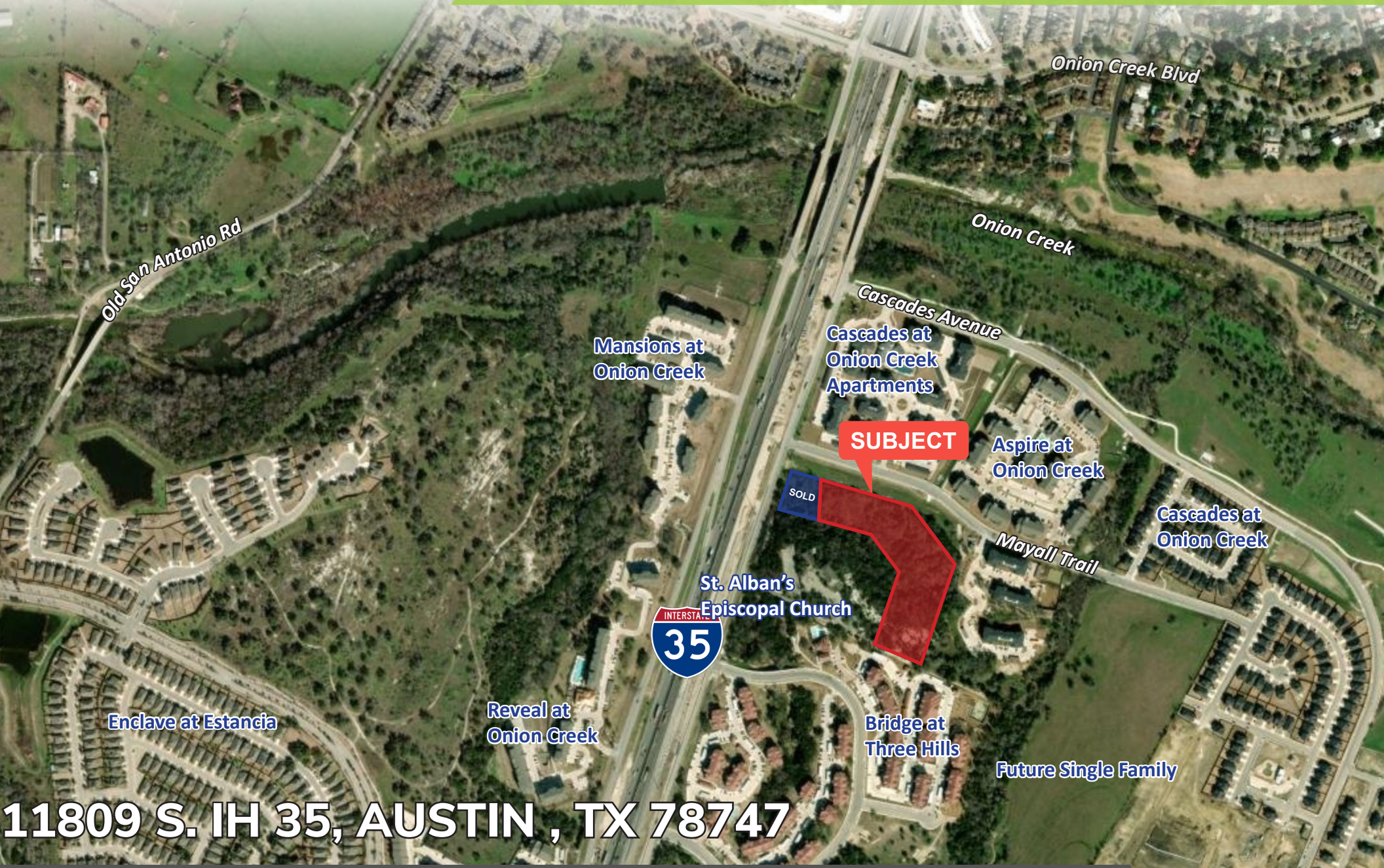
FOR SALE

7.92± ACRES ON I-35



11809 S. IH 35, AUSTIN , TX 78747

CIP

Josh Hubka, CCIM josh@cipaustin.com

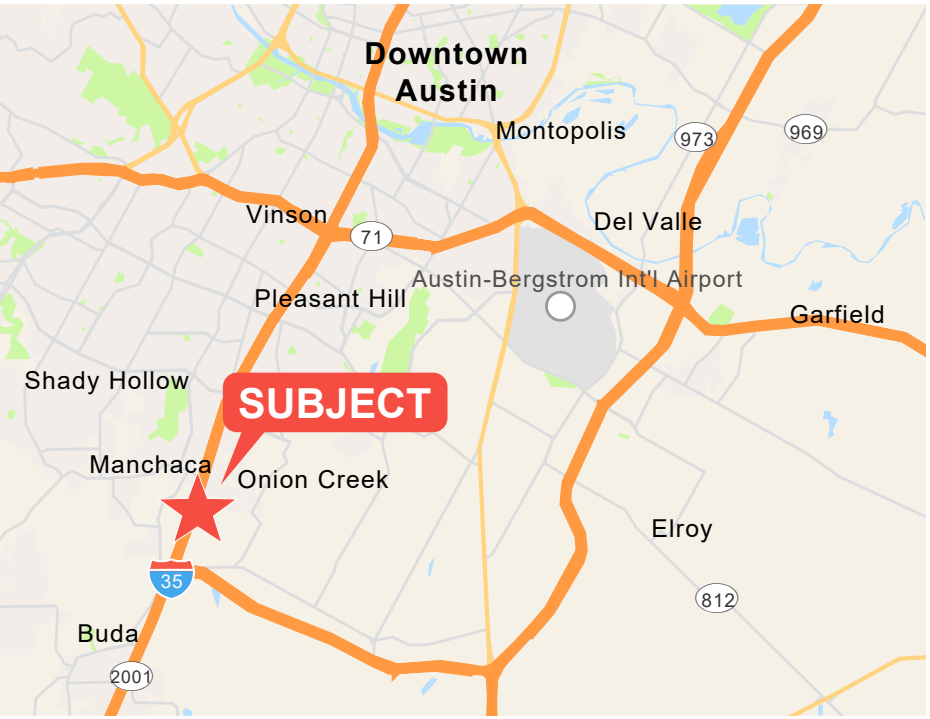
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SUMMARY

11809 S. IH 35 | Austin, TX 78747



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

SIZE: Approximately 7.92 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. Exact size and configuration to be mutually agreed to by Buyer and Seller.

AREA ACTIVITY: Located on Mayall Trail, just off 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: CS-MU. Likely uses include 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

PRICE: Call broker.

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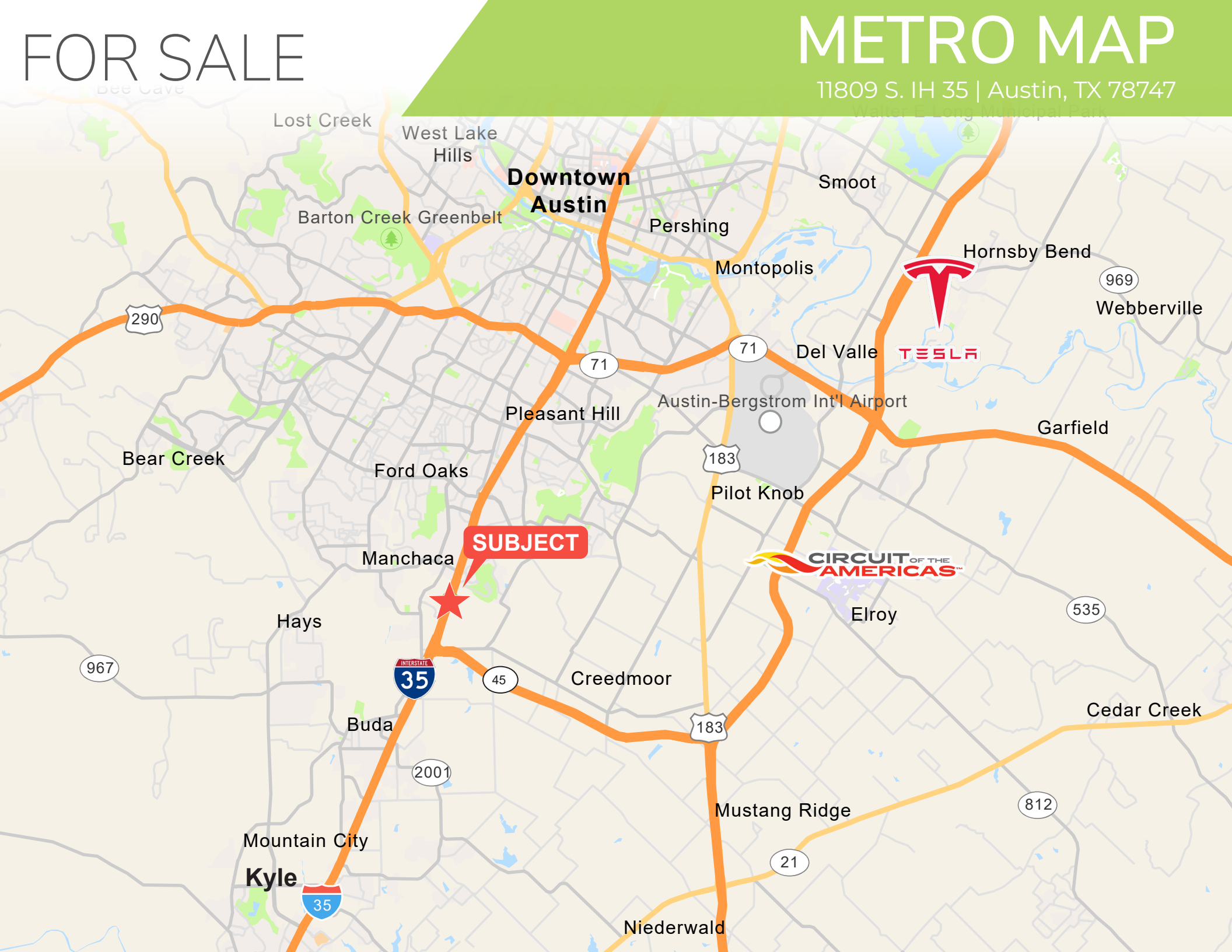
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METRO MAP

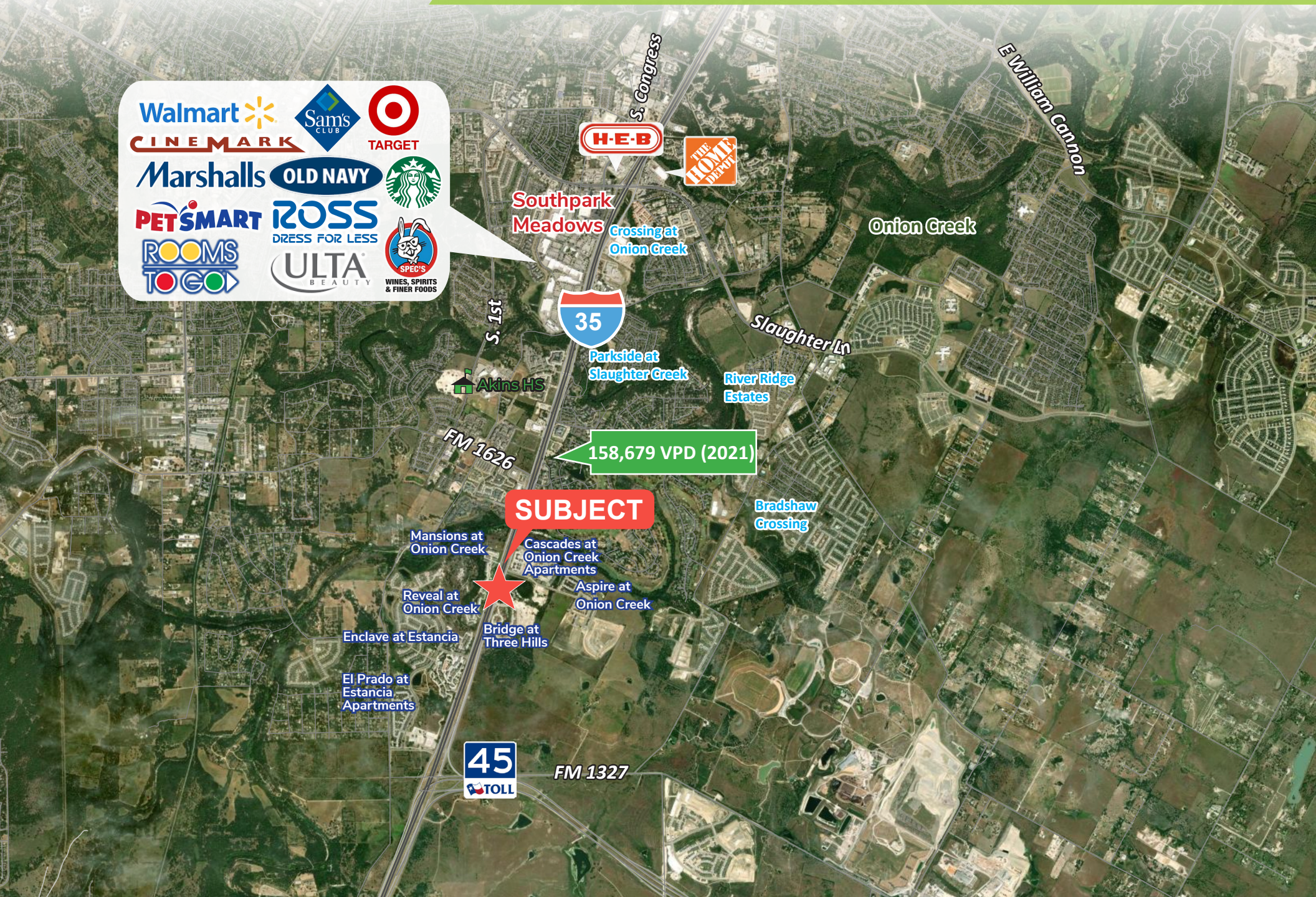
11809 S. IH 35 | Austin, TX 78747



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AREA MAP

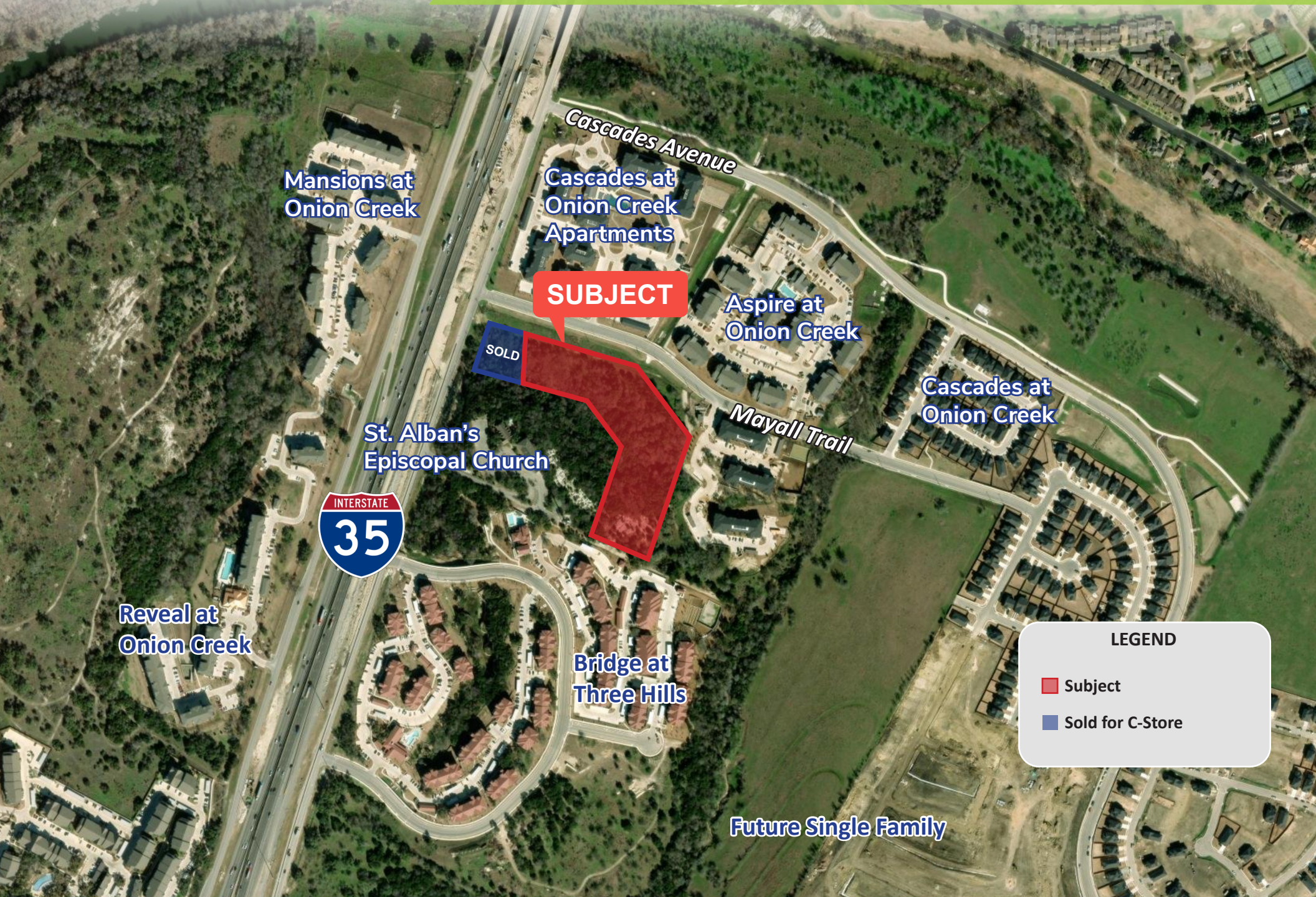
11809 S. IH 35 | Austin, TX 78747



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CLOSE UP MAP

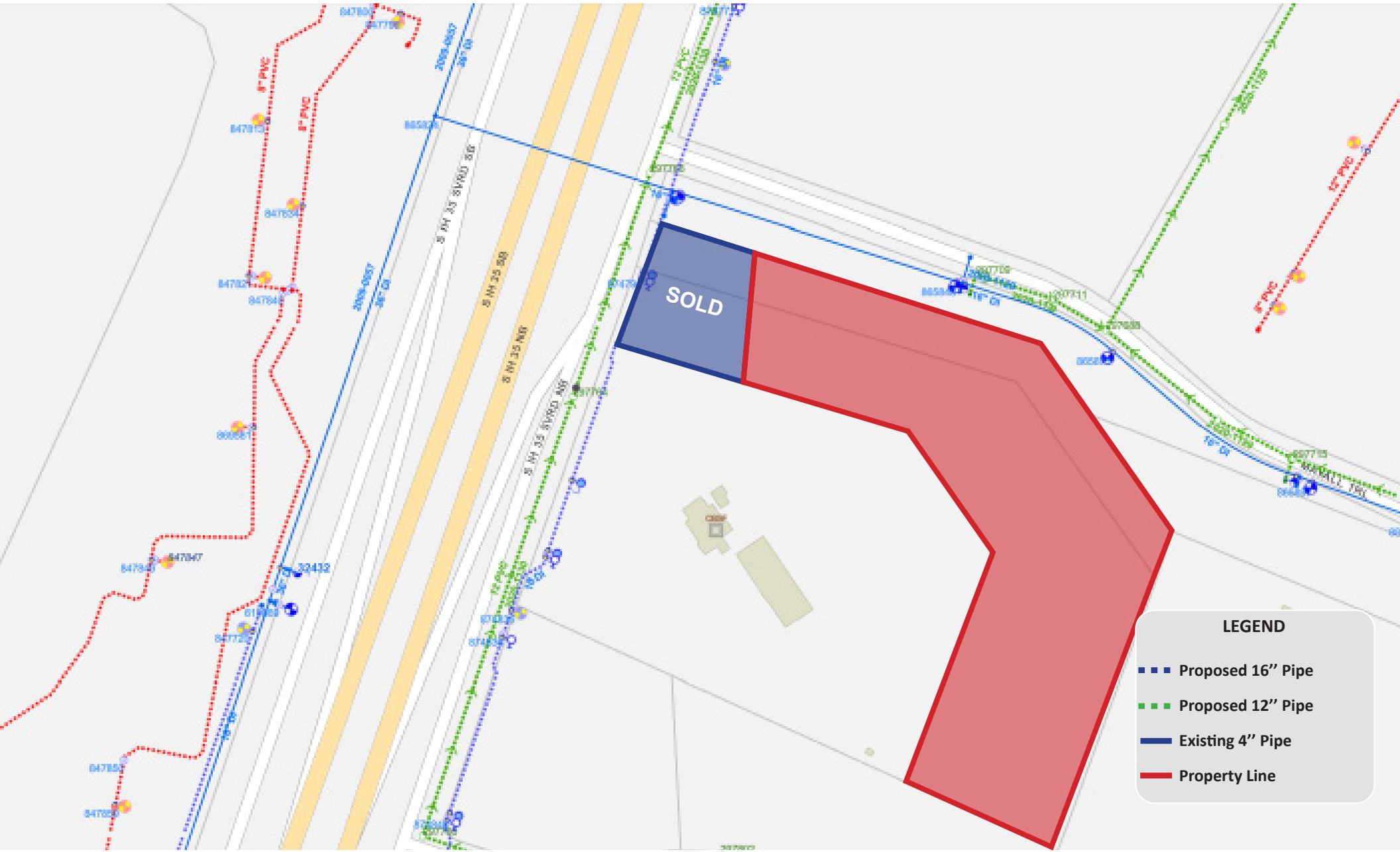
11809 S. IH 35 | Austin, TX 78747



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UTILITY MAP

11809 S. IH 35 | Austin, TX 78747



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FLOODPLAIN MAP

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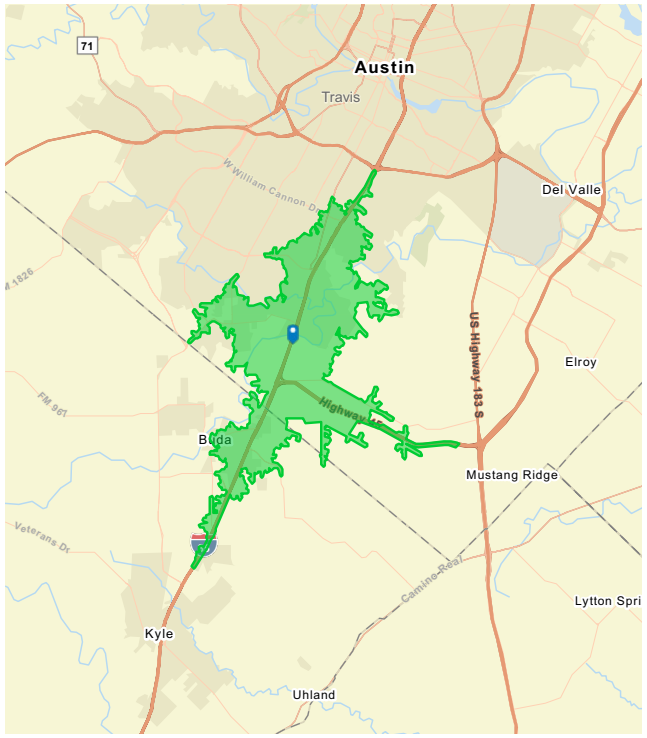
DEMOGRAPHICS

11809 S. IH 35 | Austin, TX 78747

DEMOGRAPHIC PROFILE

11809 S IH 35 Svrd NB, Austin, Texas, 78747

Drive time of 10 minutes



EDUCATION

7.0%	17.1%	23.5%	52.4%
No High School Diploma	High School Graduate	Some College/ Associate's Degree	Bachelor's/Grad/ Prof Degree

INCOME

$91,570
Median Household Income

$54,757
Per Capita Income

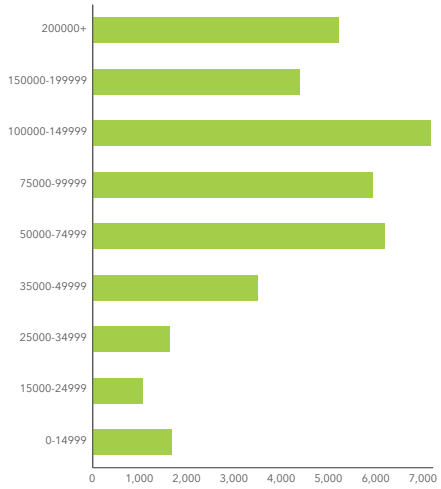
$160,515
Median Net Worth

EMPLOYMENT

White Collar	69.2%
Blue Collar	15.9%
Services	14.9%

4.5%
Unemployment Rate

HOUSEHOLD INCOME ($)



KEY FACTS

83,440	34.8
Population	Median Age
36,705	$76,894
Households	Median Disposable Income

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Source: This infographic contains data provided by Esri (2026, 2031).

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11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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 pares 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.

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

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

Buyer/Tenant/Seller/Landlord Initials _____ Date _____