



8107 FM 973

+/- 4.1073-ACRE DEVELOPMENT SITE

DOWNTOWN AUSTIN

TRAVIS COUNTY EXPO CENTER

LAKE WALTER E. LONG

DECKER LAKE ROAD

973

130

GILBERT ROAD

+/- 4.1073 ACRES



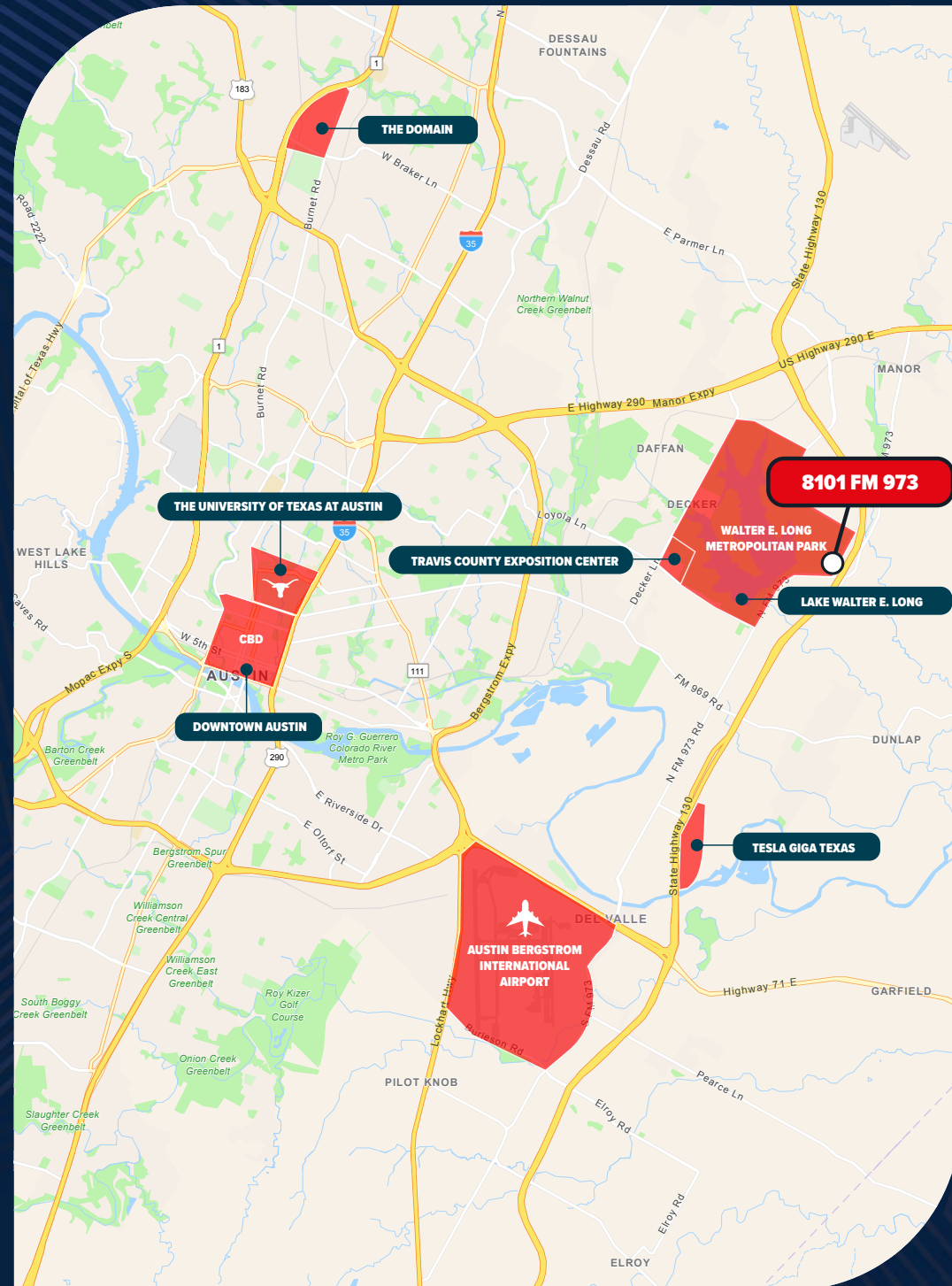
TESLA
5 MIN
DRIVE

EXECUTIVE SUMMARY

Jones Lang LaSalle Capital Markets Group (“JLL”) has been exclusively retained by the sellers to offer potential developers the opportunity to purchase 8101 FM 973 (the “Property” or “Site”), a ±4.1073-acre land development Site in east Austin. Situated along Toll Road 130 and FM 973, this prime location is nestled at the southwest corner of the intersection along the most well-traveled corridor of Austin’s East Side. The Site benefits from excellent connectivity via major thoroughfares including FM 973, Toll Road 130, Decker Lake Road, FM 969, Highway 290, and Highway 71 to name a few in the area. Even more so, the Site is 5-minutes from the expanding Tesla Gigafactory and 29-minutes from the Samsung Semiconductor manufacturing plant in Taylor. This Site offers seamless access to Austin’s key economic hubs and attractions on the quickly expanding and developing east side of town. The east side’s growth and unique charm make this Site a compelling investment for developers who recognize Austin’s ongoing success story.

PROPERTY SUMMARY

ADDRESS	8107 FM 973, AUSTIN, TX 78653
ACRES	±4.11
SF	179,032
CURRENT IMPROVEMENTS	1,940 SF SINGLE FAMILY HOME
ZONING	AUSTIN ETJ
PROPERTY ID	201663, 201662, 201657
LEGAL DESCRIPTION	ABS 60 SUR 40 BUCKMAN O ACR 0.7957 ABS 60 BUCKMAN O ACR 1.7159 ABS 60 SUR 40 BUCKMAN O ACR 1.5957



DEMOGRAPHIC TRENDS

3-5-7 MILE DEMOGRAPHIC ANALYSIS

3 MILE

12,731

TOTAL POPULATION

4,357

HOUSING UNITS

\$396K

AVERAGE HOME
VALUE

3.24

AVERAGE
HOUSEHOLD SIZE

3,926

TOTAL HOUSEHOLDS

5 MILE

63,033

TOTAL POPULATION

21,064

HOUSING UNITS

\$413K

AVERAGE HOME
VALUE

3.18

AVERAGE
HOUSEHOLD SIZE

19,498

TOTAL HOUSEHOLDS

7 MILE

165,345

TOTAL POPULATION

52,816

HOUSING UNITS

\$463K

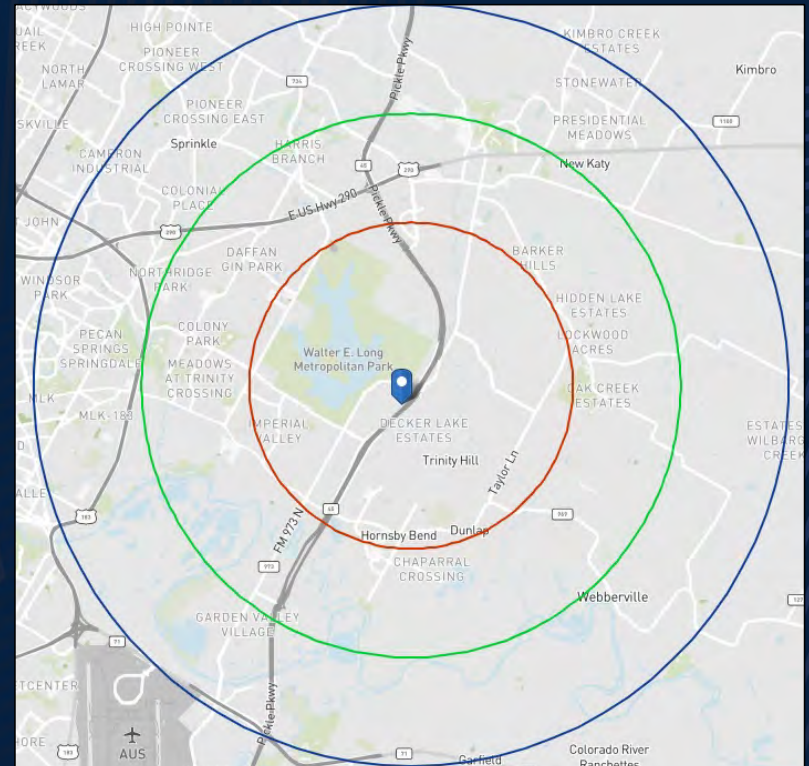
AVERAGE HOME
VALUE

2.85

AVERAGE
HOUSEHOLD SIZE

48,900

TOTAL HOUSEHOLDS



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About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.