



OPPORTUNITY ZONE LOCATION

For Sale

- Available Acres : ±7.00
- Unzoned in Austin ETJ
- Price : \$3,500,000

Highlights

- Shovel ready/ fully entitled Self Storage site
- Two driveways on McKinney Falls Parkway with high traffic/ visibility and easy access
- Surrounded by major retailers like HEB and CVS, nearby Easton Park as well as several other residential developments

Commercial Development Site / Self Storage Site

6981 McKinney Falls Parkway

OFFERING DETAILS

McAllister & Associates and Engel & Völkers are proud to present **McKinney Falls Storage**, a proposed self storage development located in one of Austin's fastest-growing areas — and within an **Opportunity Zone**, offering unique advantages for investors and developers.

- **Project Overview**

- **Total Site Size:** 7 acres
- **Total Building Area:** 94,600 SF
 - **Multi-Story Climate-Controlled Building:** 55,000 SF
 - **Non-Climate-Controlled Units:** 25,350 SF
 - **Climate-Controlled Units:** 69,250 SF (total)
- **Seven buildings** planned in total

- **Prime Location**

- **5 miles** from Austin-Bergstrom International Airport (ABIA)
- **12 miles** from Tesla Gigafactory
- **8 miles** from Downtown Austin

- **Market Highlights**

- Located in **Southeast Austin** with a daily traffic count of **9,754** vehicles
- Rapidly growing commercial corridor with significant **multifamily and retail** development

- **Surrounding Development**

- **Easton Park Master-Planned Community** (0.25 miles away)
 - Projected **14,300 residential units**
 - **5.35 million SF** of planned commercial space
- **Adjacent Parcel:** Limestone Ridge Senior Apartments (225 units)

- **Nearby Multifamily:**

- McKinney Falls Apartments – 312 units (0.2 miles)
- Meadows Apartments – 288 units (1 mile)

- **Notable Neighboring Activity**

- **HEB** under construction and coming soon at the northwest and southwest corners of McKinney Falls Parkway and East William Cannon Drive. Construction is estimated to be completed in 2027

OFFERING SUMMARY

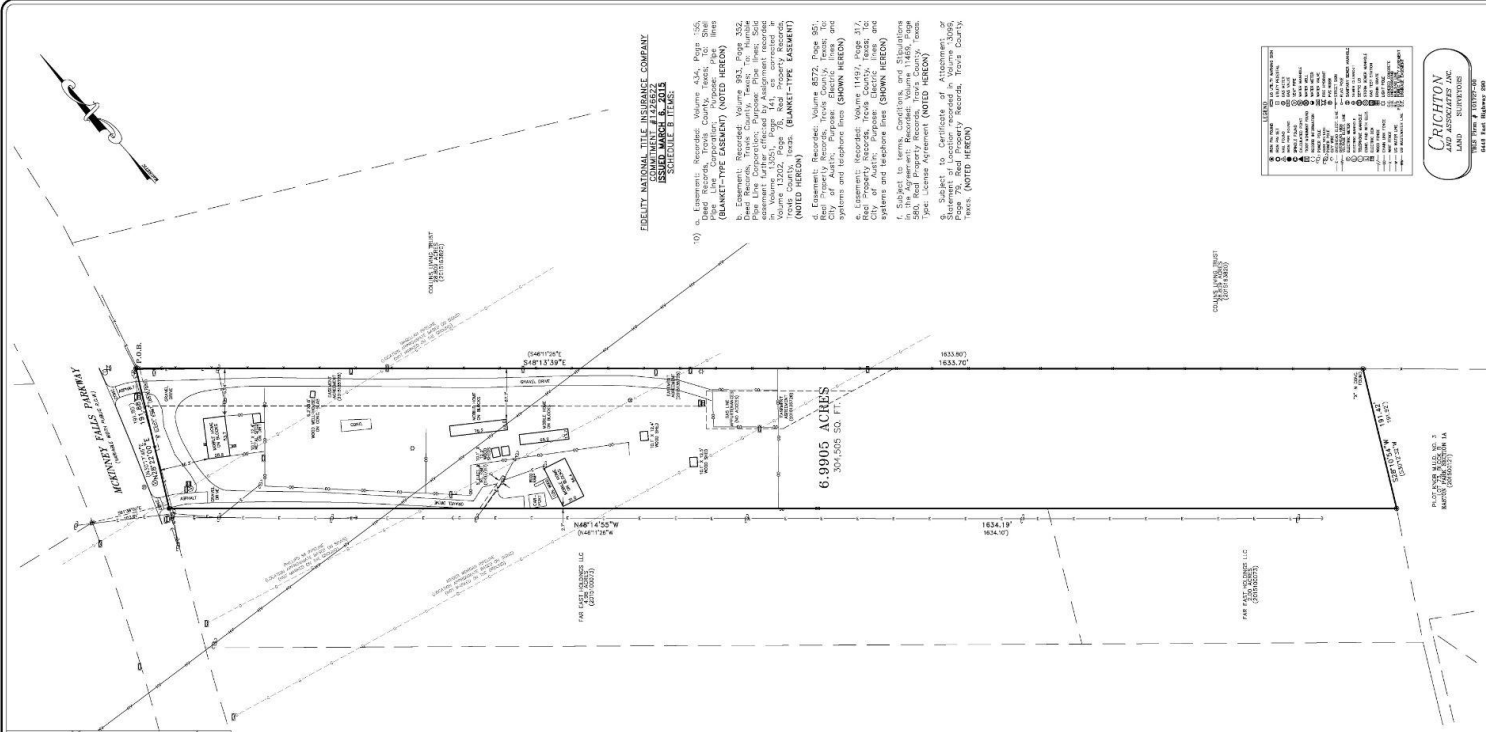
Location	6981 McKinney Falls Parkway - Less than 5 miles from ABIA, 12 miles from Tesla and 8 miles from Downtown Austin
County	Travis
Jurisdiction/Zoning	City of Austin ETJ
Size	±7.00 Acres
Sewer	Individual septic with private lift station
Water	City of Austin 16-inch water line in McKinney Falls Pkwy ROW, along eastern side of the site
Parcels	Parcel ID 297348 ABS 24 DEL VALLE S ACR 6.9971
Highlights	<ul style="list-style-type: none">● In the opportunity zone● Attractive tax rate● Fully entitled (Permits and building plans available upon request)● Shovel/Dirt ready
Price	\$3,500,000 (\$11.48 psf)

SITE LOCATION



6981 McKinney Falls Parkway
+/- 7.00 acres

SITE MAP
(1" = 2,000')



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GRAPHIC SCALE



6448 East Highway 280
Suite #105
Austin, Texas 78763
(512) 244-3396

DATE: December 5, 2019	JOB NO. 19_157
SCALE: 1" = 60'	DWG NO. 19_157

[illegible]

CONCEPTUAL SITE PLAN - FLR 1

1" = 50'-0"

- SITE 06



LEASED PARKING TOTALS			
SYM	SIZE	QUANTITY	SQUARE FEET
P1	12 x 45		
P2	12 x 40		
P3	12 x 55		
P4	12 x 30		
P5	12 x 25		
P6	12 x 30		
P7	12 x 5		
SQUARE FEET			

NON-CLIMATE CONTROL SPACE TOTALS			
SYTH	UNIT SIZE	QUANTITY	SQUARE FEET
A	5 x 5	0	0
B	5 x 10	1	50
C	7.5 x 10	18	380
D	12 x 10	24	3,600
F	10 x 12.5	0	0
G	10 x 15	11	2,650
H	10 x 30	11	8,000
J	12 x 30	0	0
K	10 x 25	24	6,000
L	10 x 30	15	4,500
M	12 x 25	10	3,000
N	12 x 30	25	9,000
SQUARE FEET			34,200

CLIMATE CONTROL SPACE TOTALS			
SYM	UNIT SIZE	QUANTITY	SQUARE FEET
Q	5 x 5	11	425
R	5 x 10	15	4,500
S	15 x 10	15	2,250
T	10 x 10	52	5,200
V	10 x 12.5	10	1,250
W	10 x 8	42	3,360
X	10 x 30	36	1,080
Y	10 x 25	4	3,250
Z	10 x 30	5	1,500
SQUARE FEET			40,975
NET TOTAL SQUARE FEET			74,425

ISSUED FOR REVIEW 2-14-20
NOTE: THIS PLAN HAS BEEN ISSUED FOR REVIEW ONLY
AS OF THIS DATE. NOT FOR CONSTRUCTION

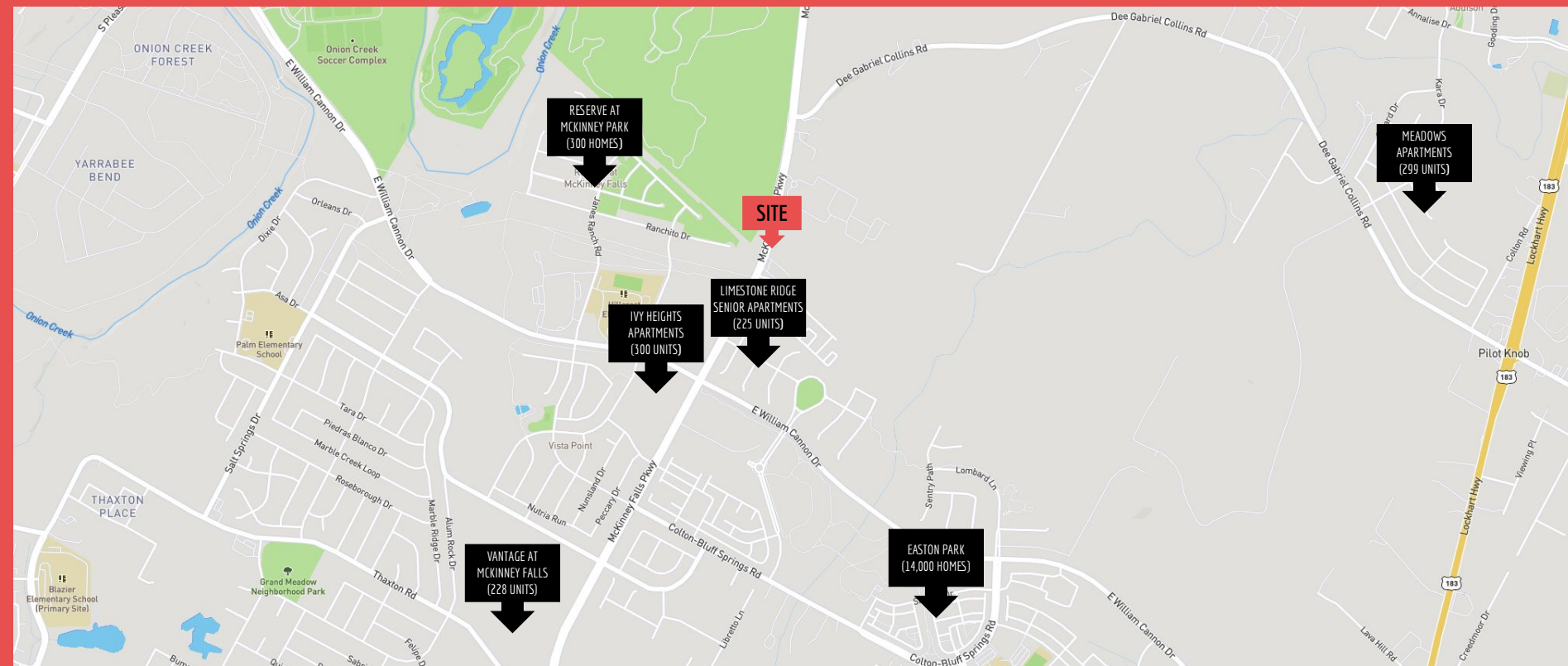
McKINNEY FALLS STORAGE
SELF STORAGE CENTER
McKINNEY FALLS PARKWAY
McKINNEY FALLS, TEXAS 75744

A2.1

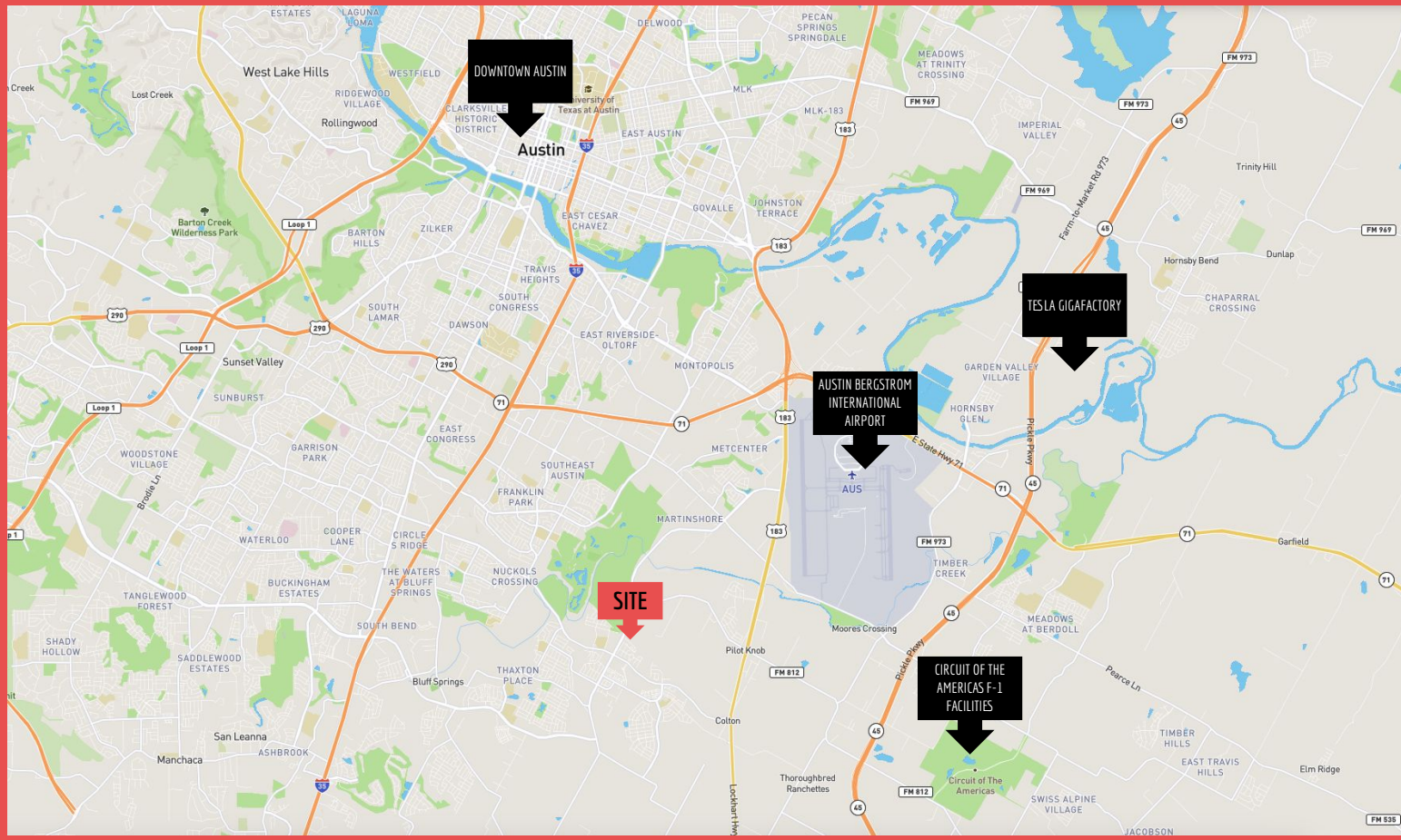
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DATE	1-20-20
SCALE	1" = 50'-0"
DRAWN BY	CJS
CHECKED BY	
JOB NO.	218-10

NEARBY RESIDENTIAL



NEARBY COMMERCIAL





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johnnbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-784-1134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Charlice Wehbe	828767	charlice@matexas.com	512-680-1915
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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