

Brookfield Residential

EASTON PARK



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Easton Park isn't just a great place to live – it's also an ideal site to grow your business. Located at the crossroads of several major thoroughfares in Southeast Austin just 12 miles from downtown, this master-planned community by Brookfield Residential totals 2,700+ acres and is projected to include approximately 11,000 planned front doors.

The first residents moved into Easton Park in early 2016 and more than 2,500 homes have been completed thus far. The neighborhood at total development is projected to include 350+ acres of parks and green space as well as 13+ miles of interconnected trails. Homes in Easton Park range from \$300,000 to \$1,000,000+, with a Q4 2024 average price of approximately \$500,000.



11,000+	\$153,000+	500+
Planned Home Units in the Community	2 Mile Average HH Income	Acres of Commercial Available



Brookfield Residential, believes retail should be anything but typical. It's why we're integrating shopping, dining, entertainment, and more to reimagine retail experiences everywhere — from Brookfield Place in New York and Potsdamer Platz in Berlin. Because for us, retail isn't just about managing properties or redeveloping malls. It's about creating spaces that draw consumers in and inspire communities. And, more than anything, it's about bringing people together.



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SOUTHEAST AUSTIN

Southeast Austin is one of the region's fastest-growing submarkets, located *just minutes from downtown Austin and Austin-Bergstrom International Airport*. Anchored by the master-planned Easton Park community, the area has rapidly emerged as a major residential and lifestyle destination within the greater Austin economy. Easton Park is home to thousands of existing residences and is planned for approximately **11,000 homes at full buildout**. The community features extensive parks and trail systems, neighborhood amenities, and a growing mix of retail and commercial development. The surrounding corridor benefits from strong population growth, expanding employment centers, and continued infrastructure investment, positioning Southeast Austin as a key growth area for both residents and businesses.

Momentum in the corridor continues to accelerate as new retail, medical, and infrastructure projects are announced to serve the rapidly expanding population. **A new H-E-B grocery store** is planned at the intersection of William Cannon Drive and McKinney Falls Parkway, further solidifying the area as a **future retail hub** and providing a major neighborhood anchor for surrounding developments. Additional commercial investment is already underway, including planned medical and professional office space within Easton Park aimed at serving the growing community. With close **proximity to major regional employers**, including advanced manufacturing and technology facilities in the eastern Travis County corridor, Southeast Austin continues to attract residents, retailers, and developers seeking access to one of Austin's most dynamic growth areas.

Population

1 mile	2 mile	3 mile
11,110	24,707	61,193

Avg. HH Income

1 mile	2 mile	3 mile
\$173,573	\$153,427	\$130,939

SUDIVISIONS

- EXISTING
- ACTIVE
- FUTURE

MAP LEGEND

A:	Commercial / Retail	1.4 AC
B:	Bulk Acres	5.2 AC
C:	Bulk Acres	4.1 AC
D:	Bulk Acres	5.7 AC
E:	Bulk Acres	9.2 AC
F:	Commercial / Retail	4.1 AC
G:	Commercial / Retail	8.1 AC



Chick-fil-A Dutch Bros HEARTLAND

CVS McDonald's

refuel



PAD A

Size: 1.4 acres

Utilities: Water, Wastewater, Gas, Electric Available

Detention: Provided Offsite

Zoning: Pilot Knob PUD

Platted: Yes

Highlight: Excellent Highway 183 Visibility Located at the Entrance to Easton Park

PAD B

Size: 1.2 - 5.2 acres

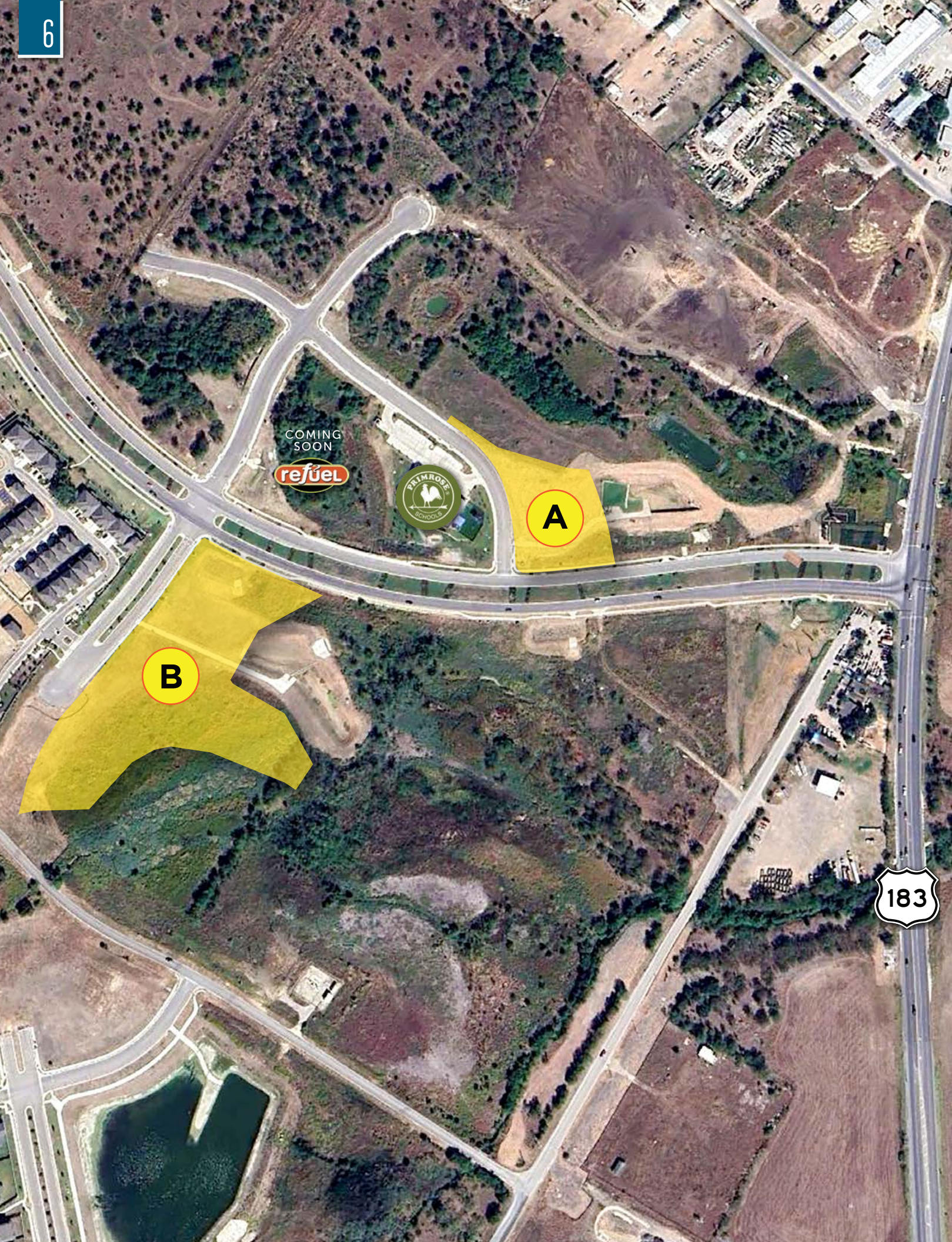
Utilities: Water, Wastewater, Gas, Electric Available

Detention: Provided Offsite

Zoning: Pilot Knob PUD

Platted: No

Highlight: Located at a future signalized intersection on the AM side of traffic.





THE UNION AT
EASTON PARK

PAD C

THE UNION PARCELS

- Size:** 4.1 acres (3.4 useable)
- Utilities:** Water, Wastewater, Gas, Electric Available
- Detention:** Offsite with Modifications
- Zoning:** Pilot Knob PUD
- Platted:** No
- Highlight:** Adjacent to Easton Park's 14,000 SF Amenity Center

PAD D

- Size:** 5.7 acres
- Utilities:** Water, Wastewater, Gas, Electric Available
- Detention:** Onsite Required
- Zoning:** Pilot Knob PUD
- Platted:** No
- Highlight:** Located Across From Easton Park's 14,000 SF Amenity Center

PAD E

SLAUGHTER & THAXTON

Size: 1 - 9.3 acres

Utilities: Water, Wastewater, Gas, Electric Available

Detention: Onsite Required

Zoning: Pilot Knob PUD

Platted: Pending

Highlight: Large tract with various potential uses

PAD F

Size: 1 - 4.1 acres

Utilities: Water, Wastewater, Gas, Electric Available

Detention: Onsite Required

Zoning: Pilot Knob PUD

Platted: Pending

Highlight: Located at the Slaughter Lane's entrance to Easton Park

PAD G

Size: 1 - 8.1 acres

Utilities: Water, Wastewater, Gas, Electric Available

Detention: Onsite Required

Zoning: Pilot Knob PUD

Platted: Yes

Highlight: Sassman Connectivity creates a great opportunity for large retail development



Information About Brokerage Services

Texas law requires all real estate licensees 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 on 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.

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.

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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