

±5.5 COMMERCIAL ACRES FOR SALE CIRCUIT OF THE AMERICAS BLVD

EXCLUSIVE LISTING | AUSTIN, TEXAS

PRICE REDUCTION



CONTACT FOR MORE INFORMATION

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 Land Advisors[®]
ORGANIZATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION Land Advisors Organization is pleased to represent the ownership in the marketing of a prime commercial development parcel located near the Intersection of Highway 71 and the Circuit of the Americas Blvd in Southeast Austin. The property is in close proximity to Del Valle High School, Austin Bergstrom International Airport, Tesla Giga Factory and Circuit of the Americas.

PROPERTY ±5.5 Acres

PRICE \$1,450,000

TRAFFIC COUNTS Circuit of the Americas BLVD: ±3,016 VPD
Hwy 71: ±66,000 VPD

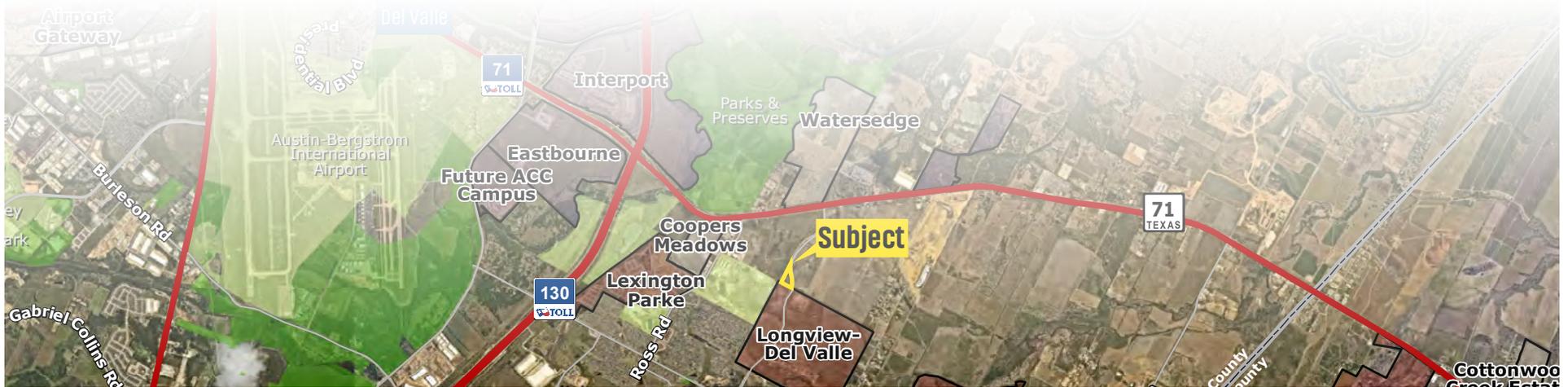
ZONING City of Austin ETJ, no zoning.
Property is within the Texas Opportunity Zone.

USES The site has the potential for the development of up to 200 multi-family units. A variety of potential commercial and retail uses are also allowed on the property.

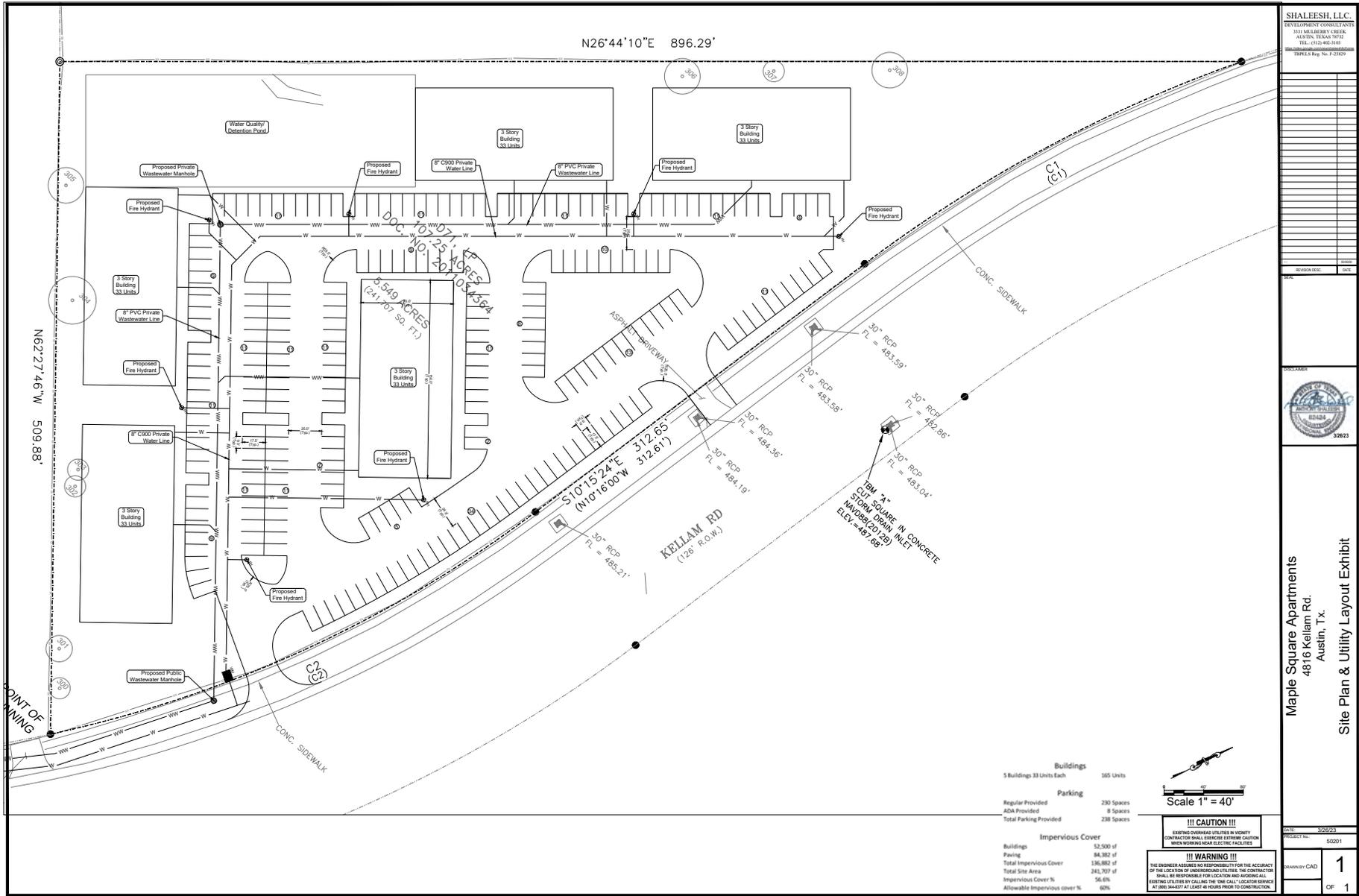
UTILITIES Water, Sewer and Electricity is near the property (less than 0.5 miles).
Prospective purchasers should conduct their own research regarding locations of utility services and their sufficiency for their proposed uses.

FRONTAGE ±1,000 feet of frontage along Circuit of the Americas Blvd.

SCHOOLS Del Valle Independent School District.



CONCEPTUAL PLAN



SHALEESH, LLC
DEVELOPMENT CONSULTANTS
331 MILBERRY CREEK
AUSTIN, TEXAS 78712
TEL: (512) 402-1819
WWW.SHALEESHCONSULTANTS.COM
TIPPLS Reg. No. F-23829



Maple Square Apartments
4818 Kellam Rd.
Austin, Tx.

Site Plan & Utility Layout Exhibit

DATE: 3/26/23
PROJECT NO.: 50001

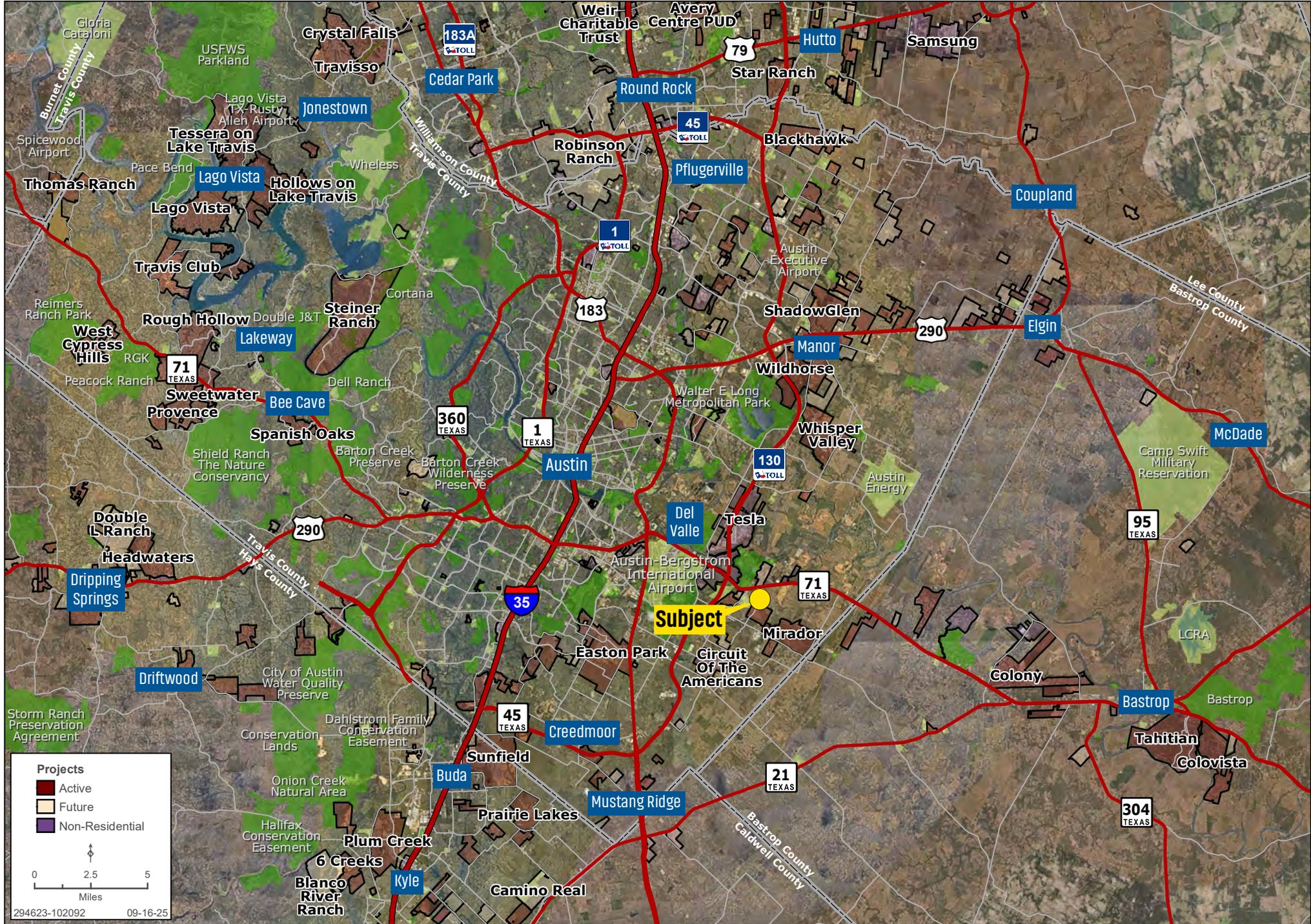
Drawn by CAD
1
OF 1

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REGIONAL

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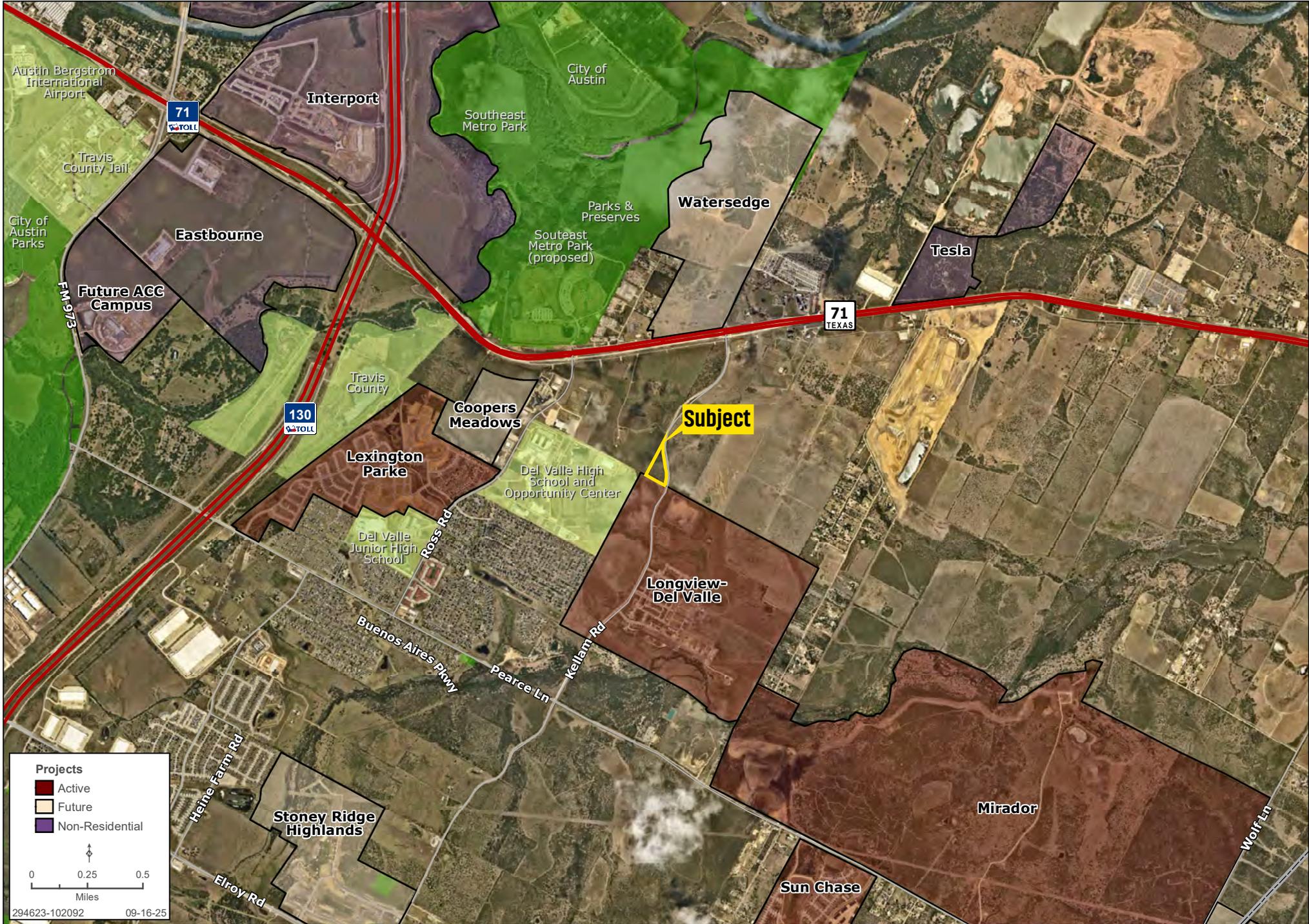
SURROUNDING DEVELOPMENT

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AREA

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DETAIL

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SCHOOL

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PROPERTY PHOTOS



PROPERTY PHOTOS



AUSTIN MARKET REPORT

AUS

MARKET INSIGHTS · 4Q25



3.5%

Austin Unemployment Rate



-16.1%

YoY New Home Starts Down



-23.6%

YoY New Home Closings Down



\$444,696

Average New Home Price

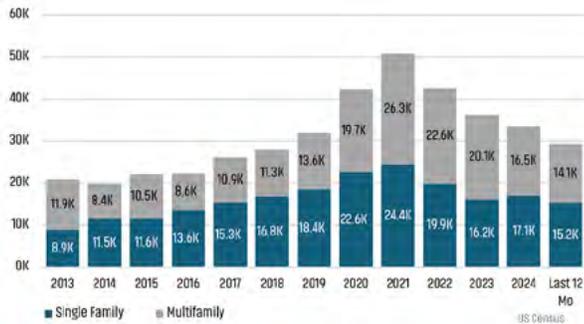


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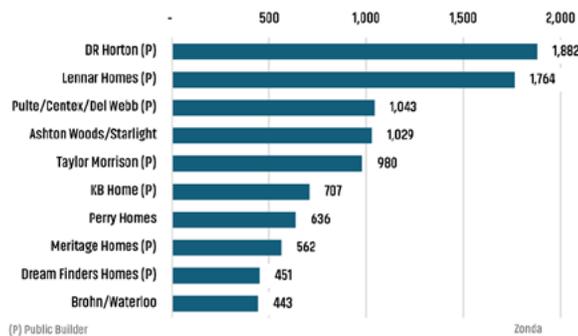
LANDADVISORS.COM

NEW HOUSING TRENDS¹

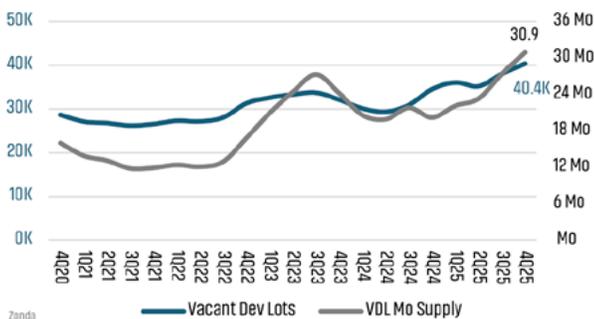
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS



Dec 2024
16,799
Dec 2025
14,101
-16.1%

ANNUALIZED NEW HOME CLOSINGS

Dec 2024
20,498
Dec 2025
15,670
-23.6%

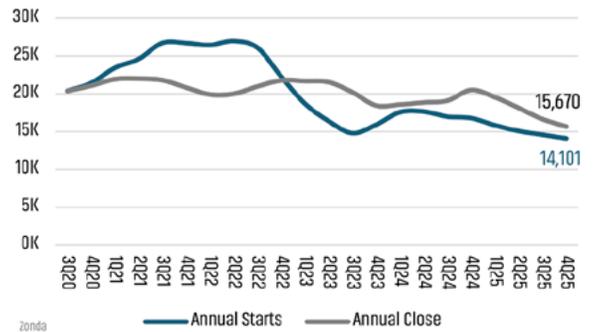


AVERAGE NEW HOME PRICE



Dec 2024
\$468,454
Dec 2025
\$444,696
-5.1%

Annual Starts vs Closings



MLS RESALE STATISTICS - SINGLE FAMILY HOMES²

ANNUALIZED CLOSED SALES

Dec 2024
30,681
Dec 2025
30,464
-0.7%

MONTHS OF INVENTORY

Dec 2024
3.4 Mo
Dec 2025
4.1 Mo
▲ 0.7 Mo

MEDIAN SALE PRICE

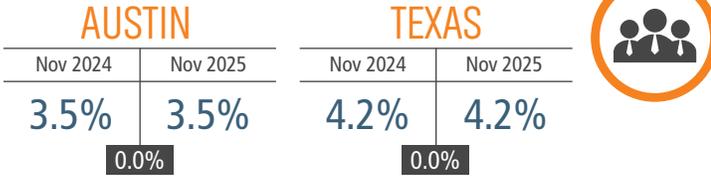
Dec 2024
\$444,002
Dec 2025
\$432,000
-2.7%

ANNUALIZED SALES VOLUME

Dec 2024
\$17.4B
Dec 2025
\$17.4B
▲ 0.1%

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)



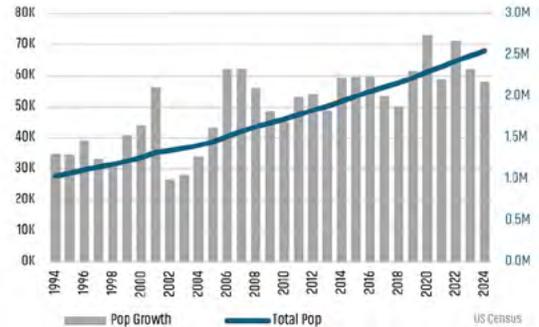
TOTAL NONFARM EMPLOYMENT (in thousands)



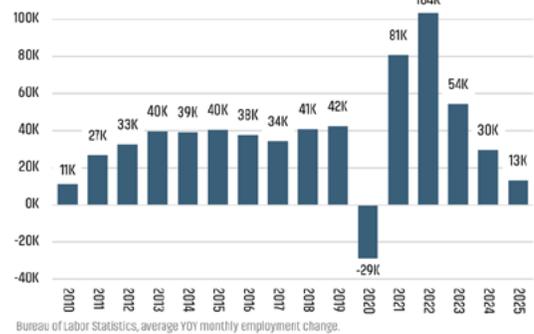
EMPLOYMENT CHANGE



Population Growth & Total Population



Change in Employment



US Inflation Rate

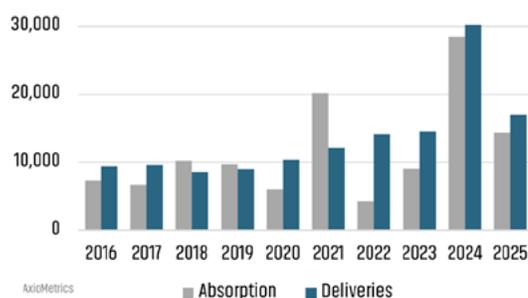


30 Year Fixed Mortgage Rate

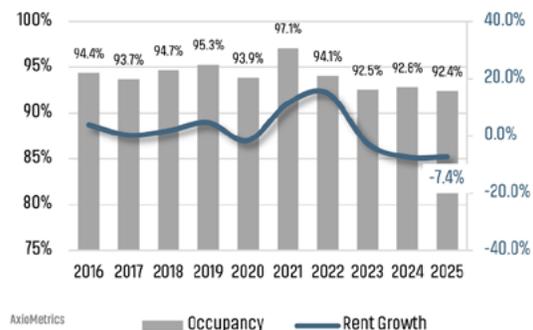


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



Sources: (2) US Bureau of Labor Statistics
*Seasonally Adjusted



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

Land Advisors Organization

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Kirk Laguarta Designated Broker of Firm	60656241	klaguarta@landadvisors.com	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Hal Guggolz Sales Agent/Associate's Name	628945	hguggolz@landadvisors.com	210-416-6276 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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