

10200 FM Rd 969 Austin, TX 78724



Property Overview

Development Profile

Brokerage

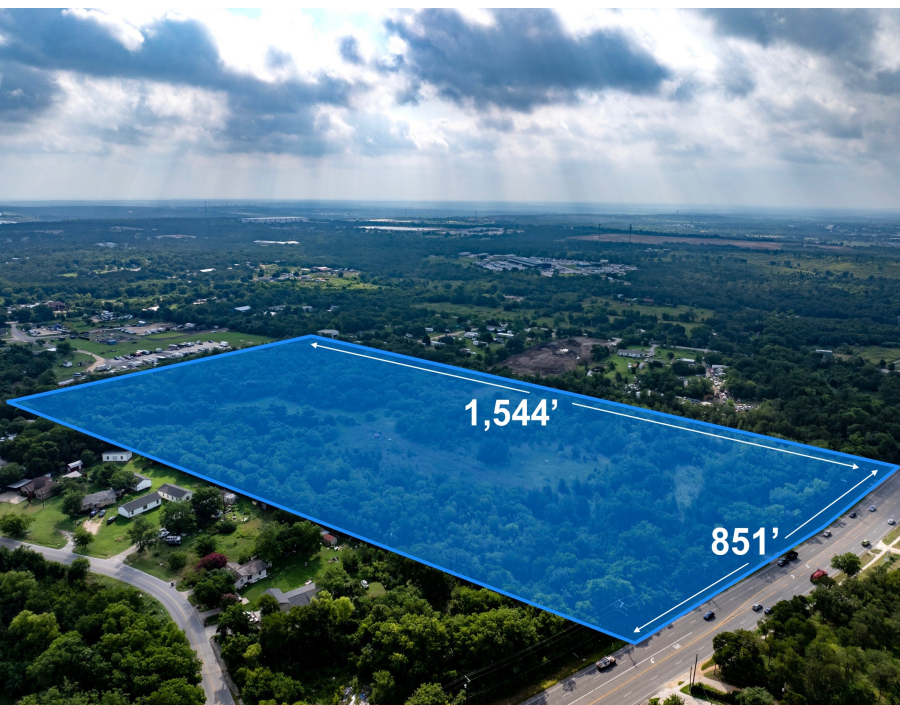
10200 FM Rd 969
Austin, TX 78724

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Offering Summary

Land	25 Acres
Zoning	N/A



- **Prime East Austin Growth Corridor**

Located along FM 969 (MLK Jr. Blvd.), one of East Austin's fastest-growing commercial and industrial corridors, providing excellent connectivity to major employment centers and new development activity.

- **Strategic Access to SH 130 & Regional Transportation**

The property benefits from quick access to SH 130, allowing convenient north-south transportation throughout Central Texas and efficient freight movement.

- **Minutes from Tesla Gigafactory**

Situated within the rapidly expanding Tesla influence zone, with the Gigafactory and related suppliers continuing to drive employment, infrastructure investment, and population growth throughout East Travis County.

- **Proximity to Major Economic Drivers**

Conveniently located near Tesla Gigafactory, Austin-Bergstrom International Airport (ABIA), downtown Austin, Circuit of the Americas (COTA), and other major employment centers fueling regional expansion



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EAST AUSTIN'S FASTEST GROWING DEVELOPMENT CORRIDOR

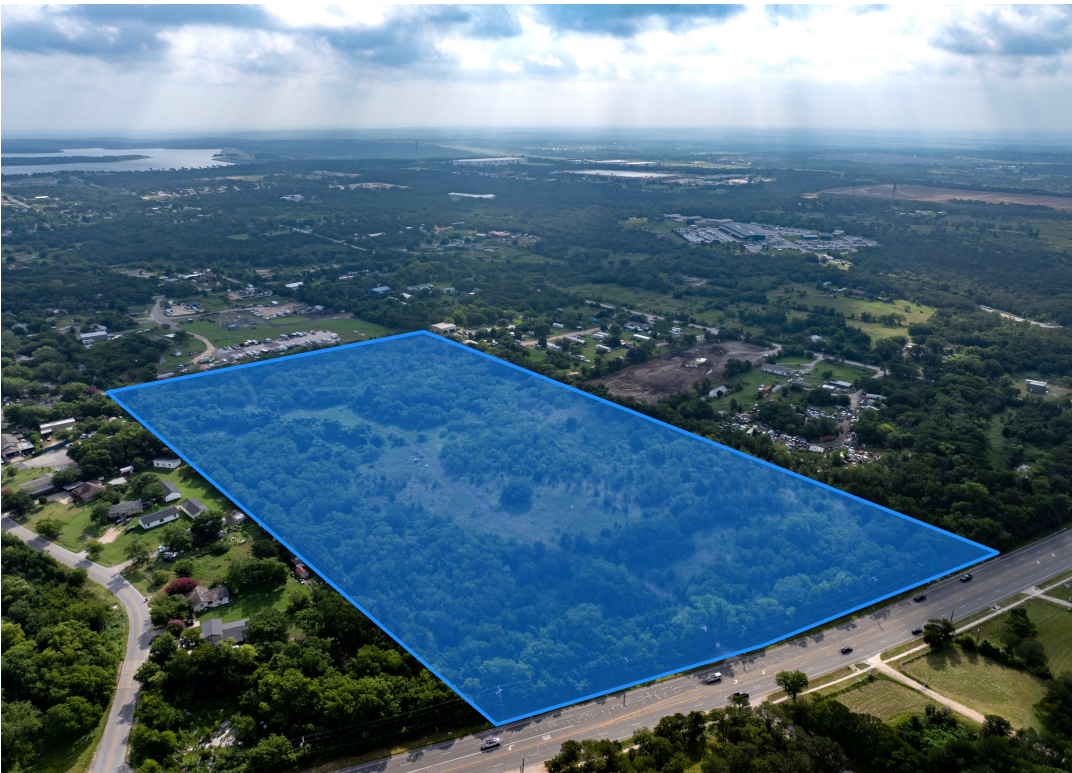
Property Highlights

- 25 Acres of Development Land
- Located along FM 969
- Minutes from SH 130, US 183 & Highway 71
- Strategic Access to Austin-Bergstrom International Airport
- Positioned Near Tesla Gigafactory Texas
- Strong Commercial, Industrial & Mixed-Use Potential
-

Growth Drivers

- Tesla Gigafactory Expansion
- Airport Growth & Expansion Projects
- East Travis County Population Growth
- Major Infrastructure Improvements
- Industrial & Logistics Demand
- Regional Employment Growth

The property consists of approximately 25 acres (1,089,000 SF) located in East Travis County along FM 969. The site benefits from exceptional connectivity to Austin's major transportation corridors while offering development flexibility.



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Site Summary

This 25-acre vacant land tract offers a premier development opportunity in one of East Austin's fastest-growing corridors. The property is situated along FM 969 between US-183 and SH130, providing excellent regional connectivity and direct access to major transportation routes serving Austin and Central Texas. The site is approximately 10 minutes from Austin-Bergstrom International Airport (ABIA), 15 minutes from Downtown Austin, and just minutes from SH 130, US-183, and State Highway 71, allowing convenient access for commercial, industrial, logistics, or mixed-use development. The property benefits from its exceptional proximity to Tesla's Gigafactory and is near numerous industrial, manufacturing, logistics, and supplier facilities that continue to fuel substantial employment and population growth throughout East Travis County. The tract's substantial frontage, relatively level topography, available utilities, and location provide flexibility for a variety of future uses.



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SURROUNDED BY BILLIONS IN INVESTMENT

1. Tesla Gigafactory Texas

One of the most significant manufacturing investments in Texas, continuing to attract suppliers, logistics providers, and supporting commercial development throughout East Travis County.

2. Austin-Bergstrom International Airport

A major economic engine driving regional business growth, cargo activity, and employment expansion.

3. Downtown Austin

One of the nation's fastest-growing technology and business centers located approximately 16 minutes from the site.

4. SH 130 Corridor

Critical transportation infrastructure connecting major industrial and logistics users throughout Central Texas.

5. CSW Development Activity

Nearby commercial development activity continues to enhance the area's long-term investment potential.



Manufacturing Growth



Industrial Expansion



Infrastructure Investment



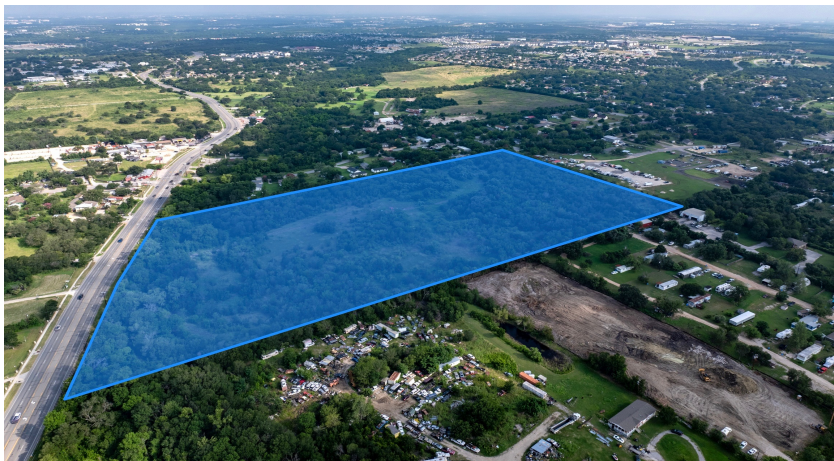
Employment Creation



Population Growth



Commercial Development



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LOCATION ADVANTAGES & CONNECTIVITY

Key Destinations

Destination	Distance
Austin-Bergstrom Airport	7.4 Miles
Downtown Austin	9.8 Miles
Tesla Gigafactory Texas	11.7 Miles
SH 130 Toll Road	5 Minutes
US 183	8 Minutes
Highway 71	10 Minutes
Circuit of the Americas	15 Minutes

Transportation Advantages

- ✓ Direct FM 969 Frontage
- ✓ Immediate Access to SH 130
- ✓ Connectivity to US 183 & Highway 71
- ✓ Efficient Regional Freight Access
- ✓ Access to Austin's Major Employment Centers

Development Potential

The property offers flexibility for a variety of future commercial, industrial, office, retail, logistics, and mixed-use development opportunities.

Property Snapshot

Address:	10200 FM Rd 969, Austin, TX 78724
Approximate Size:	25 Acres
Lot Area:	1,089,000 SF
County:	Travis County
School District:	Manor ISD



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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.

11-2-2015



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-
- Treat all parties to a real estate transaction honestly and fairly.

offer from the client; and

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANS

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.

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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date