



±8 Acre Prime Development Opportunity Located in a High Growth Corridor off US-290

9206 & 9212 Decker Ln, Austin, TX 78724



BROKER CONTACT:
 Tripp Rich, Principal
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PROPERTY DETAILS

ADDRESS

9206 & 9212 Decker Ln
Austin, TX 78724

SIZE

±8 Acres

LAT., LONG.

30.318943155815287, -97.61129624578328

ZONING

Austin ETJ

DRAINAGE/WATER QUALITY

The site falls within the Decker Creek watershed. This is a suburban watershed which limits impervious cover to 60% for Multi-Family and 65% for Commercial projects in Suburban ETJ. An additional 5% IC is allowed to be transferred from a separate site, if developer has one with IC to spare.

PARCEL

0226410420
0226410408

TAX

1.68%

SCHOOLS

Manor ISD
Decker Elementary School
Decker Middle School
Manor High School

LEGAL

ABS 4 SUR 19 BURLESON J ACR 4.0000
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PRICE

Call for Pricing

[DUE DILIGENCE LINK](#)







**15 FT. VIEW
(2ND STORY)**



**30 FT. VIEW
(3RD STORY)**



**45 FT. VIEW
(4TH STORY)**

Walter E. Long Metropolitan Park is a regional park located in east Austin, situated just west of State Highway 130. The property includes 3,695 acres of parkland, making it the largest park in the city and features the 1,165 acre Lake Walter E. Long, approximately 765 acres of preserved habitats, and the Travis County Expo Center grounds. Some of the existing facilities in the park include hike and bike trails, picnic areas, volleyball courts, boat ramps, and fishing piers. A skeet shooting range and model airplane area are also operated by organizations within the park.

Walter E. Long Metropolitan Park Master Plan

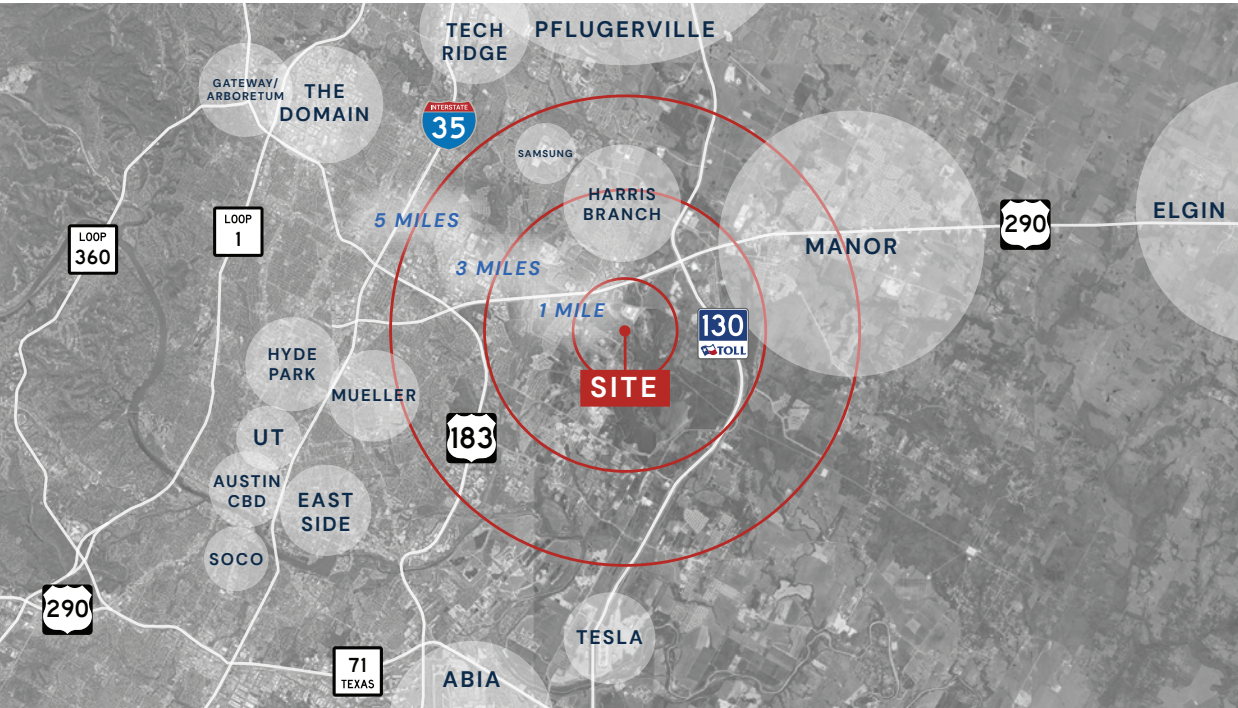
The City is developing an updated master plan for improvements to Walter E. Long Park. The vision plan explores many possible park improvements, including trails, water-related recreation, special event venues, education opportunities, sports attractions, and the site's relationship to the existing Travis County Exposition Center.

[View Source](#)



AREA HIGHLIGHTS





2023 TAX RATES

TCO	Travis County	0.304655
THD	Travis Central Health	0.100692
IMA	Manor ISD	1.086100
ACT	ACC (Travis)	0.098600
E12	Travis County ESD #12	0.098200
TOTAL		1.688247

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	2,485	33,023	114,419
5 YEAR EST. POPULATION GROWTH	27.3%	13.8%	10.2%
AVERAGE HOUSEHOLD INCOME	\$62,526	\$106,427	\$106,162
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$433,872	\$450,635	\$459,448



Prime Development Opportunity Located Near Manor, TX

- The site is located 4 miles South of Samsung's Austin Semiconductor, an \$18B investment across 600+ acres and nearly 4,500 direct employees.
- Conveniently positioned within a 10-mile radius of Austin's largest employers including Dell, Apple, IBM, and several major medical centers.

Close Proximity To Major Thoroughfares

- Site is located 1 mile South of US-290 with direct access via Decker Ln
- 2 miles West of TX-130
- 3 miles East of US-183
- 6 miles East of I-35
- 8.5 miles East of Mopac

Direct Access Across the Austin Metro Area

- Manor: 8 minutes
- Samsung Semiconductor: 10 minutes
- Mueller/Dell Children's: 12 minutes
- Tesla Giga Texas: 12 minutes
- The Domain: 15 minutes
- ABIA: 15 minutes
- Downtown Austin: 20 minutes

THE AUSTIN-SAN ANTONIO METROPLEX

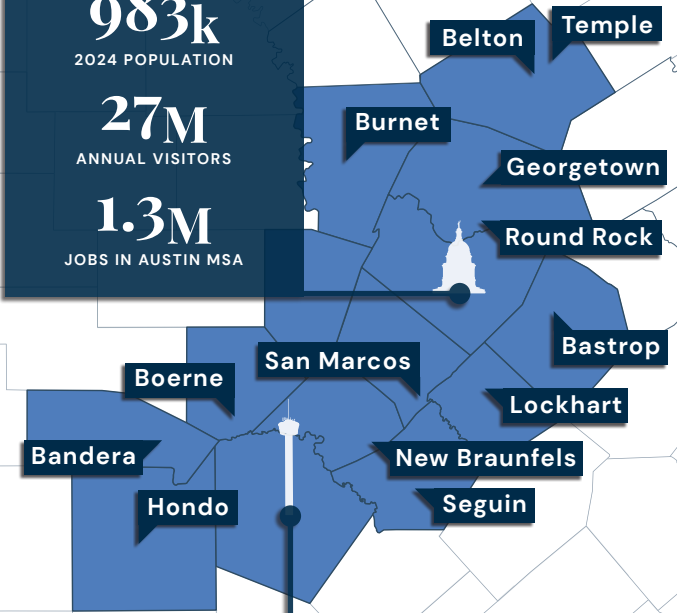
By 2045, 53% of the population between San Antonio and Austin is expected to live within 5 miles of I-35.

Austin

983k
2024 POPULATION

27M
ANNUAL VISITORS

1.3M
JOBS IN AUSTIN MSA



FASTEST GROWING CITIES IN US WITH A POPULATION OF 50,000 OR MORE (2023)

- Georgetown (1)
- Kyle (3)
- Leander (4)
- New Braunfels (13)

“The region is expected to collectively grow to 8.3M people by 2050.”

POPULATION GROWTH RANKING OF ALL US COUNTIES OVER THE PAST 3 YEARS

- Comal (3)
- Hays (9)
- Williamson (13)

FASTEST GROWING US METRO AREAS (2010-2024)

- Austin MSA (1)
- San Antonio MSA (7)

6
Fortune 500 Companies



San Antonio

1.5M
2024 POPULATION

7th
LARGEST CITY IN THE US

\$19B
ANNUAL ECONOMIC IMPACT FROM VISITOR SPENDING

Home to **5M+** Residents

Over 17% of the state's total population

3 of the 10 largest universities in the state

TEXAS STATE
UTSA
The University of Texas at San Antonio

The *Great Springs Project*, a 100-mile trail system connecting Austin and San Antonio, is planned for completion by 2036 and will link the 4 major cities along the Edwards Aquifer via natural springs and trails.

CONTACT US



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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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