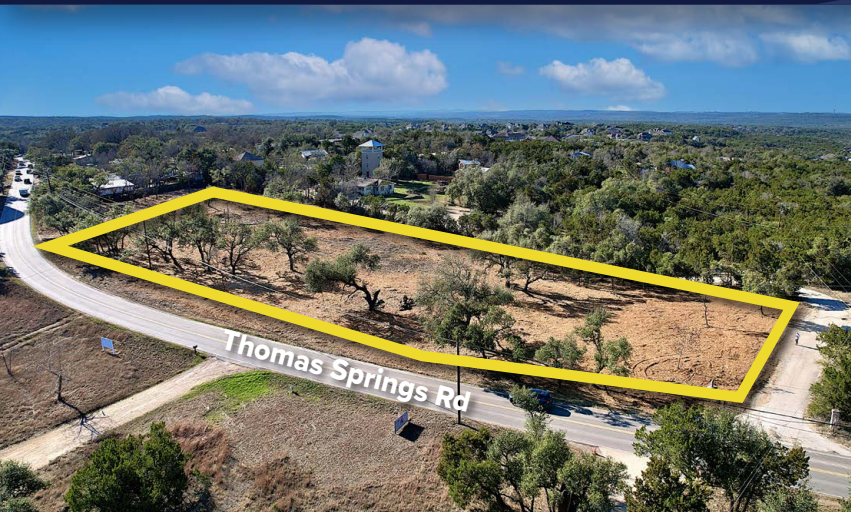




FOR SALE | Flexible Development Opportunity

Ground Lease or Build-to-Suit Considered

8000 Thomas Springs, Austin, TX 78736



Centric Commercial is pleased to present **8000 Thomas Springs Road**, a ± 2.7 -acre development opportunity positioned at the center of Southwest Austin's next wave of growth. The site sits just minutes from the \$677 million Oak Hill Parkway transformation, which is converting the Y at Oak Hill into a modern, connection linking MoPac, Westlake, and Central Austin directly to Dripping Springs, Belterra, and Southwest Travis County. Once complete, travel from MoPac Expy to Dripping Springs will dramatically improve mobility and accelerate commercial demand throughout the corridor.

PROPERTY INFORMATION

- **Total Acreage:** ± 2.7 acres
- **Jurisdiction:** Travis County (fully de-annexed from Austin ETJ)
- **Zoning:** None — maximum development flexibility
- **Impervious Cover:** Up to 45% allowed (vs. $\sim 25\%$ typical ETJ sites)
- **Utilities:** Water and electric available in the area (buyer to verify)
- **Topography:** Gently sloping, highly usable
- **Access:** Quick access to US 290, SH 71, and MoPac
- **Surrounding Uses:** Residential, service, commercial, flex/industrial, and emerging mixed-use
- **Ideal Users:** Local owner-users, regional developers, flex/industrial and yard-oriented users, commercial service operators, contractor/trades, storage and equipment users, retail or showroom, professional office users, specialty commercial operators, and medical users with compatible septic requirements.

What truly sets this property apart is its rare regulatory advantage. Recently de-annexed from the Austin ETJ, the site carries no zoning and allows up to 45% impervious cover—nearly double the $\sim 25\%$ limit that still constrains most surrounding parcels. This expanded impervious cover threshold unlocks meaningful yield, broader site planning flexibility, and development optionality that is nearly impossible to replicate in Southwest Austin.

With exceptional access, major mobility upgrades underway, and a regulatory profile that removes typical Austin constraints, 8000 Thomas Springs Road stands out as one of the most flexible and development-ready sites in the entire submarket.

FOR MORE INFORMATION AND PRICING, PLEASE CONTACT:

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All information is provided for marketing purposes only and is not intended to be relied on for legal, financial, or development purposes. Seller and Broker make no representations or warranties regarding regulatory status, impervious cover, zoning, utilities, or development capacity. All buyers must conduct their own due diligence, including confirming all regulatory requirements, development entitlements, utility capacity, site constraints, and suitability for intended development with the appropriate governmental authorities and licensed professionals. Property is offered 'as-is, where-is,' with no warranties or guarantees of any kind.

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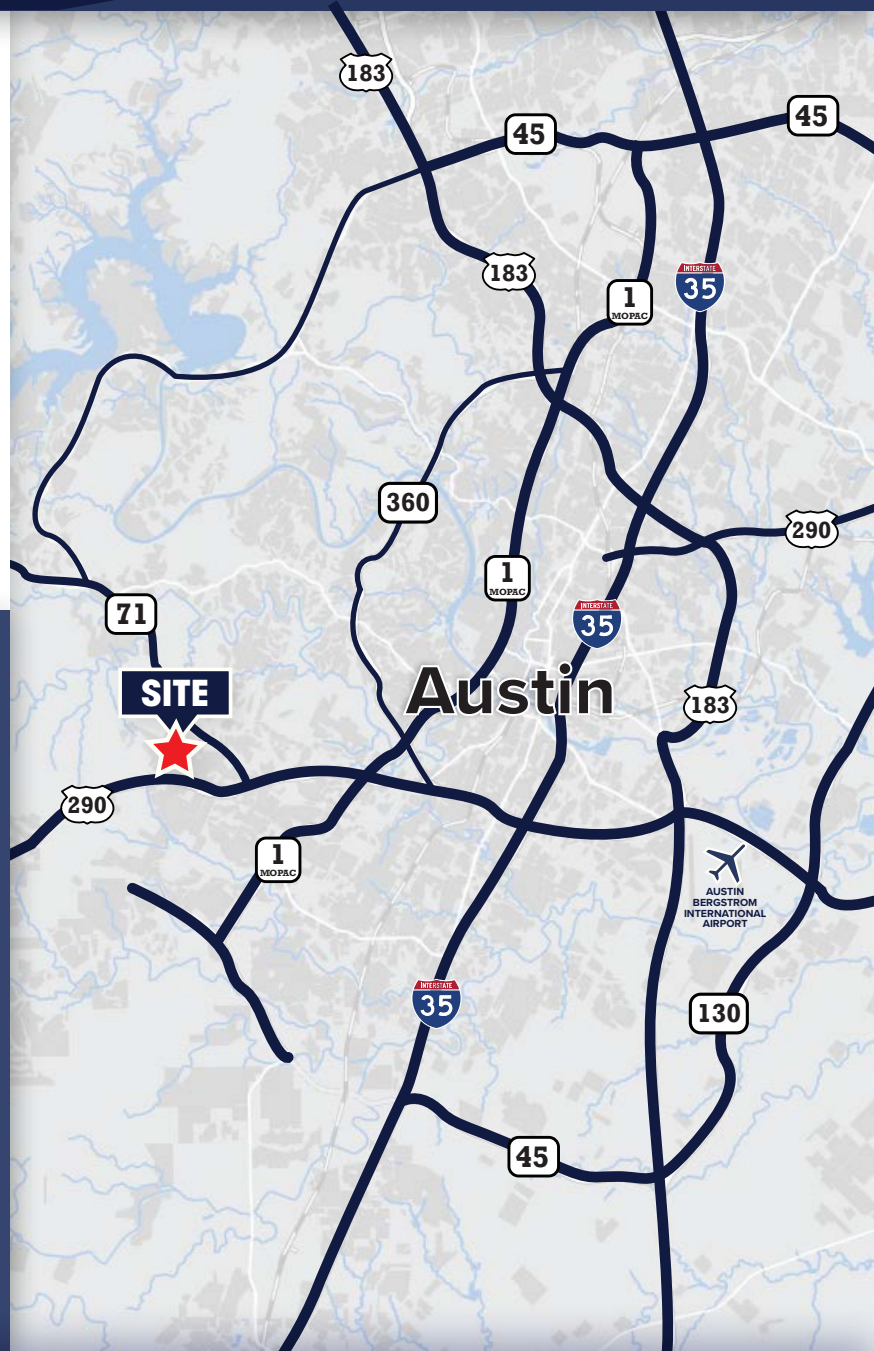
8000 Thomas Springs, Austin, TX 78736

WHY THE IMPERVIOUS COVER MATTERS

Most land in the surrounding area remains under ETJ rules, limiting impervious cover to ~25%. Because this site has been fully de-annexed, it qualifies for up to 45% impervious cover, creating a 1.8× development capacity advantage. This translates into more building area, more parking, more revenue potential, more site plan flexibility, and more viable development types.

LOCATION INFORMATION

8000 Thomas Springs Road is strategically positioned near several of Southwest Austin's most important transportation corridors and destination nodes, including US 290, SH 71, MoPac / Loop 1, and Circle Drive. Nearby landmarks include Belterra Village, Nutty Brown H-E-B, Seton Southwest Hospital, the former ACC Pinnacle campus, Barton Creek Habitat Preserve, and Dripping Springs. This combination of mobility, demographics, and growth makes the site highly attractive for a wide range of development uses.



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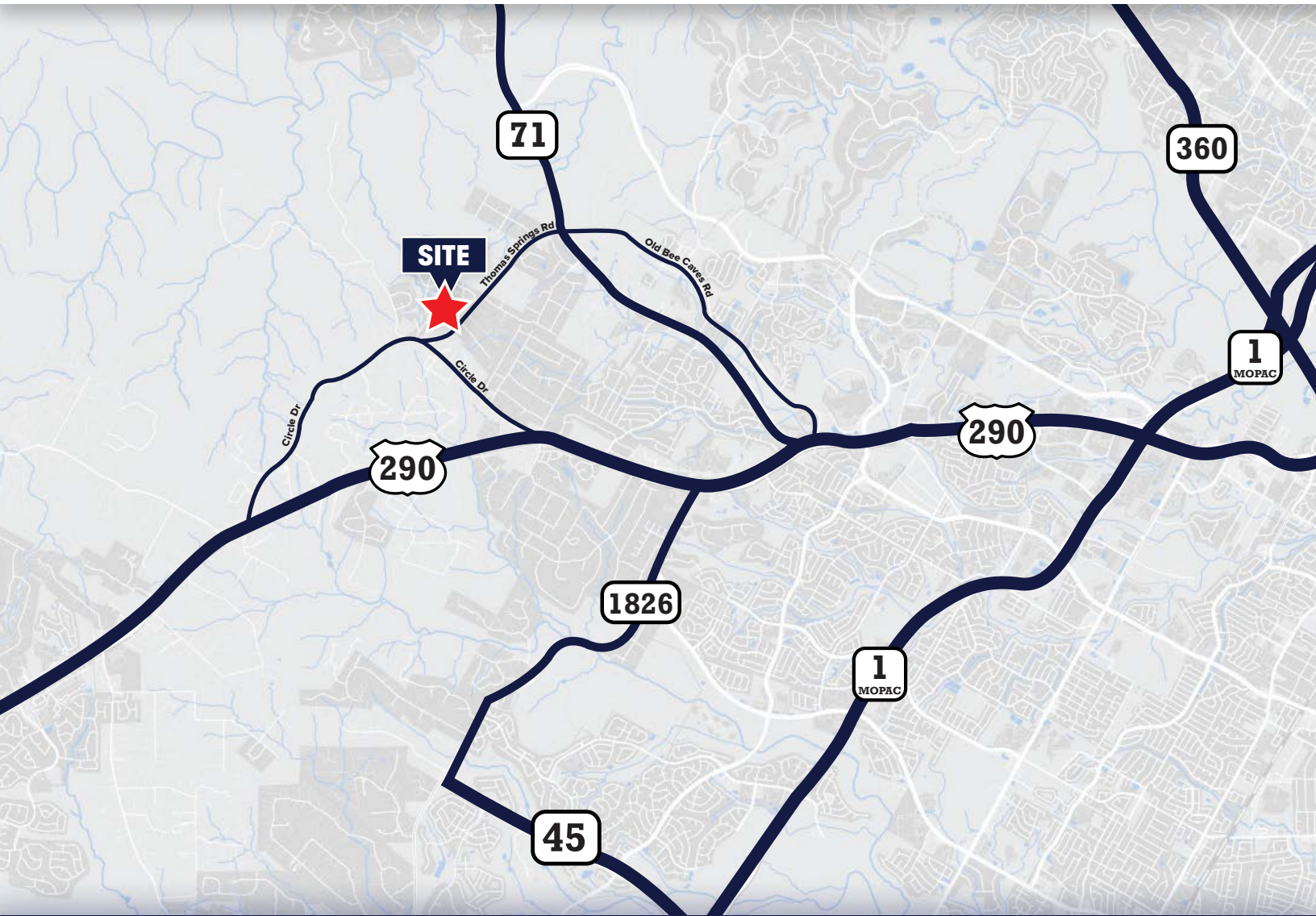


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LOCAL MAP VIEW



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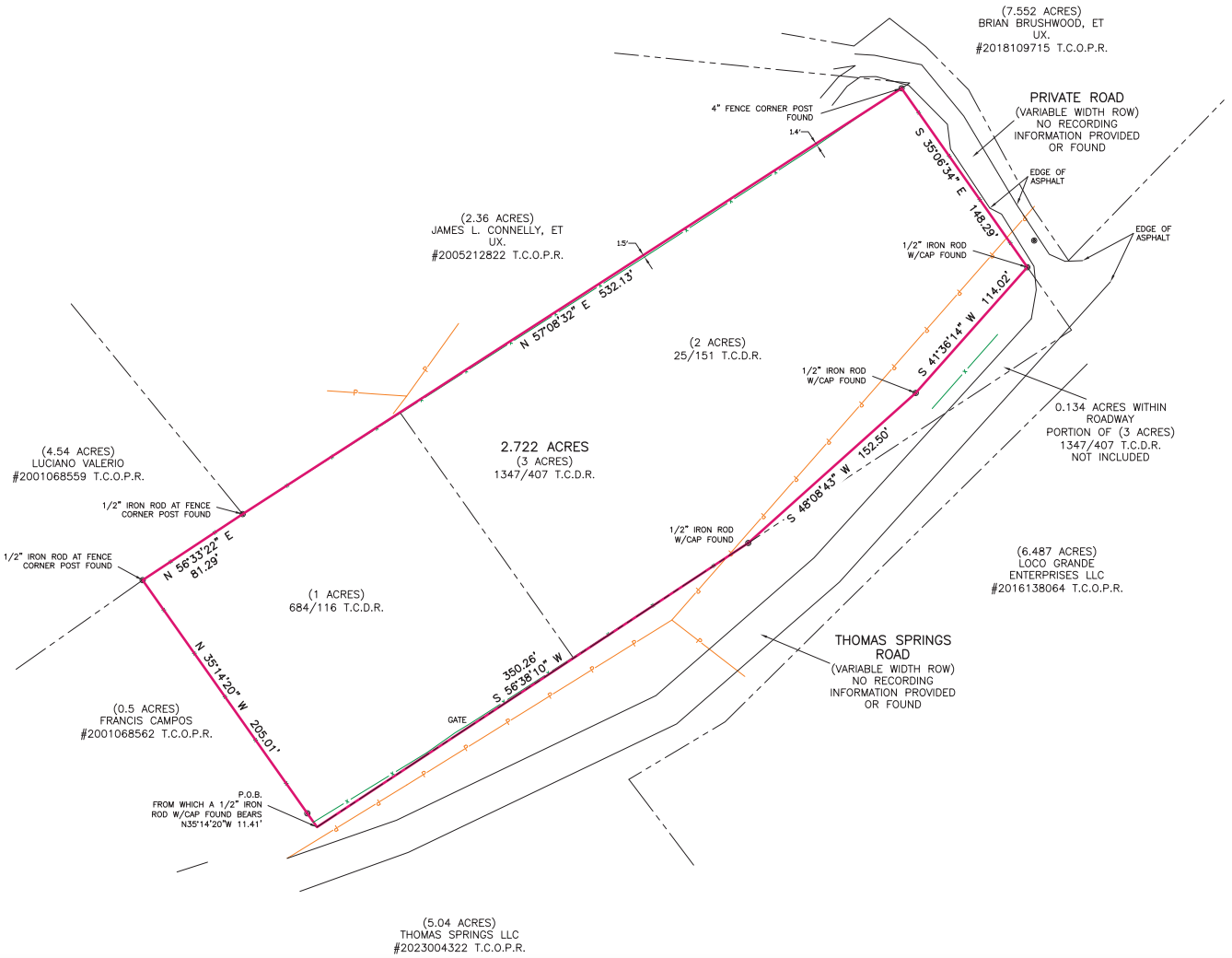


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SITE PLAN



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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.

11-2-2015



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

<u>Centric Commercial LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9004397</u> License No.	<u>couch@centric-re.com</u> Email	<u>512-320-9190</u> Phone
<u>Craig Couch</u> Designated Broker of Firm	<u>479637</u> License No.	<u>couch@centric-re.com</u> Email	<u>512-320-9190</u> Phone
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<u>Nick Owens</u> Sales Agent/Associate's Name	<u>622411</u> License No.	<u>owens@centric-re.com</u> Email	<u>512-320-9190</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date