

FOR SALE

±3.37 ACRES



48,880 VPD (2025)

SUBJECT

50,325 VPD (2025)

Whisper Valley

7,500 Homes

Future MS

Future ES

Taylor Ln

North Del Valley HS

Burleson Manor Rd

East Village
900 Acres

130



TESLA

130

Gilbert Rd

Decker Lake Rd

Lariat Ranch

Gilbert Lane
660 Units

Forrest Bluff
600 Units

Webberville Rd

Hornsby-Dunlap ES

The Beckett

Dailey MS

ELM Park

Chaparral Crossing

7720 & 7724 GILBERT RD, AUSTIN, TX 78653



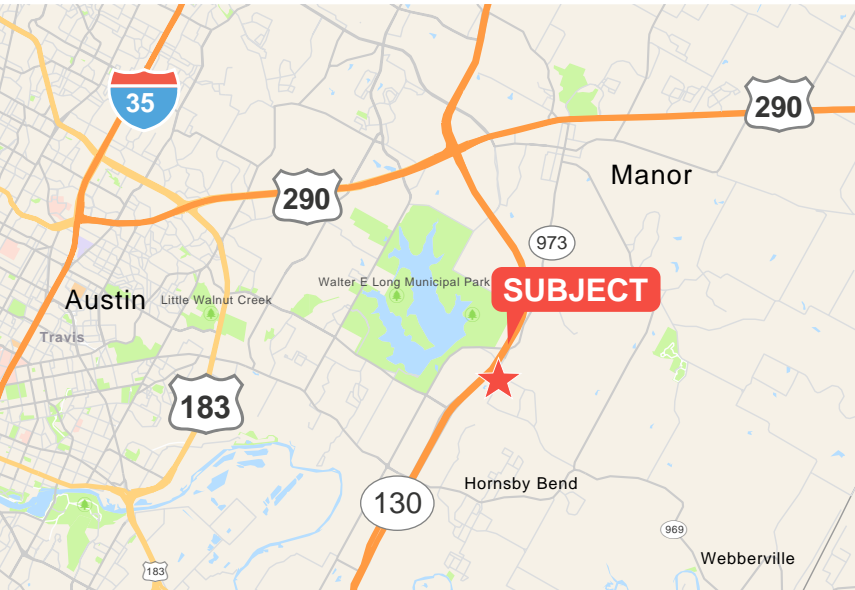
Josh Hubka, CCIM josh@cipaustin.com
Lee Ellison, ALC lee@cipaustin.com

512 682 1000
ciptexas.com

FOR SALE

SUMMARY

7720 & 7724 Gilbert Rd | Austin, TX 78653



PROPERTY: The Property is well located in east Austin on SH-130 at the FM 973 exit, less than 4 miles north of the Tesla Gigafactory, and just 10 minutes from Austin Bergstrom International Airport (ABIA).

SH-130 is a 91-mile toll road that has 50,325 vpd at the Property.

ACCESS: From northbound SH-130, exit FM 973. Right lane will take you southbound on Gilbert Road.

From southbound SH-130, or FM 973, go east on FM973 and turn right on Gilbert Road (two-way road).

FRONTAGE: 778' of frontage on Gilbert Road

789' of frontage on SH-130 (No Access)

UTILITIES: Water Manville WSC

Wastewater Septic. Within Texas Water Utilities Service Area

Electric Austin Energy

LOCATION: 7720 & 7724 Gilbert Lane
Austin, TX 78653

[Google Map](#)

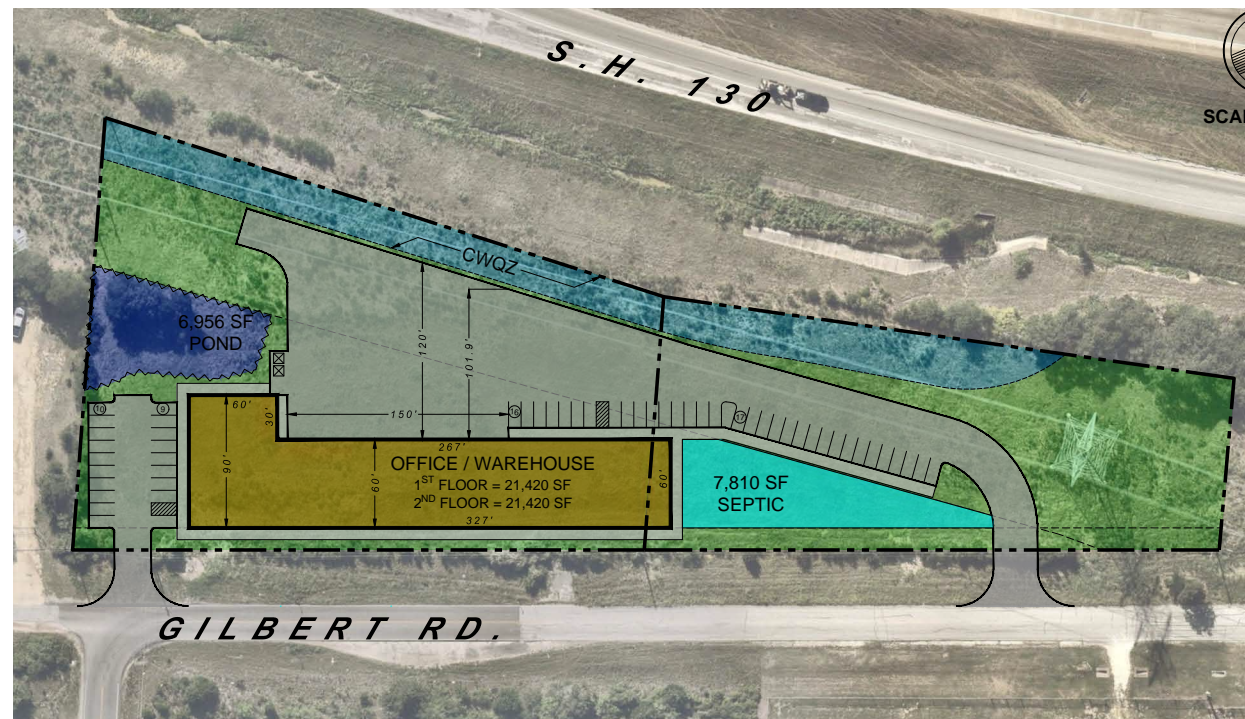
SIZE: ±3.365 acres gross
Estimated that ±1.75 acres are net of easement – See survey

TCAD INFO: Property ID [708229](#) & [719287](#)

ZONING: Austin 2-mile ETJ

FLOODPLAIN: None

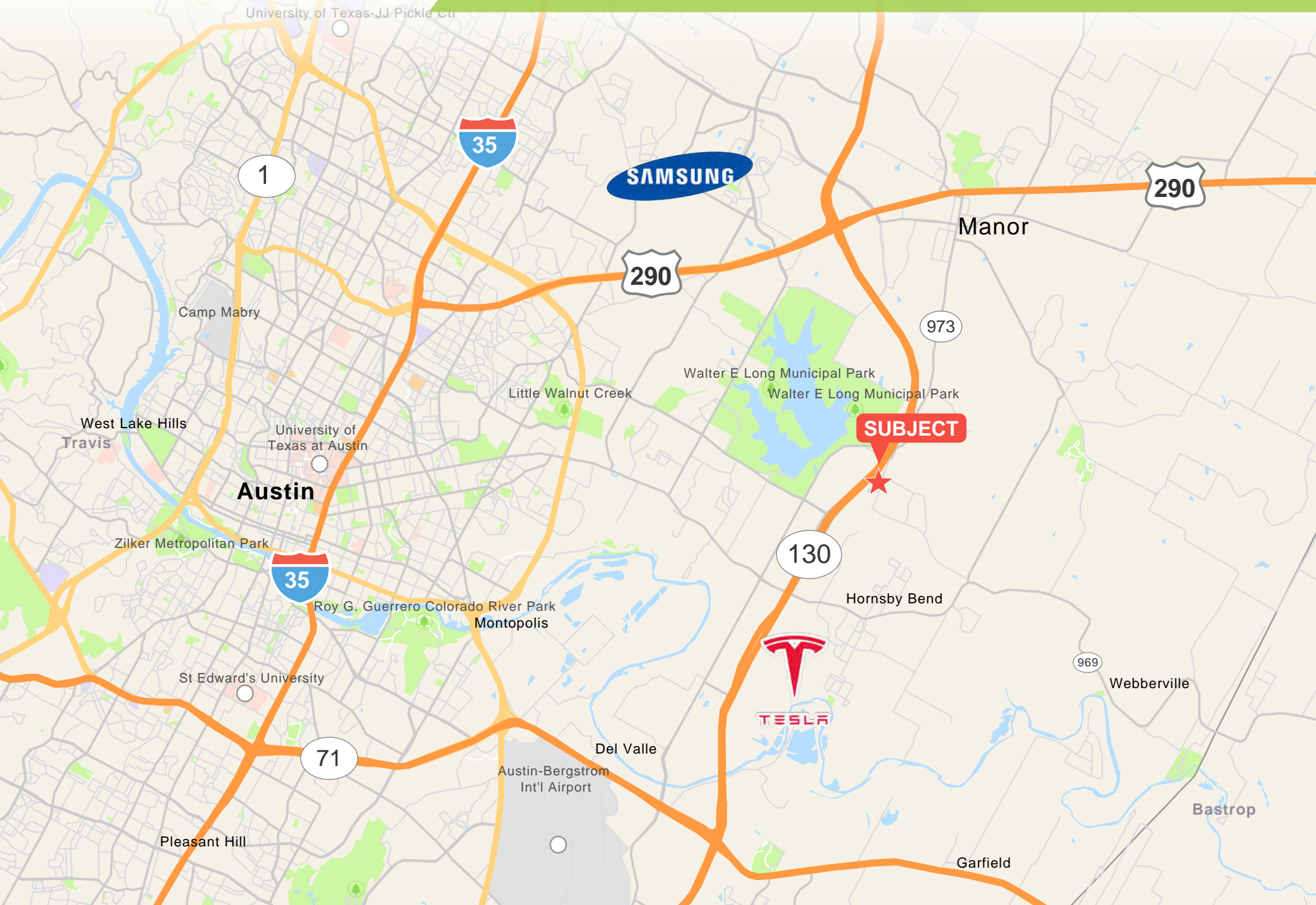
CONCEPT PLAN: Concept plan shows an office/warehouse with 21,420 sf floorplate.



FOR SALE

METRO MAP

7720 & 7724 Gilbert Rd | Austin, TX 78653



FOR SALE

AREA MAP

7720 & 7724 Gilbert Rd | Austin, TX 78653



48,880 VPD (2025)

SUBJECT

50,325 VPD (2025)

130

Whisper Valley

7,500 Homes

Future MS

Future ES

Delle Valley HS

Travis County Expo Center

Lake Walter E. Long

Decker Ln
Decker Lake Rd

Oak Meadows ES

FM 969

FM 973

Gilbert Rd

Decker Lake Rd

Taylor Ln

Burleson Manor Rd

Lariat Ranch

Gilbert Lane
660 Units

Forrest Bluff
600 Units

Webberville Rd

Hornsby-Dunlap ES

ELM Park

The Beckett
Dailey MS

Chaparral Crossing

East Village
900 Acres

130



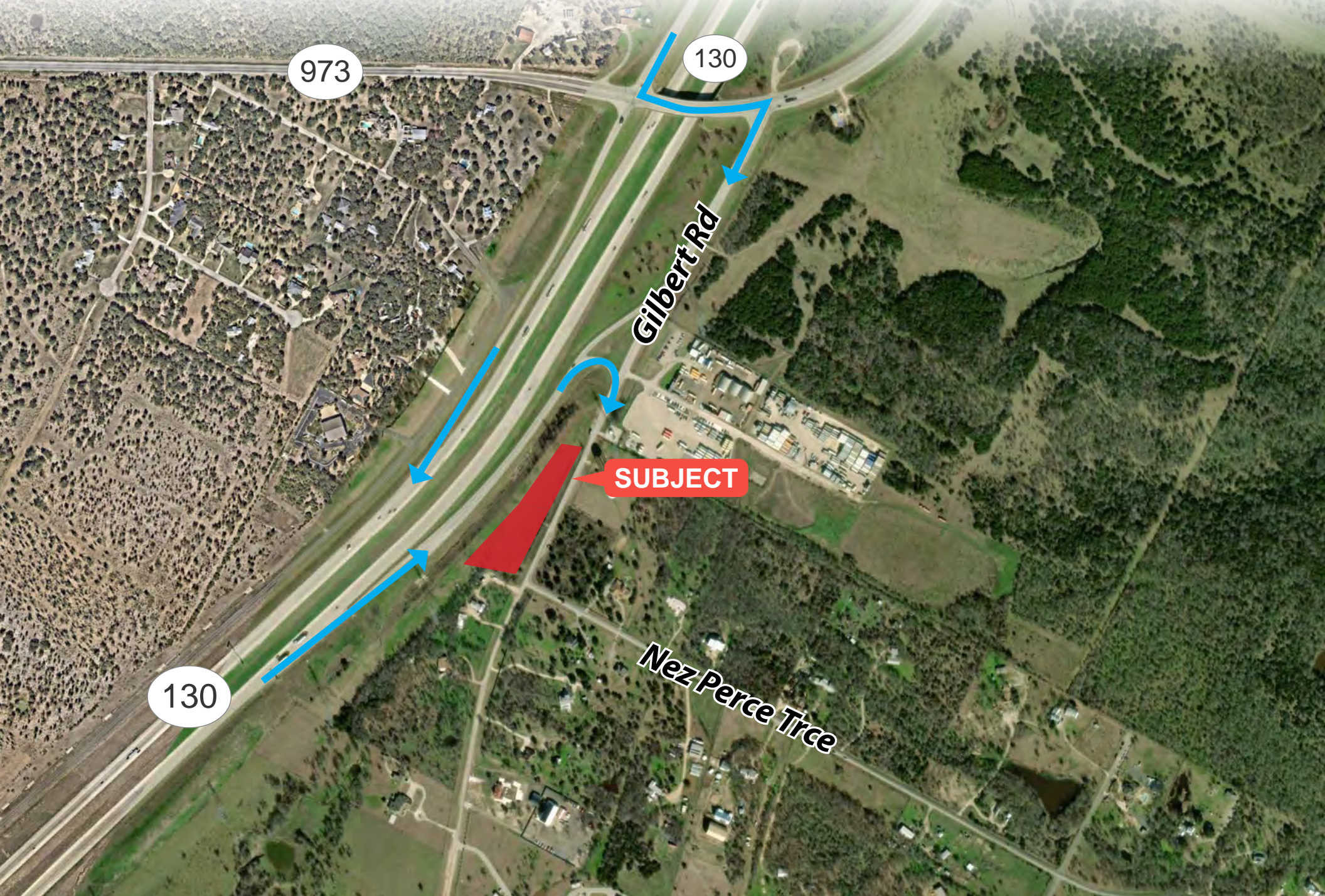
LEGEND

- Newly Built and Proposed Residential
- Subject Property

FOR SALE

AERIAL MAP

7720 & 7724 Gilbert Rd | Austin, TX 78653



FOR SALE

CLOSE UP AERIAL MAP

7720 & 7724 Gilbert Rd | Austin, TX 78653



130

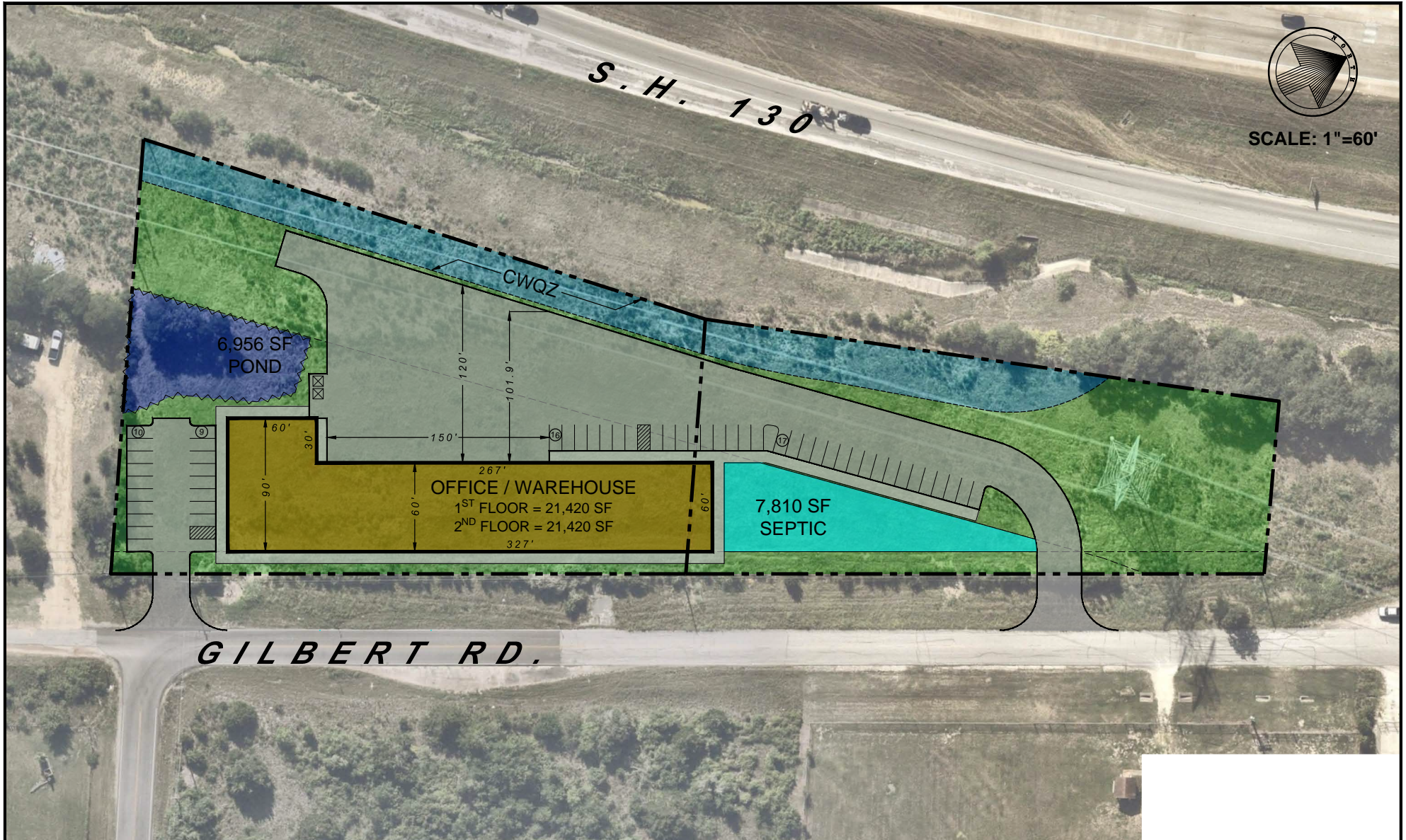
Gilbert Rd

Nez Perce Trce

FOR SALE

CONCEPT PLAN

7720 & 7724 Gilbert Rd | Austin, TX 78653



SH 130 / 7724 GILBERT ROAD, MANOR, TX 78653

Throuwer Design
LAND PLANNERS



All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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FOR SALE

SURVEY

7720 & 7724 Gilbert Rd Austin, TX 78653

TRACT 1 SURVEY DESCRIPTION: (See Simple - Written to describe a portion of 12,029 acre tract)
CLICK HERE FOR DESCRIPTION IN WORD FORMAT

FIELD NOTES: In certain 2,072 acre tract situated in the Oliver Buckman Survey No. 40, Abstract No. 60, Extra Territorial Jurisdiction of the City of Austin, Travis County, Texas, said tract being that tract called 2,072 acres in a Warranty Deed to Fidel Ernesto Jimenez (hereinafter referred to as Tract 1), recorded under Instrument No. 2011042071, Official Public Records, Travis County, Texas, said tract being more described by notes and books as 1,293 acres in a Warranty Deed to Frank L. Harrison, recorded under Instrument Number 2006031167 of said Official Public Records; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, Central Zone):
BEGINNING: at a 5/8 inch rebar found in the east right-of-way line of Gilbert Road to 100 feet wide right-of-way, recorded in Volume 5152, Page 818 of said deed records at the common east corner of said Tract 1 and that tract called 1,293 acres in said deed to Fidel Ernesto Jimenez (hereinafter referred to as Tract 2), recorded under Instrument No. 2011042071 of said official public records.

THENCE: SOUTH 23° 32' 28" WEST with the common line of said 12,029 acre tract and said west right-of-way line of Gilbert Road, a distance of 387.96 feet to a 1/2 inch rebar found in the common east corner of said 12,029 acre tract and the tract described as 2,008 acres in a Warranty Deed with Vendor's Lien to Ignacio Garcia and Maria Baldeza (hereinafter referred to as Garcia tract), recorded under Instrument Number 2010021028 of said official public records.

THENCE: NORTH 62° 07' 23" WEST with the common line of said 12,029 acre tract and said Garcia tract, a distance of 294.18 feet to a 1/2 inch rebar found in the east right-of-way line of State Highway 130 (a variable width right-of-way), at the northwest corner of said Garcia tract, and the common east corner of the tract described as 6,254 acres in a Possession and Use Agreement for Transportation Purposes, recorded under Instrument Number 2005127242 of said official public records and the tract described as 6,443 acres in a Possession and Use Agreement for Transportation Purposes (hereinafter referred to as 6,443 acre Right-of-Way tract), recorded under Instrument Number 2005180798 of said official public records.

THENCE: NORTH 41° 19' 49" EAST through the interior of said 12,029 acre tract with the east right-of-way line of said State Highway 130 and the east line of said 6,443 acre Right-of-Way tract, a distance of 398.05 feet to a 1/2 inch capped rebar stamped "INLAND C.A. LLC" found in the north line of said 12,029 acre tract at the common east corner of said 6,443 acre Right-of-Way tract and the tract described as 6,490 acres in a Possession and Use Agreement for Transportation Purposes, recorded under Instrument Number 2005129999 of said official public records, being the common west corner of said Tract 1 and said Tract 2;

THENCE: SOUTH 62° 01' 57" EAST with the common line of said Tract 1 and said Tract 2, a distance of 172.36 feet to **POINT OF BEGINNING** enclosing 2,072 acres of land.

TRACT 2 SURVEY DESCRIPTION: (See Simple - Written to update corner monuments and to reflect the most current on-the-ground survey of 1,293 acres)
CLICK HERE FOR DESCRIPTION IN WORD FORMAT

FIELD NOTES: In certain 1,293 acre tract situated in the Oliver Buckman Survey No. 40, Abstract No. 60, Extra Territorial Jurisdiction of the City of Austin, Travis County, Texas, said tract being that tract called 1,293 acres in a Warranty Deed to Fidel Ernesto Jimenez (hereinafter referred to as Tract 2), recorded under Instrument No. 2011042071, Official Public Records, Travis County, Texas, said tract being more described by notes and books as 1,293 acres in a Warranty Deed to Frank L. Harrison, recorded under Instrument Number 2006031167 of said Official Public Records; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, Central Zone):
BEGINNING: at a 5/8 inch rebar found in the east right-of-way line of Gilbert Road to 100 feet wide right-of-way, recorded in Volume 5152, Page 818 of said deed records at the common east corner of said Tract 1 and that tract called 2,072 acres in said deed to Fidel Ernesto Jimenez (hereinafter referred to as Tract 1), recorded under Instrument No. 2011042071 of said official public records.

THENCE: NORTH 62° 01' 57" WEST with the common line of said Tract 1 and said Tract 2, a distance of 172.36 feet to a 1/2 inch capped rebar stamped "INLAND C.A. LLC" found in the east right-of-way line of State Highway 130 (a variable width right-of-way), at the common east corner of the tract described as 6,443 acres in a Possession and Use Agreement for Transportation Purposes (hereinafter referred to as 6,443 acre Right-of-Way tract), recorded under Instrument Number 200516798 of said official public records and the tract described as 6,490 acres in a Possession and Use Agreement for Transportation Purposes (hereinafter referred to as 6,490 acre Right-of-Way tract), recorded under Instrument Number 2005129999 of said official public records, being the common west corner of said Tract 1 and said Tract 2;

THENCE: NORTH 31° 42' 41" EAST with the common line of said Tract 2 and the east right-of-way line of said State Highway 130 and the east line of said 6,490 acre Right-of-Way tract, a distance of 390.97 feet to a 5/8 inch rebar with an aluminum cap stamped Texas Department of Transportation (TxDOT) found (hereinafter referred to as "type III monument") in the south line of the tract described as 7,546 acres in a Possession and Use Agreement for Transportation Purposes (hereinafter referred to as 7,546 acre Right-of-Way tract), recorded under Instrument Number 2005127242 of said official public records, at the common north corner of said 6,490 acre Right-of-Way tract said Tract 2;

THENCE: SOUTH 61° 29' 53" EAST with the common line of said Tract 2 and said 7,546 acre Right-of-Way tract, a distance of 116.83 feet to a type III monument found in the west right-of-way line of said Gilbert Road, at the common east corner of said 6,490 acre Right-of-Way tract and said Tract 2;

THENCE: SOUTH 23° 32' 28" WEST with the common line of said Tract 2 and said west right-of-way line of Gilbert Road, a distance of 390.20 feet to **POINT OF BEGINNING** enclosing 1,293 acres of land.

SURVEYORS NOTES:

- 1. No evidence of existing buildings) were observed on the subject tract in the process of conducting the field survey.
- 2. There are no identifiable and visibly marked parking spaces or fire line striping on the subject property.
- 3. Tract 1 property's 12,029 acre parent tract description's error of closure is approximately 0.007. Tract 2 property's record description's error of closure is approximately 0.017.
- 4. The site surface is natural ground dirt, unless noted otherwise.

LEGEND OF SYMBOLS

air conditioner	gate inlet	pool equipment	telephone riser	water shutoff
antenna	gas line	road sign	traffic signal pole	water valve
cable tv	fire hydrant	road drain	minimum manhole	water meter
electric meter	sanitary pole anchor	spot elevation	utility cabinet	well
fire hydrant	irrigation valve	utility vault	utility marker	water line
fire dept. connection	landscape or electric line	sanitary sewer manhole	utility markings (line color)	water line
fire line	landscape light	sanitary sewer pipe	color of markings	tree trunk (with canopy)
fire hydrant	landscape light	storm water manhole	sanitary pipe	culvert inlets at breast height
fire hydrant	right pole	storm water pipe	sanitary pipe with riser	ornamental tree
fire hydrant	right pole	storm water pipe	sanitary pipe with riser	multiple marks
fire hydrant	right pole	storm water pipe	sanitary pipe with riser	multiple marks
fire hydrant	right pole	storm water pipe	sanitary pipe with riser	multiple marks
fire hydrant	right pole	storm water pipe	sanitary pipe with riser	multiple marks
fire hydrant	right pole	storm water pipe	sanitary pipe with riser	multiple marks

NOTE: Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

TRACT 1 TITLE COMMITMENT DESCRIPTION:
APPROXIMATELY 2,072 acres of land, more or less, situated in the OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, in Travis County, Texas, being that tract called 1,2927 acres in a Warranty Deed to Fidel Ernesto Jimenez, recorded under Instrument No. 2011042071, Official Public Records, Travis County, Texas, said tract being more described by notes and books as 1,293 acres in a Warranty Deed to Frank L. Harrison, recorded under Instrument Number 2006031167 of said Official Public Records.

TRACT 2 RECORD DESCRIPTION:
1,293 acres of land, more or less, situated in the OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, in Travis County, Texas, being that tract called 1,2927 acres in a Warranty Deed to Fidel Ernesto Jimenez, recorded under Instrument No. 2011042071, Official Public Records, Travis County, Texas, said tract being more described by notes and books as 1,293 acres in a Warranty Deed to Frank L. Harrison, recorded under Instrument Number 2006031167 of said Official Public Records.

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1,293 acres of land, more or less, situated in the OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, in Travis County, Texas, being that tract called 1,2927 acres in a Warranty Deed to Fidel Ernesto Jimenez, recorded under Instrument No. 2011042071, Official Public Records, Travis County, Texas, said tract being more described by notes and books as 1,293 acres in a Warranty Deed to Frank L. Harrison, recorded under Instrument Number 2006031167 of said Official Public Records.

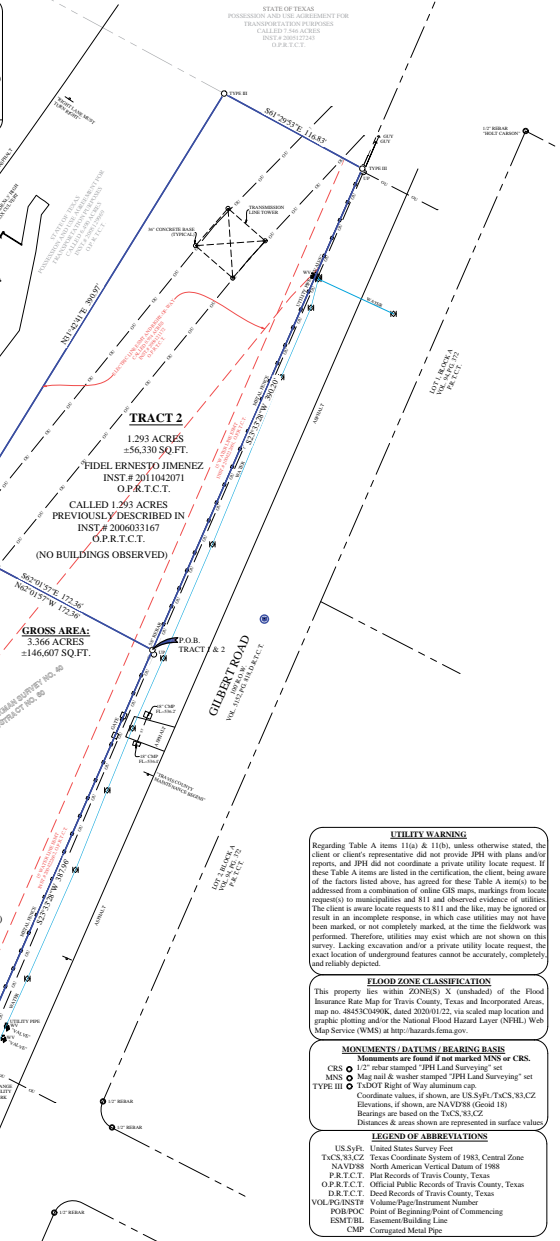
JPH Land SURVEYING
Scale: 1" = 40'
Field: RG 20221003 CTX906
Drafter: RDG 20221006
Revision:
JPH Land Surveying, Inc. (see below)
2022-344-041 7207724 Gilbert Rd, Manor Travis Co, TX, 78664
© 2022 JPH Land Surveying, Inc. - All Rights Reserved
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-9911 www.jphlandsurveying.com
FIDEL ERNESTO JIMENEZ
DW (Central Texas West Texas) Houston

CLICK FOR PICS
DOCS

DIG-TSS MARKED UTILITY LEGEND

FLUO (Blue)	0
FLUO (Green)	0
FLUO (Yellow)	0
FLUO (Red)	0
FLUO (Purple)	0
FLUO (Black)	0
FLUO (White)	0
FLUO (Grey)	0
FLUO (Light Blue)	0
FLUO (Light Green)	0
FLUO (Light Yellow)	0
FLUO (Light Red)	0
FLUO (Light Purple)	0
FLUO (Light Black)	0
FLUO (Light White)	0
FLUO (Light Grey)	0

NOTE REGARDING UTILITIES:
Utility locations are per observed sources listed below:
DIG-TSS - ticket numbers) 225797796.
<https://www.austintexas.gov/itd/225797796>



TITLE COMMITMENT NOTES
This survey was performed with the benefit of a title commitment provided by Title Resources Guaranty Company, G#R 2241460.COM, effective August 30, 2022, and issued September 12, 2022. Complete copies of the record description of the property, any record encumbrances affecting the property, the record encumbrances and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and in which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

If more than one tract is being addressed, the chart below will list the tract designations used for the title commitment.

Tract	Recorded Information (see title commitment)	Restrictive Covenants and Conditions	Other Documents	Other Documents	Other Documents	Other Documents	Other Documents	Other Documents	Other Documents
**1	Restrictive Covenants and Conditions Vol. 7176, Pg. 164, D.R.T.C.T.	X							
**2	Restrictive Covenants and Conditions Vol. 200718220, O.P.R.T.C.T.	X							
**3	Water Line Easement to Marlene W. S Corp. Vol. 7085, Pg. 12, D.R.T.C.T.	X							
**4	Electric Distribution Line Easement Vol. 7085, Pg. 12, D.R.T.C.T.	X							
**5	Water Line Easement to Water Supply Corporation Inc. Vol. 12745, Pg. 104, D.R.T.C.T.	X							
**6	Water Line Easement to Marlene Water Supply Corporation Inc. Vol. 200422260, O.P.R.T.C.T.	X							
**7	Water Line Easement to Marlene Water Supply Corporation Inc. Vol. 200422260, O.P.R.T.C.T.	X							
**8	Electric Line Easement and Right-of-Way to U.S. Transmission Line Vol. 200511171, O.P.R.T.C.T.	X							
**9	Building setback lines as set forth in Restrictive Covenants and Conditions Vol. 7176, Pg. 164, D.R.T.C.T.	X							
**10	Building setback lines as set forth in Restrictive Covenants and Conditions Vol. 200718220, O.P.R.T.C.T.	X							
**11	Restrictive covenants recorded in Volume 7176, Page 163, D.R.T.C.T. are eliminated by effect of Condemnation by the State of Texas for extension and construction of State Highway 130, according to Instrument Number 200718220, O.P.R.T.C.T.								
**12	Restrictive covenants imposed on the properties described in Exhibit "A" as recorded under Instrument Number 200718220, O.P.R.T.C.T. are located along the west side of State Highway 130 and do not cover the subject tract.								
**13	Document includes a shaded description that covers the subject property. However, the monument is described in 15 feet in width based upon the location of the pipe as installed and designated by the grantor. Bearing expansion of these pipes to others, these encumbrances cannot be accurately located.								

UTILITY WARNING
Regarding Table A items 11(a) & 11(b), unless otherwise stated, the client or client's representative did not provide JPH with plans and/or reports, and JPH did not coordinate a private utility locate request. If these Table A items are listed in the certification, the client, being aware of the factors listed above, has agreed for these Table A items to be addressed from a combination of on-site GIS maps, markings from locate requests to municipalities and 811 and observed evidence of utilities. The client is aware locate requests to 811 and the like, may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed. Therefore, utilities may exist which are not shown on this survey. Lacking excavation and/or a

FOR SALE

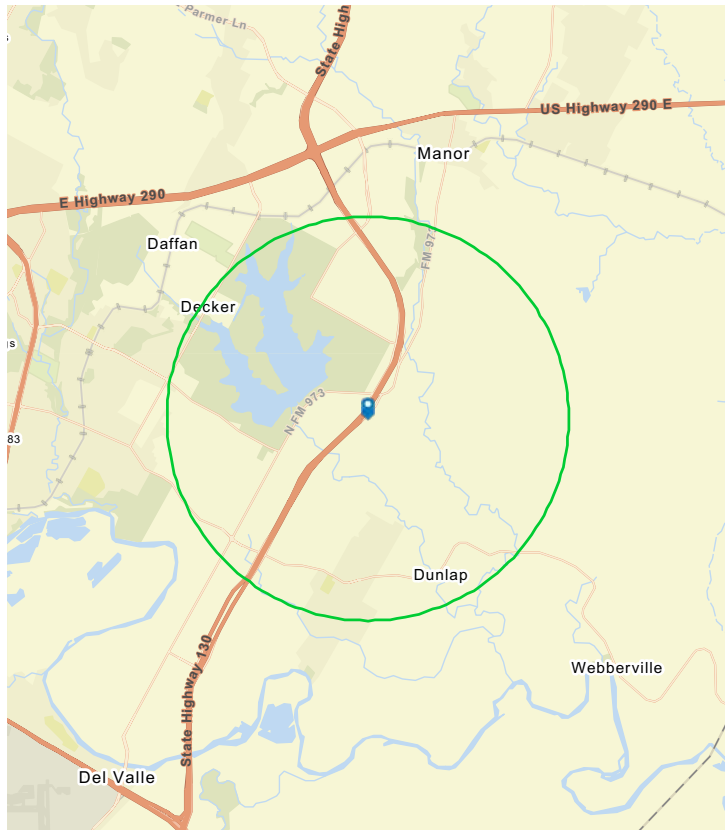
DEMOGRAPHICS

7720 & 7724 Gilbert Rd | Austin, TX 78653

DEMOGRAPHIC PROFILE

7724 Gilbert Rd, Manor, Texas, 78653 2

Ring of 3 miles



EDUCATION



No High School Diploma



19.5%
High School Graduate



21.3%
Some College/
Associate's Degree



39.0%
Bachelor's/Grad/
Prof Degree

INCOME



\$88,087

Median Household Income



\$37,772

Per Capita Income



\$253,997

Median Net Worth

EMPLOYMENT



White Collar

59.5%



Blue Collar

27.7%



Services

12.8%



Unemployment Rate

KEY FACTS



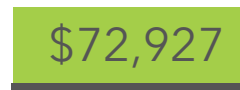
Population



Median Age

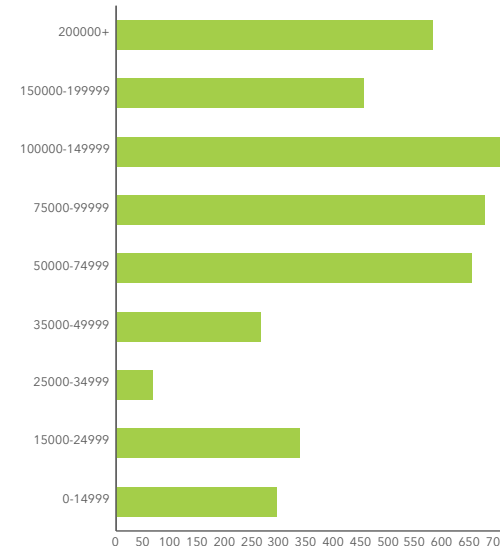


Households



Median Disposable Income

HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2025, 2030).

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All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.



512 682 1000
ciptexas.com



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Commercial Industrial Properties, LLC</u>	<u>9007597</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert Springer</u>	<u>627720</u>	<u>bob@cipaustin.com</u>	<u>(512) 682-1001</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Josh Hubka / Leland Ellison</u>	<u>570840 / 430895</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Josh Hubka / Leland Ellison</u>	<u>570840 / 430895</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date