility and frontage along Metric Boulevard
- Convenient access to US-183, MoPac (Loop 1), and IH-35
- Minutes from The Domain, Q2 Stadium, major employers, restaurants, and retail



POPULATION	1 mile	17,322
	3 mile	151,823
	5 mile	331,028

DAYTIME POP.	1 mile	30,143
	3 mile	206,795
	5 mile	434,588

AVG HH INCOME	1 mile	\$92,141
	3 mile	\$125,690
	5 mile	\$137,560



TRAFFIC COUNTS

Metric Blvd: 11,463 VPD | US Highway 183: 185,347 VPD
Burnet Rd: 39,133 VPD (TXDOT 2025)

CONTACT INFORMATION: PHONE: 512-750-5587 | EMAIL: novyco@austin.rr.com | ADDRESS: P.O. BOX 28054 AUSTIN, TX 78755



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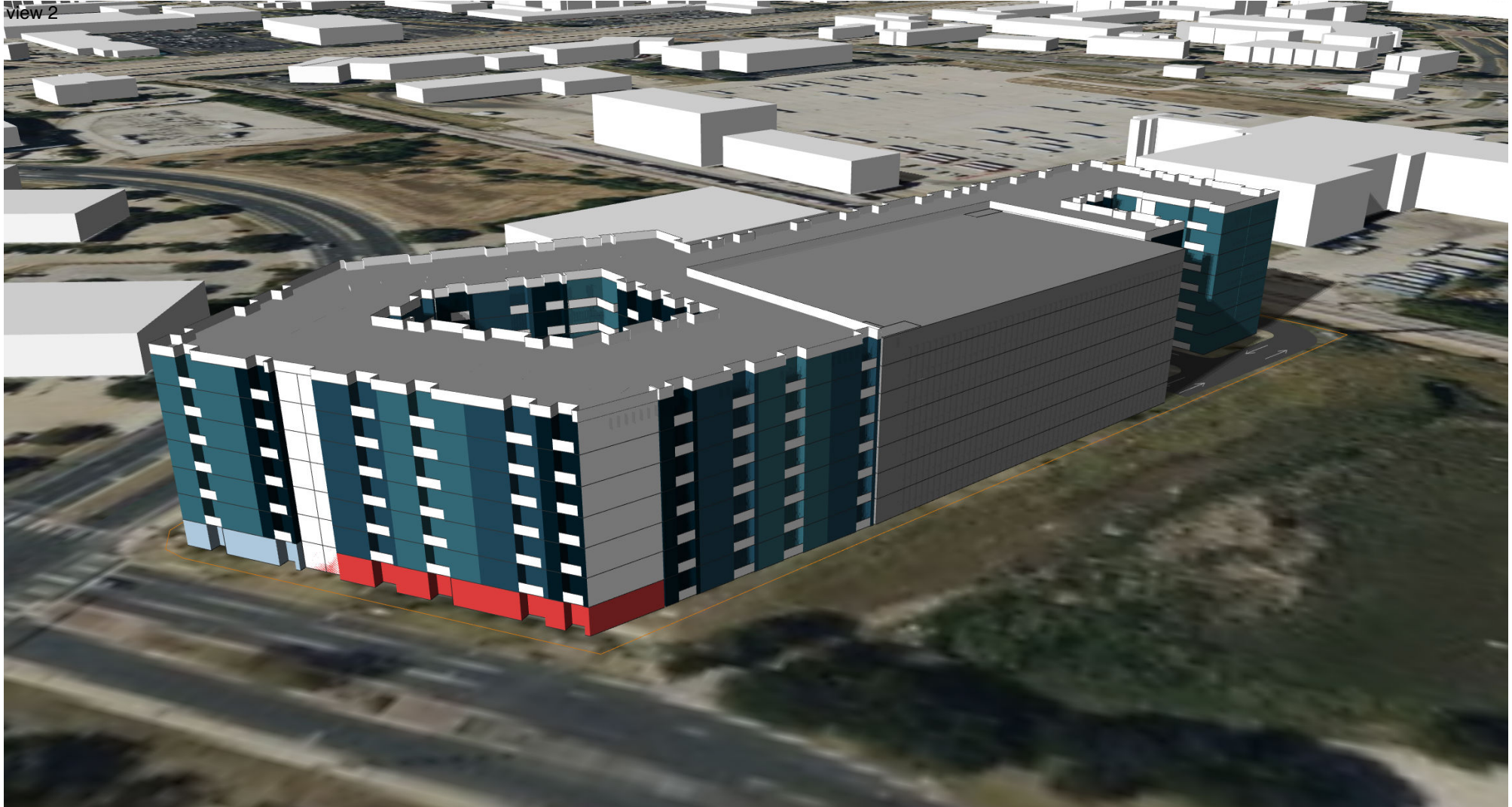
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PROJECT RENDERING

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view 2



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CONCEPT PLAN

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SITE		MULTIFAMILY					PARKING				MASTER PLAN		EARTHWORK	
Acreage	3.00	Units	381	1 Beds	101	27%	Efficiency	77.2%	Stalls	501	Stalls	501	Cut	2,577
FAR	2.91	Beds	509	2 Beds	128	34%	Height	84.5	Average	331			Fill	2,786
DU/AC	126.8	Baths	509.0	Studios	152	40%	Average	771	Ratio (Units)	1.31	Ratio (Units)	1.31	Import	209
		Stalls Req.	0								Parking Req.	0	Export	0

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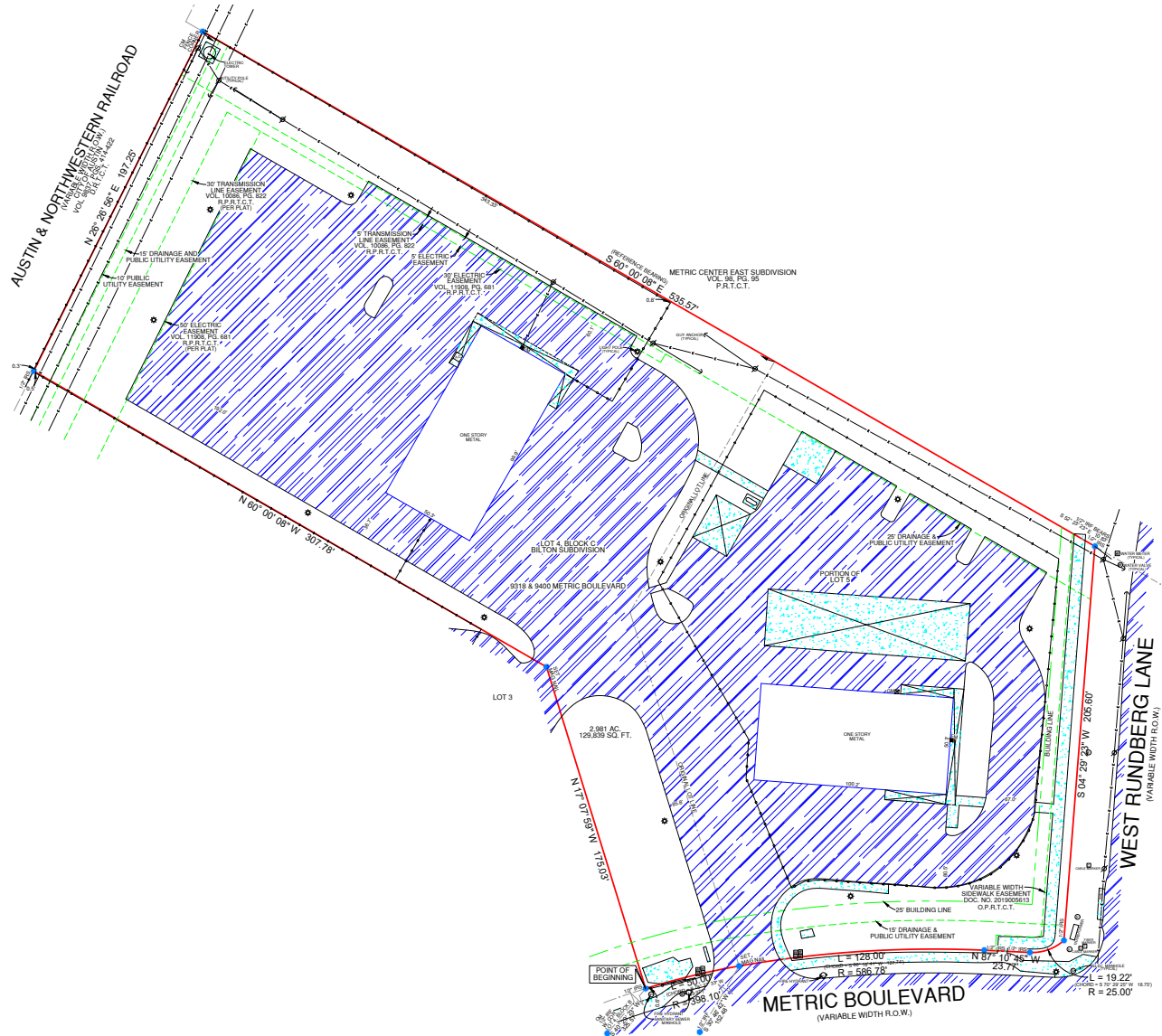
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SURVEY

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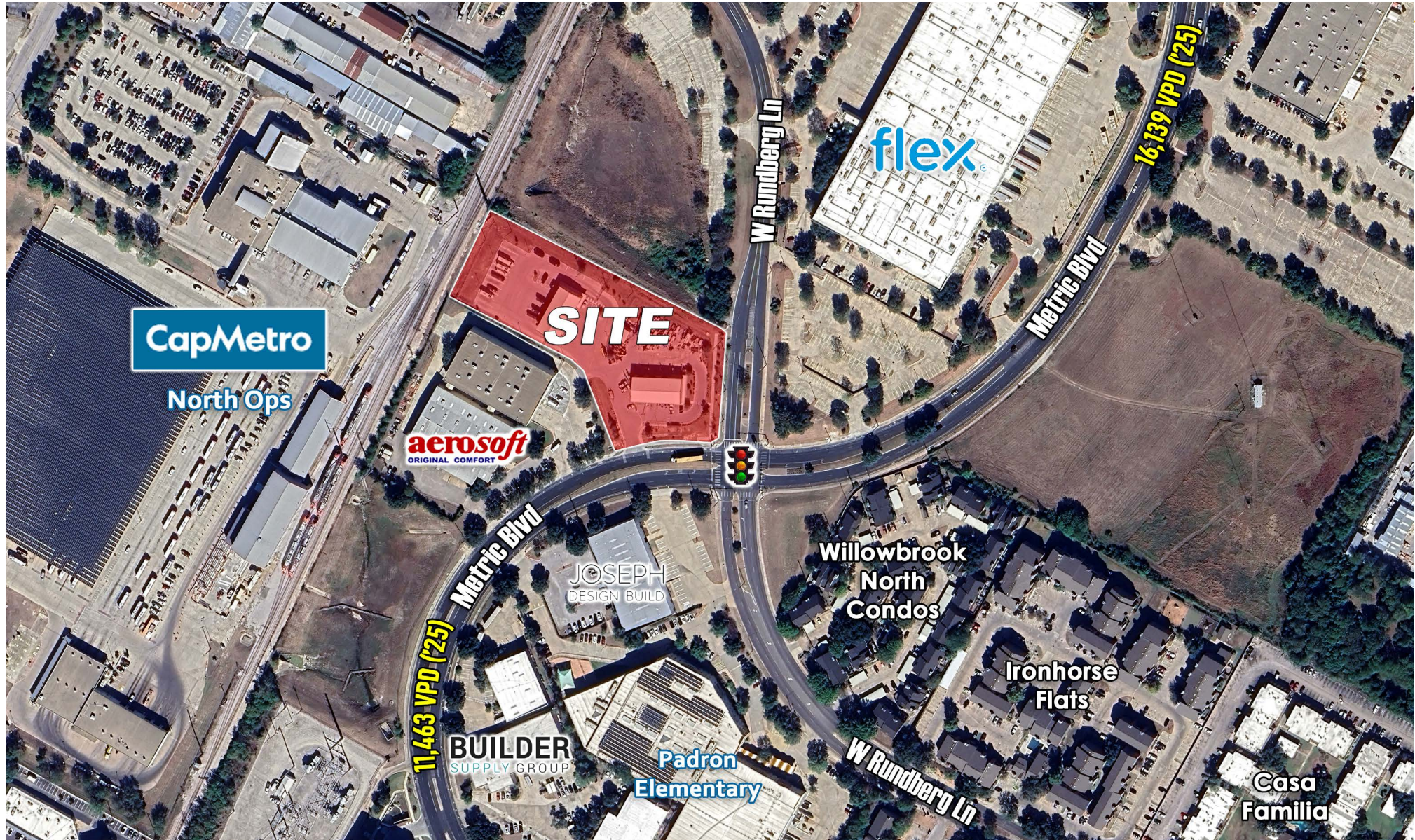
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SITE AERIAL

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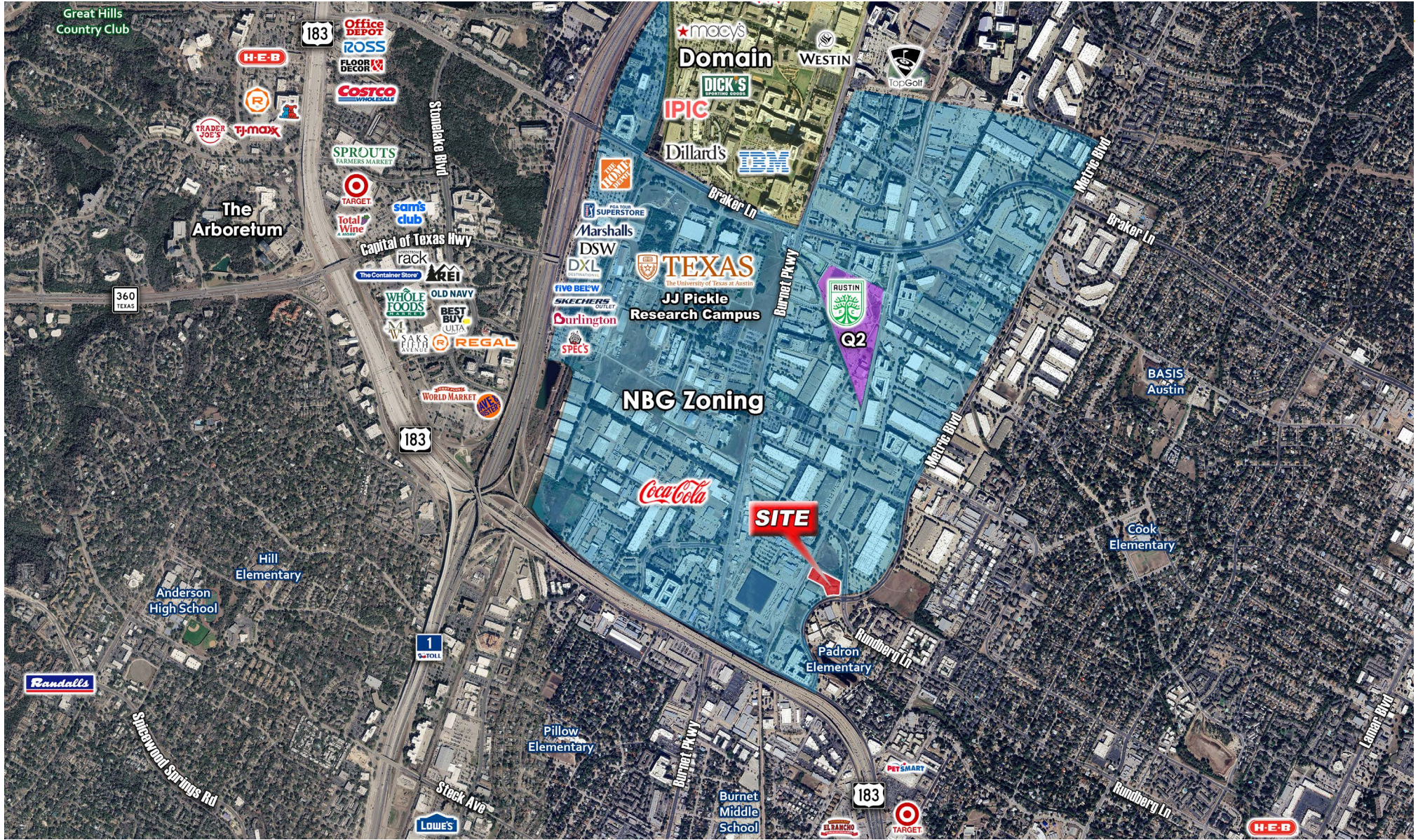
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WIDE AERIAL

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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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Brian Novy Company

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Brian Novy

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

255097

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License No.

License No.

License No.

novyco@austin.rr.com

Email

novyco@austin.rr.com

Email

Email

Email

512.327.7613

Phone

512.750.5587

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2