

Currently Available:

2.2, 1.8, 1.4, & 1.25 acre parcels
& up to 8,700 SF of Multi-tenant retail

For More Information Contact:

Ryder Jeanes or **Sean Murphy**

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- 2.2, 1.8, 1.4, and 1.25 acre parcels available for ground lease
- 8,700 SF Multi-tenant retail building delivering Q3 2025
- New Billion dollar Tesla factory within 10 minutes from the site
- Over 1,800 employees within a one mile radius (ie. NXP, BAE, and FedEx)
- Contact brokers for pricing

TRAFFIC COUNTS :

Hwy 183	74,000 VPD
MLK / 969	34,000 VPD



Population

1 mile	2 mile	3 mile
7,134	37,707	90,303



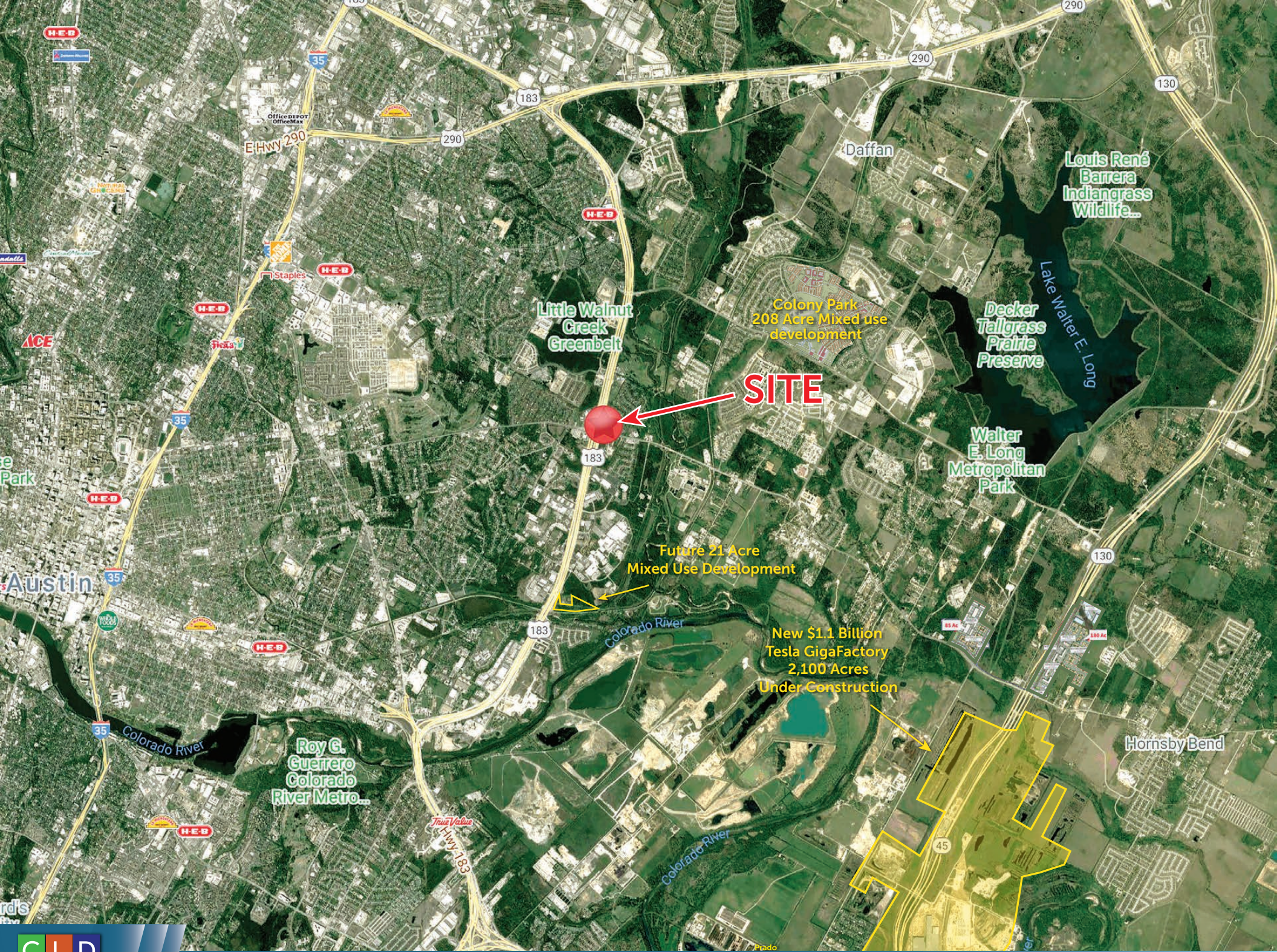
Daytime

1 mile	2 mile	3 mile
1,862	7,105	23,445



Avg. HH Income

1 mile	2 mile	3 mile
\$100,874	\$109,977	\$117,311



SITE

Little Walnut Creek Greenbelt

Colony Park
208 Acre Mixed use development

Decker Tallgrass Prairie Preserve

Walter E. Long Metropolitan Park

Future 21 Acre Mixed Use Development

New \$1.1 Billion Tesla GigaFactory
2,100 Acres Under Construction

Roy G. Guerrero Colorado River Metro...

Louis René Barrera Indiangrass Wildlife...

Lake Walter E. Long

Hornsby Bend



East Austin College Prep
268 Students

74,000 VPD

SITE

34,000 VPD

Citizen House
288 Units of
Multi-Family



Journey Plaza, Austin, Texas

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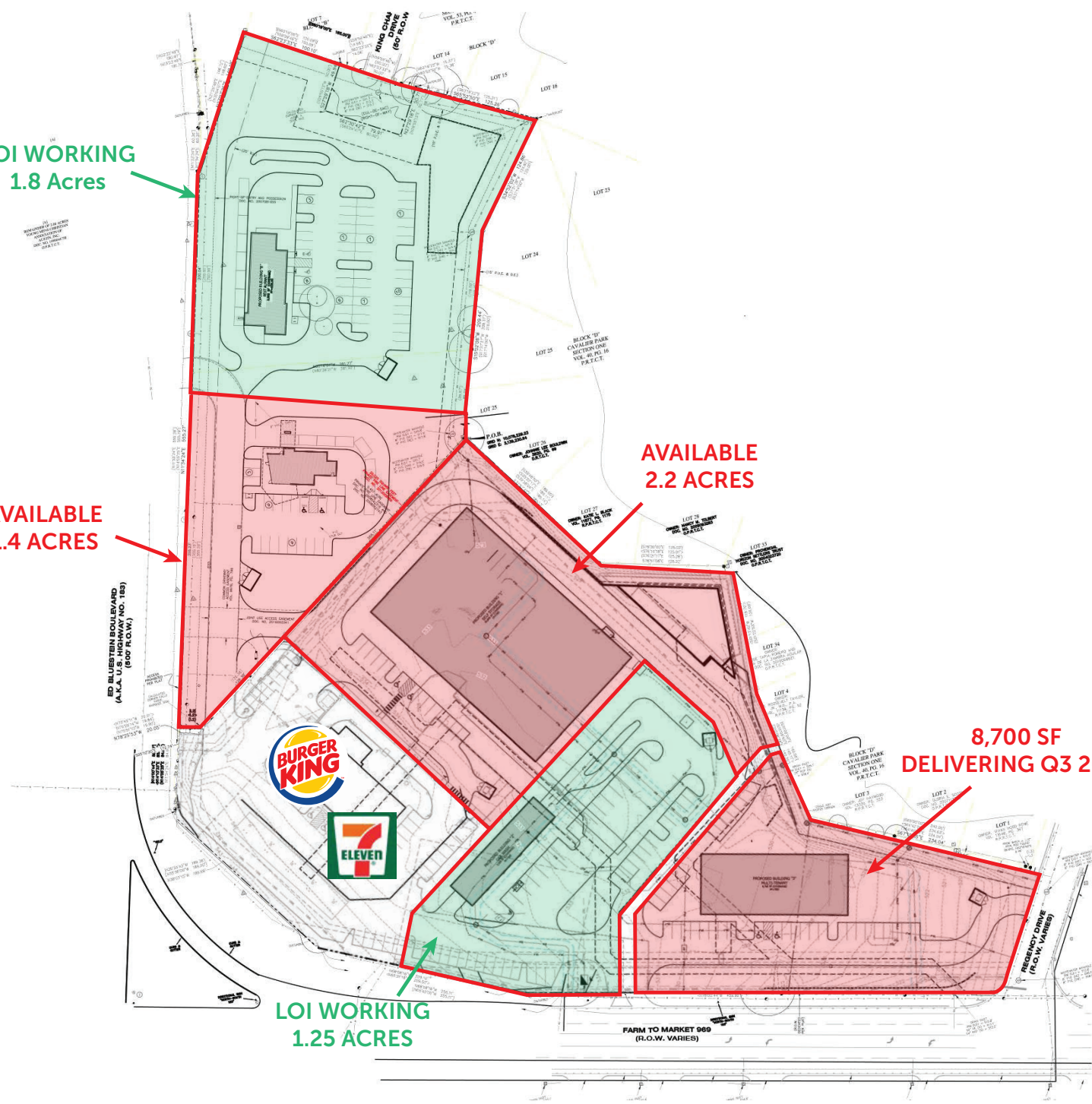
LOI WORKING
1.8 Acres

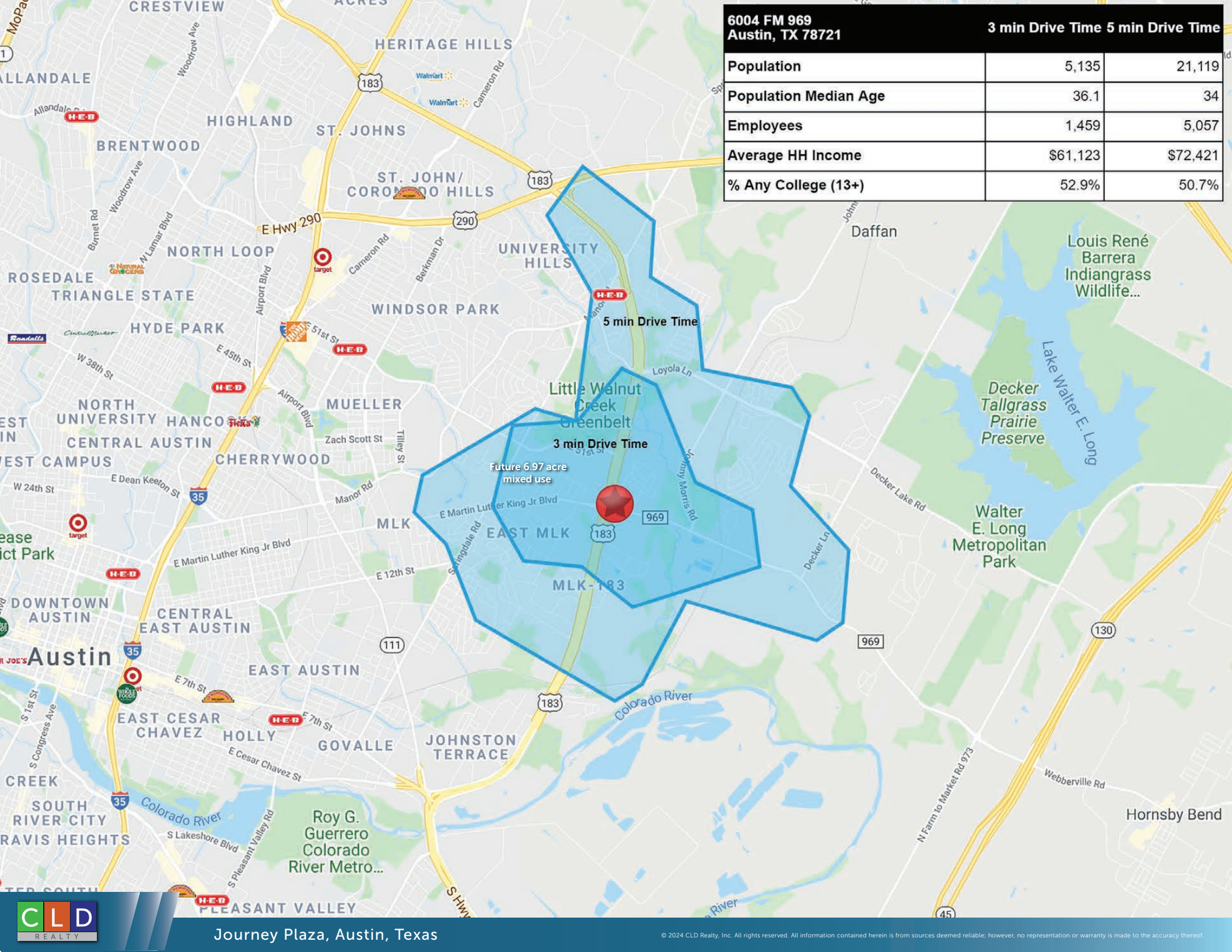
AVAILABLE
1.4 ACRES

AVAILABLE
2.2 ACRES

8,700 SF
DELIVERING Q3 2025

LOI WORKING
1.25 ACRES





6004 FM 969
Austin, TX 78721

3 min Drive Time 5 min Drive Time

Population	5,135	21,119
Population Median Age	36.1	34
Employees	1,459	5,057
Average HH Income	\$61,123	\$72,421
% Any College (13+)	52.9%	50.7%

Little Walnut Creek Greenbelt

Future 6.97 acre mixed use



Journey Plaza, Austin, Texas

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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 on 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.

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