

144 acres / SWC FM 969 & FM 973

+/- 144 AC multi-generational land acquisition opportunity & development site – next to Tesla

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President *Vice President*



- +/- 144 Acres of multi- generational real estate. First time coming to market
- Only 7.5 miles to downtown and located in the Austin ETJ
- Incredible development opportunity that is strategically situated next to Tesla's World HQ and Gigafactory, ATX's largest employer (21,000+), and one of the few direct east/west routes to downtown Austin (FM 969)

- Easily accessible to the Austin Airport and Highway 71 via FM 973
- Future roadway improvements coming to FM 969 and FM 973
- Please contact listing brokers more information and further due dilligence info.

TRAFFIC COUNTS :

FM 969 - 28,200 VPD
FM 973 - 21,082 VPD

	3 mile	5 mile	7 mile	10 mile
Population	28,775	77,410	224,347	590,496
Daytime	2,948	17,380	73,460	318,622
Avg. HH Income	$123,301	$119,501	$125,608	$135,594

CLD REALTY

FM 969 & FM 973, Austin, TX

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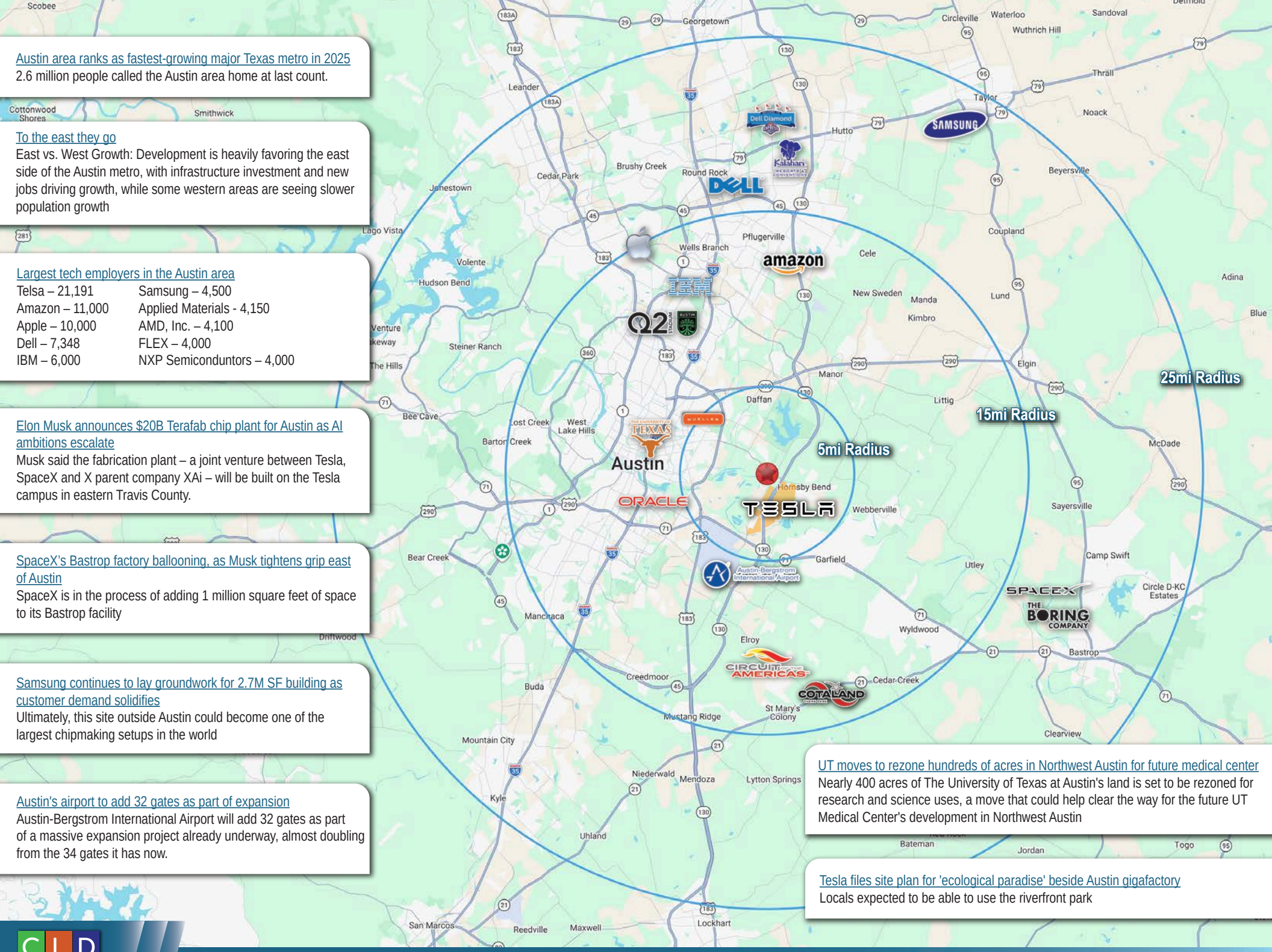

[Austin area ranks as fastest-growing major Texas metro in 2025](#)
2.6 million people called the Austin area home at last count.

[To the east they go](#)
East vs. West Growth: Development is heavily favoring the east side of the Austin metro, with infrastructure investment and new jobs driving growth, while some western areas are seeing slower population growth

[Largest tech employers in the Austin area](#)

Telsa – 21,191	Samsung – 4,500
Amazon – 11,000	Applied Materials - 4,150
Apple – 10,000	AMD, Inc. – 4,100
Dell – 7,348	FLEX – 4,000
IBM – 6,000	NXP Semiconduntors – 4,000

[Elon Musk announces $20B Terafab chip plant for Austin as AI ambitions escalate](#)
Musk said the fabrication plant – a joint venture between Tesla, SpaceX and X parent company XAi – will be built on the Tesla campus in eastern Travis County.

[SpaceX's Bastrop factory ballooning, as Musk tightens grip east of Austin](#)
SpaceX is in the process of adding 1 million square feet of space to its Bastrop facility

[Samsung continues to lay groundwork for 2.7M SF building as customer demand solidifies](#)
Ultimately, this site outside Austin could become one of the largest chipmaking setups in the world

[Austin's airport to add 32 gates as part of expansion](#)
Austin-Bergstrom International Airport will add 32 gates as part of a massive expansion project already underway, almost doubling from the 34 gates it has now.

[UT moves to rezone hundreds of acres in Northwest Austin for future medical center](#)
Nearly 400 acres of The University of Texas at Austin's land is set to be rezoned for research and science uses, a move that could help clear the way for the future UT Medical Center's development in Northwest Austin

[Tesla files site plan for 'ecological paradise' beside Austin gigafactory](#)
Locals expected to be able to use the riverfront park

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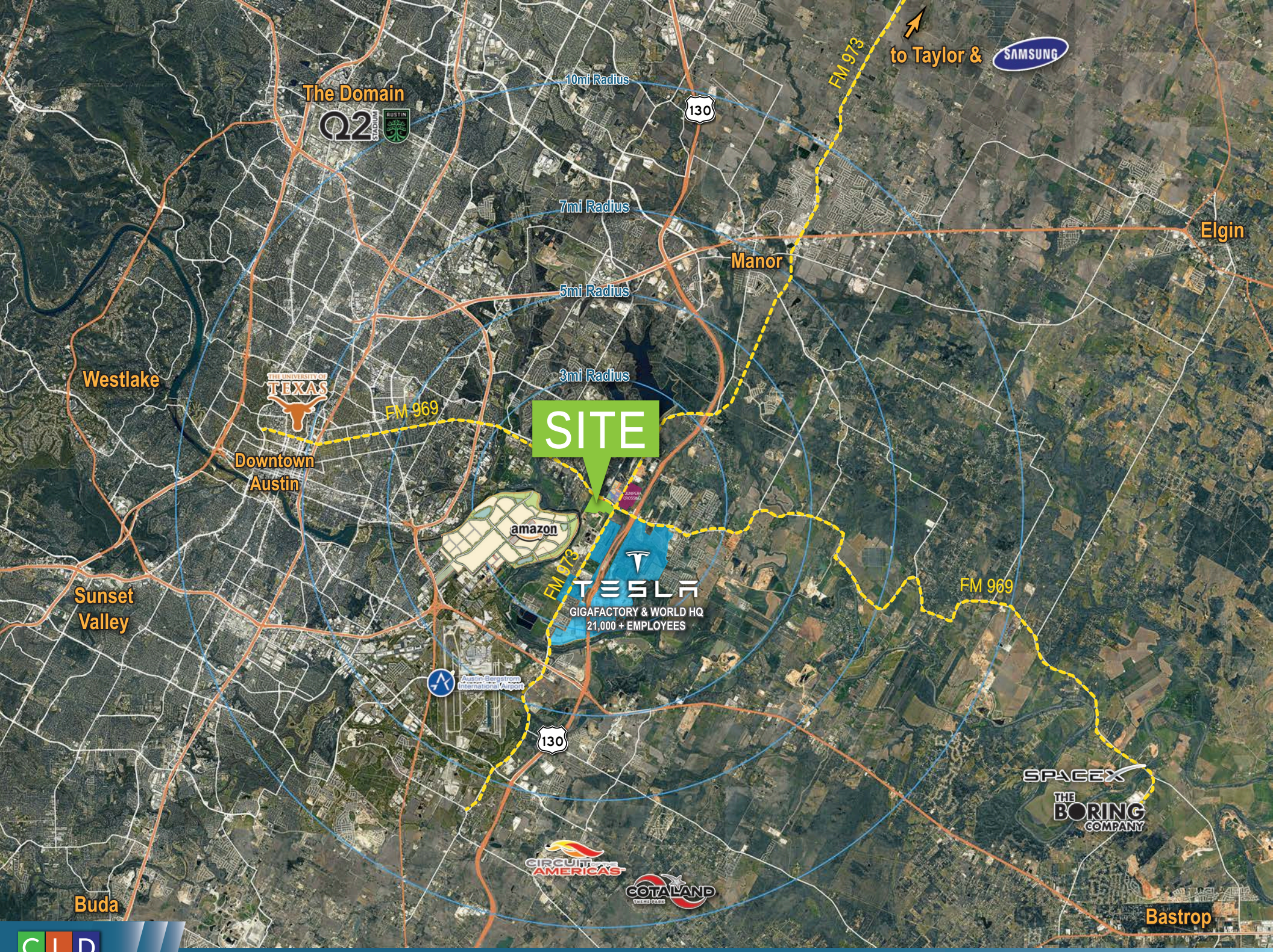

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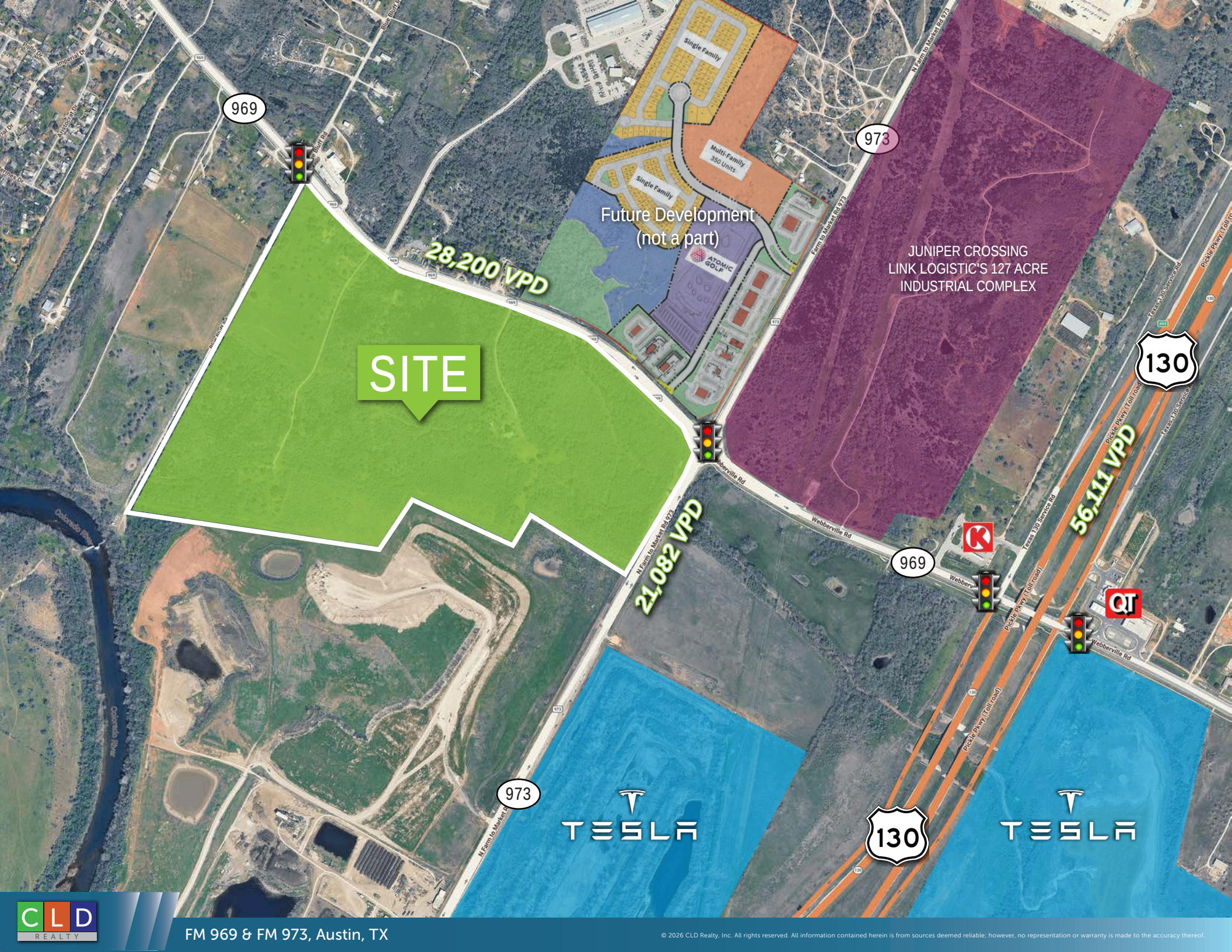

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PROPERTY OVERVIEW

Location	SWC of FM 969 & FM 973, Austin, 78724
Total Site Area	144 Acres
Total Site Square Footage	6,272,640 SF
Projected Site Use	Mixed Use, Residential, Retail, Office
County	Travis
City	City of Austin ETJ - Outside City Limits
Heritage Tree Ordinance	Not Applicable in ETJ
MUD	No MUD

PROPERTY DETAILS

Zoning	No Zoning
Tax Parcels	190387, 190385, 190391, 190393, 190394
Current Use	Agricultural
Floodplain	A Portion of the Site is Located in the 100-Year Floodplain

UTILITIES & SERVICES

Electric	Austin Energy
Water/Wastewater	City of Austin - Wastewater Extension Required
Gas	Texas Gas
Cable/Internet	AT&T and Spectrum
Fire	Travis County ESD #12
Road Maintenance	Travis County
School District	Del Valle ISD

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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 actives, 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 par es 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 listening 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 par es 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 par es to the transaction impartially and fairly;
• May, with the par es' 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Phone

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