



partners

For Lease or Sale

21,000 VPD

17,700 VPD

183

FM812

**19.686 AC IOS OR DEVELOPMENT OPPORTUNITY**

9605 FM 812, Austin, TX 78719

## LEASE & SALE INFORMATION

**Rental Rate** Contact Broker

**Purchase Price** Contact Broker

## PROPERTY SPECS

**Lot Size** 2 - 19.686 AC

**Building** 6,000 SF Flex (60' x 100')

**Office Finish SF** 1,440 SF office, 300 SF  
Bathrooms/Kitchenette

**Construction Type** Metal

**Grade Level Doors** (1) 12x12 (2) 12x14

**Water Tank** 2,000 Gallon

**Clear Height** 16' - 18'

**Utilities** Electric

**Power** 200 amp service

**Zoning** Austin ETJ

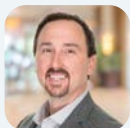
**Flood Zone** No

## HIGHLIGHTS

- » Excellent investment or owner-user opportunity favorable for flex, industrial, and other uses.
- » 300 ft of frontage along Hwy 812 with no flood zone
- » Minutes from the Airport and Circuit of the Americas



### LEASING CONTACTS



**Stan Nowak**   
Partner

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**Andrew Alizzi**  
Vice President

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### SALE CONTACT



**Todd Mahler**  
Vice President

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todd.mahler@partnersrealestate.com

## LEASE OPTIONS OVERVIEW



Additional Yard Area Available Up to 9 AC

6,000 SF Warehouse/Office  
Building with 5 AC Yard

5 AC Yard

- Conceptual Site Layout, can be modified
- Yard Space Available without the Building (2 AC Minimum)
- TI Allowance Available for Yard Improvements

## PROPERTY PHOTOS



# SURVEY

## NOTES:

- 1) This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants or ownership title evidence.
- 2) This survey only shows above ground improvements.
- 3) Any FEMA flood zone data shown is for informational purposes only. Data was obtained at: [www.fema.gov](http://www.fema.gov)
- 4) Due to differing building practices, building dimensions are approximate.
- 5) Pipeline locations shown on survey are approximate and were located via existing pipeline markers on the ground.

THE FOLLOWING EASEMENTS LISTED IN TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 1728566-BAL, DATED 7/12/2017 MAY APPLY:

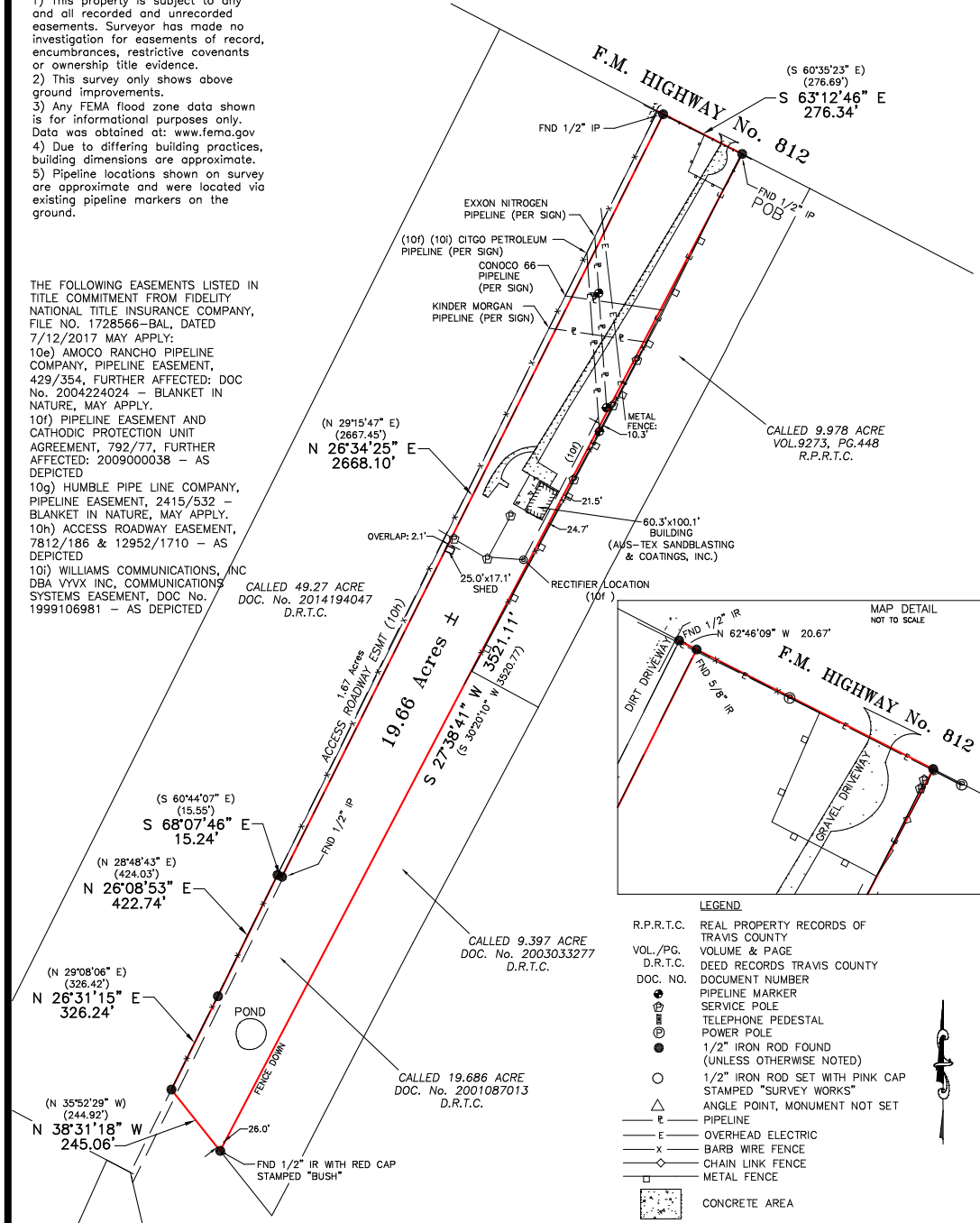
10e) AMOCO RANCHO PIPELINE COMPANY, PIPELINE EASEMENT, 429/354, FURTHER AFFECTED: DOC No. 2004224024 - BLANKET IN NATURE, MAY APPLY.

10f) PIPELINE EASEMENT AND CATHODIC PROTECTION UNIT AGREEMENT, 792/77, FURTHER AFFECTED: 2009000038 - AS DEPICTED

10g) HUMBLE PIPE LINE COMPANY, PIPELINE EASEMENT, 2415/532 - BLANKET IN NATURE, MAY APPLY.

10h) ACCESS ROADWAY EASEMENT, 7812/186 & 12952/1710 - AS DEPICTED

10i) WILLIAMS COMMUNICATIONS, INC DBA VVX INC, COMMUNICATIONS SYSTEMS EASEMENT, DOC No. 1999106981 - AS DEPICTED

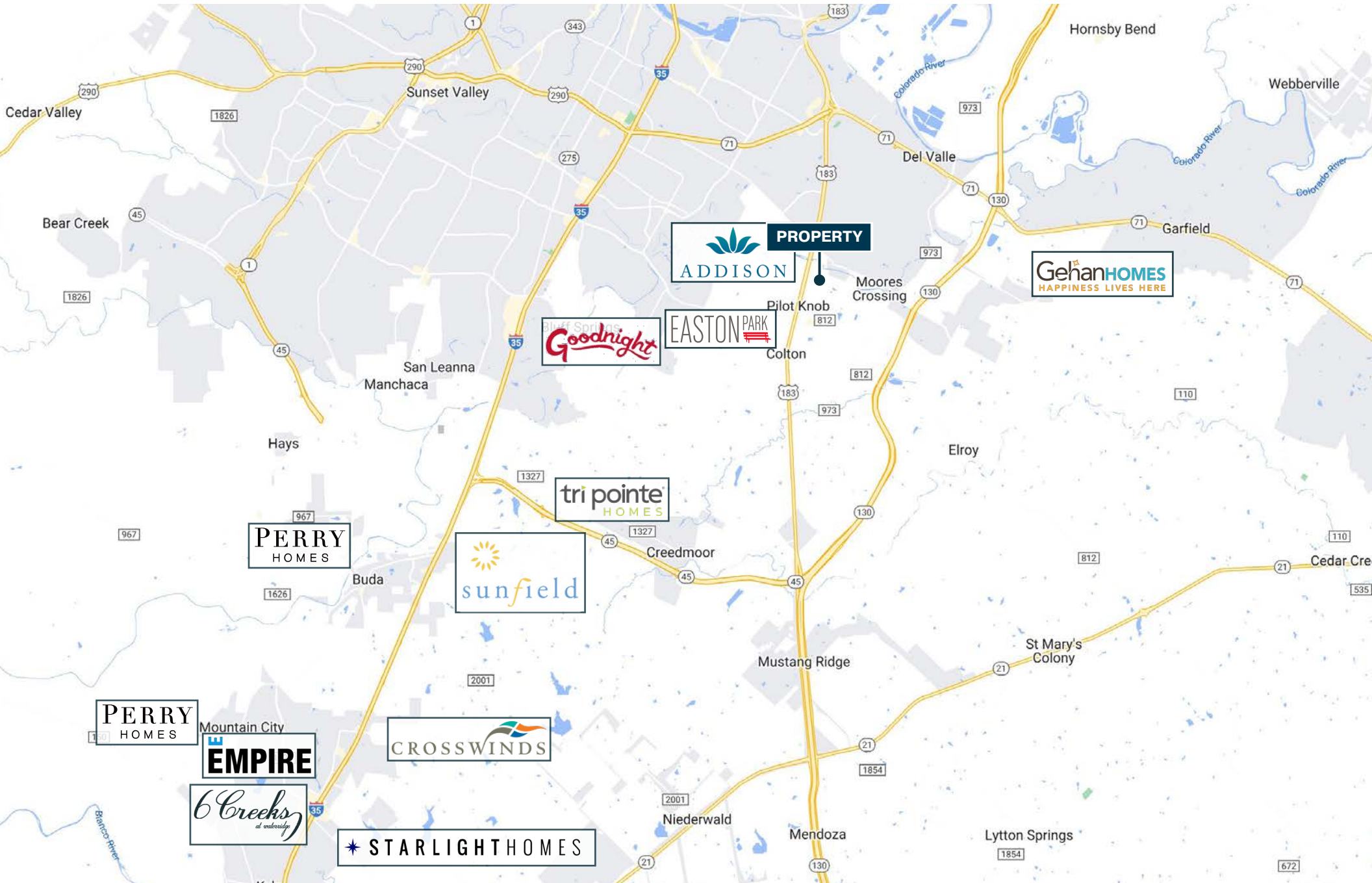


LEGAL DESCRIPTION:  
BEING ALL OF A 19.66 ACRE TRACT OF LAND OUT OF THE GUILLERMO NUNEZ SURVEY, A-502, TRAVIS COUNTY, TEXAS.

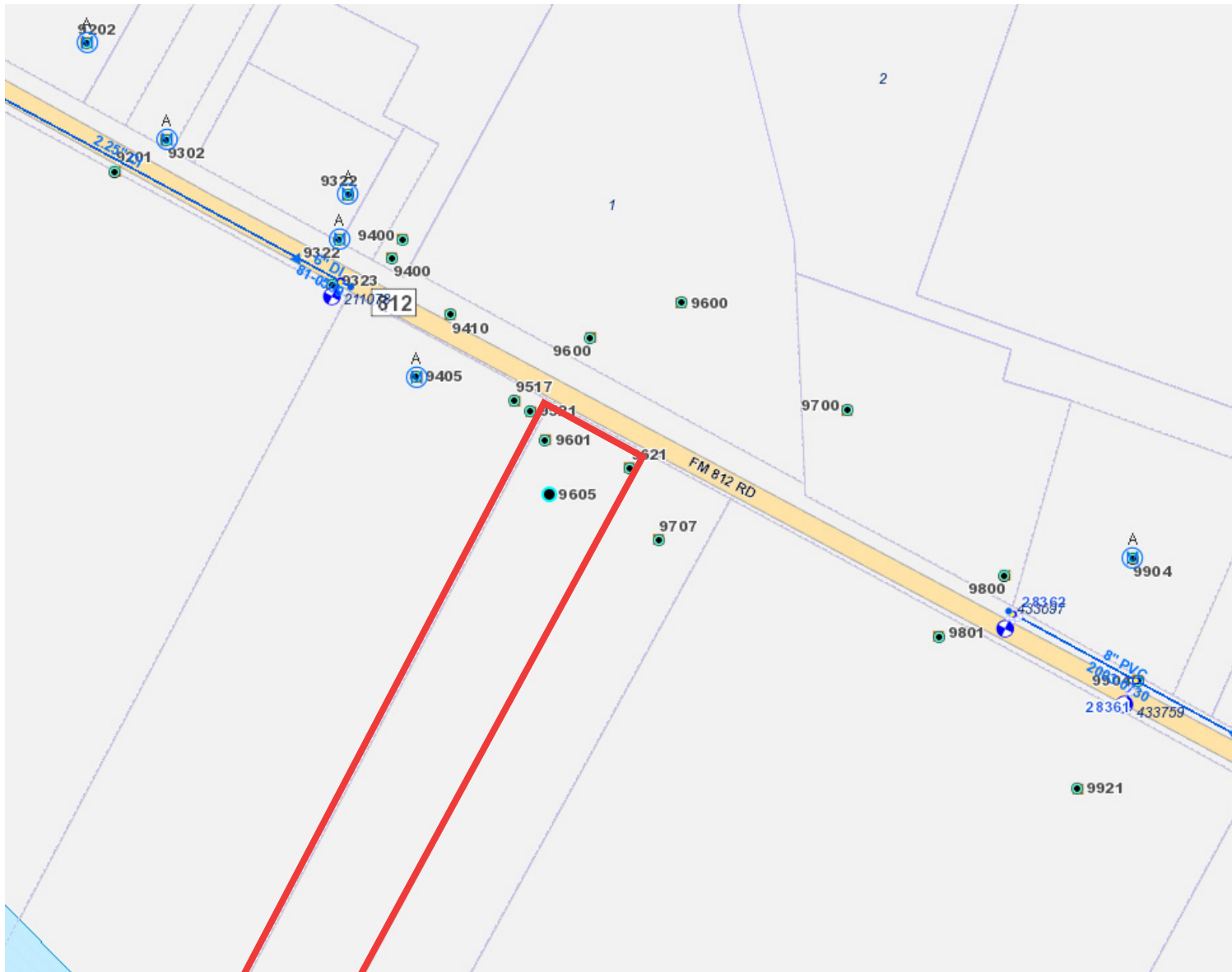
SURVEYED FOR: Luke Brenner and Elizabeth Brenner  
SITE ADDRESS: F.M. Highway No. 812



# MASTER PLANNED DEVELOPMENTS



## WATER & WASTEWATER



The blue line is the water main

## LOCATION

Downtown Austin

Tesla Giga  
Factory

Austin-Bergstrom  
International Airport

Circuit of the  
Americas



### POPULATION

|                            | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|--------|---------|---------|
| 2024 Population            | 526    | 12,127  | 75,712  |
| 2029 Population Projection | 563    | 13,252  | 82,915  |
| Median Age                 | 35.9   | 34.9    | 34.4    |



### HOUSEHOLD

|                           | 1 MILE   | 3 MILES   | 5 MILES  |
|---------------------------|----------|-----------|----------|
| 2024 Households           | 146      | 3,833     | 22,724   |
| 2029 Household Projection | 157      | 4,219     | 25,160   |
| Avg Household Income      | \$79,154 | \$112,894 | \$93,191 |
| Median Household Income   | \$53,750 | \$94,073  | \$76,101 |



### DAYTIME EMPLOYMENT

|          | 1 MILE | 3 MILES | 5 MILES |
|----------|--------|---------|---------|
| Employee | 697    | 3,526   | 23,544  |
| Business | 73     | 309     | 1,863   |

Source: Costar

SITE



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**LEASING  
CONTACTS**

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**SALE  
CONTACT**

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## 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:
  - 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.

|                                                                    |             |                                       |              |
|--------------------------------------------------------------------|-------------|---------------------------------------|--------------|
| PCR Brokerage Austin, LLC dba Partners                             | 9003950     | licensing@partnersrealestate.com      | 713-629-0500 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                                 | Phone        |
| Jon Silberman                                                      | 389162      | jon.silberman@partnersrealestate.com  | 713-629-0500 |
| Designated Broker of Firm                                          | License No. | Email                                 | Phone        |
| Travis Rodgers                                                     | 739840      | travis.rodgers@partnersrealestate.com | 512-580-6061 |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                                 | Phone        |
| Stan Nowak                                                         | 771890      | stan.nowak@partnersrealestate.com     | 512-601-8120 |
| 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](http://www.trec.texas.gov)

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