

# 14.28-acre Mixed Use

# FOR SALE!

Kirkland - 13400 FM 969, Austin TX

Website



## ✓ Key Retail Points:

2 acres of retail land approved for a 20,000 sq. ft. building. High demand due to few nearby retail and strip malls. Strong traffic from surrounding areas. Average triple nets: \$13/sq. ft. with 5% annual rent growth. Located in Austin East, a logistics hub. Utilities along FM 969; 3-phase power; sewer 700 ft away with easement.

## ✓ Key Multifamily | Industrial | Warehouse Features:

In a QCT (Qualified Census Tract): Eligible for the Low-Income Housing Tax Credit. 7.2 acres permit six 10,000 sq. ft. warehouses. Prime location near Tesla, with easy Toll 130 access. Includes engineered Civil Plans, water quality plans, and a permitted floodplain driveway.

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