

DEVELOPMENT LAND FOR SALE

VISTA ACRES

15512 F M RD. 969 AUSTIN TX 78724



DEVELOPMENT LAND FOR SALE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



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PROPERTY SUMMARY

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Property Summary

Type:	Commercial
Land Size:	30.662 Acres
Frontage:	1,800" F M 969
Utilities:	Electricity, Water and Sewer
Zoning:	ETJ
Location:	Ideal with Easy Access
Potential Development:	Industrial/Mixed Use/Multi-Family

Property Overview

Welcome to Vista Acres Development, an exceptional ± 30 -acre property with over 1,800 feet of frontage. Positioned near the Tesla Gigafactory, this site offers unmatched visibility and access in one of the fastest-growing corridors of Central Texas. With rapid area development and strong investment momentum, Vista Acres presents a rare opportunity for developers and investors seeking scale, frontage, and long-term upside.

Location Overview

Just 2 miles from TX-130, this property offers excellent transportation links with seamless connectivity to major highways and nearby cities. Its prime location ensures effortless commuting to Austin and surrounding areas, making it a strategic site for development and investment.

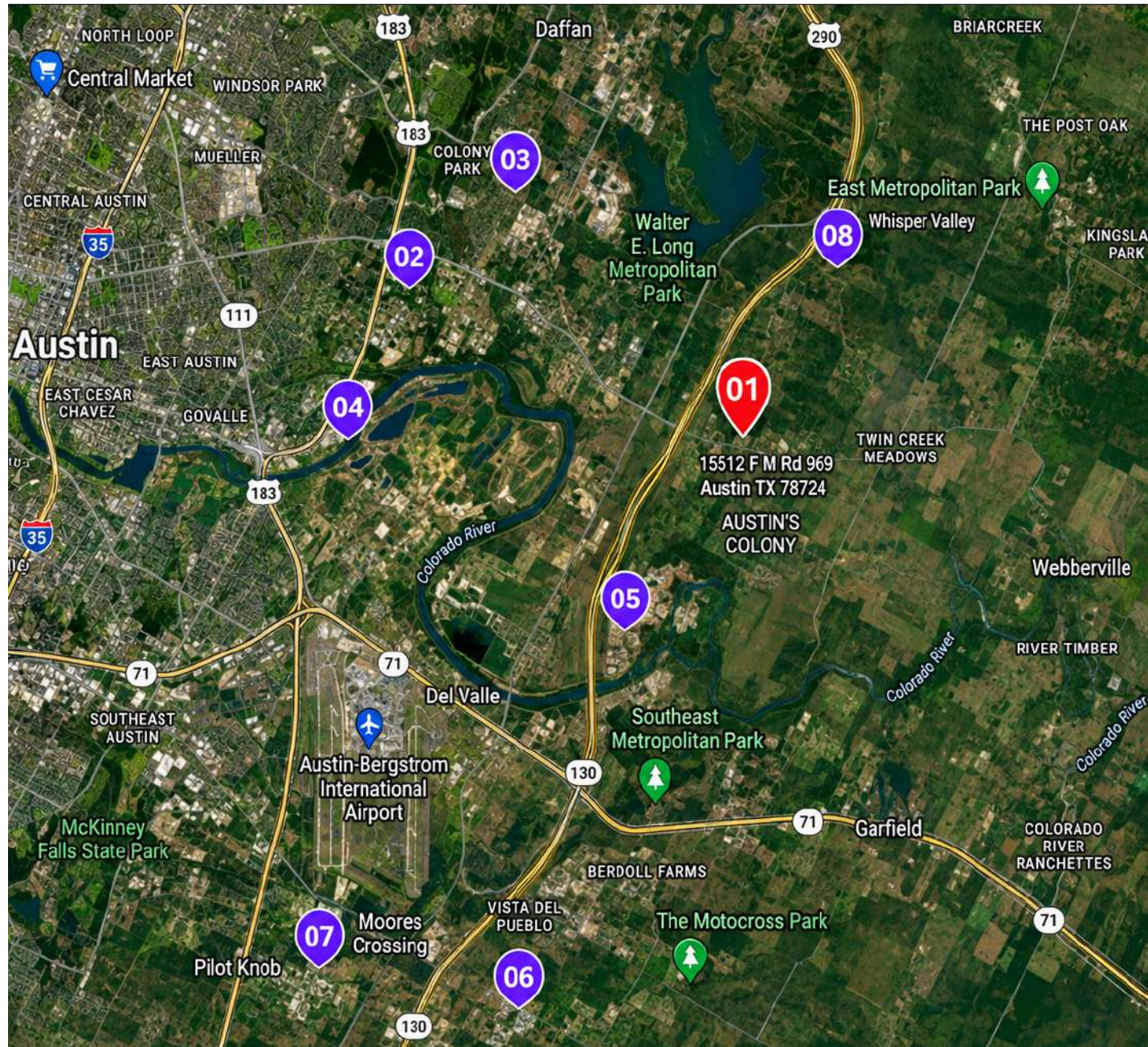
PROPERTY PHOTOS

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DEVELOPMENTS

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- 01** 15512 F M Rd. 969 Austin TX 78724
- 02** East 183 - 1.5M SF of Creative Office and Tech Manufacturing
- 03** Colony Park - Future 208 Acre Mixed-Use Project
- 04** East Austin Creative Hub - 535,000 SF of Commercial Space
- 05** New Tesla Giga Factory
- 06** Infinity Park - 600,000 SF Industrial Park
- 07** 400 AC Surf Resort by Kelly Slater
- 08** Whisper Valley

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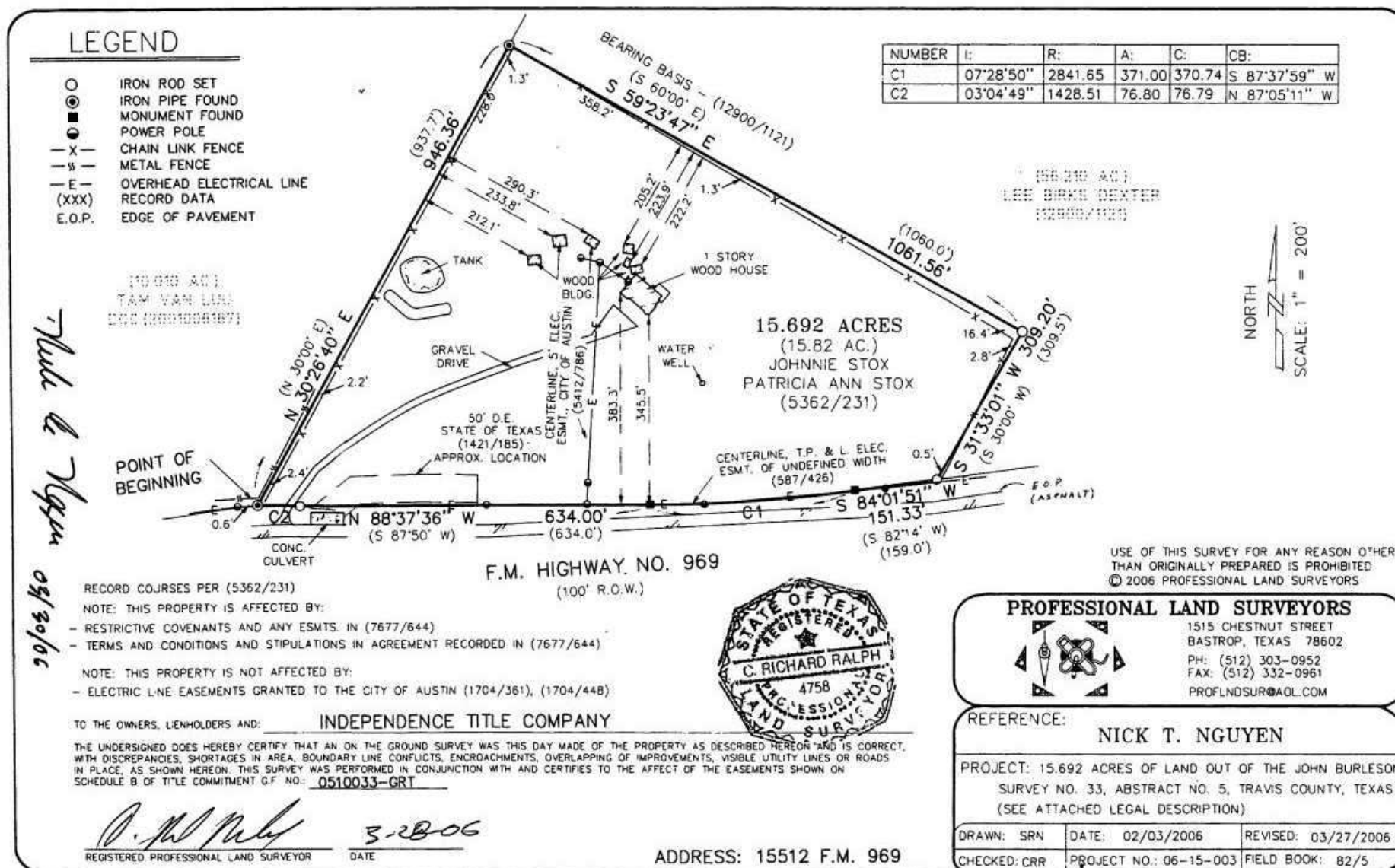


WHISPER VALLEY DEVELOPMENT

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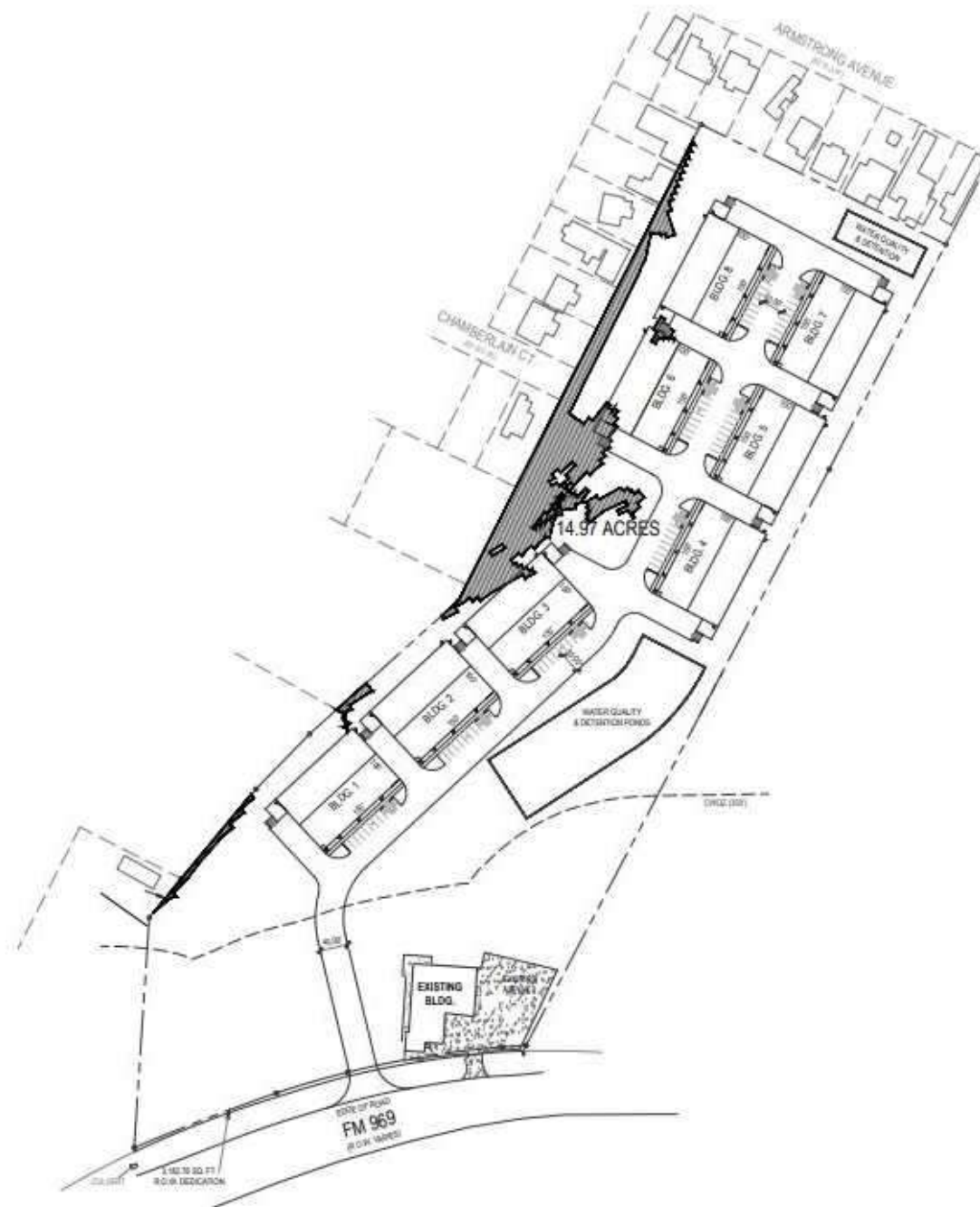


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POTENTIAL DEVELOPMENT

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TRAFFIC

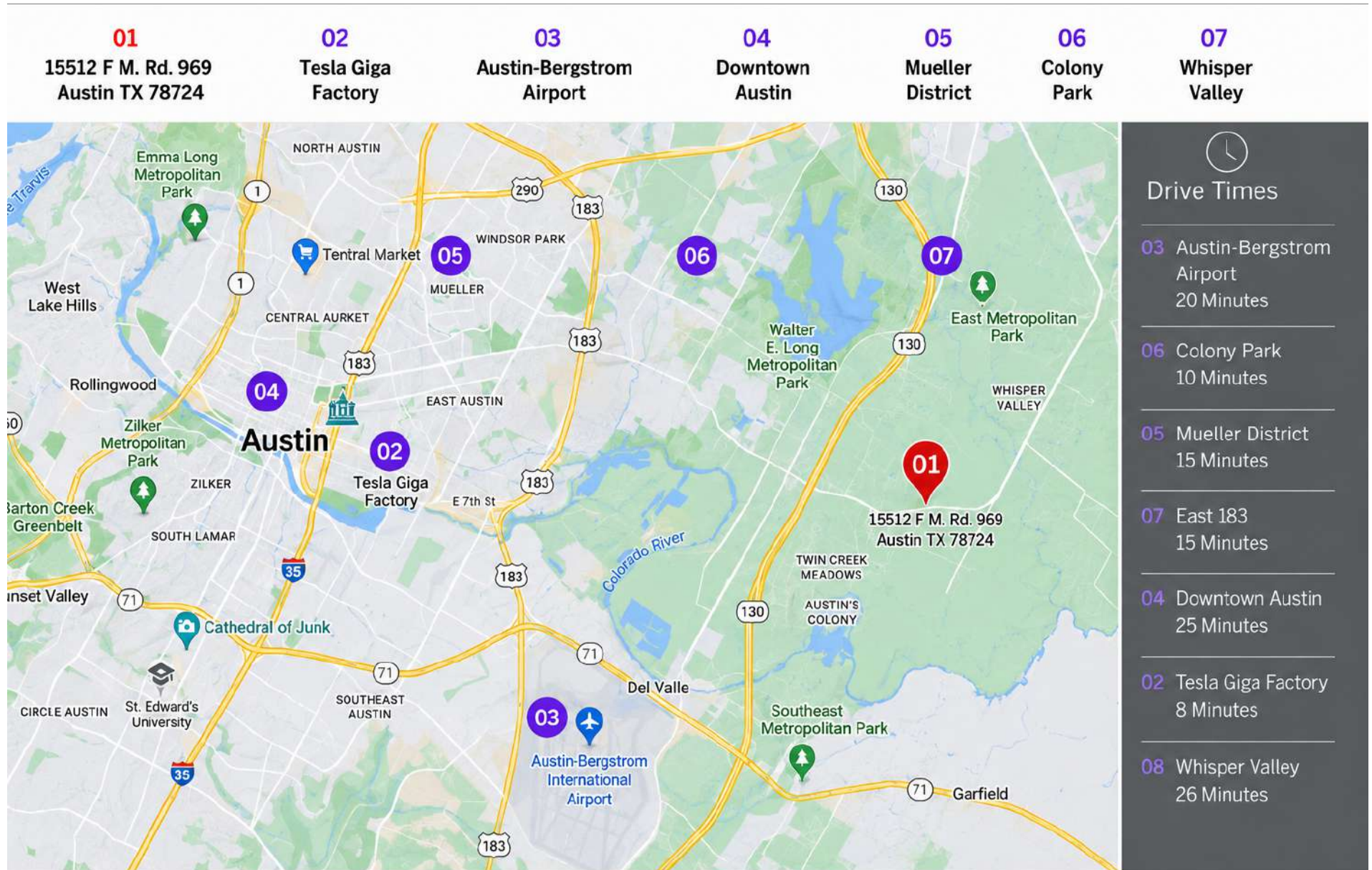
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Collector Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Cole Lane	River Ranch Rd SW	392	2022	0.08 mi
North Satterwhite Road (S)	Colony Dr E	8,775	2022	0.41 mi
Webberville Rd	Colony Dr E	6,628	2022	0.44 mi
Limmer Ranch Rd	Decker Lake Rd NW	7,514	2022	0.20 mi
Parmer's Settlement	Decker Lake Rd	3,601	2022	0.62 mi
Decker Creek Drive	Park Creek Meadows Dr SE	549	2022	0.90 mi
Decker Creek Cir.	Park Creek Meadows Cir SE	49	2022	0.90 mi
Wickersham Blvd	US 183 NW	7,281	2022	1.26 mi
Norman's Crossing	FM 969 NW	30,367	2022	1.34 mi
George Rd 5	FM 973 NE	62	2022	1.24 mi

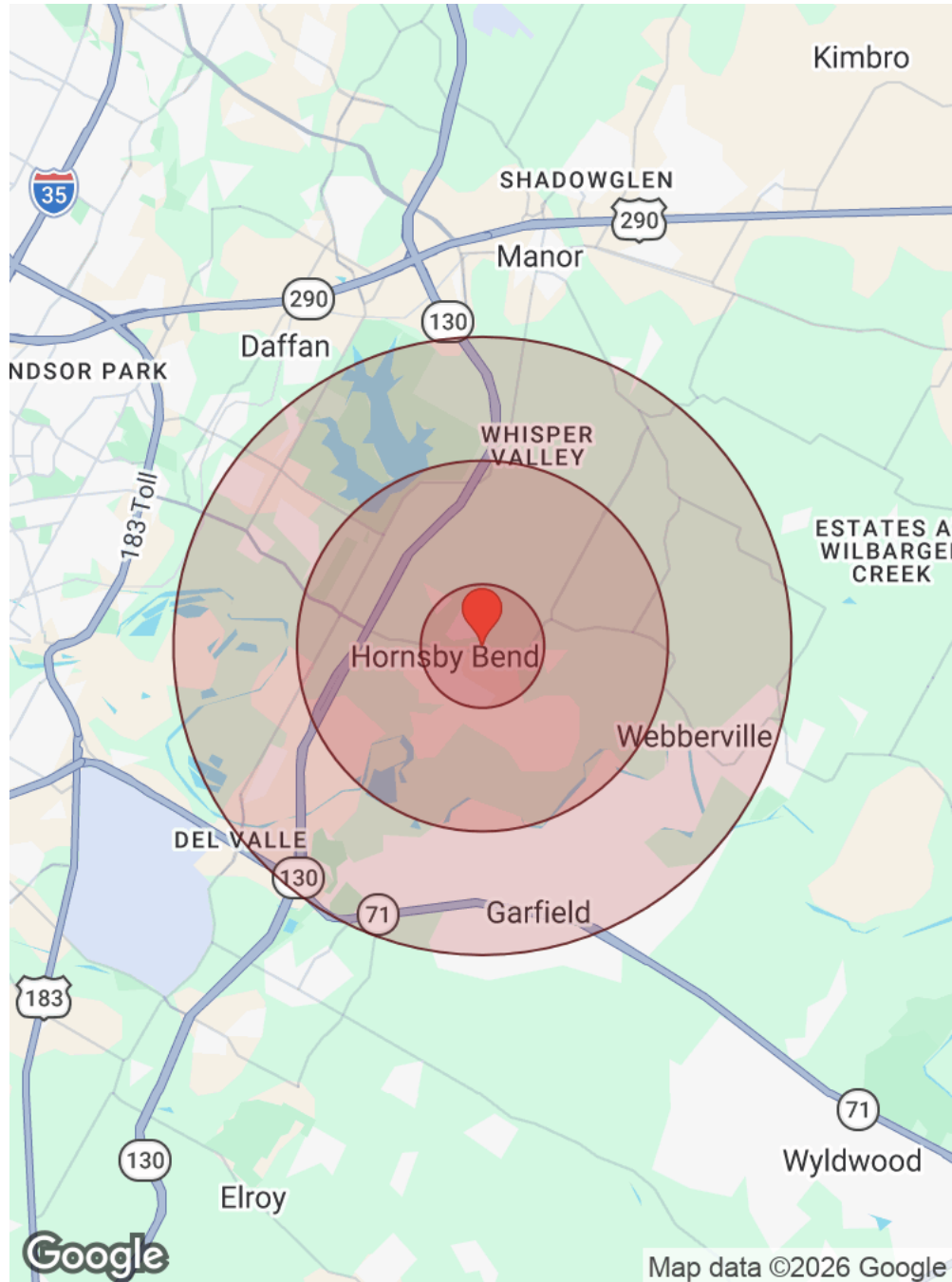
DRIVE TIME

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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,225	7,253	17,541
	Female	4,217	7,232	16,545
	Total Population	8,442	14,485	34,086
Housing	Total Units	3,117	5,715	13,905
	Occupied	2,622	4,809	11,675
	Owner Occupied	2,005	3,777	7,784
	Renter Occupied	617	1,032	3,891
	Vacant	495	906	2,230
Age	Ages 0 - 14	1,797	2,959	6,755
	Ages 15 - 24	1,283	2,035	4,766
	Ages 25 - 54	4,159	7,215	16,805
	Ages 55 - 64	678	1,244	3,158
	Ages 65+	526	1,034	2,602
Income	Median	\$89,195	\$96,441	\$93,547
	Under \$15k	241	385	749
	\$15k - \$25k	190	254	573
	\$25k - \$35k	21	82	375
	\$35k - \$50k	205	310	992
	\$50k - \$75k	369	702	1,918
	\$75k - \$100k	503	783	1,659
	\$100k - \$150k	455	973	2,514
	\$150k - \$200k	289	545	1,102
	Over \$200k	349	776	1,793

DISCLAIMER

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