



**Josh Cook, Broker | Owner**

(512) 656-2964 • [www.CCRETX.com](http://www.CCRETX.com)

## **Prime 5.472 Acres Near Tesla & ABIA 9800 FM 812, Austin, TX 78719**

Exceptional opportunity to acquire 5.472 acres of commercial land in one of Austin's fastest-growing industrial corridors. Strategically located just minutes from **Austin-Bergstrom International Airport (ABIA)** and the **Tesla Gigafactory**, this property offers unbeatable access to **Highway 183, SH-130, and SH-71**—connecting you to the greater Austin area and beyond.

### **Property Highlights:**

**Parcel Size** – 5.472 Acres of Land

**Use** – Ideal for industrial, commercial or investment use

**Location** –

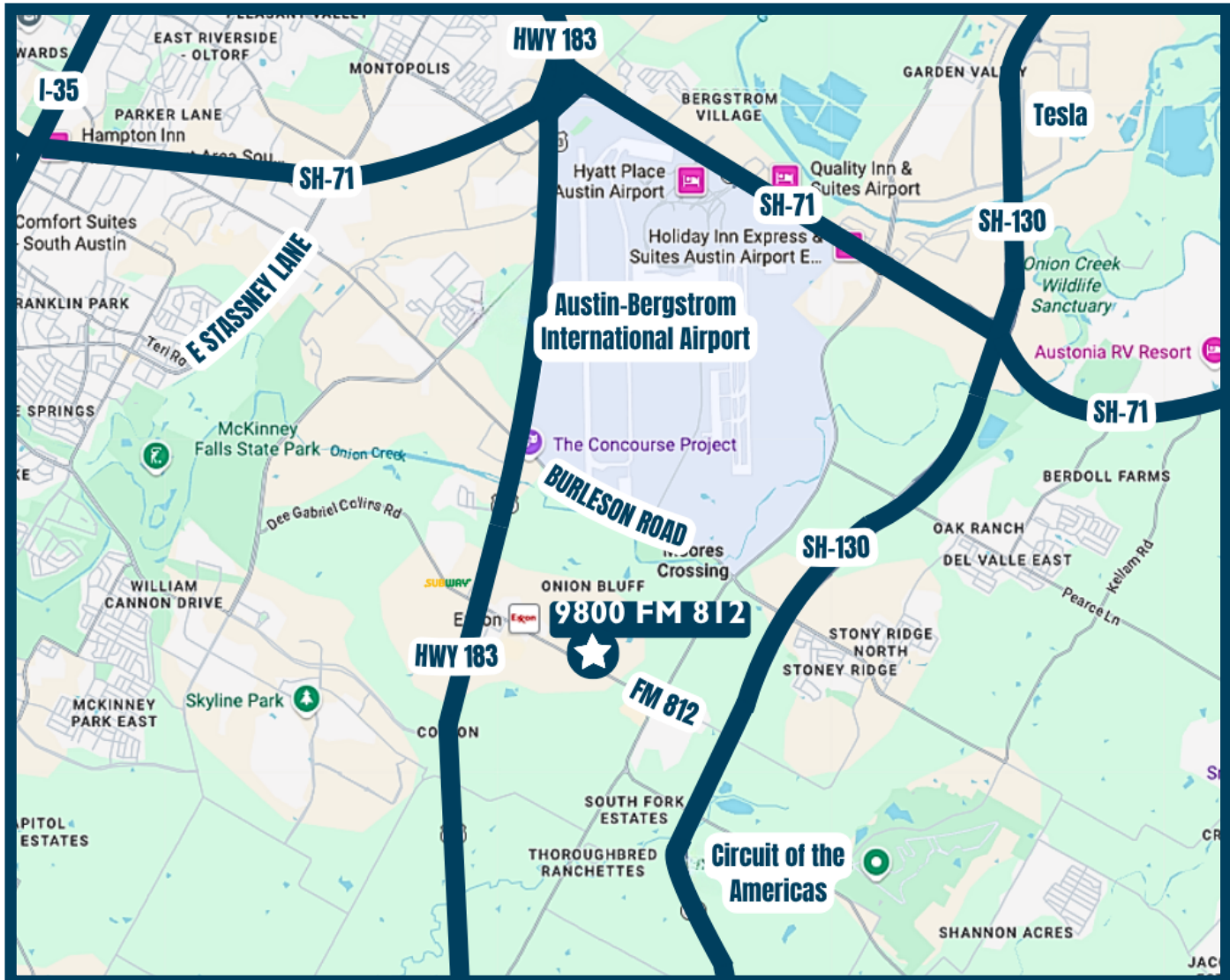
- **Close proximity to Tesla**, Austin-Berstrom International Airport, and major transit routes
- Fast-growing SE Austin corridor with increasing development activity
- Strong logistics and workforce infrastructure in the surrounding area

**Offering Price** - \$2.1M or ~\$8.80 per foot

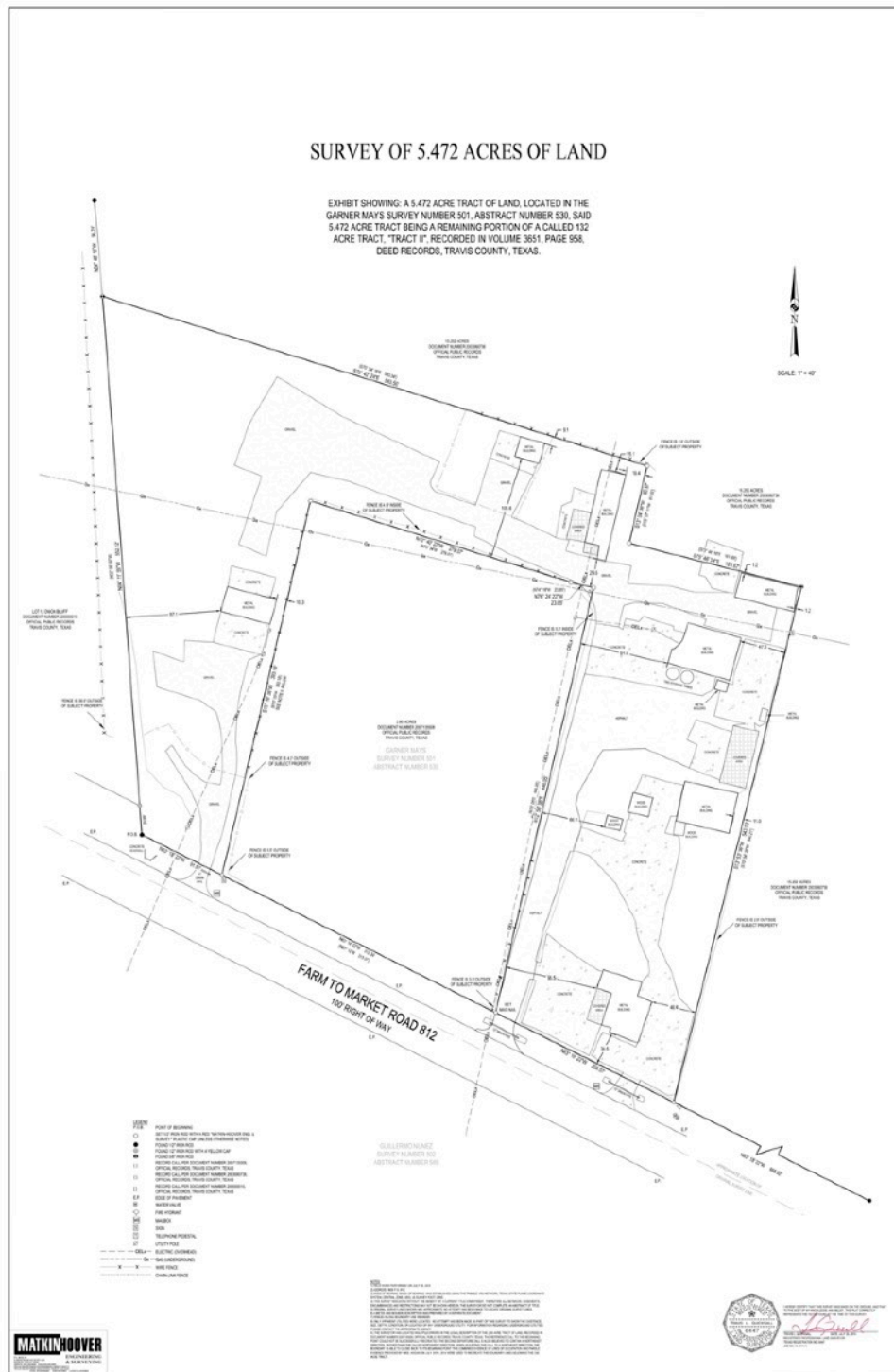
**This is a high-visibility, high-potential tract ready for the right investor or end-user. Cash offers with a quick close will be prioritized for best pricing.**

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# MAP



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Permitting and Development Center | 6310 Wilhelmina Delco Drive, Austin, TX 78752 | (512) 978-4000

## Property Profile Report

### General Information

Location: **9800 FM 812 RD**  
 Parcel ID: **0339210207**  
 Grid: **MM13**

### Planning & Zoning

\*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**  
 Regulating Plan: **No Regulating Plan**  
 Zoning: **None**  
 Zoning Cases: **None**  
 Zoning Ordinances: **None**  
 Zoning Overlays: **Airport Overlay: AO-3**  
**Hazardous Pipelines Overlay: WILLIAMS**  
 Infill Options: **--**  
 Neighborhood Restricted Parking Areas: **--**  
 Mobile Food Vendors: **--**  
 Historic Landmark: **--**  
 Urban Roadways: **No**

### Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

### Environmental

Fully Developed Floodplain: **No**  
 FEMA Floodplain: **No**  
 Austin Watershed Regulation Areas: **SUBURBAN**  
 Watershed Boundaries: **Cottonmouth Creek**  
 Creek Buffers: **CWQZ**  
 Edwards Aquifer Recharge Zone: **No**  
 Edwards Aquifer Recharge Verification Zone: **No**  
 Erosion Hazard Zone Review Buffer: **Yes**

### Political Boundaries

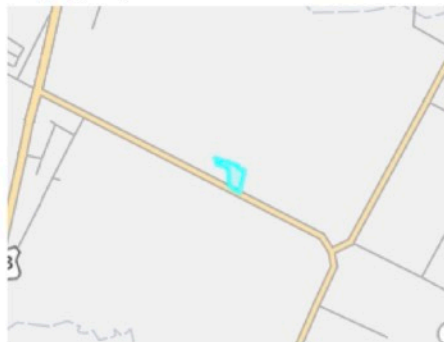
Jurisdiction: **AUSTIN 2 MILE ETJ**  
 Council District:  
 County: **TRAVIS**  
 School District: **Del Valle ISD**  
 Community Registry: **Austin Neighborhoods Council, Del Valle Community Coalition, Del Valle Independent School District, Elroy Neighborhood Association, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Imperial Neighborhood Association, Onion Creek Homeowners Assoc., Overton Family Committee**



Zoning Map



Imagery Map



Vicinity Map

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Date created: 7/14/2025







11/2/2015

## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

<u>Cook Commercial Real Estate, LLC</u>	<u>9004236</u>	<u>josh@ccretx.com</u>	<u>(512)656-2964</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Josh Cook</u>	<u>0421924</u>	<u>josh@ccretx.com</u>	<u>(512)656-2964</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Josh Cook</u>			
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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IABS 1-0 Date  
Colonial Parkway



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