



±24.43 Acre Prime Industrial Development Opportunity Located in Northeast Austin

9501 Sprinkle Rd, Austin, TX 78754



BROKER CONTACT:

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PROPERTY DETAILS

ADDRESS

9501 Sprinkle Rd
Austin, TX 78754

SIZE

±24.43 Acres

LAT., LONG.

30.3459717515298, -97.65661090808544

ZONING

Austin ETJ

PARCEL

0234210302
0234310408
0234310410

TAX

1.63%

FLOODPLAIN

Minor floodplain on Eastern portion of site

UTILITIES

City of Austin Water CCN
City of Austin Sewer CCN

SCHOOLS

Manor ISD
Pioneer Crossing Elementary School
Decker Middle School
Manor High School

LEGAL

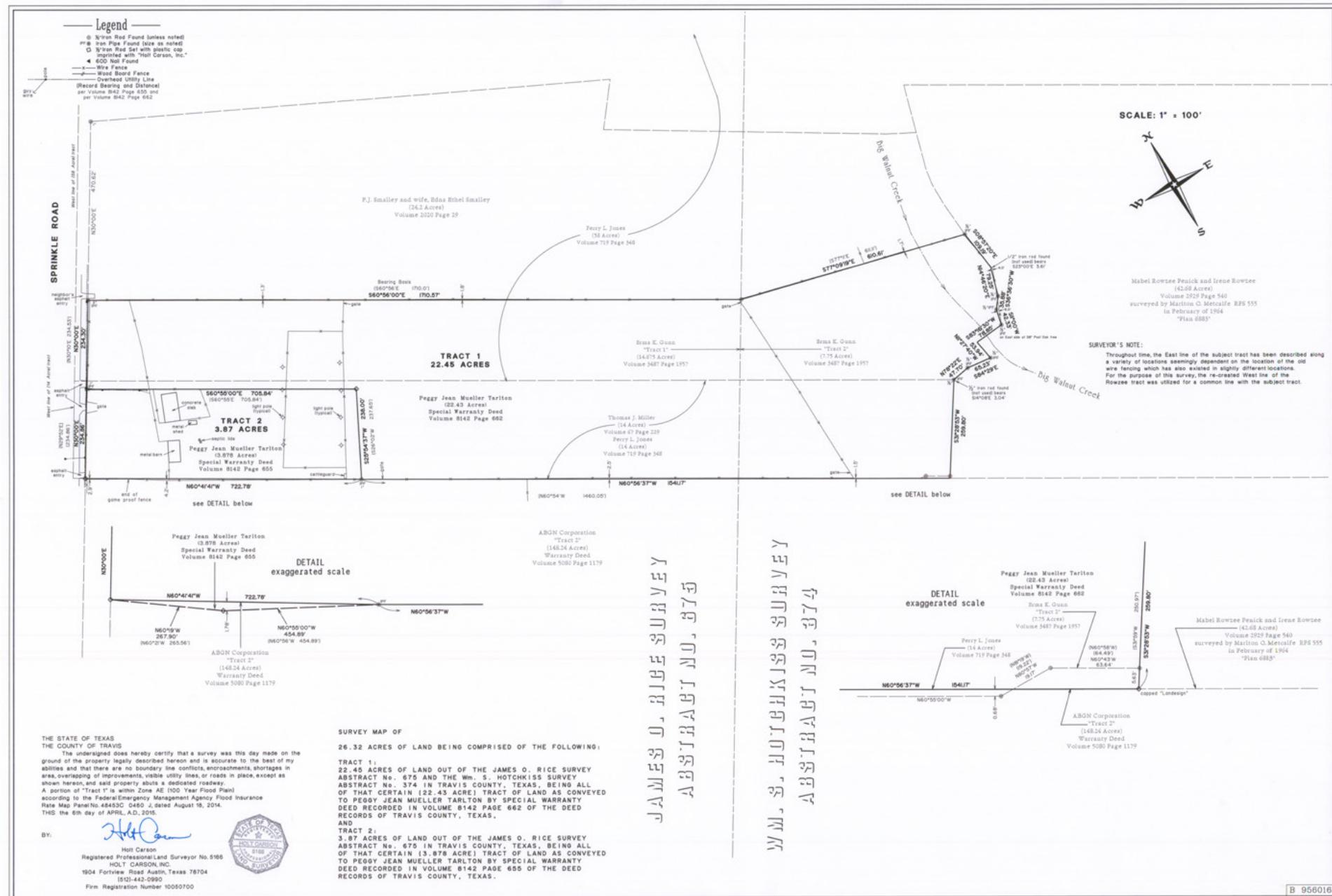
ABS 675 SUR 31 RICE J O ACR 2.00 (1-D-1)
ABS 675 SUR 31 RICE J O ACR 14.68 (1-D-1)
ABS 374 SUR 32 HOTCHKISS W S ACR 7.7500 (1-D-1)

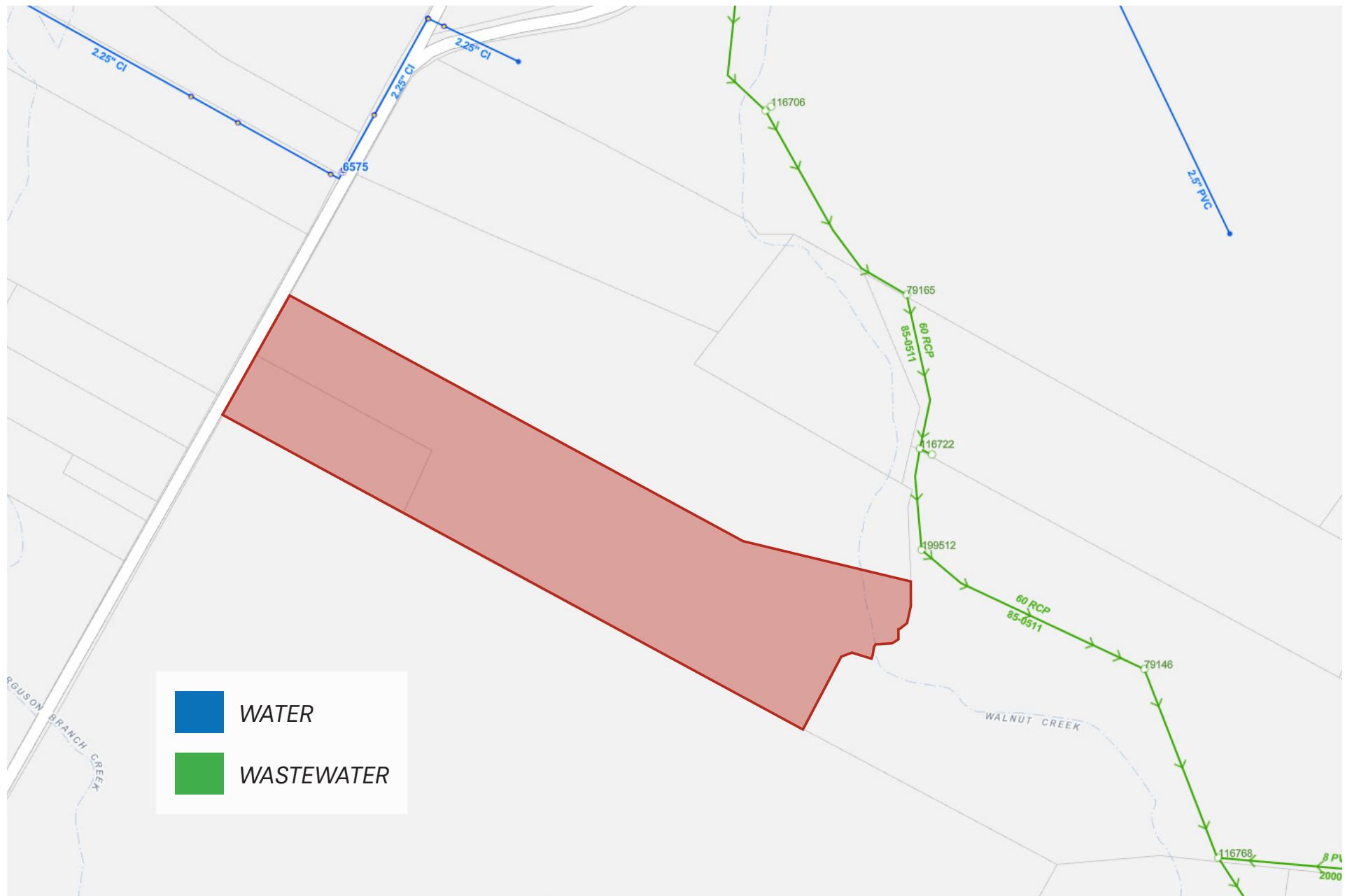
PRICE

Call for Pricing

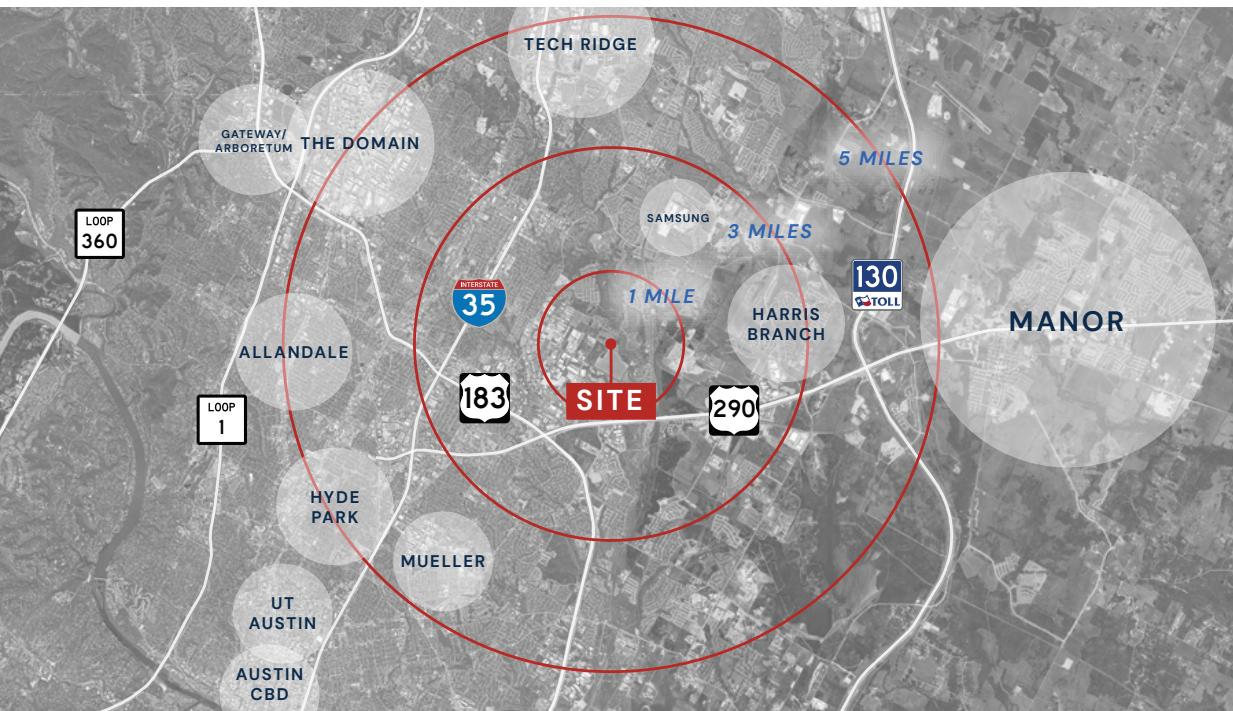
DUE DILIGENCE LINK











2023 TAX RATES

TCO	TRAVIS COUNTY	0.304655
THD	TRAVIS CENTRAL HEALTH	0.100692
IMA	MANOR ISD	1.086100
EO4	TRAVIS COUNTY ESD #4	0.040000
ACT	ACC (TRAVIS)	0.098600
		TOTAL 1.630047

2024 DEMOGRAPHICS

0-1 MILE

0-3 MILES

0-5 MILES

2024 POPULATION ESTIMATE	3,462	94,636	265,423
5 YEAR EST. POPULATION GROWTH	12.1%	4.3%	5.9%
AVERAGE HOUSEHOLD INCOME	\$114,850	\$101,810	\$109,456
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$436,589	\$453,809	\$493,642



Prime Development Opportunity Located in Northeast Austin

- The site is located less than 2 miles South from Samsung's Austin Semiconductor, an \$18B investment across 600+ acres providing nearly 4,500 direct jobs and over 9,000 indirect jobs.
- Conveniently positioned within a 10-mile radius of 16 of the 25 largest employers in the Austin area, including Dell, Apple, IBM, Samsung, and General Motors.

Close Proximity to Major Thoroughfares

- Site is located 1 mile North of US-290 with direct access via Tuscany Way
- 1.5 miles Northeast of US-183
- 2 miles East of I-35
- 3.5 miles West of TX-130
- 5 miles East of Mopac

Direct Access Across the Austin Metro Area

- The Domain: 10 minutes
- Tech Ridge: 12 minutes
- Manor: 12 minutes
- Downtown Austin: 15 minutes
- ABIA: 15 minutes
- Pflugerville: 18 minutes
- Tesla Giga Texas: 20 minutes

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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