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Montaña de Oración
Camino del. Rey



Prime 4.26-Acre Development Lot for Sale in Austin's Fastest-Growing Corridor

FLEXIBLE USE PORTFOLIO SALE
7701 FARM TO MARKET 969

AUSTIN, TX



Taquería Michoacan
Mexican

SkyBlue Kennels



Contact Broker for Pricing



TRANSWORLD
Commercial Real Estate

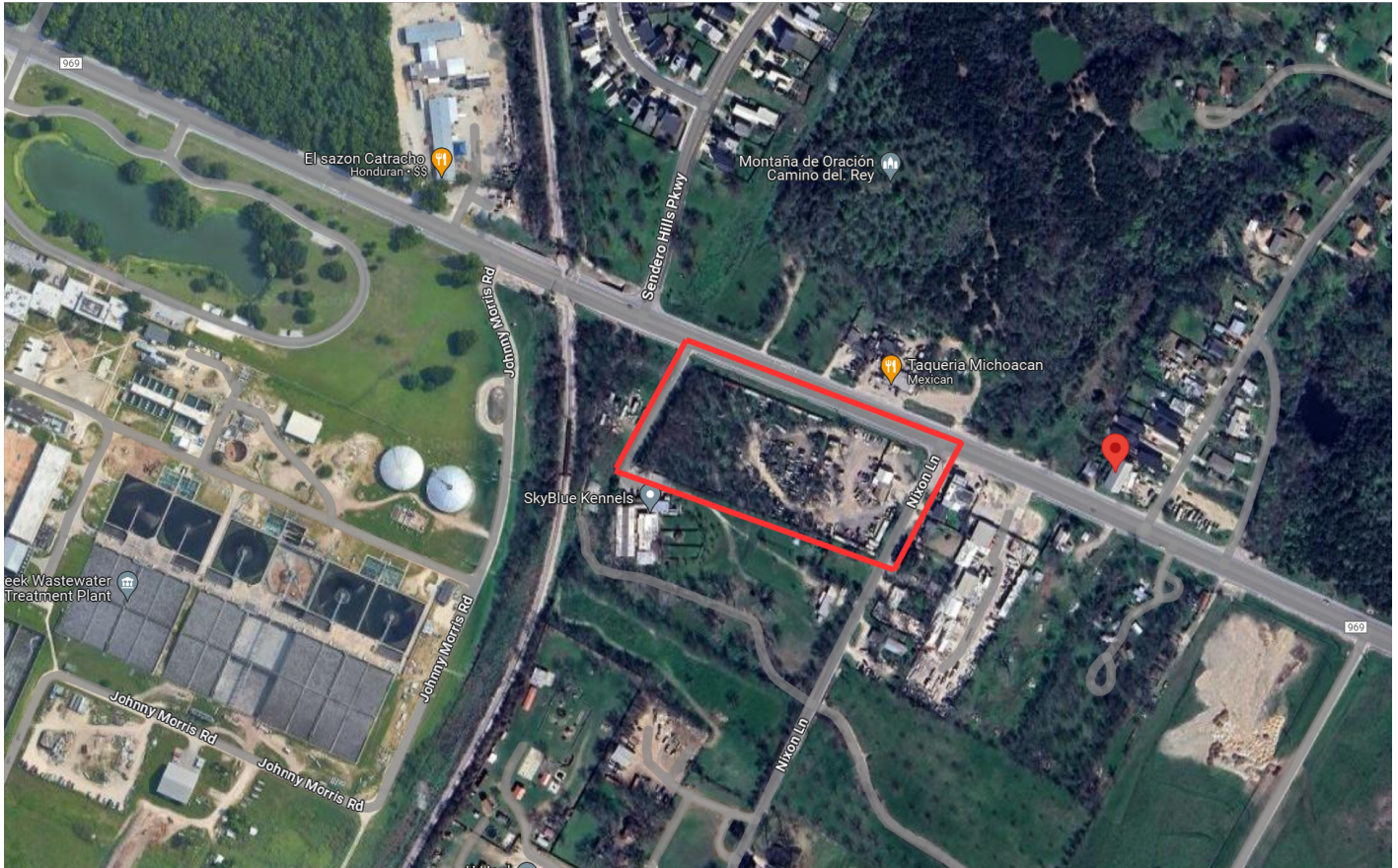
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PROPERTY SUMMARY

Portfolio Sale

7701 Farm to Market 969 | Austin, TX 78725



Property Summary

Price:	Contact Broker for Pricing
Lot Size:	4.26 AC
Zoning	GR-MU (community comm/mixed- use)
Sale Type:	Development/ Owner-User
Sale Condition	Bulk/Portfolio Sale
Parcel ID's:	814121, 814139, 814129

Property Overview

This expansive 4.26-acre multi-parcel offers a rare opportunity to own a significant piece of land in one of the most desirable areas of Texas. With its generous size and prime location, this property is perfect for various development possibilities, whether you're envisioning a multi-unit development or mixed-use commercial venture. The property is easily accessible via well-maintained roads with expansion by TxDOT to MLK Blvd (FM 969) on the horizon.

Utilities are available at the street, and the land is zoned for Community Commercial/Mixed-Use (GR-MU) for versatile use, giving you the flexibility to bring your vision to life. Enjoy the natural beauty of the Texas landscape while being close to Austin's vibrant cultural scene, Austin-Bergstrom International Airport, and major highways.

Don't miss this rare opportunity to secure a substantial piece of Austin real estate in a rapidly growing area.

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East Austin is the city's focal point for new developments and cultural vibrancy. This property is ideally located just minutes from Downtown Austin and benefits from the area's rapid growth and urban appeal.

1. Proximity to Downtown: Just 10 miles from Austin's core business district and cultural hotspots.

2. Infrastructure Upgrades: Situated along a corridor set for expansion, including the TxDOT MLK Blvd (FM 969) project, ensuring enhanced long-term access and value.

3. **Booming Community:** The area is surrounded by ongoing residential, commercial, and tech-driven developments, making it one of the city's most desirable destinations for both work and living.

4. Prime Connectivity: Only 8 miles from Austin-Bergstrom International Airport and minutes from key highways, facilitating easy access for commuters and travelers alike.

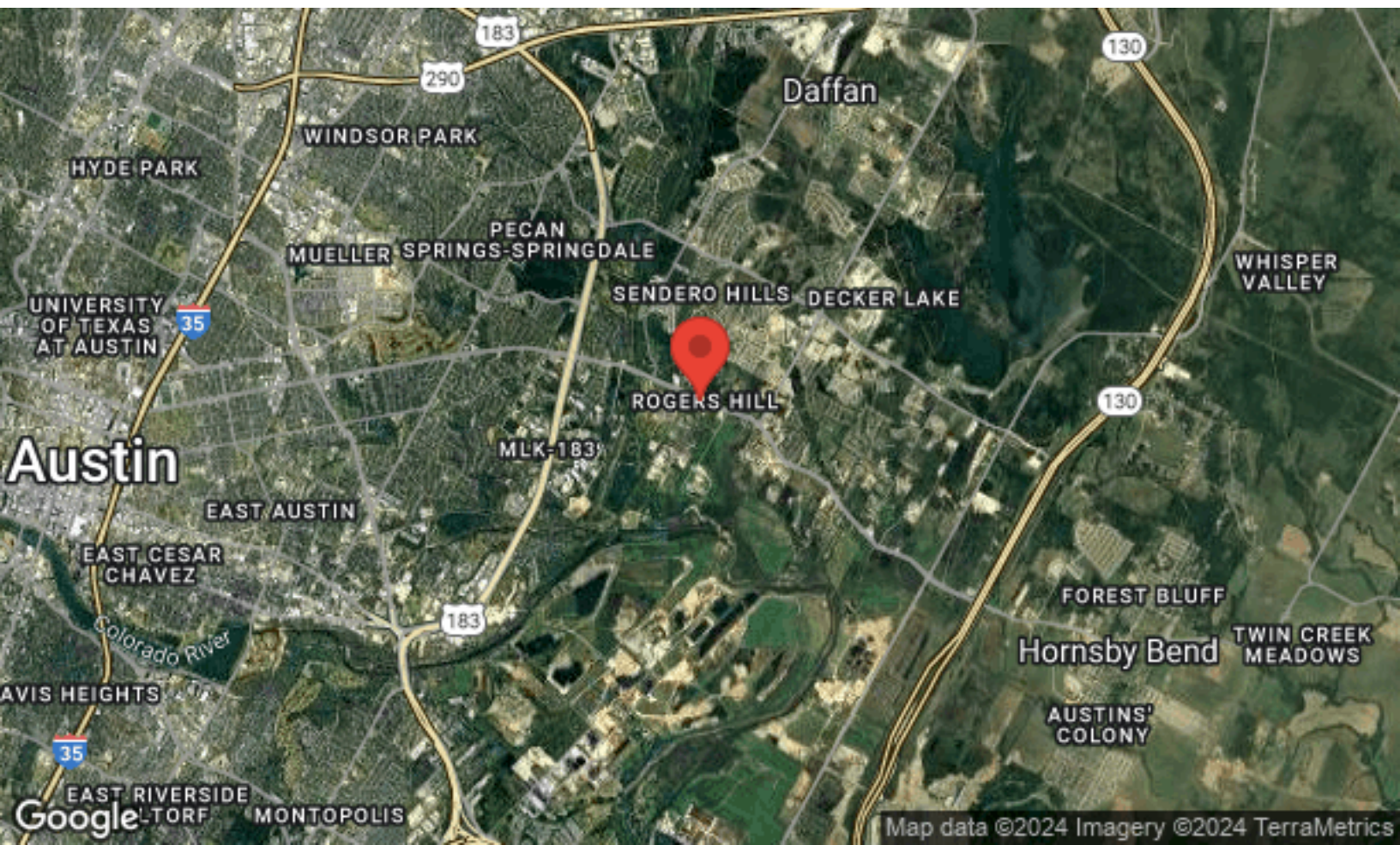
Property Highlights

1. **4.26 Acres Across Multiple Parcels:** A substantial development opportunity suitable for a range of high-yield projects.
2. **Zoning Flexibility:** GR-MU zoning allows for diverse uses, including community commercial, residential, or mixed-use developments.
3. **Ready for Development:** Utilities are available at the street, and the site is positioned for immediate project initiation.
4. **Strategic Location:** Nestled in Austin's most rapidly growing corridor with direct access to major roads and nearby amenities.
5. **Investment Potential:** Benefit from the ongoing growth and rising property values in one of Austin's most dynamic real estate markets.

LOCATION MAPS

Portfolio Sale

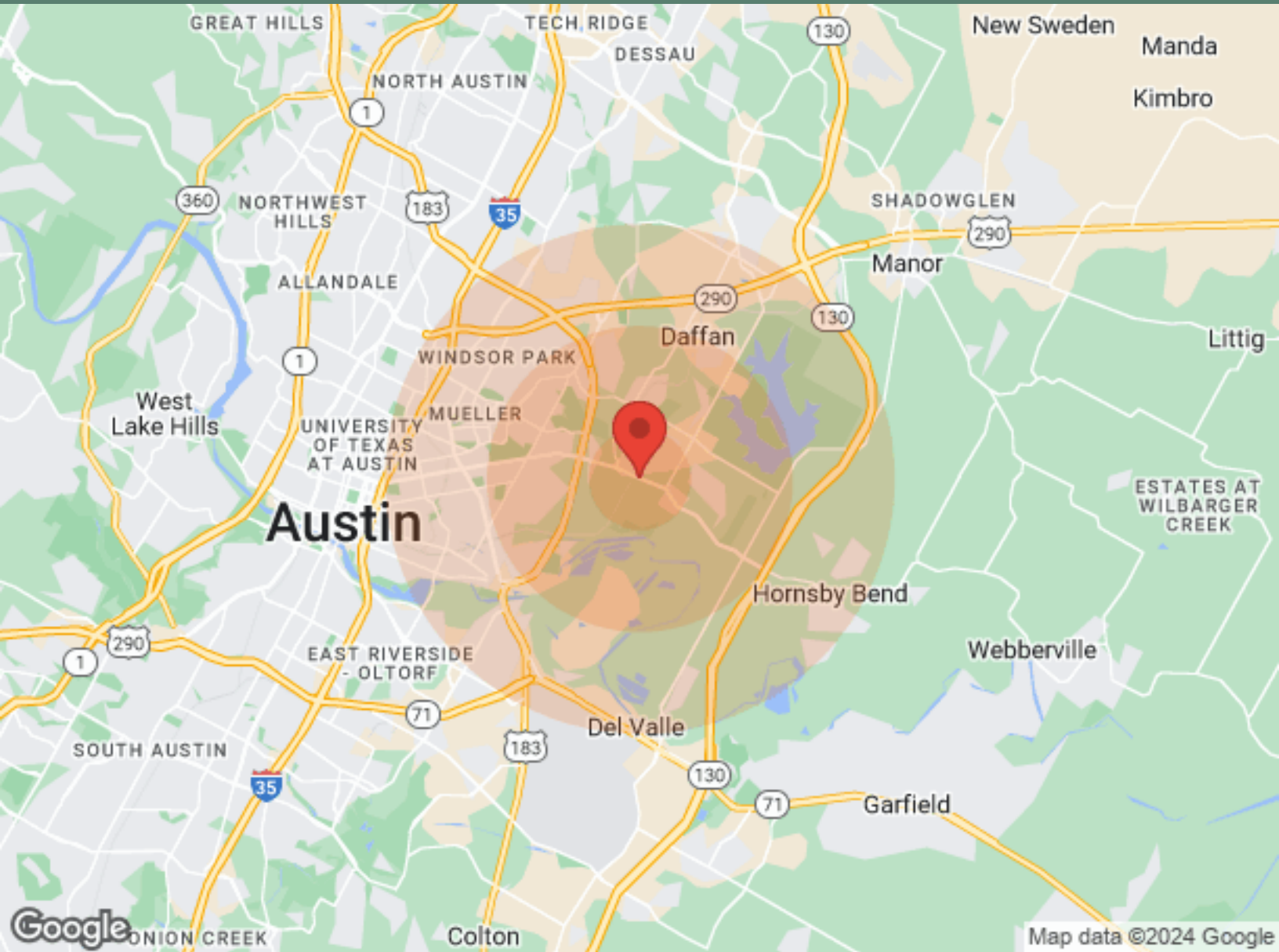
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DEMOGRAPHICS

Portfolio Sale

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Population	1 Mile	3 Miles	5 Miles
Male	4,485	25,907	74,618
Female	4,063	24,797	70,836
Total Population	8,548	50,704	145,454
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,219	13,197	33,945
Ages 15-24	1,324	8,044	19,784
Ages 25-54	3,659	20,330	65,997
Ages 55-64	720	4,493	12,686
Ages 65+	626	4,640	13,042
Race	1 Mile	3 Miles	5 Miles
White	3,537	19,785	75,199
Black	1,817	15,637	28,722
Am In/AK Nat	70	333	997
Hawaiian	N/A	2	5
Hispanic	5,921	30,295	85,078
Multi-Racial	6,228	29,762	76,842

Income	1 Mile	3 Miles	5 Miles
Median	\$38,228	\$38,210	\$35,572
< \$15,000	331	3,151	11,347
\$15,000-\$24,999	247	2,471	7,532
\$25,000-\$34,999	323	2,024	6,445
\$35,000-\$49,999	552	2,943	8,672
\$50,000-\$74,999	367	2,415	7,890
\$75,000-\$99,999	71	1,135	4,536
\$100,000-\$149,999	119	835	3,119
\$150,000-\$199,999	32	239	897
> \$200,000	N/A	144	596

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,180	17,219	58,310
Occupied	2,072	15,496	52,441
Owner Occupied	1,483	8,315	22,489
Renter Occupied	589	7,181	29,952
Vacant	108	1,723	5,869



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015



INFORMATION ABOUT BROKERAGE SERVICES

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

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.

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:
 - 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.

TRANSWORLD COMMERCIAL REAL ESTATE	9013356	PHIL@TRANSWORLDCRE.COM	(303)981-1936
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
STEPHEN COLEMAN	792728	SCOLEMAN@TRANSWORLDCRE.COM	(972)684-0135
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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