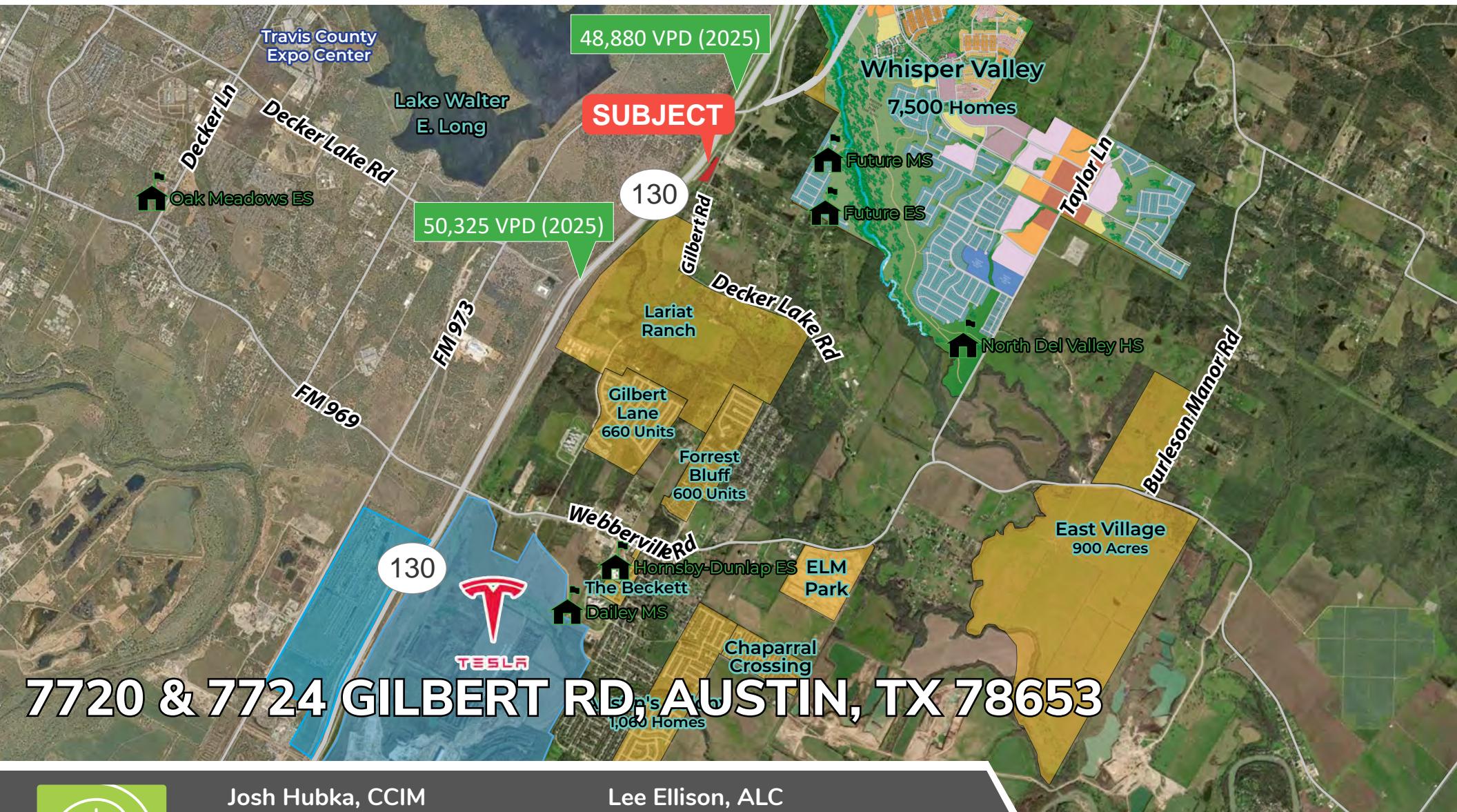


# FOR SALE

**±3.37 ACRES**



Josh Hubka, CCIM

## Principal

josh@cipaustin.com | 512 682 1002

Lee Ellison, ALC

## Senior Vice President

lee@cipaustin.com | 512 682 1008

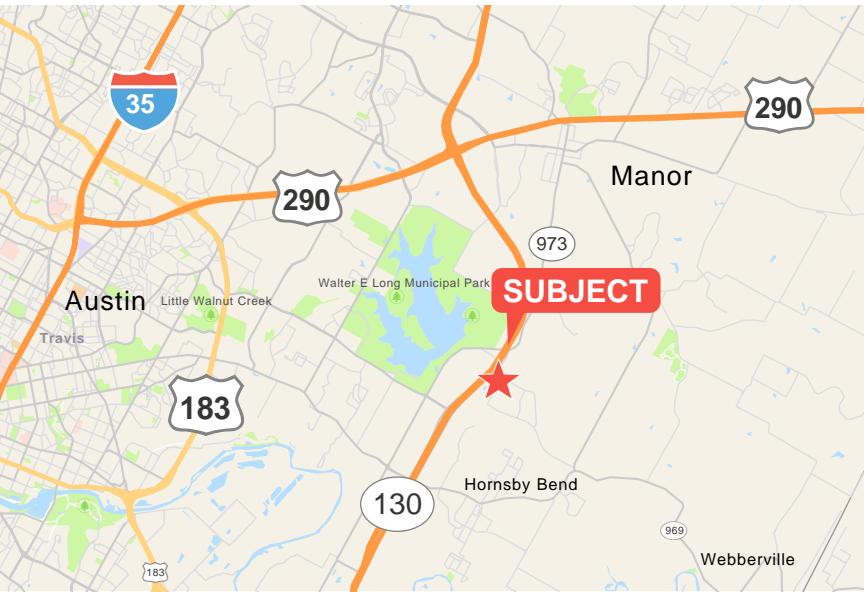
512 682 1000

9130 Jollyville Rd.  
Suite 300  
Austin, TX 78759  
[ciptexas.com](http://ciptexas.com)

# FOR SALE

# SUMMARY

7720 & 7724 Gilbert Rd | Austin, TX 78653



**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.

## 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

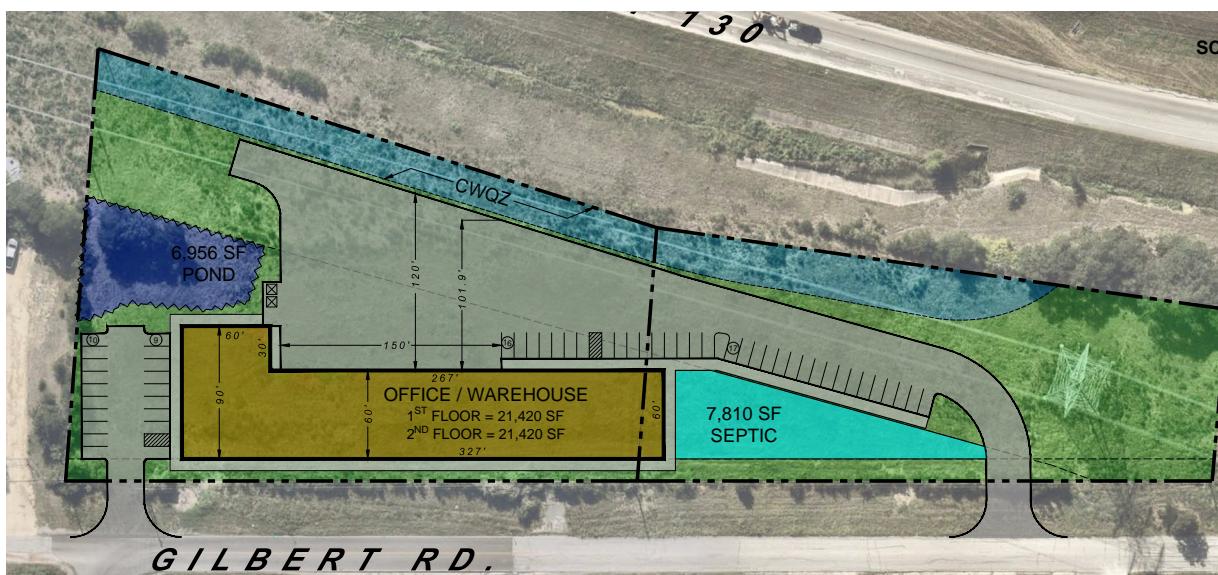
789' of frontage on SH-130 (No Access)

## UTILITIES:

Water Manville WSC

Wastewater Septic. Within Texas Water Utilities Service Area

Electric Austin Energy



Josh Hubka, CCIM [josh@cipaustin.com](mailto:josh@cipaustin.com)

Lee Ellison, ALC [lee@cipaustin.com](mailto:lee@cipaustin.com)

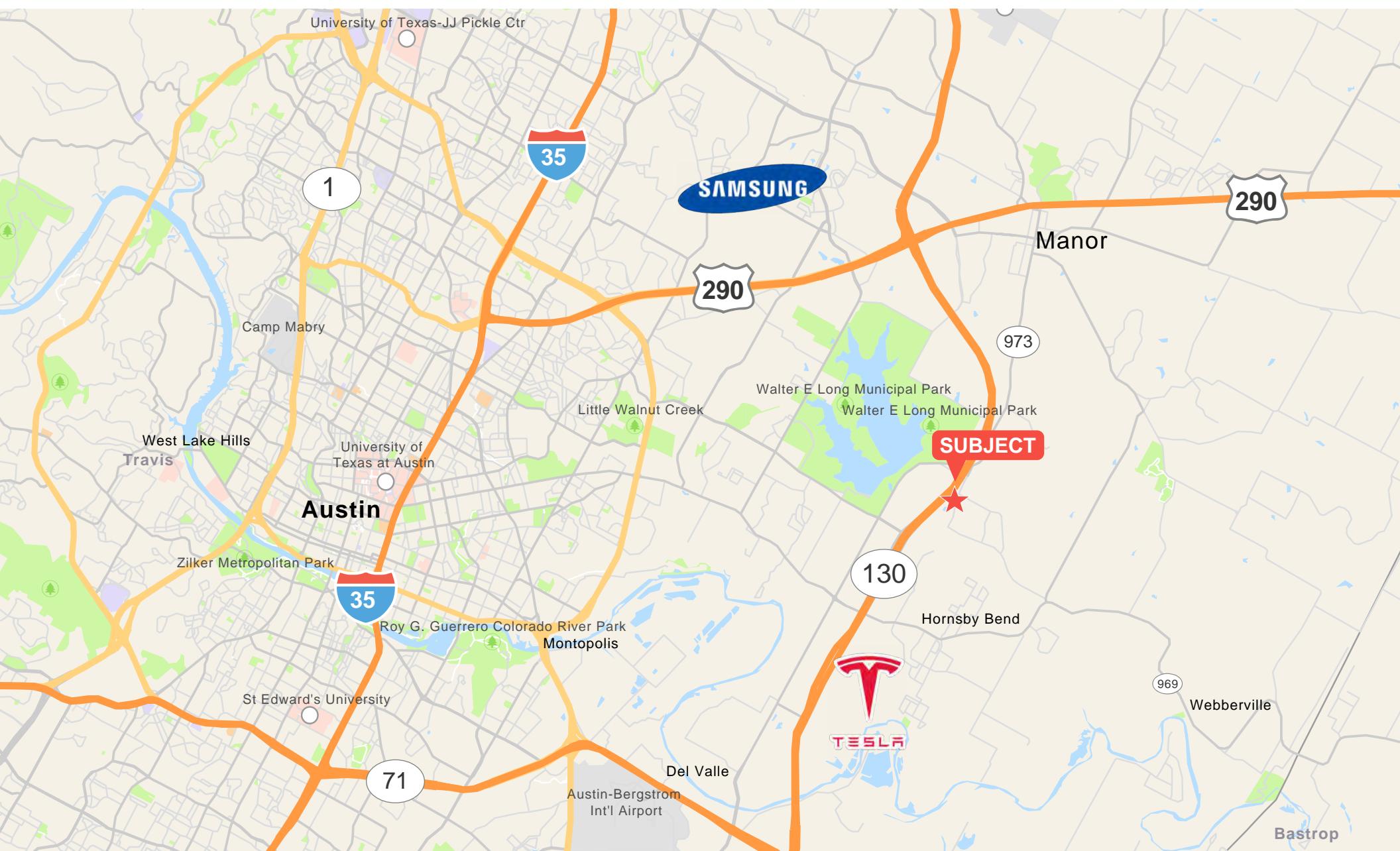
512 682 1000

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# FOR SALE

# METRO MAP

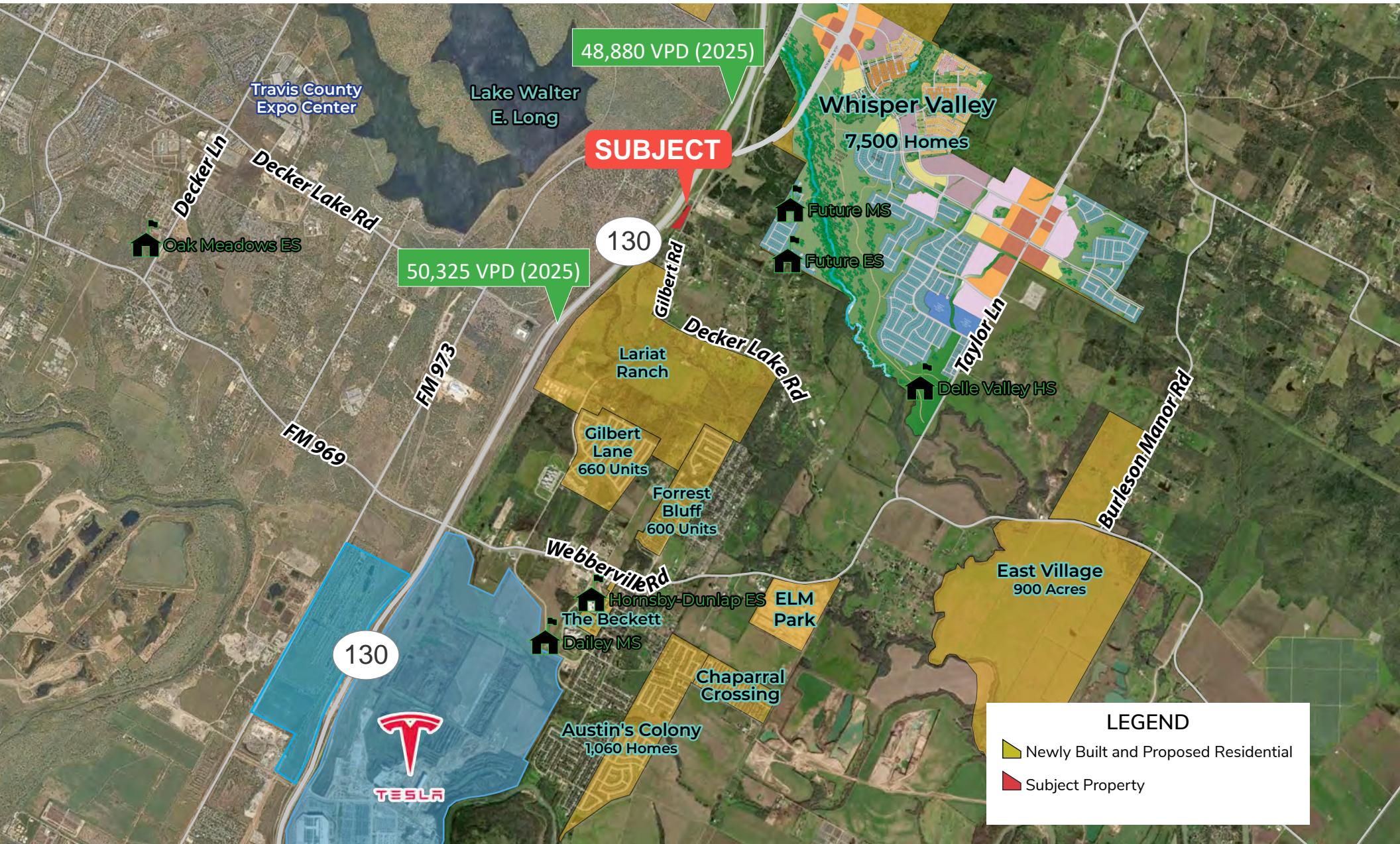
7720 & 7724 Gilbert Rd | Austin, TX 78653



# FOR SALE

# AREA MAP

7720 & 7724 Gilbert Rd | Austin, TX 78653



Josh Hubka, CCIM [josh@cipaustin.com](mailto:josh@cipaustin.com)

Lee Ellison, ALC [lee@cipaustin.com](mailto:lee@cipaustin.com)

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FOR SALE

# AERIAL MAP

7720 & 7724 Gilbert Rd | Austin, TX 78653



FOR SALE

# CLOSE UP AERIAL MAP

7720 & 7724 Gilbert Rd | Austin, TX 78653



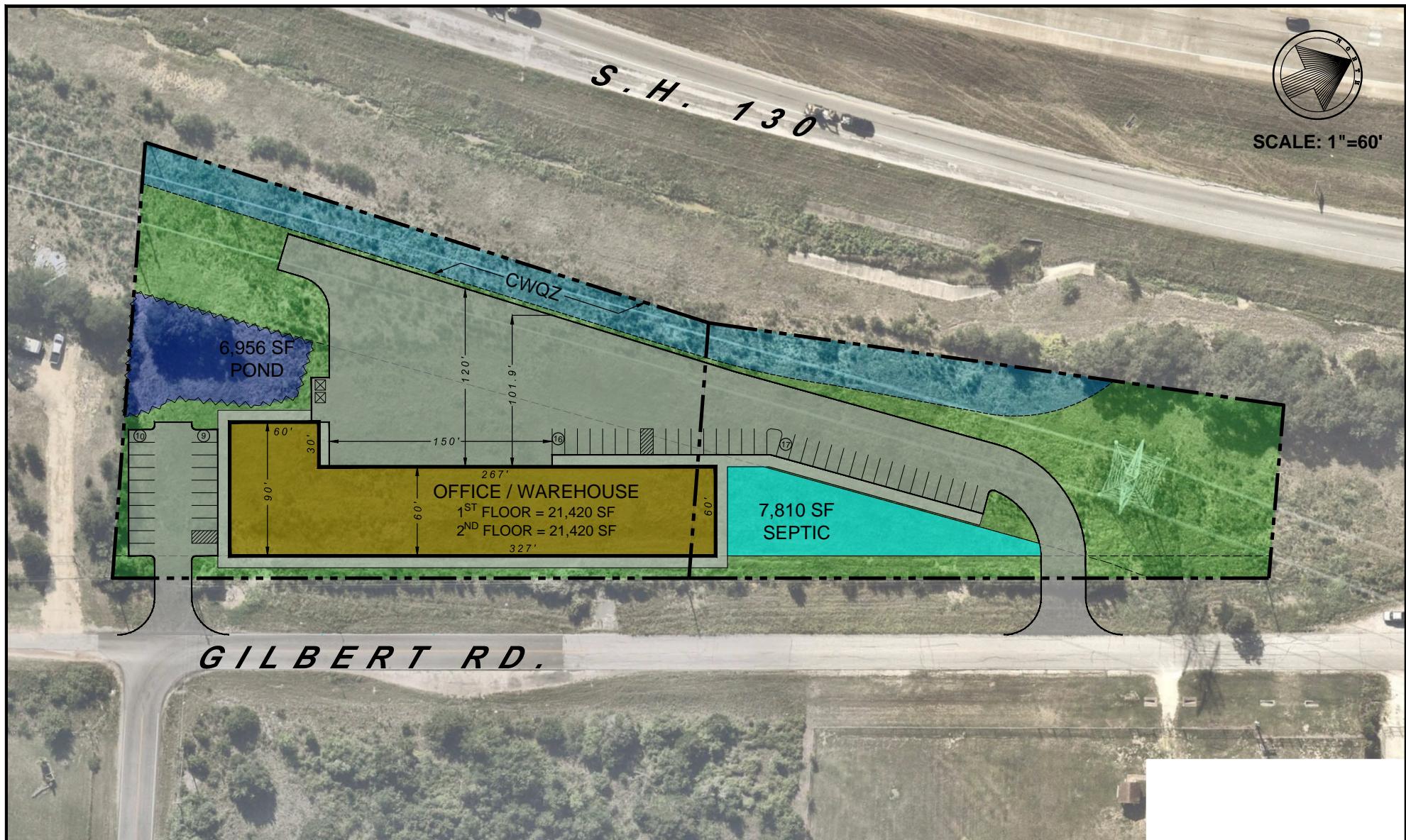
# FOR SALE

# CONCEPT PLAN

7720 & 7724 Gilbert Rd | Austin, TX 78653



SCALE: 1"=60'



SH 130 / 7724 GILBERT ROAD, MANOR, TX 78653

**Thrower 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.

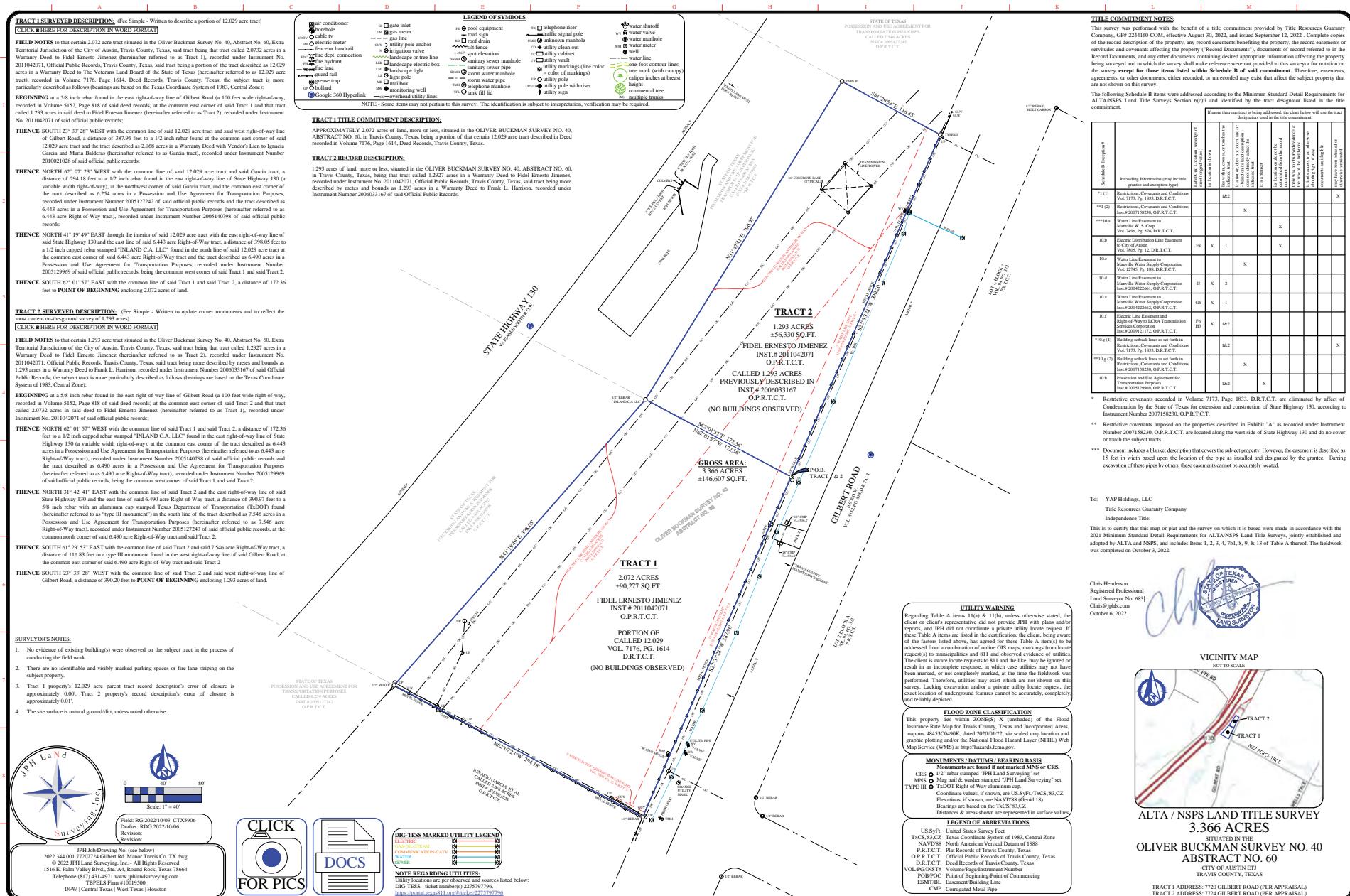
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# FOR SALE

# SURVEY

7720 & 7724 Gilbert Rd | Austin, TX 78653



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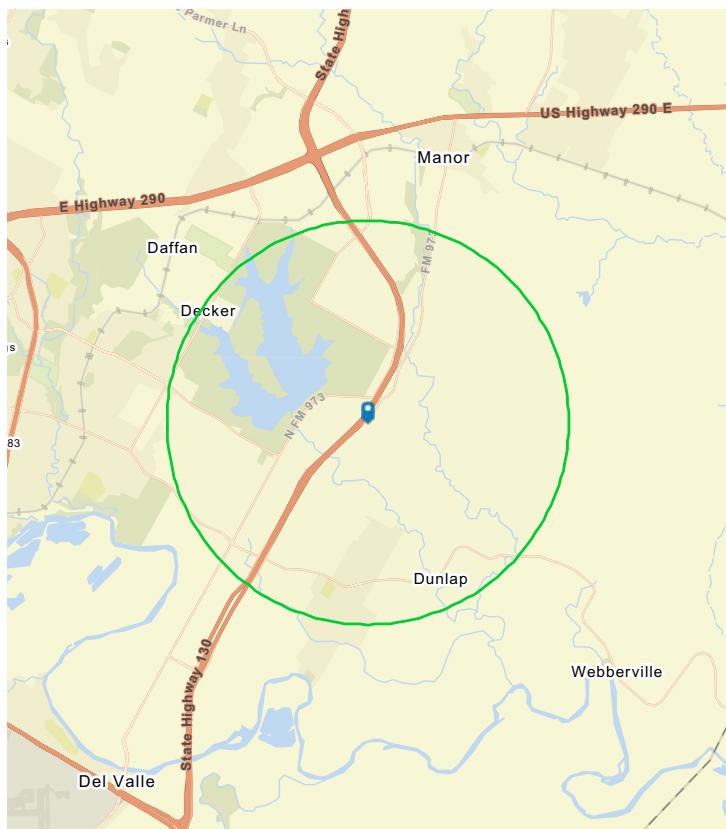
# DEMOGRAPHICS

7720 & 7724 Gilbert Rd | Austin, TX 78653

## DEMOGRAPHIC PROFILE

7724 Gilbert Rd, Manor, Texas, 78653 2

Ring of 3 miles



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

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### 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



Blue Collar



Services



Unemployment Rate

### KEY FACTS

**12,245**

Population

**32.5**

Median Age

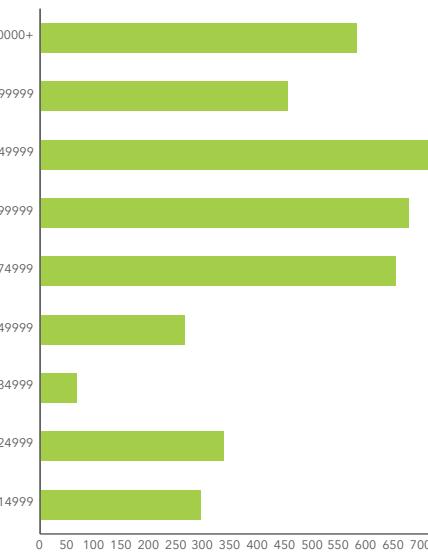
**4,050**

Households

**\$72,927**

Median Disposable Income

### HOUSEHOLD INCOME (\$)



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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.**

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

**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.

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