



The Domain - 8 Minutes Away
 1.8M SF of Retail Space | facebook amazon indeed
 3.8 M SF of Office Space | NORTH STATE vrbo wework
 924 Rooms Across 5 Hotels

Broadmoor Campus
 3.2M SF Office Space
 382K SF Retail Space
 IBM CISCO NEW YORK LIFE

McKalla Place / MLS Stadium Site
 21,873 Visitors/Year (2018)
 AUSTIN

TEXAS
 The University of Texas at Austin

JJ Pickle Research Campus

±2.80 ACRES

The Stores at Arbor Walk
 THE STORES AT ARBOR WALK
 Marshalls DSW

283 MF Units Under Construction

Proposed MF

±2.80 ACRE PREMIER DEVELOPMENT OPPORTUNITY NEAR THE DOMAIN

9100 UNITED DR / AUSTIN, TX 78758



BROKER CONTACT: Tripp Rich, Principal | tripp.rich@dmre.com | 512.264.1729

PROPERTY DETAILS

ADDRESS 9100 United Dr
Austin, TX 78758

LAT., LONG. 30.376940, -97.731655

SIZE ±2.80 Acres

PARCEL ID 02460701060000
02460701070000
00007913370000

LEGAL LOT 6B RESUB OF LT 6 LESS S94.75FT
AV & SE .035AC BLK A
LOT 6A RESUB OF LT 6 BLK A LESS
.1784A NORTHWESTERN INDUSTRIAL
ADDN
PERSONAL PROPERTY COMMERCIAL
SBA STRUCTURES INC - SITE
TX21064-A

ZONING North Burnet Gateway

SCHOOLS Austin ISD:
Pillow Elementary
Burnet MS
Anderson HS

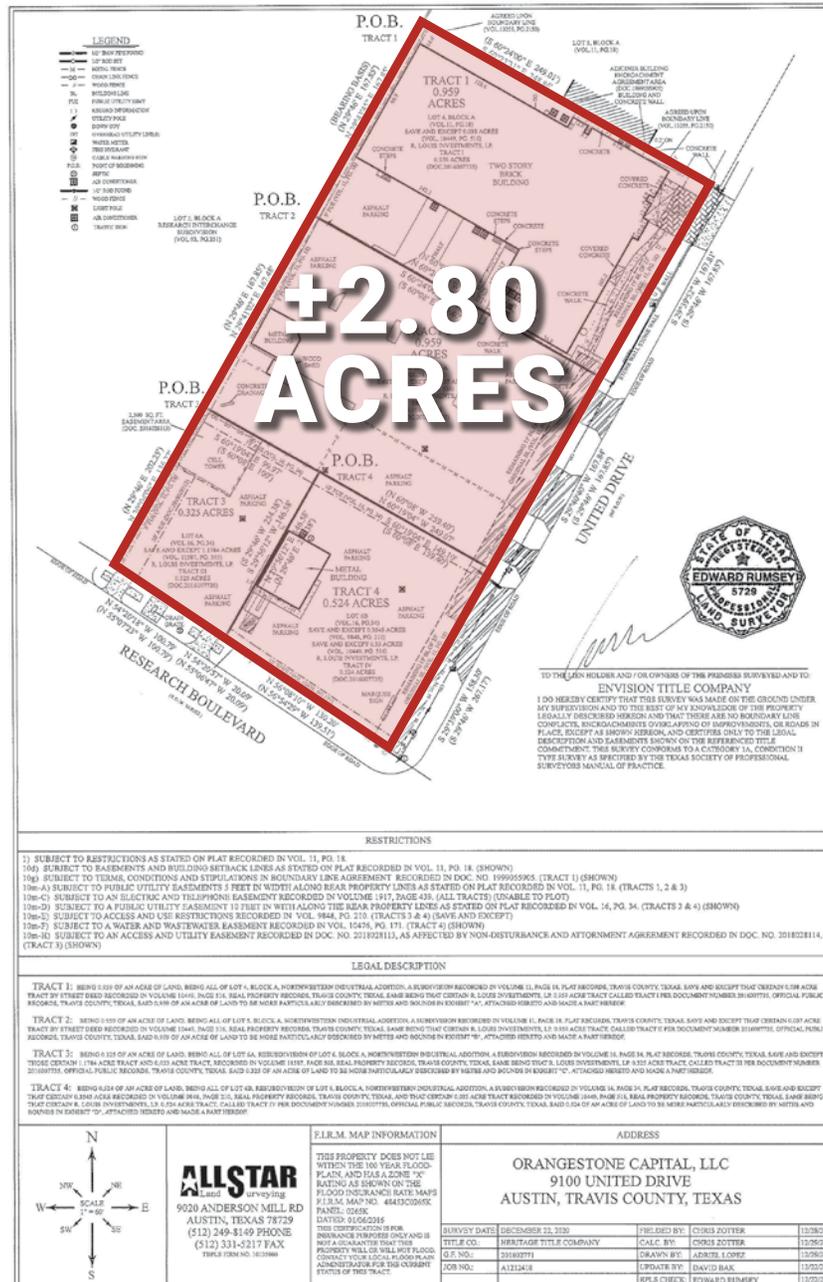
UTILITIES Available - City of Austin

PRICE Call for Pricing

CLICK [HERE](#) FOR DD DOCS

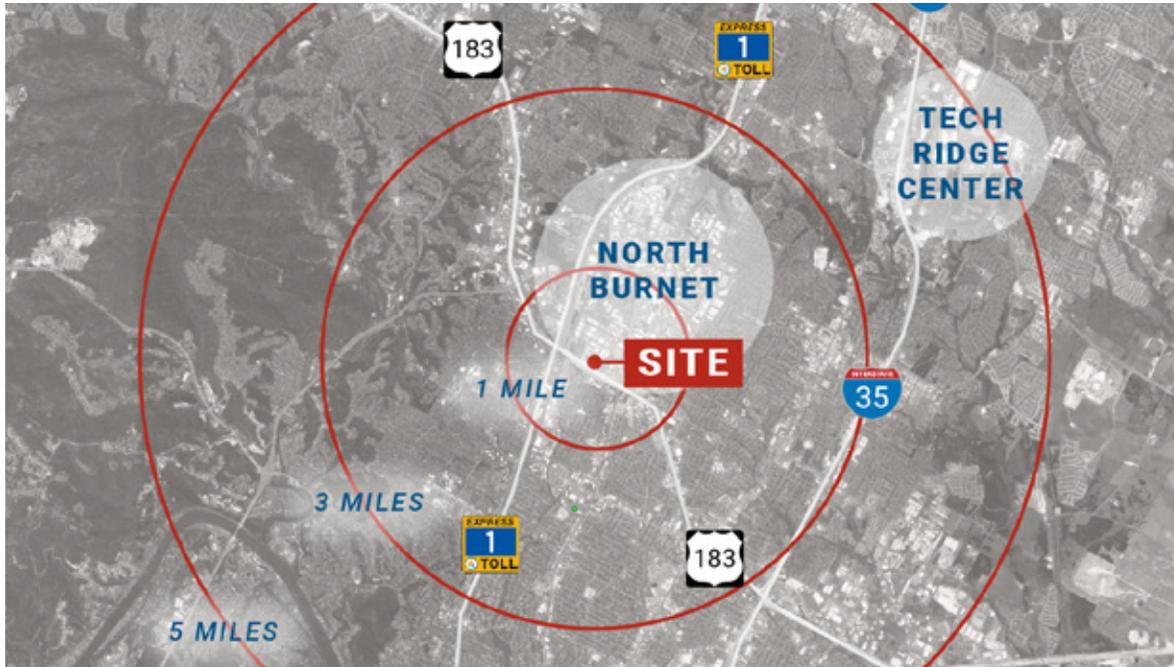


PROPERTY SURVEY



2021 DEMOGRAPHICS

	0-1 mile	0-3 miles	0-5 miles
2021 POPULATION ESTIMATE	10,773	141,279	312,033
5-YR EST. POPULATION GROWTH	3.5%	6.9%	7.4%
AVERAGE HOUSEHOLD INCOME	\$90,065	\$91,624	\$100,358
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$377,198	\$396,772	\$388,578



2021 TAX RATES

01	AUSTIN ISD	1.102700
02	CITY OF AUSTIN	0.533500
03	TRAVIS COUNTY	0.374359
0A	TRAVIS CENTRAL APP DIST	0.000000
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306
68	AUSTIN COMM COLL DIST	0.105800
TOTAL		2.226665

AREA HIGHLIGHTS / s

±2.80 ACRES

BELLAIRE
Home Values Up To \$1.2M

NORTHTOWNE
Home Values Up To \$795k

BOWLING GREEN
Home Values Up To \$850K

Austin CBD
15 Minutes Away

Austin-Bergstrom International Airport
15 Minutes Away

TEXAS
The University of Texas at Austin
~40,163 Students

W ANDERSON LN

BURNET RD

UNITED DR

183

LAIFITNESS

Office DEPOT

Walmart

ROSS

ANYTIME FITNESS

TARKA

Walgreens

FIRST WATCH

LOWE'S

Pillow Elementary
~495 Students

Burnet MS
~967 Students

Highland Lanes

Olive Garden

KUNG FU TEA

plinkys

Painting with a Twist

GOLD'S GYM

Austin Economic Overview

- Best Job Market** - Forbes
- #1 Market for Real Estate Investment 2020** - Emerging Trends in Real Estate
- #1 Job Market 2020** - The Wall Street Journal
- #1 Soaring Tech Salaries** - Bloomberg
- #1 best city to live in America** - Money Magazine
- #1 Nation's High-Tech Hub** - The Wall Street Journal

PRIME LOCATION



The Domain



The Domain



Austin Downtown



PRIME DEVELOPMENT OPPORTUNITY IN THE NORTH BURNET-GATEWAY CORRIDOR

- Austin's most desired development zoning and proposals for a dozen of new projects, including a Major League Soccer stadium and rail connectivity, are located within the North-Burnet Gateway Corridor.



CLOSE PROXIMITY TO MAJOR THOROUGHFARES

- The Property is located on the southern end of the North Burnet-Gateway Corridor, Austin's 2,300-acre vision of future mixed-use densification bounded by MoPac Expressway, Highway 183, Metric Blvd, and Wells Branch Parkway.



STRONG LOCAL & REGIONAL EMPLOYERS

- Minutes away from The Domain, Austin's largest mixed-use development encompassing 300-acres and is home to some of the world's premier corporations including Facebook, Amazon and Indeed.
- Proximity to the Tech Ridge Corridor, which features companies such as Samsung, Dell, Apple, General Motors, The Home Depot, Amazon, and numerous other employers.

LOCATION OVERVIEW



DRIVE TIMES



AUSTIN OVERVIEW



26 MILLION
ANNUAL VISITORS



\$7 BILLION
ANNUAL ECONOMIC IMPACT
FROM VISITOR SPENDING



2.1 MILLION
MSA POPULATION 11TH
MOST POPULOUS CITY
IN THE U.S



152
NEW
RESIDENTS
DAILY

Notable Tech Companies

DELL
12,000
EMPLOYEES

Apple
7,500
EMPLOYEES

IBM
6,000
EMPLOYEES

ORACLE
5,000+
EMPLOYEES
(10,000 Potential)

SAMSUNG
3,500
EMPLOYEES

indeed™
3,000
EMPLOYEES

Expedia
2,000
EMPLOYEES

facebook.
1,700
EMPLOYEES

U.S. ARMY
500
EMPLOYEES

- NO. 1** ● **Population Growth Percentage Among Major US Markets**
(CBRE Research - April 2020)
- NO. 1** ● **Hottest Job Markets**
(The Wall Street Journal February 2020 & 2019)
- NO. 1** ● **Best Place to Live in the U.S. for the 3rd Straight Year**
(U.S. News & World Report - April 2019)
- NO. 1** ● **Growth Over the Last Decade**
(Brookings Institution - March 2019)
- NO. 2** ● **Top 10 Real Estate Markets for 2021**
(PWC/Urban Land Institute - October 2020)
- NO. 2** ● **Cities That Will Be Leading Technology Innovation Hubs Over Next 4 Years**
(KPMG - January 2020)
- NO. 2** ● **Fastest Growing Population Among U.S. Cities**
(CityLab - August 2019)
- NO. 2** ● **America's Best Cities for Jobs**
(Forbes - May 2018)
- NO. 3** ● **High Tech Job Growth**
(CBRE Research - March 2020)
- NO. 3** ● **Where America's Jobs are Created & Sustained**
(Milken Institute - February 2020)
- NO. 3** ● **Economic Growth Potential**
(Business Facilities - July 2018)
- NO. 3** ● **Best Performing Economies (Top 40 U.S. Metros)**
(Business Insider - June 2018)

LISTINGS TEAM

CONTACT US



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Marketing Coordinator



Jeanine Mouret

Office Manager



Jessica Lukert

Administrative Coordinator

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



DOSCH MARSHALL
REAL ESTATE

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