

8700 FM 969, AUSTIN, TX 78724

8700
FM 969

INVESTMENT OPPORTUNITY



± 5,445 SQFT of Improvements on ± 2.625 Acres | FOR SALE

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± 2.625 Acres Available

GR-MU-CO Zoning

High Traffic Counts

Expansive Outdoor Yard

Excellent Visibility and Exposure

FM 969 Frontage

Prime East Austin Growth
Corridor

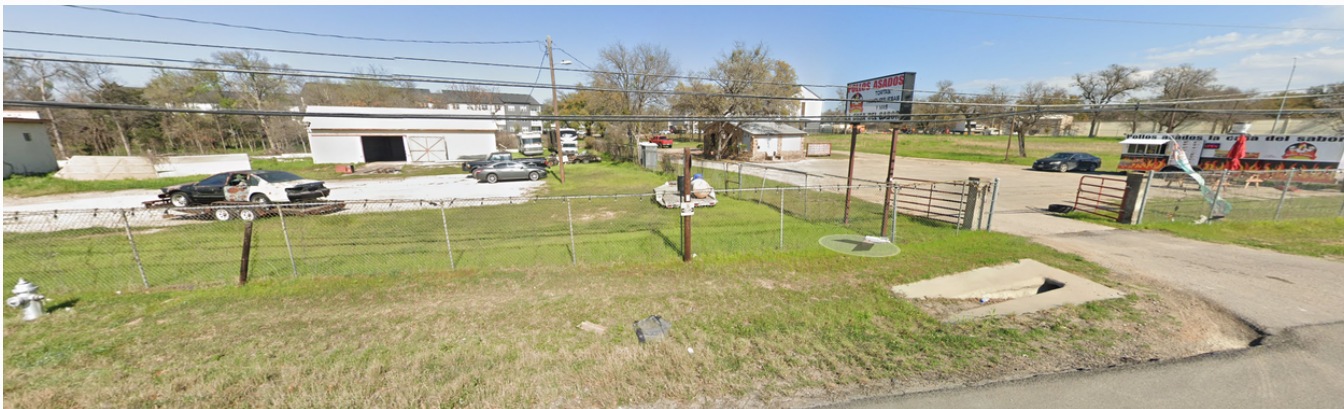
8700 FM 969 offers a rare commercial opportunity in East Austin, featuring approximately 5,445 SQFT across multiple improvements on 2.625 acres along FM 969. The property provides immediate owner-user or industrial outdoor storage potential, with a partially fenced yard, multiple entrances, and flat topography with no floodplain, offering flexibility for a variety of uses.

Situated along FM 969 with direct and convenient access to SH 130 and US 183, the site provides excellent connectivity to Downtown Austin, Austin-Bergstrom International Airport, and the Tesla Gigafactory. Located within a growing East Austin corridor surrounded by new and upcoming developments, the property offers strong visibility and accessibility, making it a compelling opportunity for investors, developers, or owner-users seeking a strategic Austin location.

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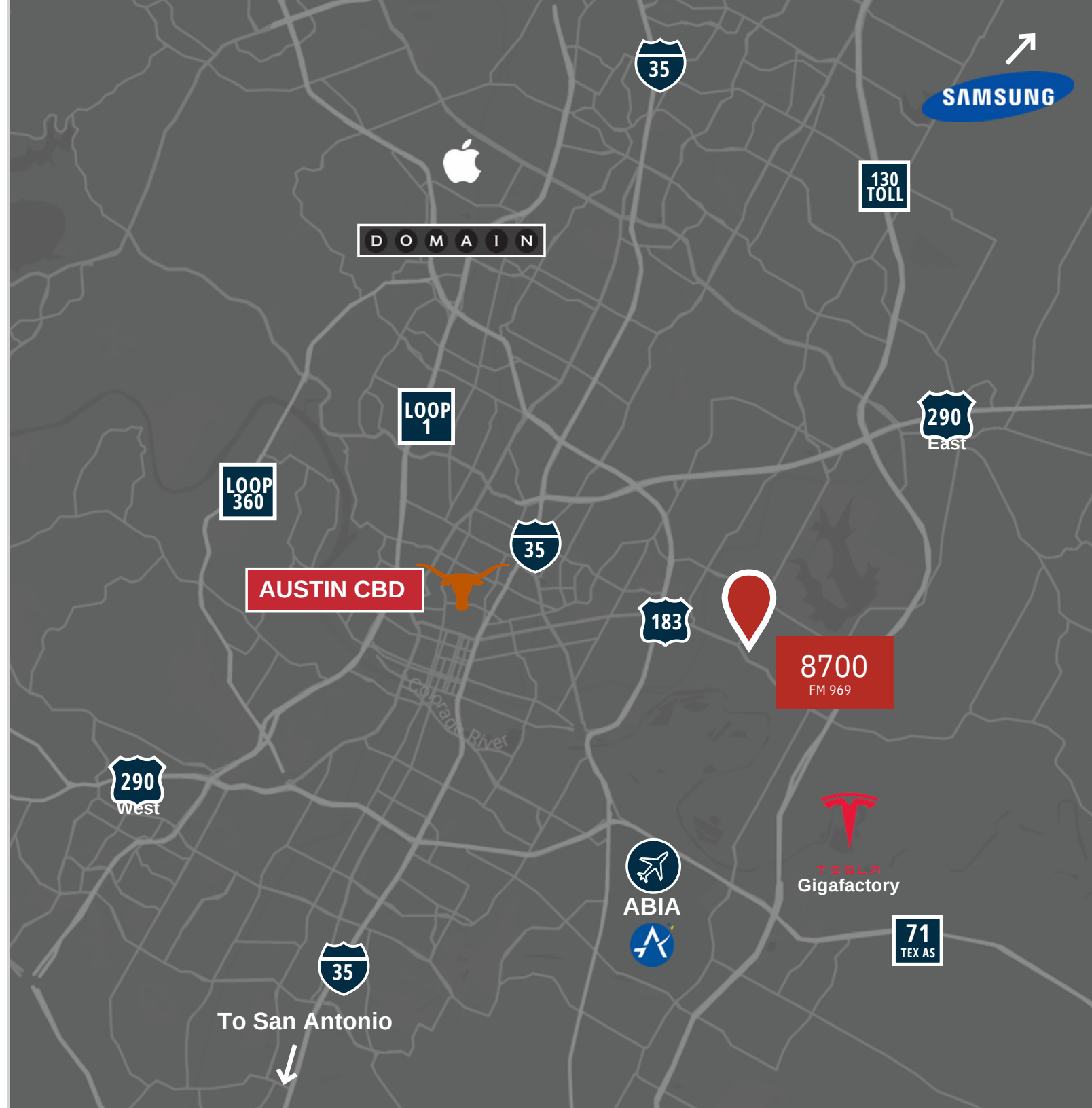
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8700 FM 969 is strategically positioned along FM 969 in East Austin, offering convenient access to SH 130, US 183, and major transportation corridors. This highly connected location sits within the rapidly growing Far East Austin corridor, minutes from the Tesla Gigafactory, Austin-Bergstrom International Airport, and Downtown Austin. Its position along FM 969 provides strong visibility and accessibility, making it well suited for owner-users, industrial outdoor storage, or long-term investment.

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LISTED BY:

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