

Pilot Park
300 Homes

East Slaughter Ln. & Thaxton Rd.

Up to 9.8512 Acres For Lease or Sale

Sheldon
1,400 Homes

SITE

THAXTON RD.

E. SLAUGHTER LN.

*Future
E. Slaughter Ln.
Extension*

Skyline Park
524 Homes

FUTURE
MULTI-FAMILY
348 UNITS

Marble Creek Crossing
115 Homes

Kiecke Park
282 Homes

Easton Park Futures
3,815 Homes

Sean Murphy
President

Ben Nudelman
Associate

512-441-8888

smurphy@cldrealty.com
bnudelman@cldrealty.com



E. SLAUGHTER LN.

THAXTON RD.

SITE

SASSMAN RD.

- For Lease or Sale - Up to 9.8512 Acres
- Located at the intersection of E. Slaughter Lane and Thaxton Rd., within one of Austin's fastest-growing submarkets.
- Surrounded by dense and expanding master-planned communities driving long-term demand for retail, medical, and service uses.
- Frontage along E. Slaughter Lane provides strong traffic exposure and convenient connectivity to I-35 and major employment centers.

- Ideal for developers, users, or investors seeking scalable and in a high-growth Southeast Austin corridor.
- Contact broker for pricing

Population

1 mile	3 mile	5 mile
8,032	50,893	142,851

Daytime

1 mile	3 mile	5 mile
3,972	8,085	41,906

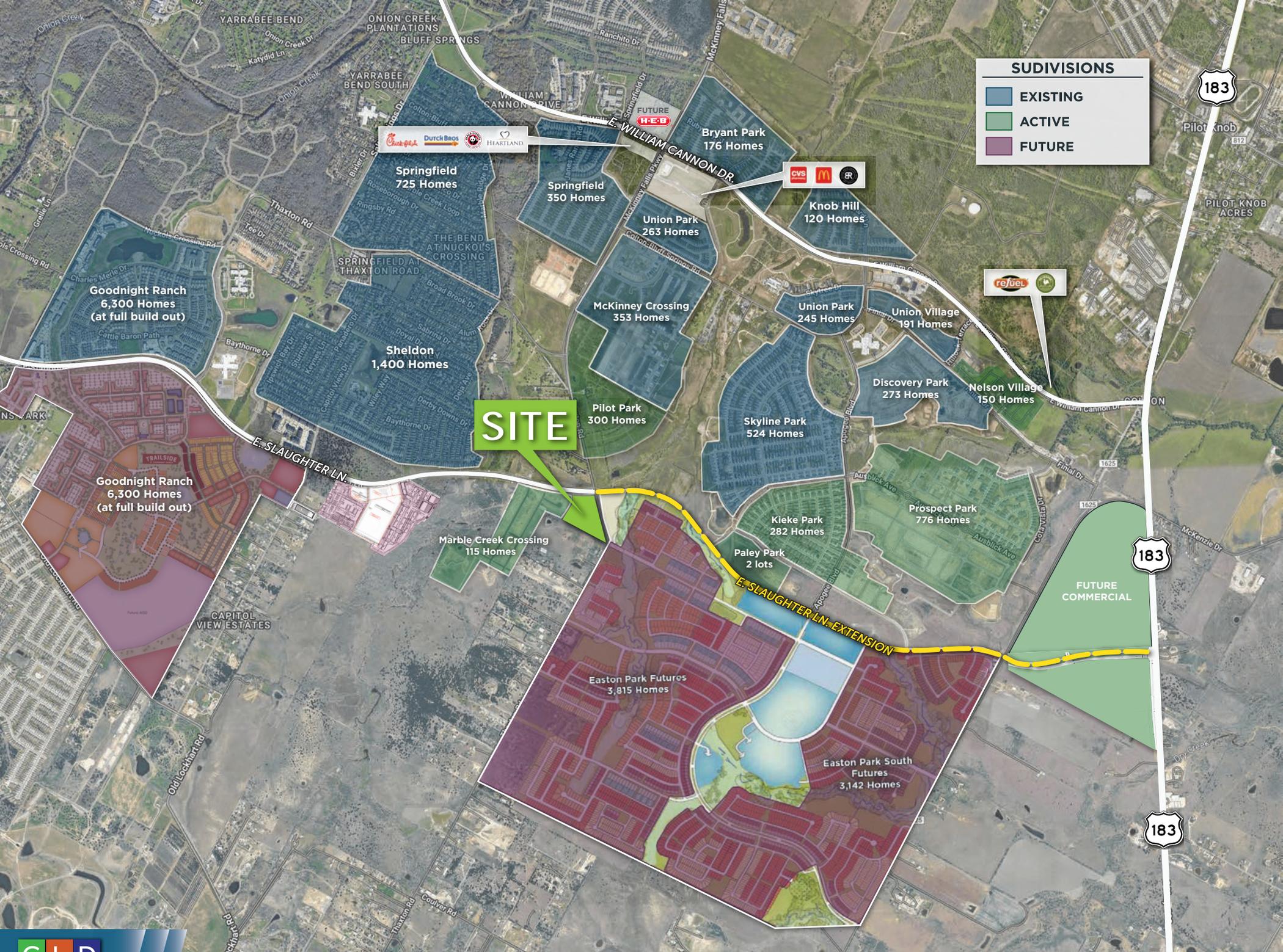
Avg. HH Income

1 mile	3 mile	5 mile
\$114,491	\$128,410	\$126,323



East Slaughter & Thaxton Rd., Austin, TX

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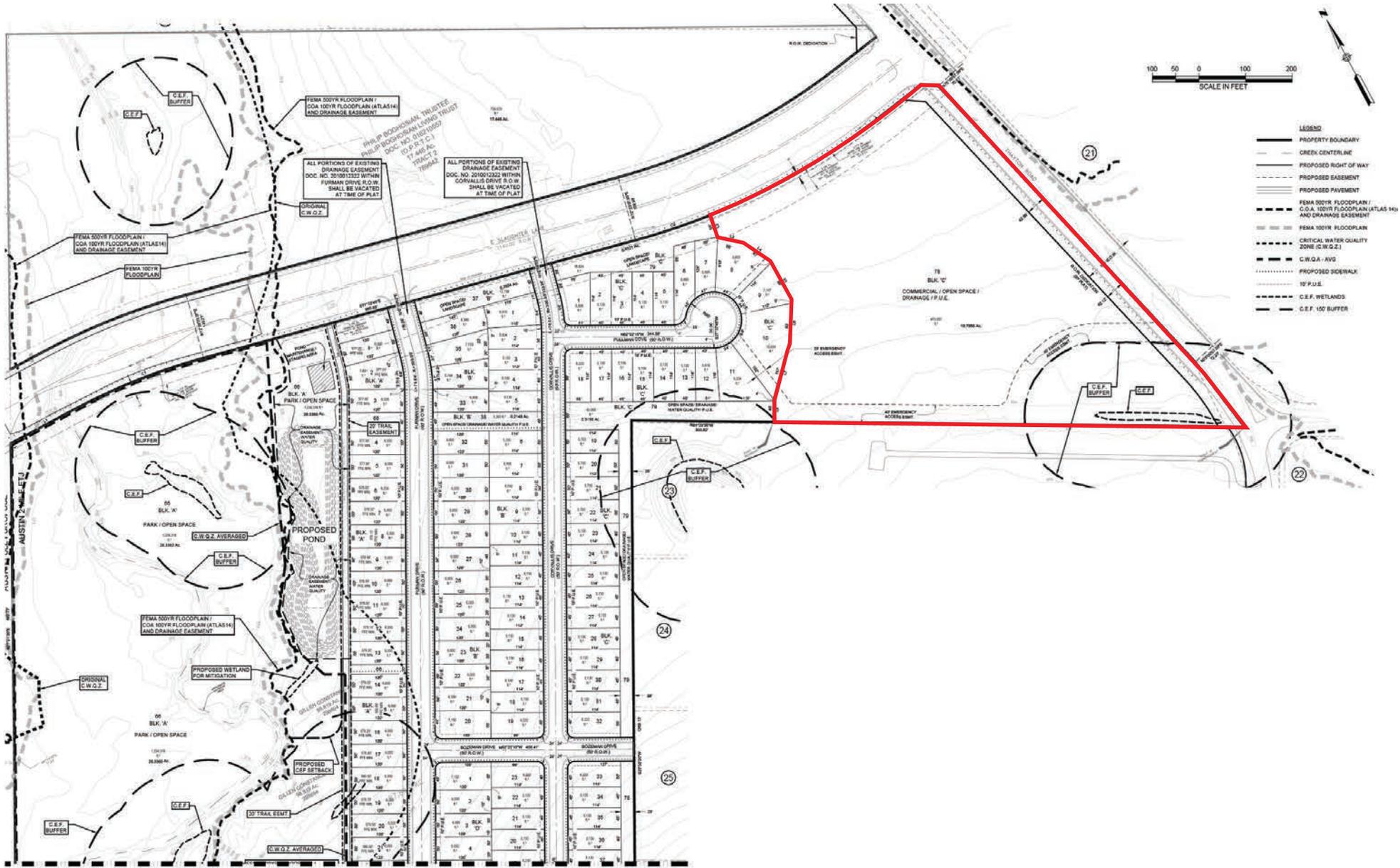
SUBDIVISIONS

- EXISTING
- ACTIVE
- FUTURE

SITE

E. SLAUGHTER LN. EXTENSION







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.

CLD Realty

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003695

License No.

info@cldrealty.com

Email

512-441-8888

Phone

Sean Murphy

Designated Broker of Firm

496649

License No.

smurphy@cldrealty.com

Email

512-441-8888

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Phone