

FOR SALE

±3.37 ACRES



CIP

Josh Hubka, CCIM

Principal

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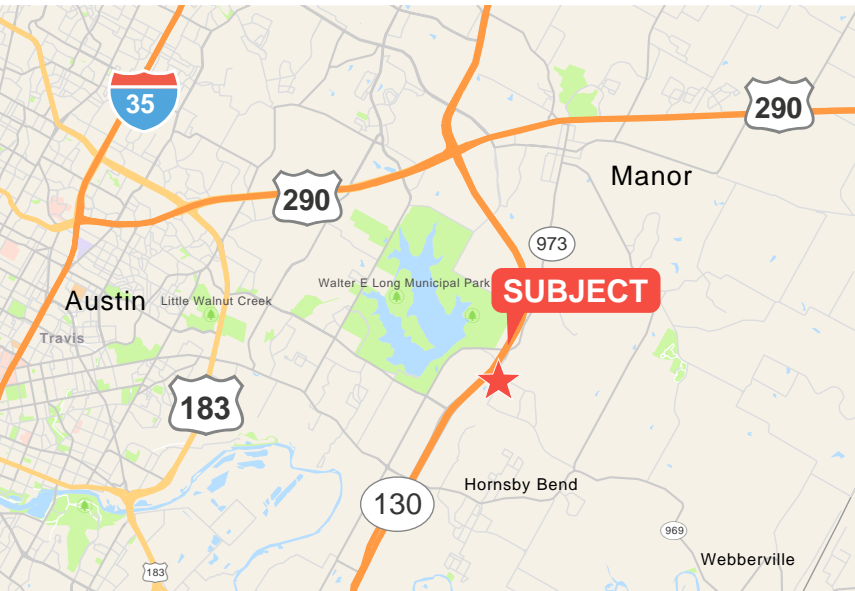
512 682 1000

9130 Jollyville Rd.
Suite 300
Austin, TX 78759
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.

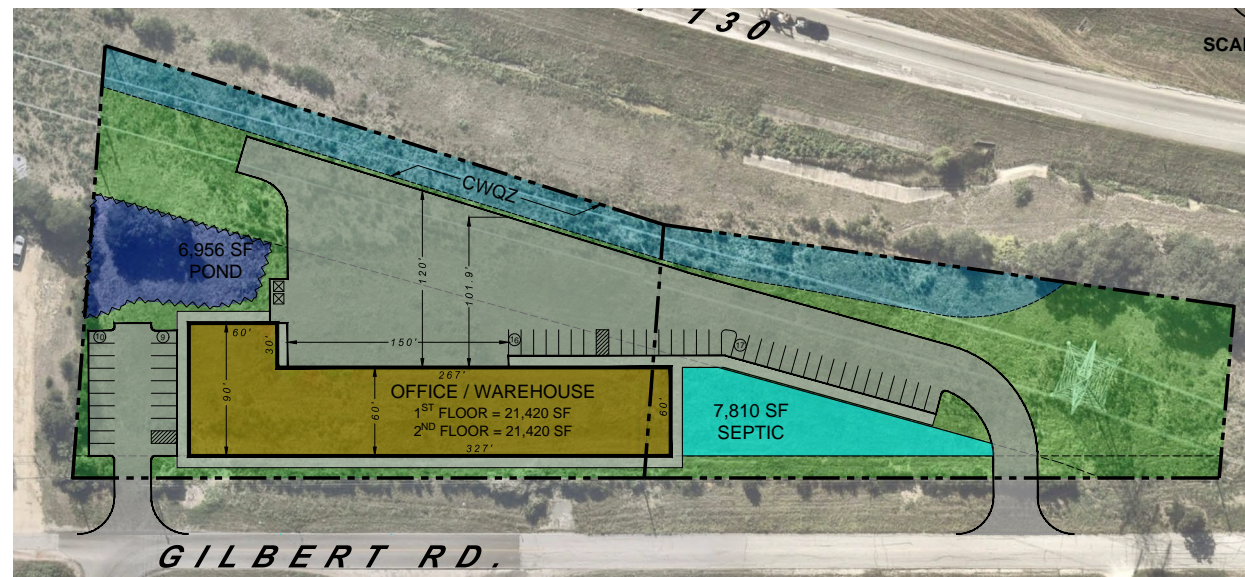
ACCESS: From northbound SH-130, exit FM 973. Right lane will take you southbound on Gilbert Road.

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)

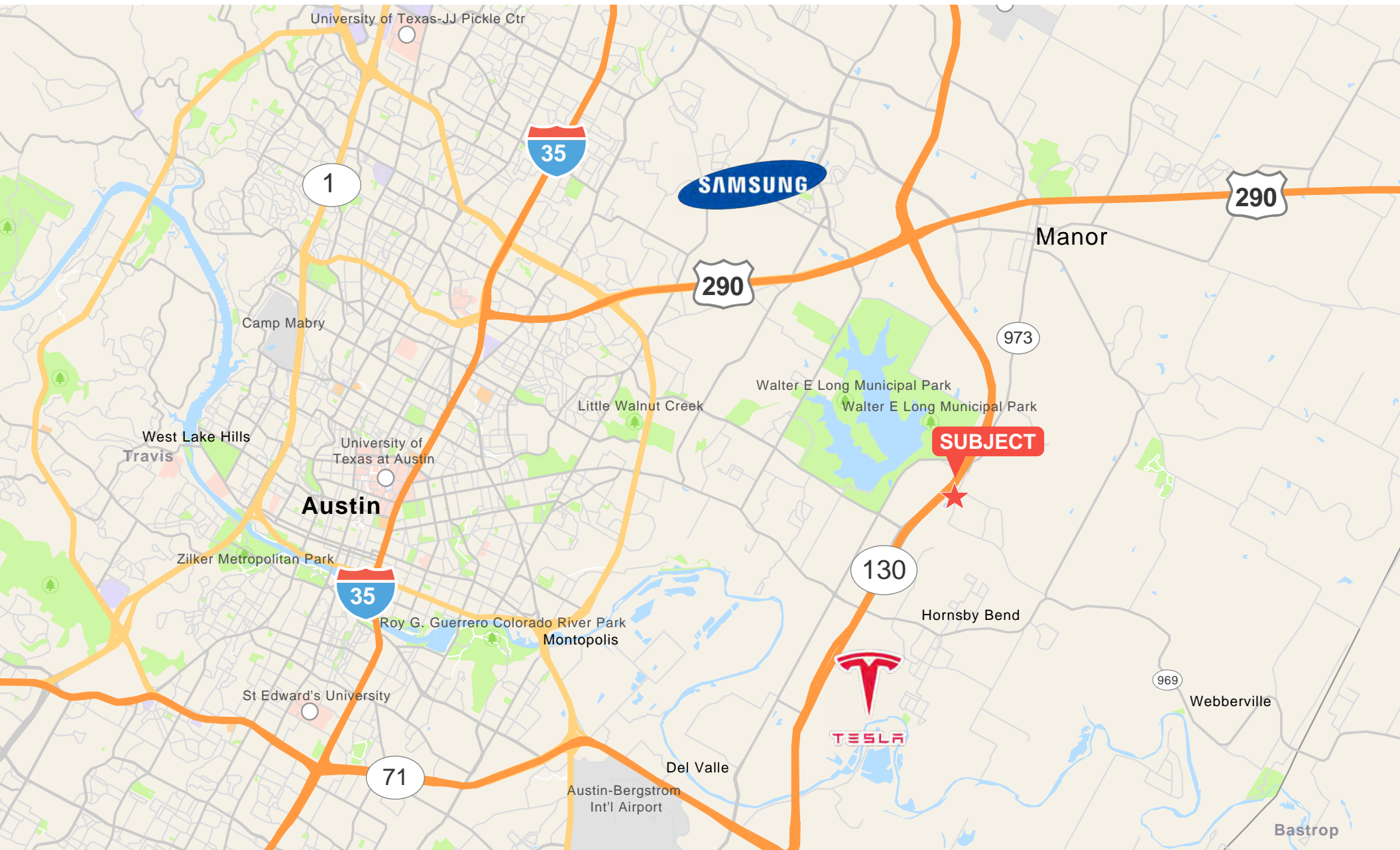
UTILITIES: Water Manville WSC
Wastewater Septic. Within Texas Water Utilities Service Area
Electric Austin Energy



FOR SALE

METRO MAP

7720 & 7724 Gilbert Rd | Austin, TX 78653



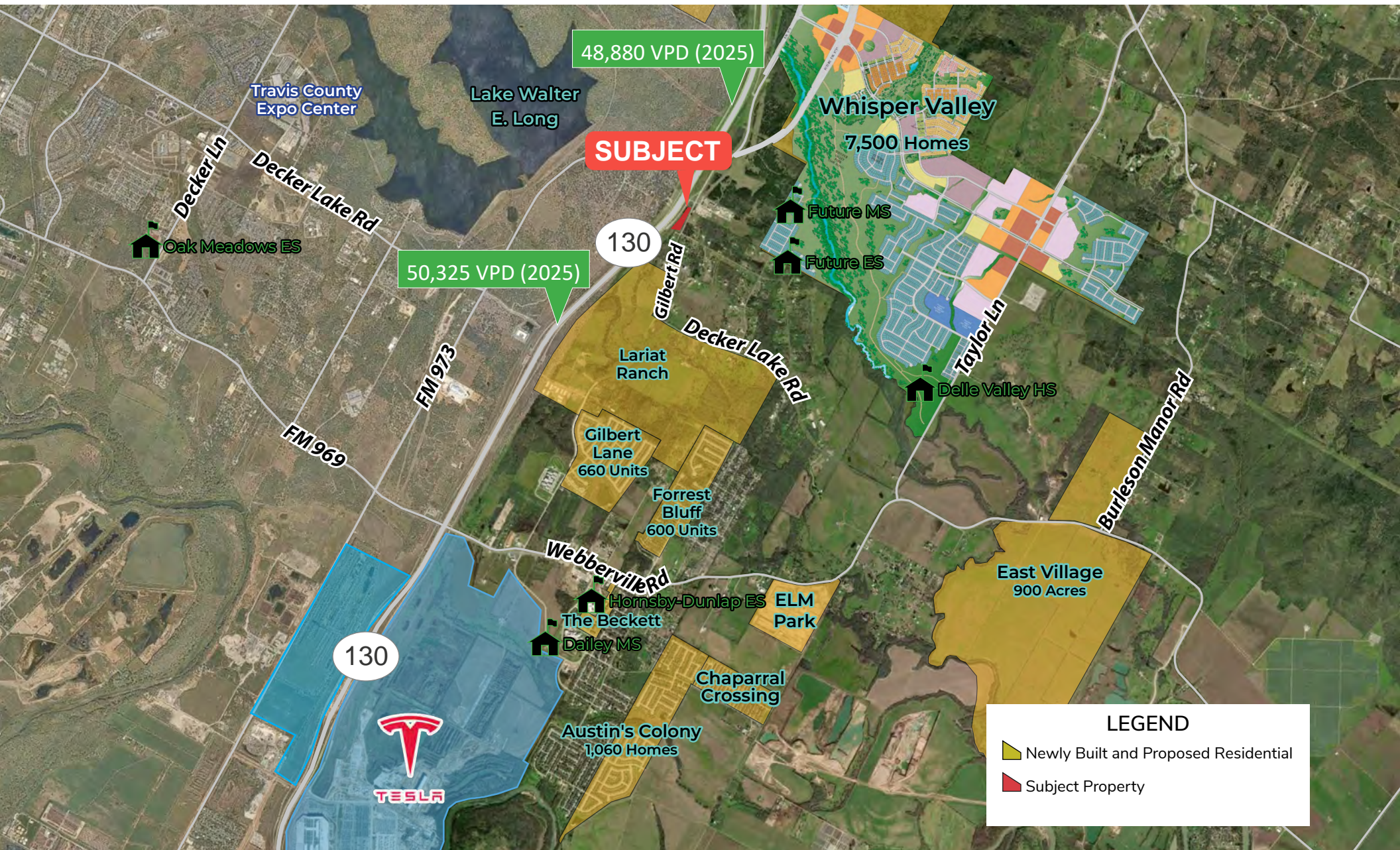
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AREA MAP

7720 & 7724 Gilbert Rd | Austin, TX 78653



FOR SALE

AERIAL MAP

7720 & 7724 Gilbert Rd | Austin, TX 78653



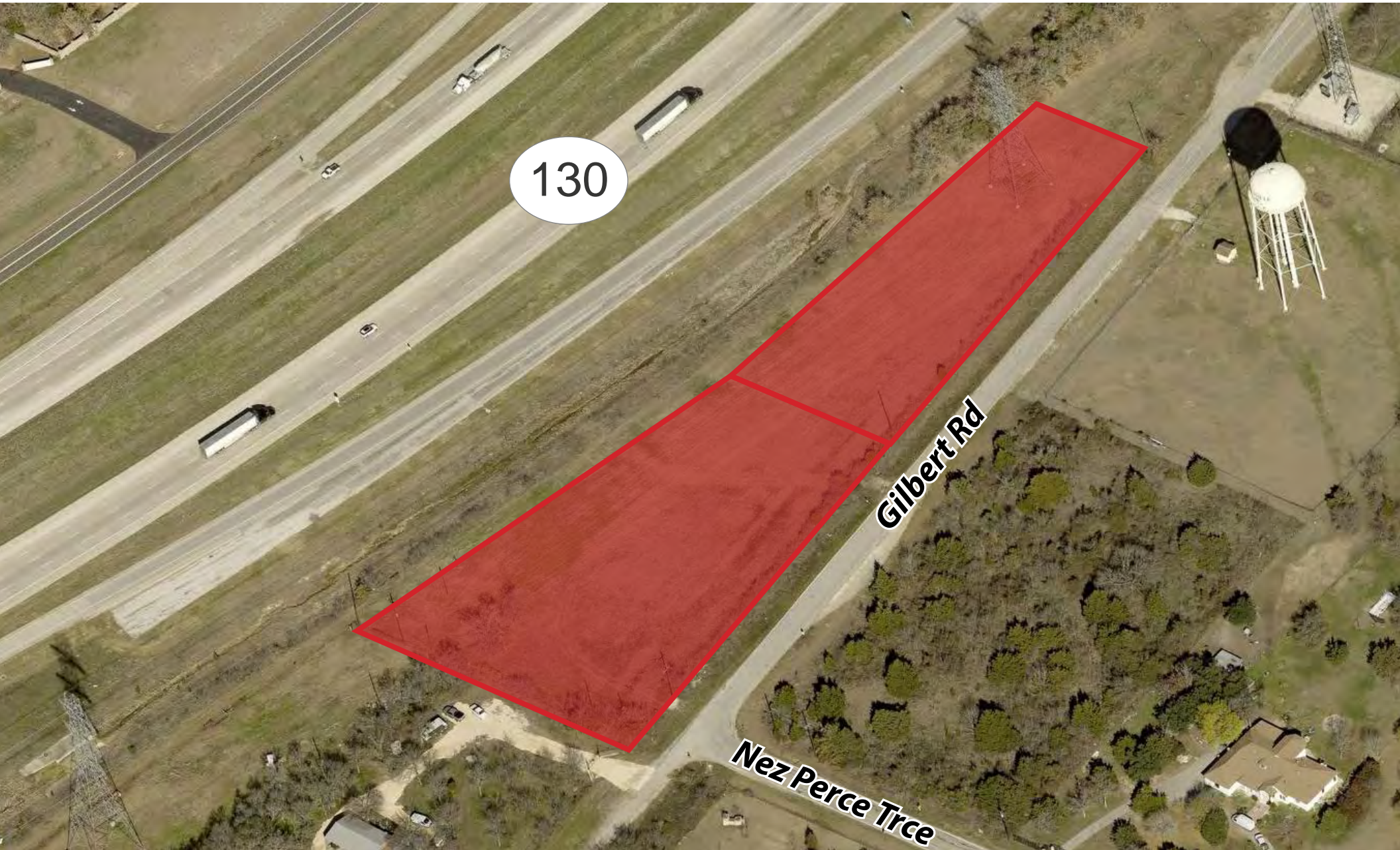
Josh Hubka, CCIM josh@cipaustin.com
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FOR SALE

CLOSE UP AERIAL MAP

7720 & 7724 Gilbert Rd | Austin, TX 78653



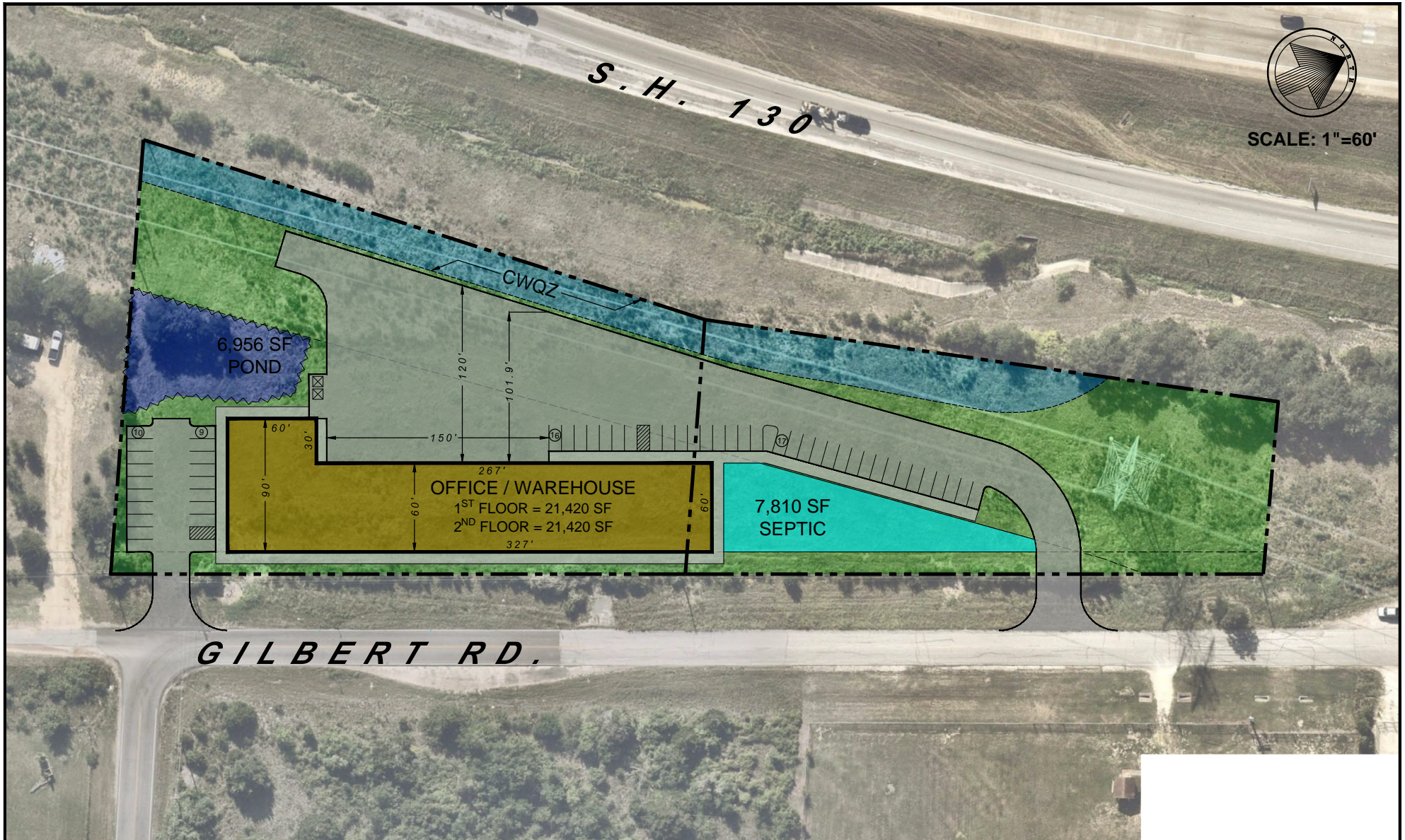
Josh Hubka, CCIM josh@cipaustin.com
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CONCEPT PLAN

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

TRACT 1 SURVEY DESCRIPTION: (For Simple - Written to describe a portion of 12,029 acre tract)

CLICK HERE FOR DESCRIPTION IN WORD FORMAT

FIELD NOTES: That 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 a portion of the tract described as 12,029 acres in a Warranty Deed to The Vietnam Land Board of the State of Texas (hereinafter referred to as 12,029 acre tract), recorded in Volume 7176, Page 1614, Deed Records, Travis County, Texas; 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 is 100 feet wide right-of-way, recorded in Volume 5152, Page 818 of said deed recorded 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° 27' 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 at the common east corner of said 12,029 acre tract and the tract described as 2,068 acres in a Warranty Deed with Vendor's Lien to Ignacio Garcia and Maria Baldeira (hereinafter referred to as Garcia tract), recorded under Instrument Number 20101021028 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 2005140798 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: (For 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: That 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 1,297 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 bounds as 1,293 acres in a Warranty Deed to Frank L. Harrison, recorded under Instrument Number 2006033167 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 (a 100 feet wide right-of-way, recorded in Volume 5152, Page 818 of said deed recorded 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 2005140798 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 396.97 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 2005127243 of said official public records, at the common north corner of said 6,490 acre Right-of-Way tract and 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° 27' 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:

- No evidence of existing buildings (or) were observed on the subject tract in the process of conducting the field work.
- There are no identifiable and visibly marked parking spaces or fire lane striping on the subject property.
- Tract 1 property's 12,029 acre parent tract record description's error of closure is approximately 0.007. Tract 2 property's record description's error of closure is approximately 0.01.
- The site surface is natural ground dirt, unless noted otherwise.

LEGEND OF SYMBOLS

air conditioner	gate inlet	pool equipment	telephone riser	water shutoff
satellite tv	gas line	road sign	traffic signal pole	water valve
line or handrail	gas meter	road sign	unknown manhole	water manhole
fire hydrant	utility pole anchor	utility clean out	utility cabinet	water meter
fire line	landscape or tree line	sanitary sewer manhole	utility vault	water line
land rail	landscape electric box	sanitary sewer pipe	water marking (line color)	water trunk (with cap)
fire line	landscape light	storm water manhole	water markings (line color)	culvert inlets at breast
right pole	right pole	storm water pipe	utility pole with riser	culvert inlets at breast
manhole	manhole	telephone manhole	utility pole with riser	culvert inlets at breast
manhole	manhole	manhole	utility pole with riser	culvert inlets at breast
manhole	manhole	manhole	utility pole with riser	culvert inlets at breast

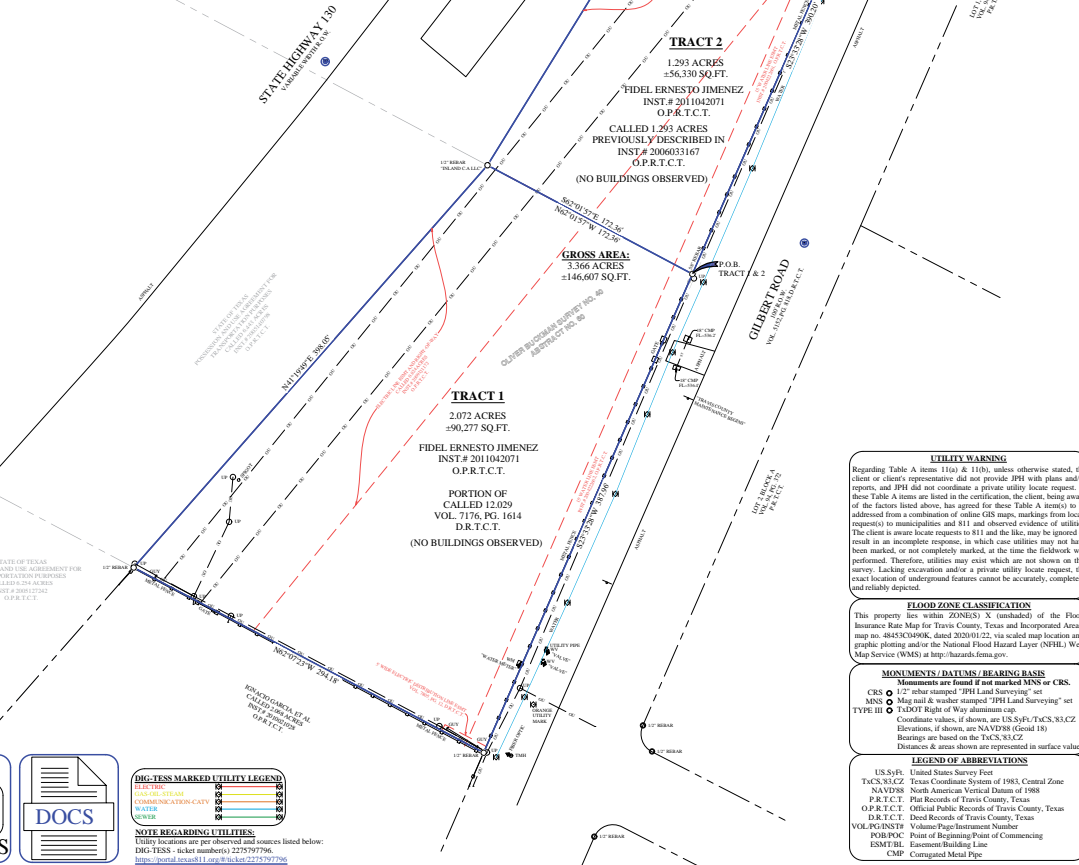
NOTE: Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

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 a portion of that certain 12,029 acre tract described in Deed recorded in Volume 7176, Page 1614, Deed Records, Travis County, Texas.

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 1,297 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 bounds as 1,293 acres in a Warranty Deed to Frank L. Harrison, recorded under Instrument Number 2006033167 of said Official Public Records.



TITLE COMMITMENT NOTES

This survey was performed with the benefit of a title commitment provided by Title Resources Guaranty Company, GPC 2241466.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 or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing descriptive information affecting the property being surveyed and to which the survey data may 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.

The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey Section 6(c)(ii) and identified by the tract designate listed in the title commitment.

Schedule B Designated	Record Information may include, per the title commitment	Restrictive covenants recorded in Volume 7176, Page 1614, D.R.T.C.T.	Restrictive covenants recorded in Volume 7176, Page 1614, D.R.T.C.T.	Restrictive covenants recorded in Volume 7176, Page 1614, D.R.T.C.T.	Restrictive covenants recorded in Volume 7176, Page 1614, D.R.T.C.T.	Restrictive covenants recorded in Volume 7176, Page 1614, D.R.T.C.T.	Restrictive covenants recorded in Volume 7176, Page 1614, D.R.T.C.T.	Restrictive covenants recorded in Volume 7176, Page 1614, D.R.T.C.T.	Restrictive covenants recorded in Volume 7176, Page 1614, D.R.T.C.T.
1	Record Information may include, per the title commitment								
101	Record Information may include, per the title commitment								
102	Record Information may include, per the title commitment								
103	Record Information may include, per the title commitment								
104	Record Information may include, per the title commitment								
105	Record Information may include, per the title commitment								
106	Record Information may include, per the title commitment								
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118	Record Information may include, per the title commitment								
119	Record Information may include, per the title commitment								
120	Record Information may include, per the title commitment								

- Restrictive covenants recorded in Volume 7176, Page 1614, D.R.T.C.T. are eliminated by force of Condemnation by the State of Texas for extension and construction of State Highway 130, according to Instrument Number 200715283, O.P.R.T.C.T.
- Restrictive covenants imposed on the properties described in Exhibit "A" as recorded under Instrument Number 200715283, O.P.R.T.C.T. are located along the west side of State Highway 130 and do no cover or encroach the subject property.
- Document includes a hazard description that covers the subject property. However, the document is described in 15 feet in width based upon the location of the pipe as installed and designated by the grantor. Barring excavation of these pipes or others, these easements cannot be accurately located.

To: YAP Holdings, LLC
Title Resources Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7b1, 8, 9, & 13 Table A thereof. The fieldwork was completed on October 3, 2022.

Chris Henderson
Registered Professional
Land Surveyor No. 6651
Chris@yap.com
October 6, 2022



ALTA / NSPS LAND TITLE SURVEY
3,366 ACRES

OLIVER BUCKMAN SURVEY NO. 40
ABSTRACT NO. 60
CITY OF AUSTIN, TEXAS
TRAVIS COUNTY, TEXAS

TRACT 1 ADDRESS: 7720 GILBERT ROAD (PER APPRAISAL)
TRACT 2 ADDRESS: 7724 GILBERT ROAD (PER APPRAISAL)



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

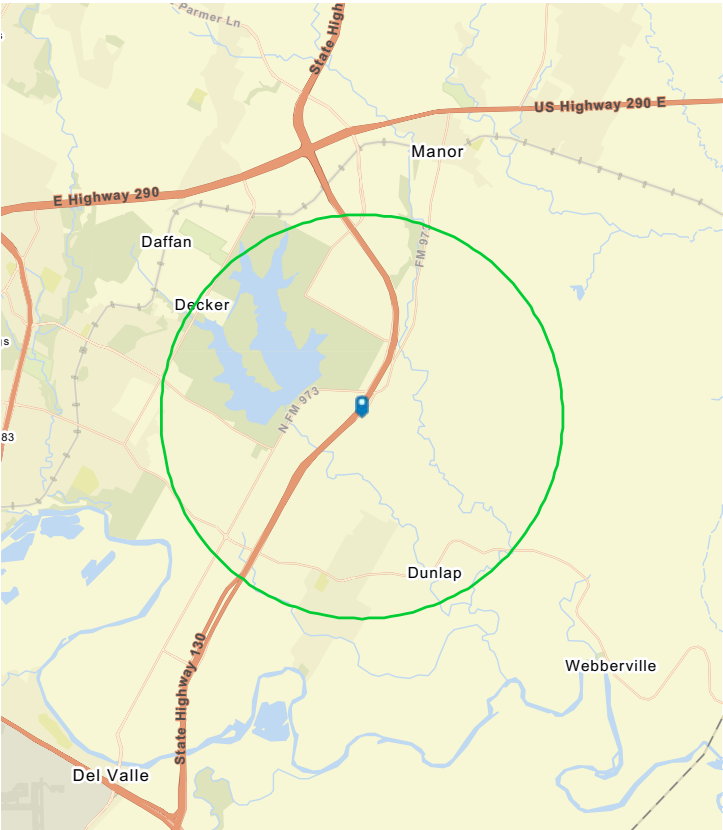
DEMOGRAPHICS

7720 & 7724 Gilbert Rd | Austin, TX 78653

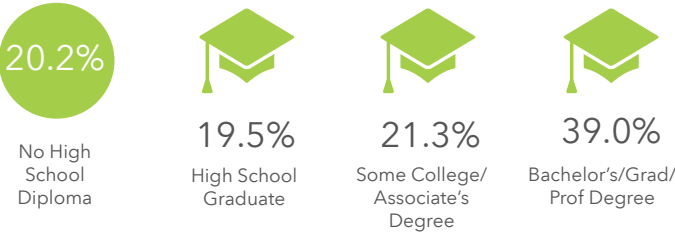
DEMOGRAPHIC PROFILE

7724 Gilbert Rd, Manor, Texas, 78653 2

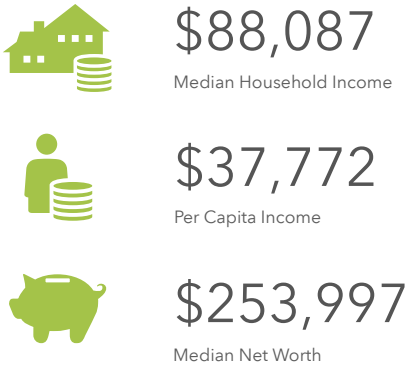
Ring of 3 miles



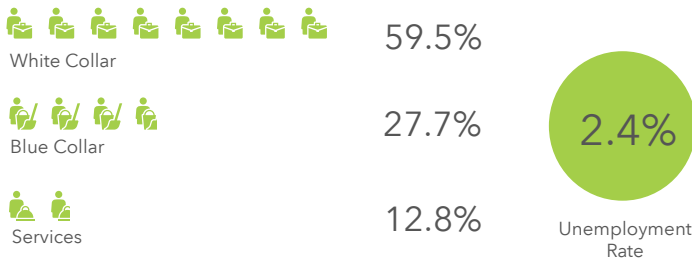
EDUCATION



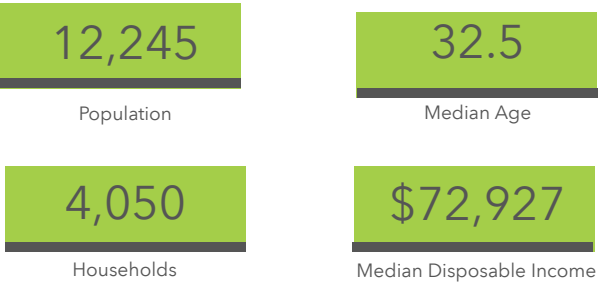
INCOME



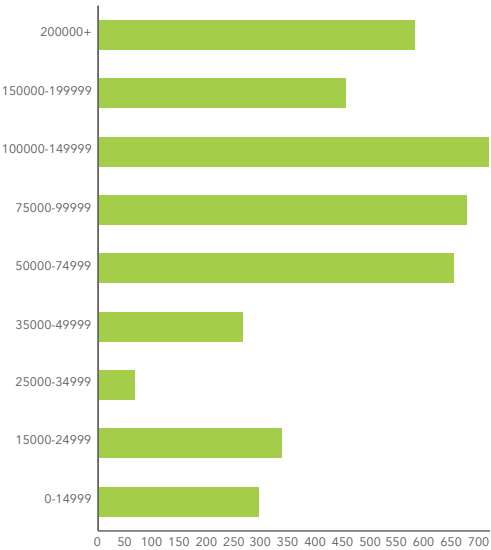
EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)



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

<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>Robby Eaves</u>	<u>588199</u>	<u>robby@cipaustin.com</u>	<u>(512) 682-1003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Josh Hubka / Lee Ellison</u>	<u>570840 / 430895</u>	<u>josh@cipaustin.com</u> <u>lee@cipaustin.com</u>	<u>(512) 682-1000</u>
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date