

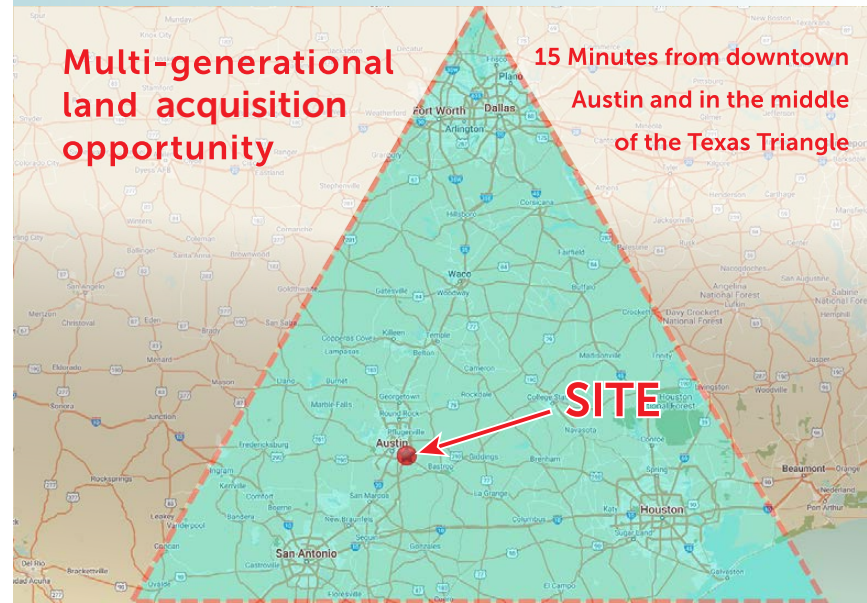
FM 969 & 973



Southwest Corner of FM 969 & FM 973,
Austin, TX 78724

For Sale

+/- 144 Acre Land Site



- +/- 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 placed between Austin's downtown and the new Tesla Gigafactory
- 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 diligence info.



512-441-8888

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Exclusive: Samsung's new Texas chip plant cost rises above \$25 billion



Apple to build even more at Austin campus

Austin American-Statesman

Dell Seton hospital plans \$280 million expansion as need for beds, specialty care grows



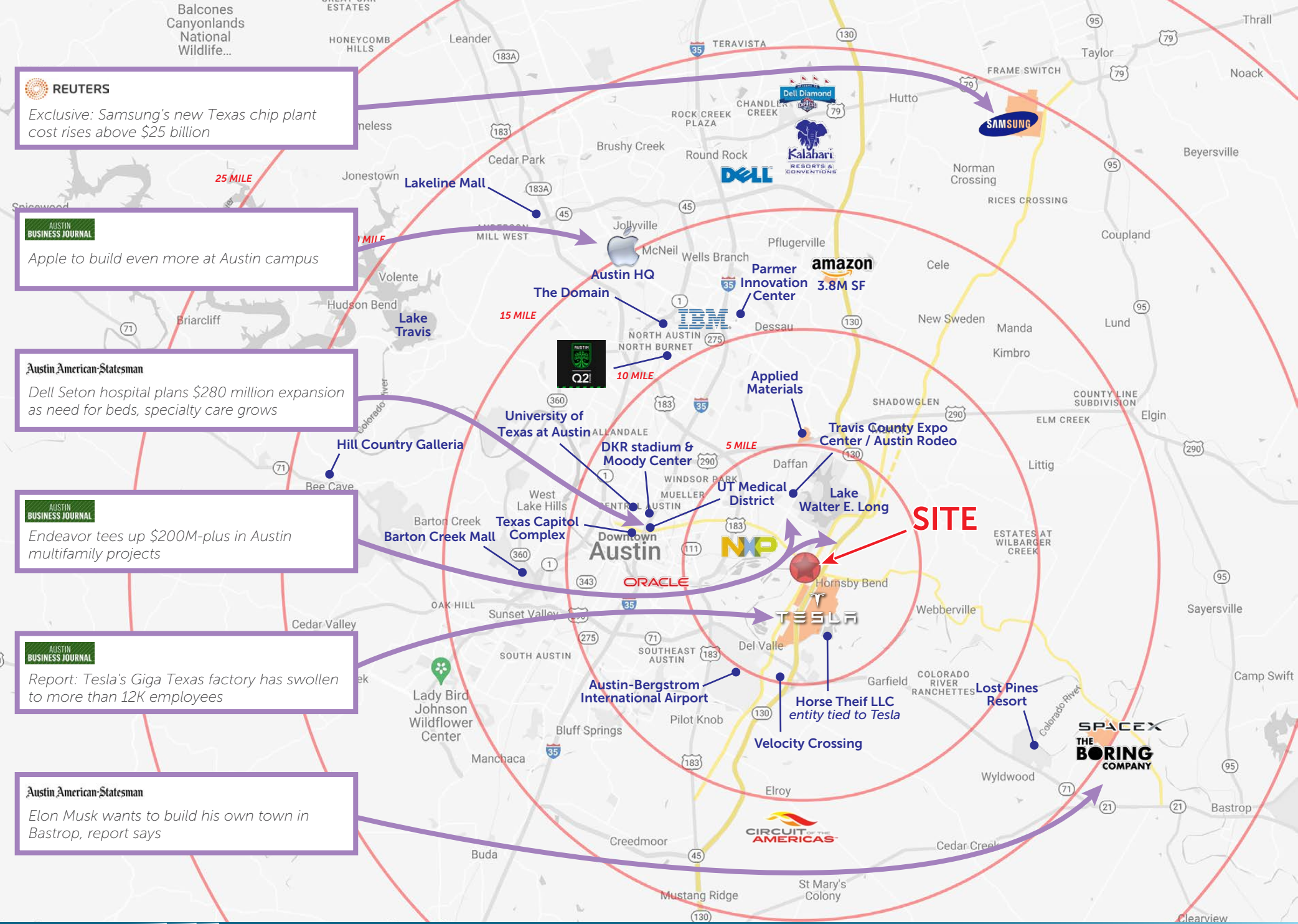
Endeavor tees up \$200M-plus in Austin multifamily projects



Report: Tesla's Giga Texas factory has swollen to more than 12K employees

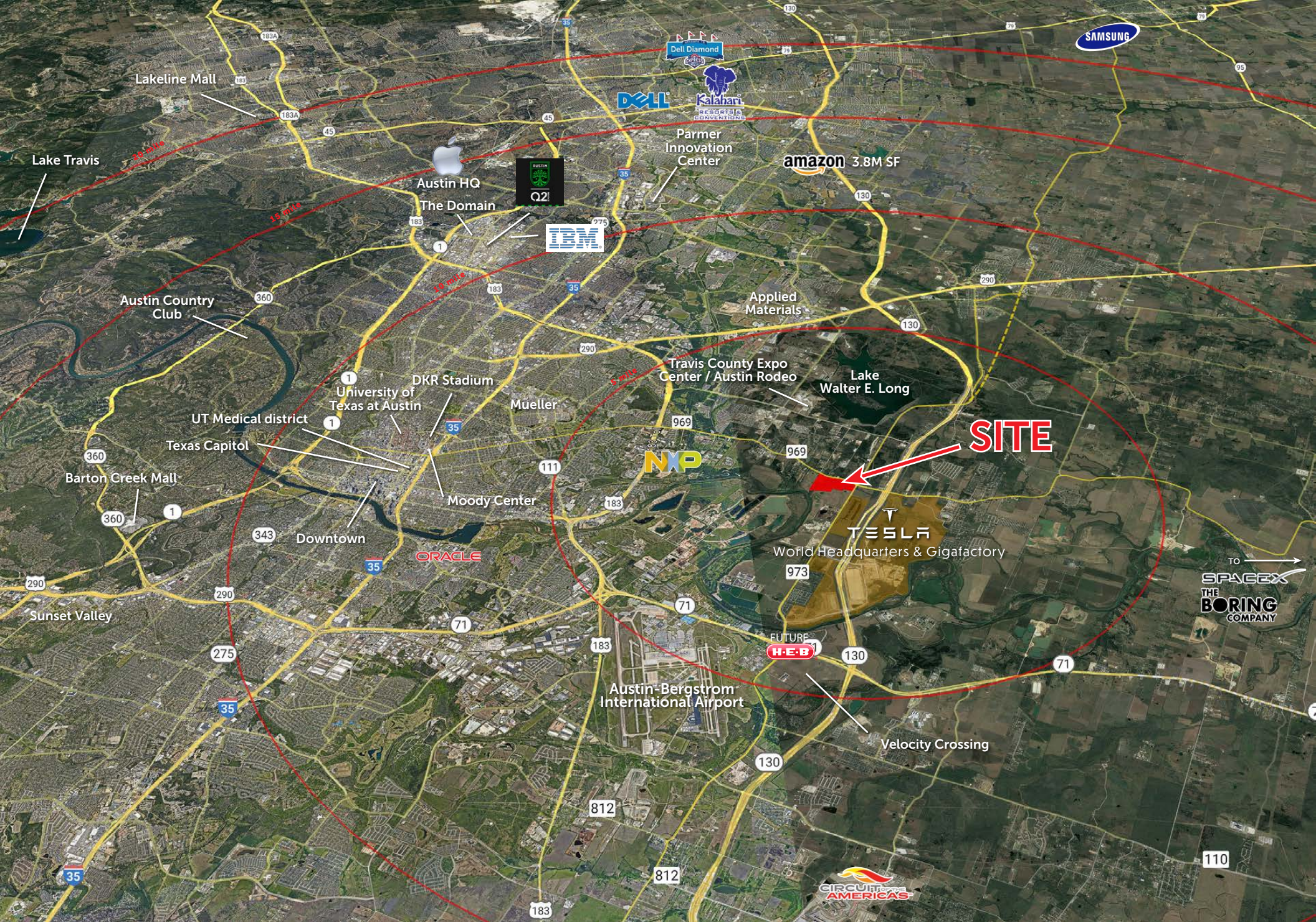
Austin American-Statesman

Elon Musk wants to build his own town in Bastrop, report says



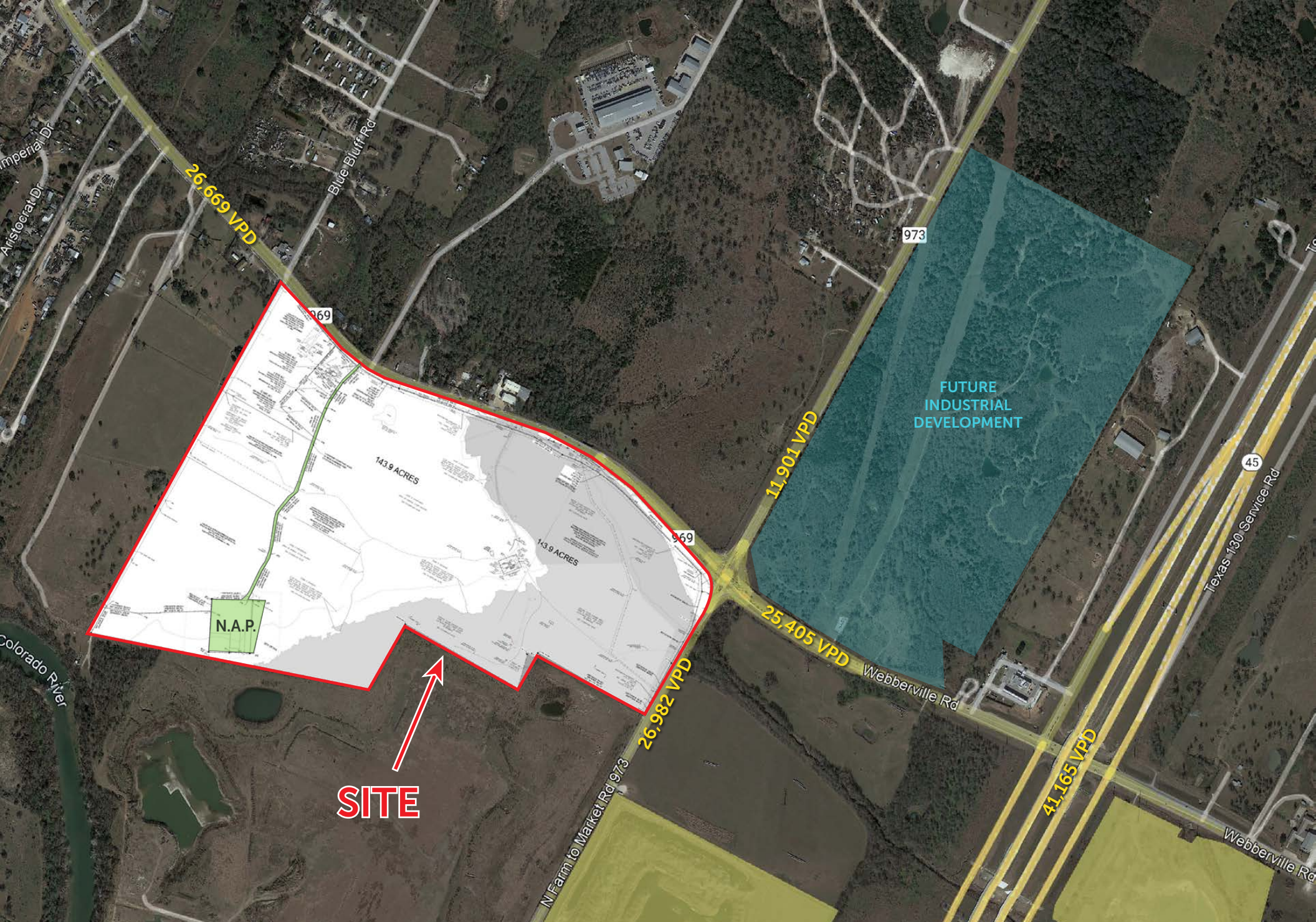
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PROPERTY OVERVIEW

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 Flood-plain

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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TESLA GIGA FACTORY

Tesla's World Headquarters has grown to become Austin's 2nd largest employer, reporting 12,777 full time employees, just shy of the 13,000 reported by Dell Technologies Inc. Covering 2,500 acres along the Colorado River with over 10 million square feet of factory floor, Gigafactory Texas is a U.S. manufacturing hub for Model Y and the future home of Cybertruck. In Addition, Tesla is spending over \$700 million on interior finishes and new construction at the plant, adding over 1.4 million square feet to the facility with construction currently underway. Musk associated businesses Space X and The Boring Company employ hundreds more east of the property.



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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 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

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Sean Murphy

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Buyer/Tenant/Seller/Landlord Initials

Phone