

FOR SALE

±77 ACRES

Hwy 71 & SH 130 | Del Valle, TX 78617



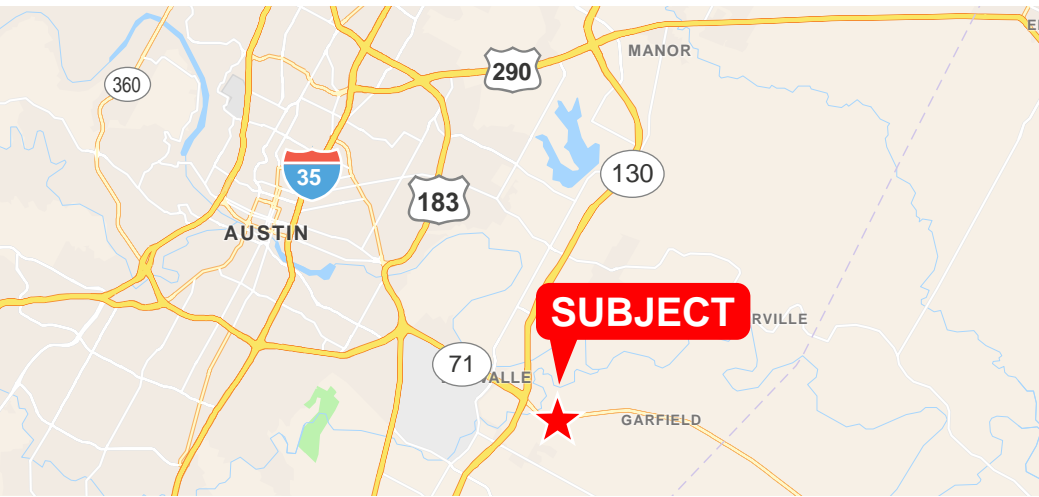
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FOR SALE

SUMMARY

Hwy 71 & SH 130 | Del Valle, TX 78617



LOCATION: SWQ of Hwy 71 and Ross Road
Austin, TX 78617
[GOOGLE MAP](#)

SIZE: 77.05± acres gross in three parcels

TCAD INFO: Property ID [724462](#), [295823](#), & [903316](#)

ZONING/ JURISDICTION: Austin 2-mile ETJ
Within an Opportunity Zone and the Austin Desired Development Zone (DDZ)

FLOODPLAIN: None

UTILITIES:

| | |
|------------|---|
| Water | City of Austin (8" line in St. Thomas, 16" line in Ross Road, and a 24" line in Hwy 71) |
| Wastewater | City of Austin (8" gravity line in St. Thomas – lift station may be required for northern half of site) |
| Electric | Austin Energy |

ASKING PRICE: Call Broker

PROPERTY: The property includes 77± acres ideally positioned along Highway 71 between SH 130 and Ross Road in the rapidly expanding southeast Austin corridor. This high visibility site sits directly across Ross Road from Del Valle High School and is just minutes from Circuit of the Americas (COTA), Austin's premier motorsports and entertainment destination.

Located only 3 miles east of Austin Bergstrom International Airport (ABIA) and 2.5 miles south of the Tesla Gigafactory, the property benefits from excellent regional connectivity and access to major employment centers.

ACCESS: While there is approximately 1,300' of frontage on Hwy 71, there is no direct access from Hwy 71, as it was restricted as a part of the highway improvements. Access is currently available via Irvine Road, off of St. Thomas Road and Ross Road. From Hwy 71, drive south on Ross Road for 0.6 miles, turn right on St. Thomas Rd, then in 700', turn right on Irvine Road and enter the site. Alternative access points are being reviewed – contact Broker.

INFRASTRUCTURE IMPROVEMENTS: The City of Austin will reconstruct Ross Road, from Hwy 71 to Pearce Lane, to a five-lane cross-section roadway with pedestrian and bicycle facilities as part of the 2020 Austin Mobility Bond. Construction is expected to continue through Summer 2027.

TOPOGRAPHY: The tract features a gentle ridgeline near the center, providing a natural high point. The land gradually slopes northward toward Highway 71 and southward towards an adjacent residential subdivision, offering favorable views, drainage and potential for flexible site planning.



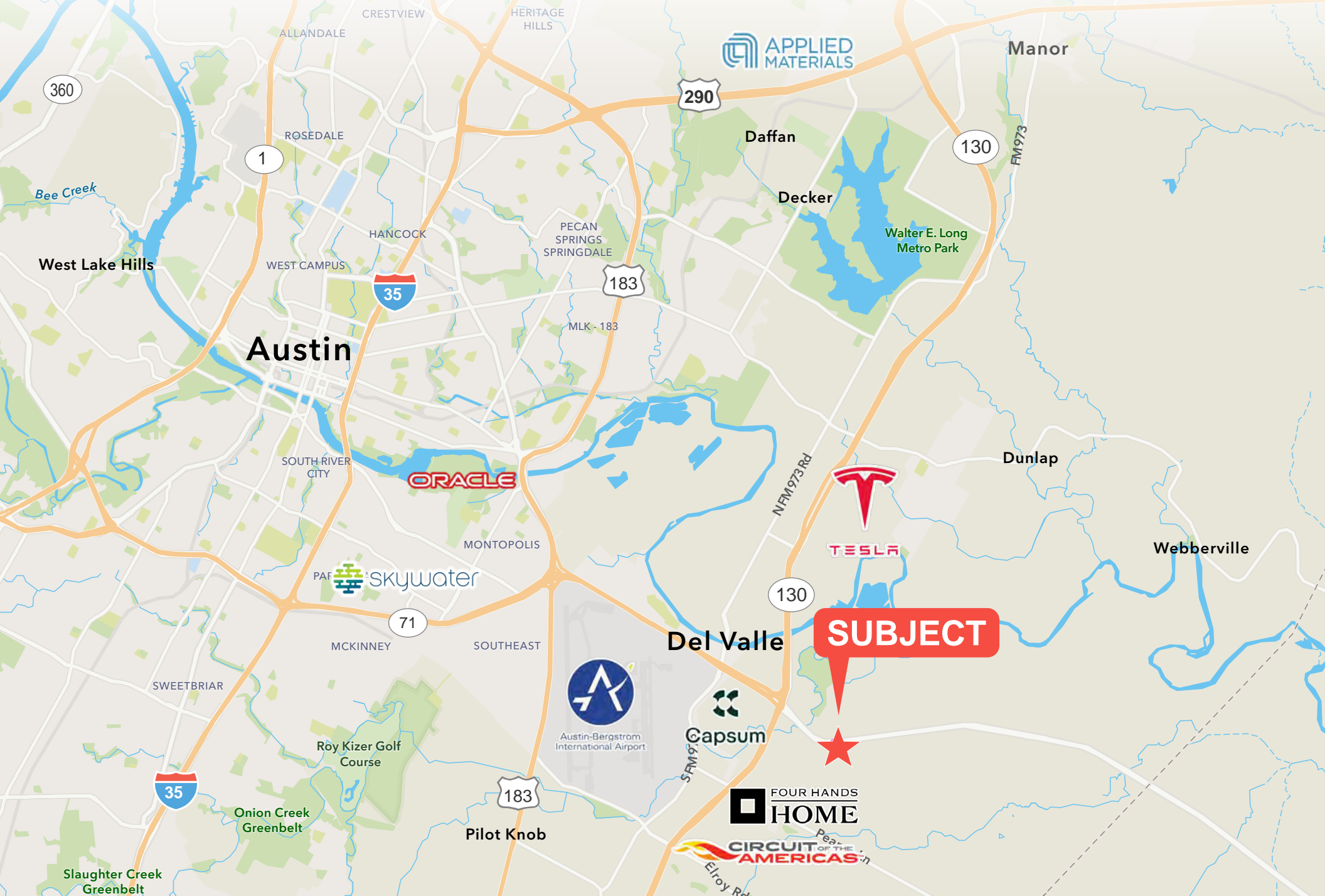
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METRO MAP

Hwy 71 & SH 130 | Del Valle, TX 78617



ORACLE



TESLA

SUBJECT

Del Valle

Capsum

FOUR HANDS HOME

CIRCUIT OF THE AMERICAS

FOR SALE

AREA MAP

Hwy 71 & SH 130 | Del Valle, TX 78617



AUSTIN BERGSTROM INTERNATIONAL AIRPORT

Capsium

ACC SE
12K Students

Velocity Crossing

Southeast Metropolitan Park

973

71



130

Del Valle HS

Del Valle ES

Del Valle MS

FOUR HANDS HOME

Pearce Rd

Meadows at Berdoll

William Lyon Homes

Los Cielos

Circuit of the Americas Blvd / Kellam Rd

Ross Ln

Single Family
(\$296-\$350K)

FOR SALE

AERIAL

Hwy 71 & SH 130 | Del Valle, TX 78617



Southeast Metropolitan Park

71

CVS
Auto Zone

Enclave on Ross

DOLLAR GENERAL
WELLMED

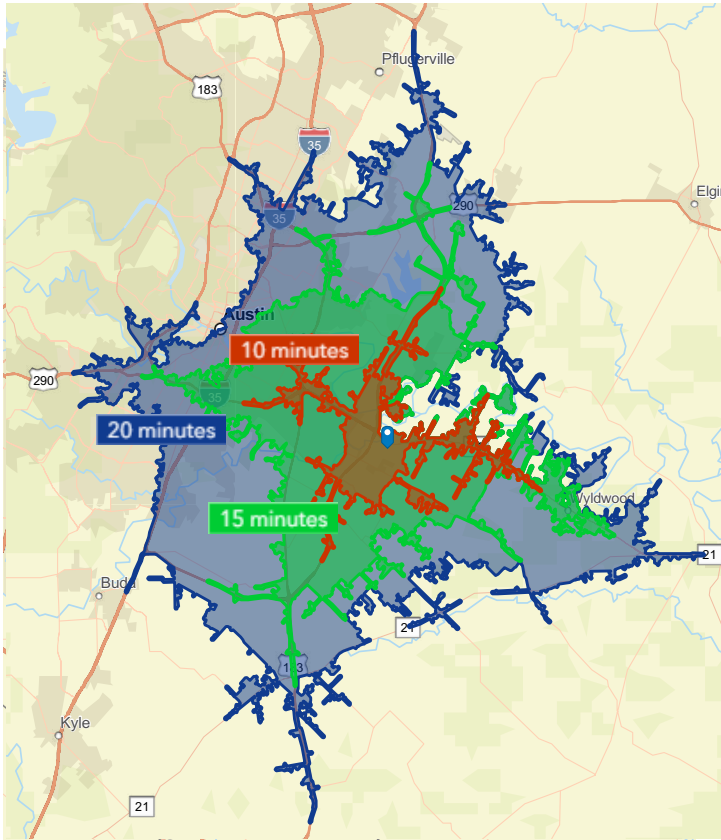
Ross Rd

O'Reilly
SONIC
Bread Basket

Del Valle HS

DEMOGRAPHIC PROFILE - 10 MINUTE DRIVE TIME

78617



EDUCATION



No High School Diploma



34.4%
High School Graduate



20.5%
Some College/
Associate's Degree



24.9%
Bachelor's/Grad/
Prof Degree

INCOME



\$92,949
Median Household Income



\$35,873
Per Capita Income



\$203,218
Median Net Worth

EMPLOYMENT



White Collar

56.3%



Blue Collar

26.8%



Services

16.9%



Unemployment Rate

KEY FACTS

28,538

Population

32.8

Median Age

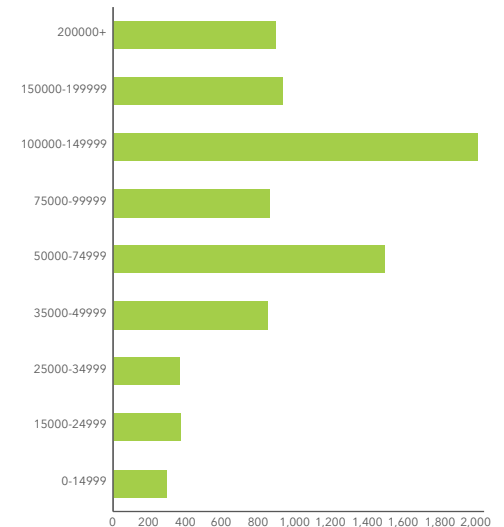
8,067

Households

\$76,633

Median Disposable Income

HOUSEHOLD INCOME (\$)



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

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



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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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.



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 |

| | | | |
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| <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