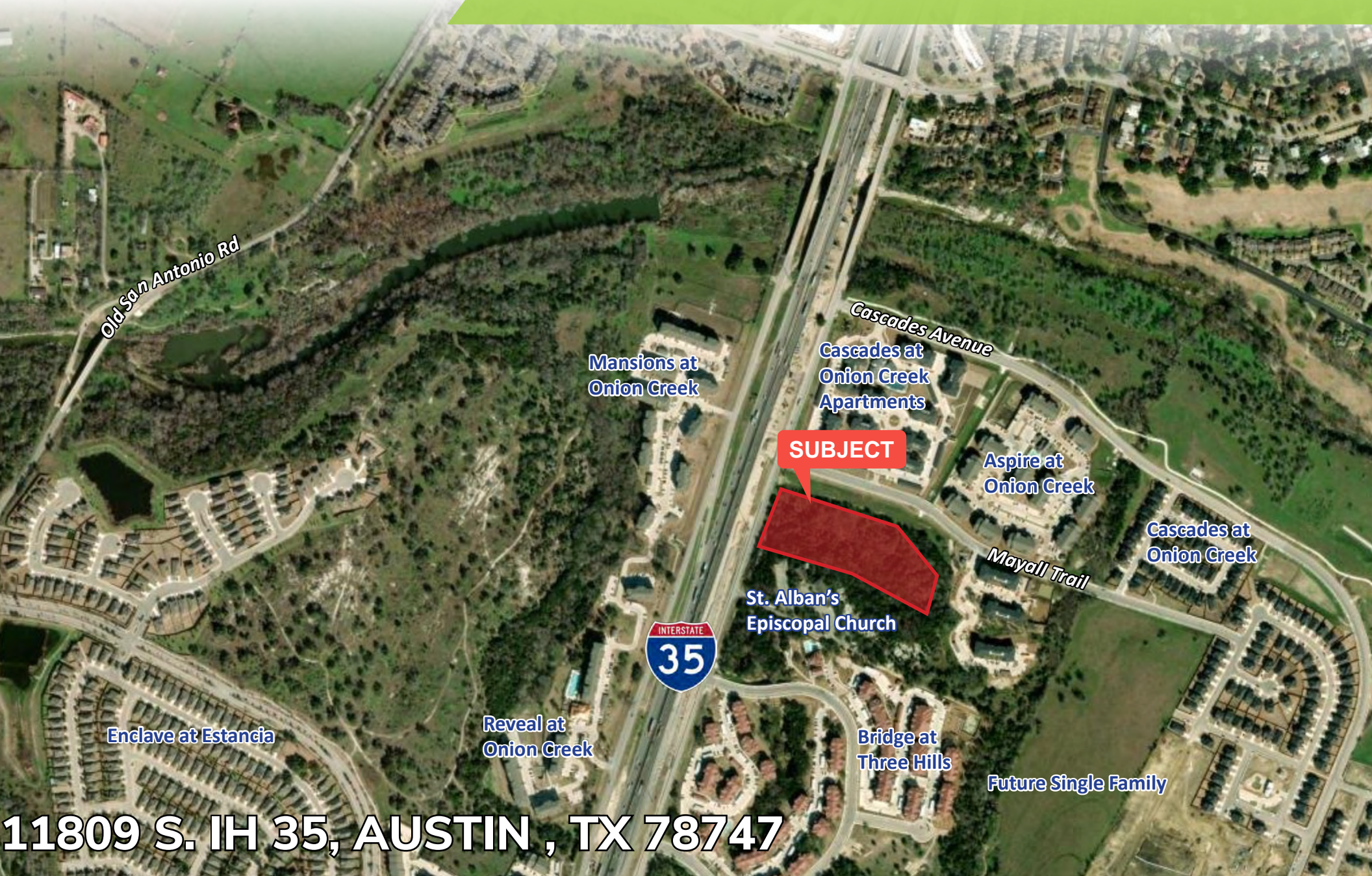


FOR SALE

7.5± ACRES ON I-35



11809 S. IH 35, AUSTIN , TX 78747



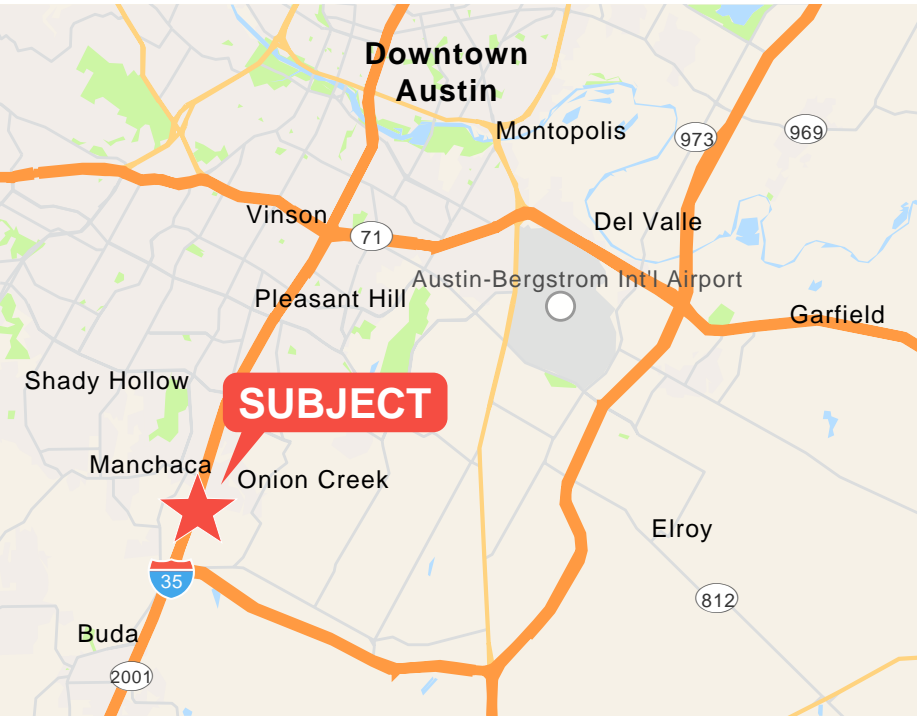
Josh Hubka, CCIM josh@cipaustin.com

512 682 1000
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FOR SALE

SUMMARY

11809 S. IH 35 | Austin, TX 78747



LOCATION: 11809 S. IH-35, Austin, TX 78747 ([Google Map Link](#)) At the SEC of I-35 and Mayall Trail.

SIZE: Approximately 7.5 acres. Site is part of a 16.8 acre master tract owned by St. Alban's Episcopal Church and must be subdivided at the Buyer's expense.

The configuration in this marketing package represents approximately 300 feet of frontage on I-35. Exact size and configuration to be mutually agreed to by Buyer and Seller.

AREA ACTIVITY: Located on the northbound frontage road of I-35 in south Austin, the Property is in a position to capitalize on tremendous new development in the immediate area. Less than 2 miles south of Southpark Meadows, the site is at the entrance to **Cascades at Onion Creek**, a residential project with more than 500 single family homes, plus townhomes and two phases of apartments.

Immediately south of the site is a three-phase apartment project with upwards of 1,000 additional units when fully built out. It is across I-35 from Estancia, a 600+ acre mixed use development.

ZONING: I-SF-2. Interim zoning. Expected to be able to rezone commercial or multifamily. Likely uses include gas/c-store, retail, office, school/daycare, and multifamily. Buyer must do its own independent determination and obtain approvals for rezoning.

UTILITIES: Available from the City of Austin. Along the property boundary. Buyer must confirm capacity.

FLOODPLAIN: None

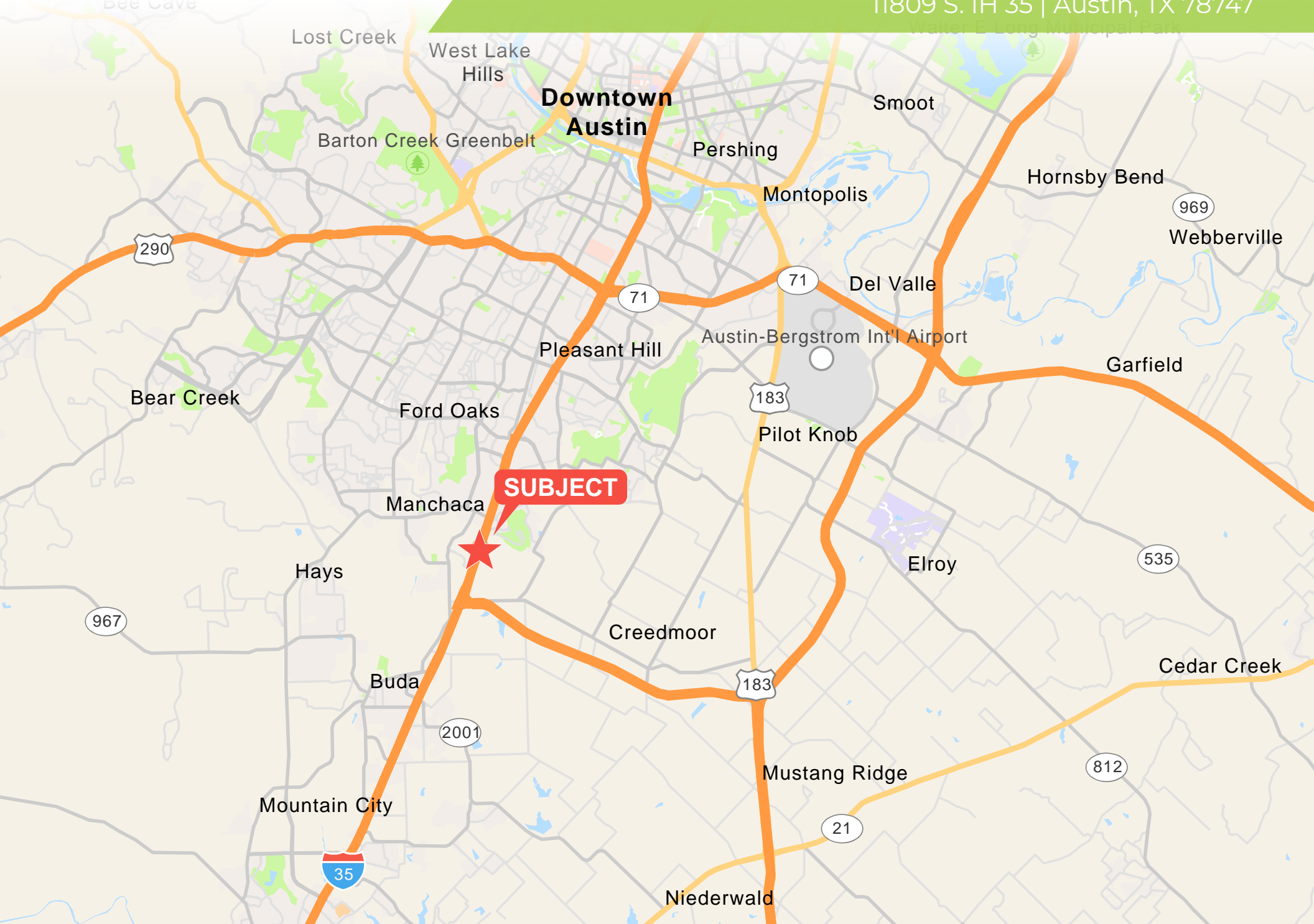
PROPERTY DETAILS: Travis County Property IDs [352004](#) & [351999](#)

PRICE: Call broker.

FOR SALE

METRO MAP

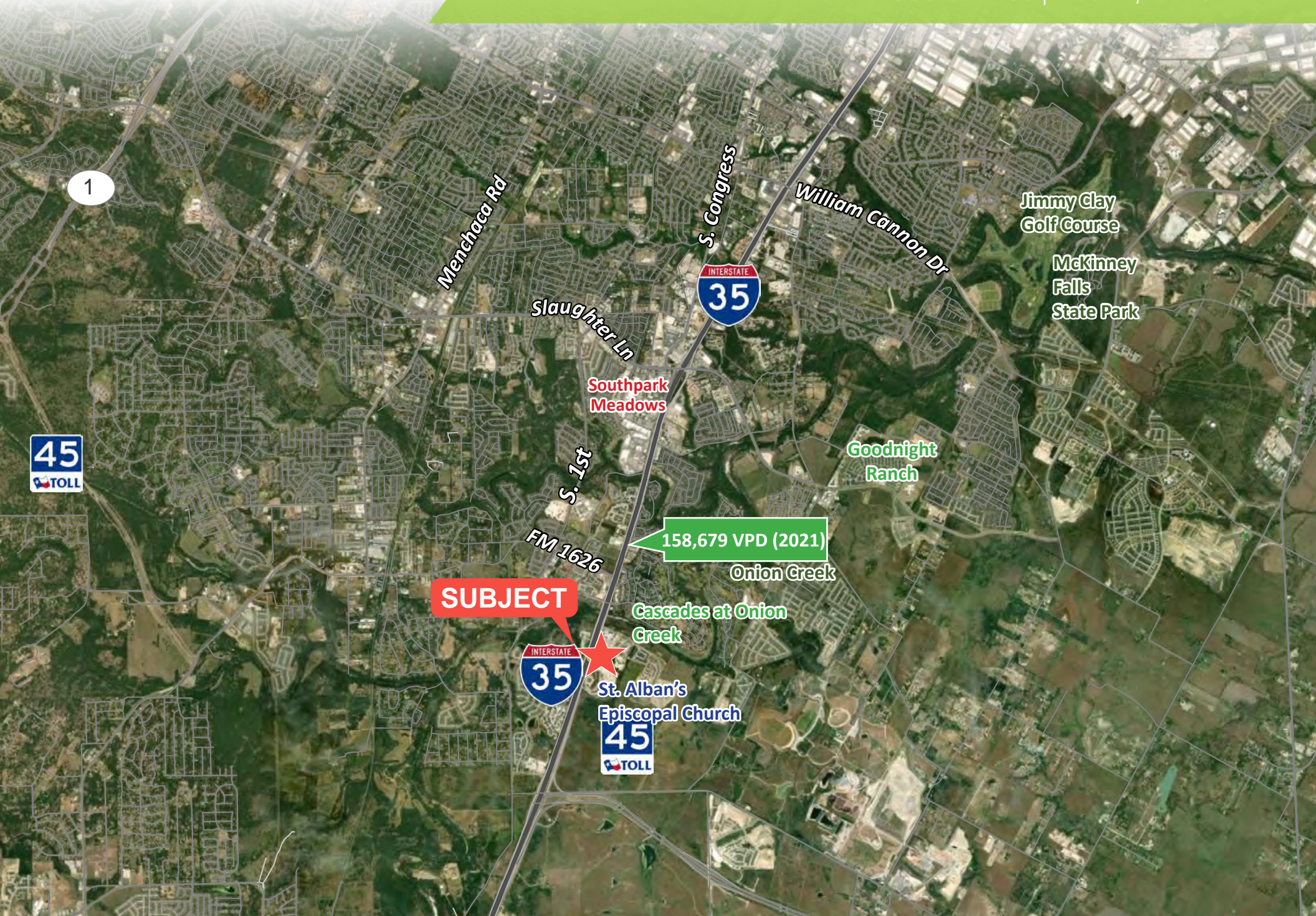
11809 S. IH 35 | Austin, TX 78747



FOR SALE

REGIONAL MAP

11809 S. IH 35 | Austin, TX 78747



1

45
TOLL

INTERSTATE
35

SUBJECT

158,679 VPD (2021)

INTERSTATE
35

45
TOLL

St. Alban's
Episcopal Church

Jimmy Clay
Golf Course

McKinney
Falls
State Park

Goodnight
Ranch

Onion Creek

Cascades at Onion
Creek

Menchaca Rd

Slaughter Ln

S. 1st

FM 1626

S. Congress

William Cannon Dr

FOR SALE

AREA MAP

11809 S. IH 35 | Austin, TX 78747

Walmart
CINEMARK
Marshalls
PETSMART
ROOMS TO GO
Sam's CLUB
OLD NAVY
ROSS DRESS FOR LESS
ULTA BEAUTY
TARGET
Starbucks
SPEC'S WINES, SPIRITS & FINER FOODS

Southpark Meadows



Crossing at Union Creek



Parkside at Slaughter Creek

River Ridge Estates

158,679 VPD (2021)

SUBJECT

FM 1626

S. 1st

Akins HS

Mansions at Union Creek

Reveal at Union Creek

Enclave at Estancia

El Prado at Estancia Apartments

Bridge at Three Hills

Cascades at Union Creek Apartments

Aspire at Union Creek

Bradshaw Crossing



FM 1327

S. Congress

E William Cannon

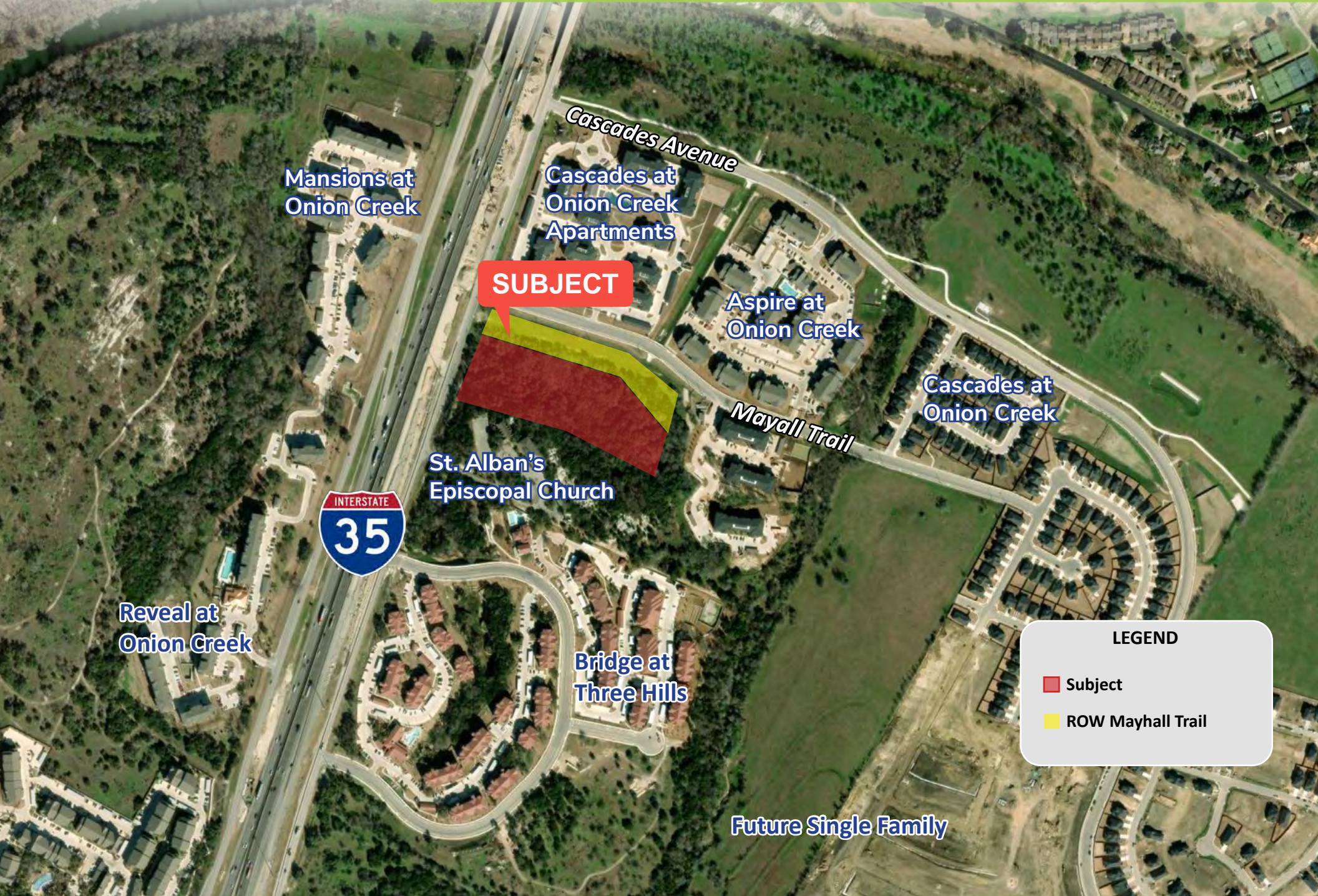
Union Creek

Slaughter Ln

FOR SALE

CLOSE UP MAP

1809 S. IH 35 | Austin, TX 78747



Mansions at
Onion Creek

Cascades Avenue
Cascades at
Onion Creek
Apartments

SUBJECT

Aspire at
Onion Creek

Cascades at
Onion Creek

Mayall Trail

St. Alban's
Episcopal Church



Reveal at
Onion Creek

Bridge at
Three Hills

Future Single Family

LEGEND

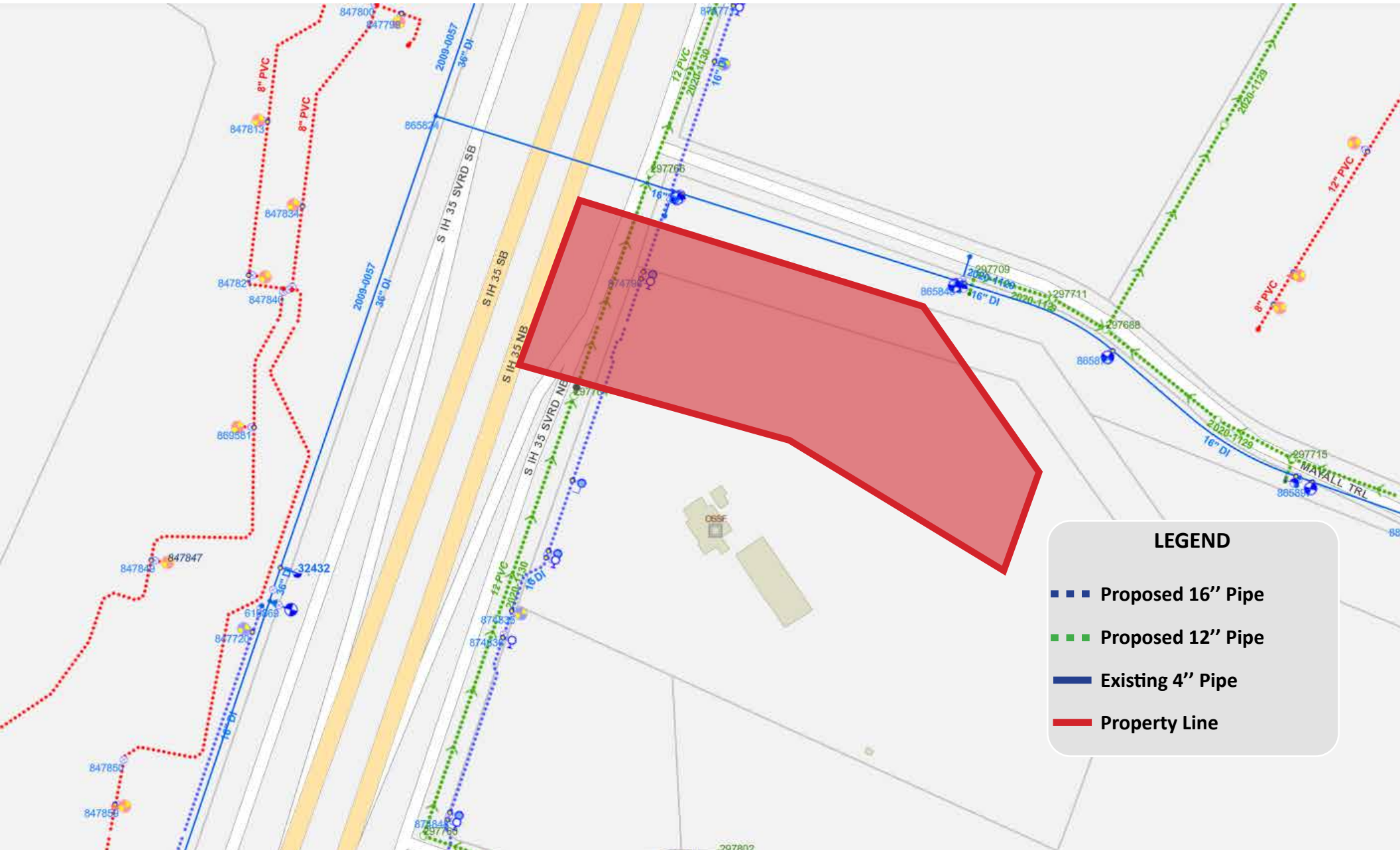
Subject

ROW Mayhall Trail

FOR SALE

UTILITY MAP

11809 S. IH 35 | Austin, TX 78747



LEGEND

- ■ ■ Proposed 16" Pipe
- ■ ■ Proposed 12" Pipe
- ■ ■ Existing 4" Pipe
- ■ ■ Property Line



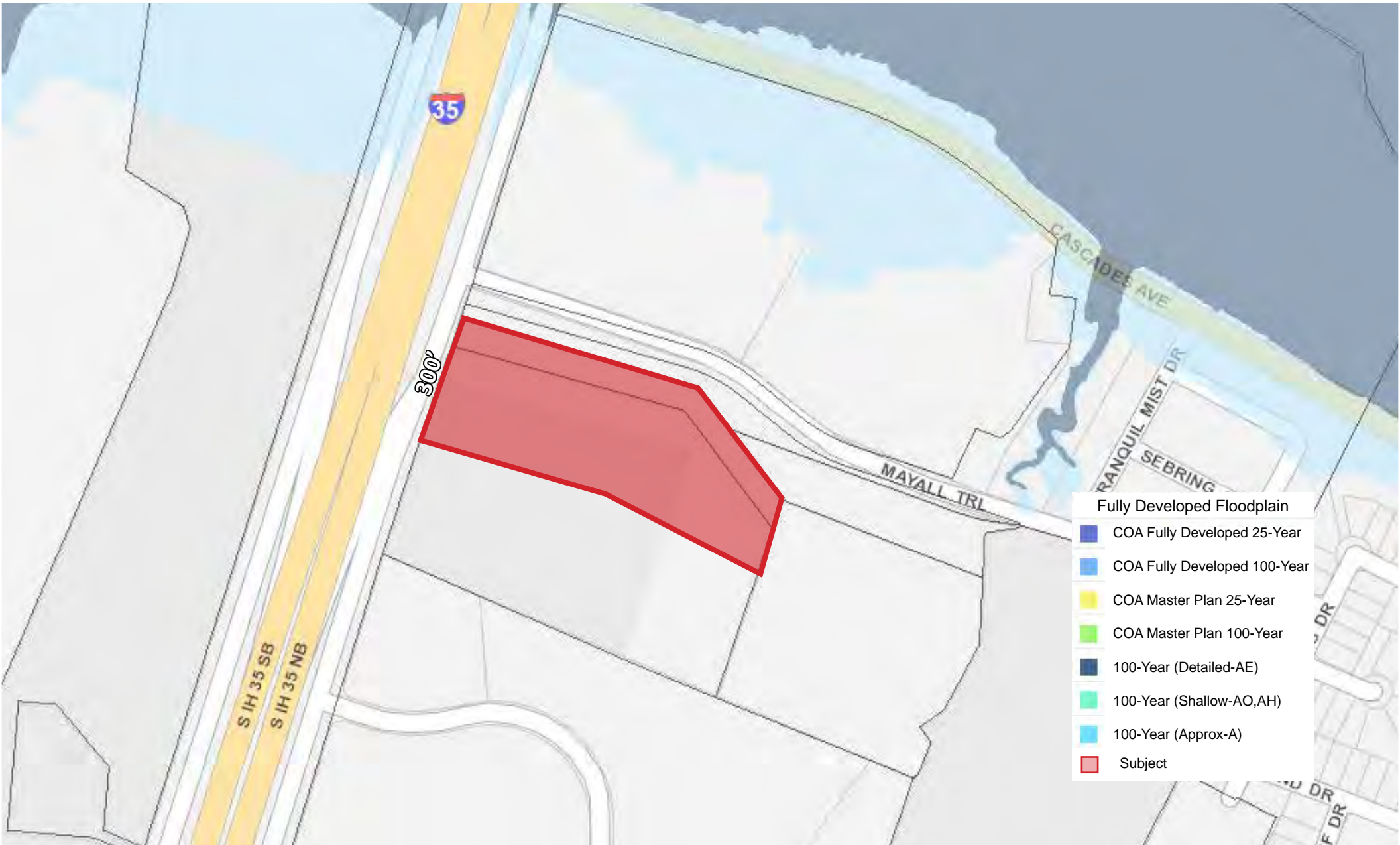
All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental 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

FLOODPLAIN MAP

11809 S. IH 35 | Austin, TX 78747



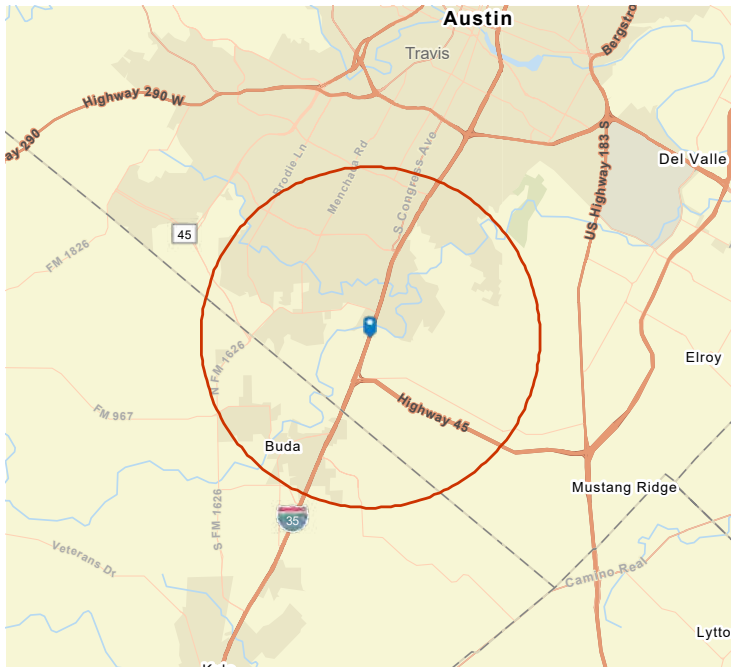
All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental 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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DEMOGRAPHIC PROFILE

11809 S Interstate 35, Austin, Texas, 78747

Ring of 5 miles



Source: This infographic contains data provided by Esri (2023, 2028).

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EDUCATION



No High School Diploma



19.7%
High School Graduate



23.6%
Some College/
Associate's Degree



49.0%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

67.9%



Blue Collar

16.2%



Services

15.9%



Unemployment Rate

INCOME



\$85,642

Median Household Income



\$44,937

Per Capita Income



\$144,485

Median Net Worth

KEY FACTS

172,846

Population

34.8

Median Age

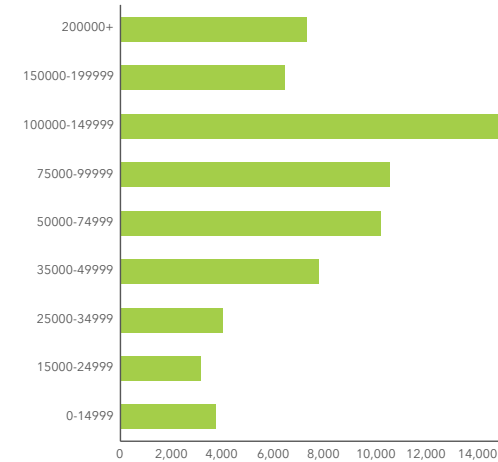
68,326

Households

\$72,017

Median Disposable Income

HOUSEHOLD INCOME (\$)





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>Joshua Allan Hubka</u>	<u>570840</u>	<u>josh@cipaustin.com</u>	<u>(512) 682-1002</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Joshua Allan Hubka</u>	<u>570840</u>	<u>josh@cipaustin.com</u>	<u>(512) 682-1002</u>
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date