

SITE



268 Students

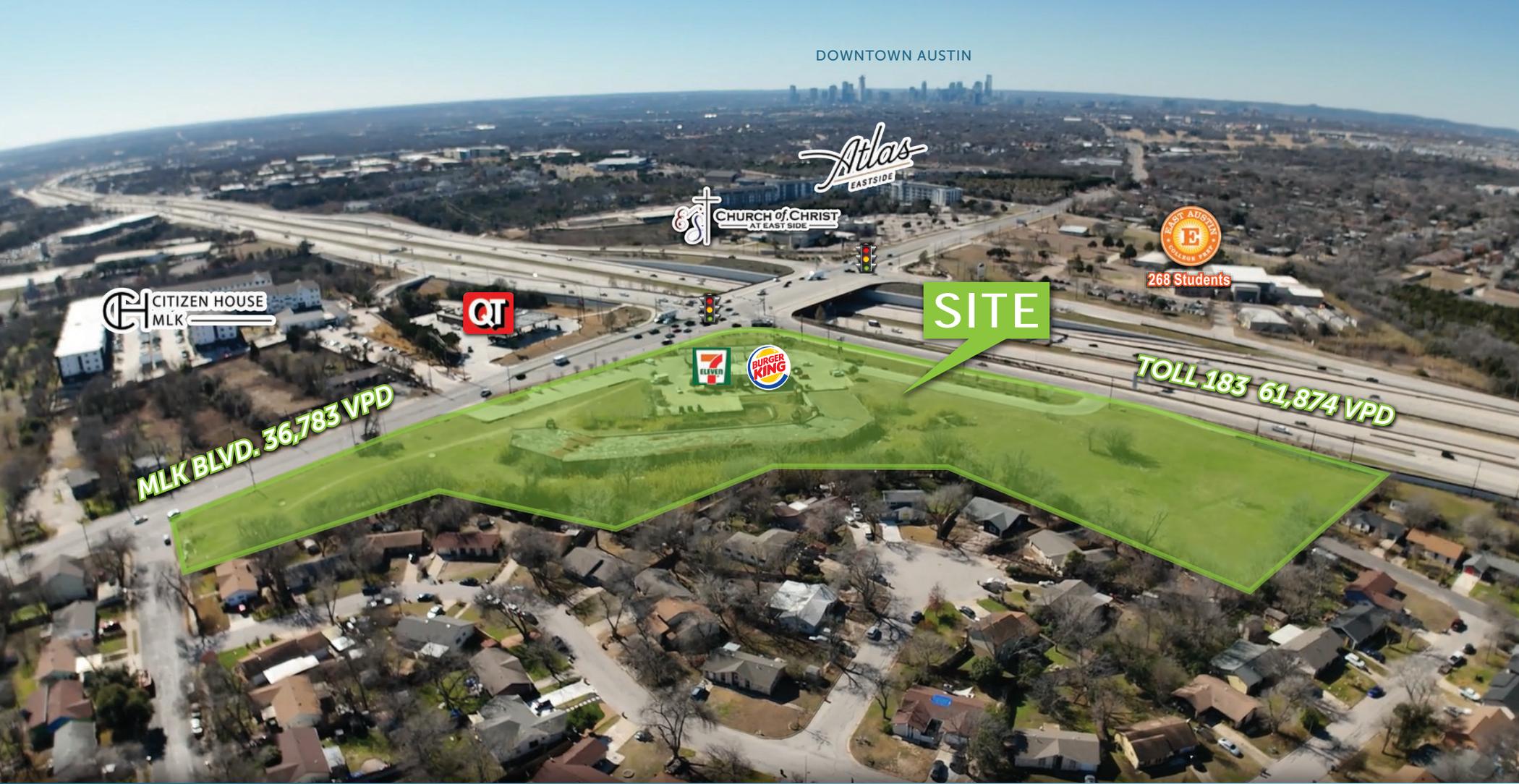
MLK BLVD. 40,290 VPD

TOLL 183 61,874 VPD



Journey Plaza

Pads and Multi-Tenant Retail Available



- 1.4, and +/- 0.8 acre parcels available for ground lease
- 8,700 SF Multi-tenant retail building delivering Q2 2026
- New Billion dollar Tesla factory within 10 minutes from the site
- Over 1,800 employees within a one mile radius (ie. NXP, BAE, and FedEx)



Population

1 mile	3 mile	5 mile
6,531	89,332	255,918



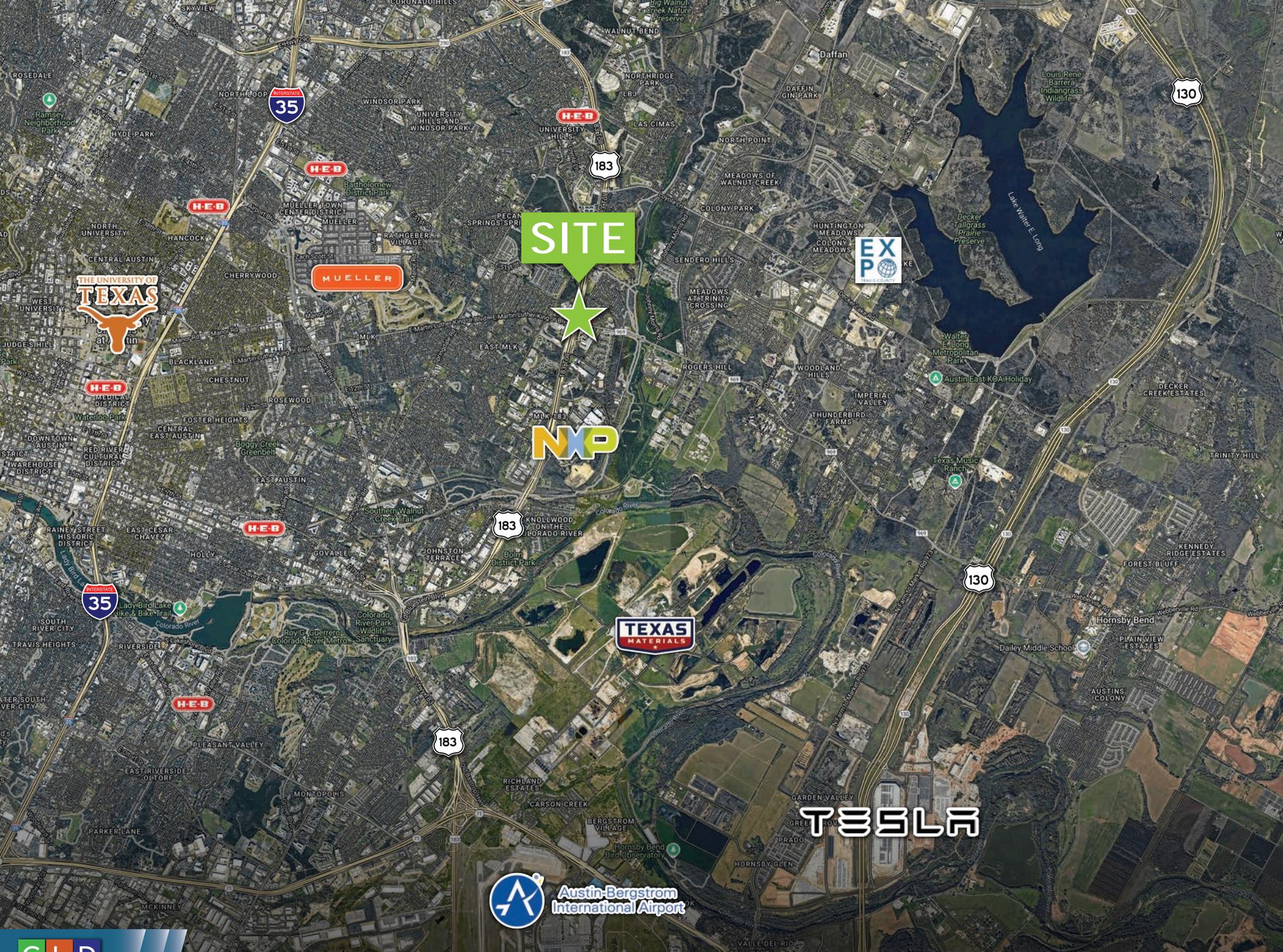
Daytime

1 mile	3 mile	5 mile
1,828	21,884	173,919



Avg. HH Income

1 mile	3 mile	5 mile
\$115,488	\$134,946	\$121,346



SITE



NXP

TEXAS MATERIALS

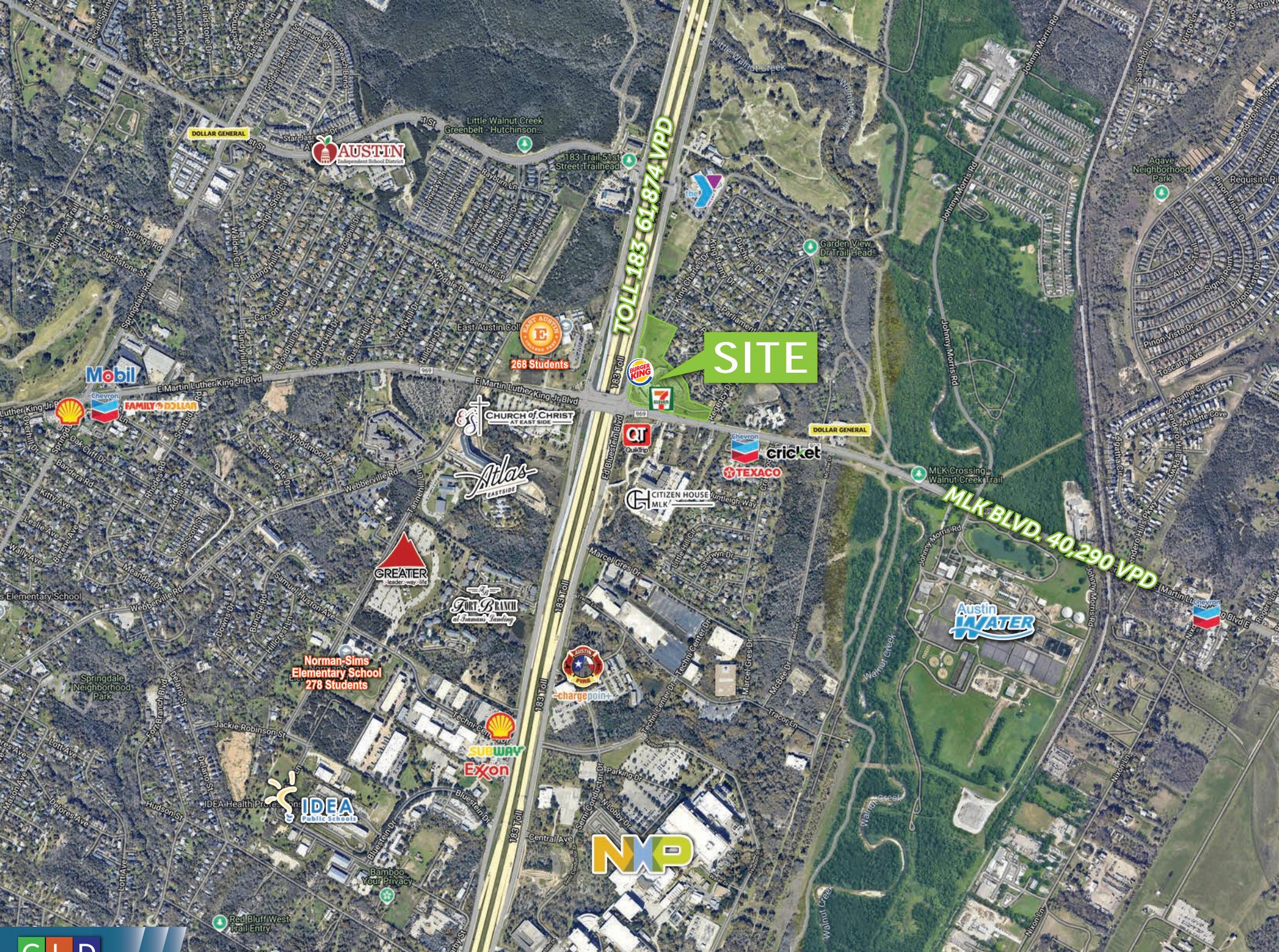
TESLA



Austin-Bergstrom International Airport



Journey Plaza, Austin, TX



SITE

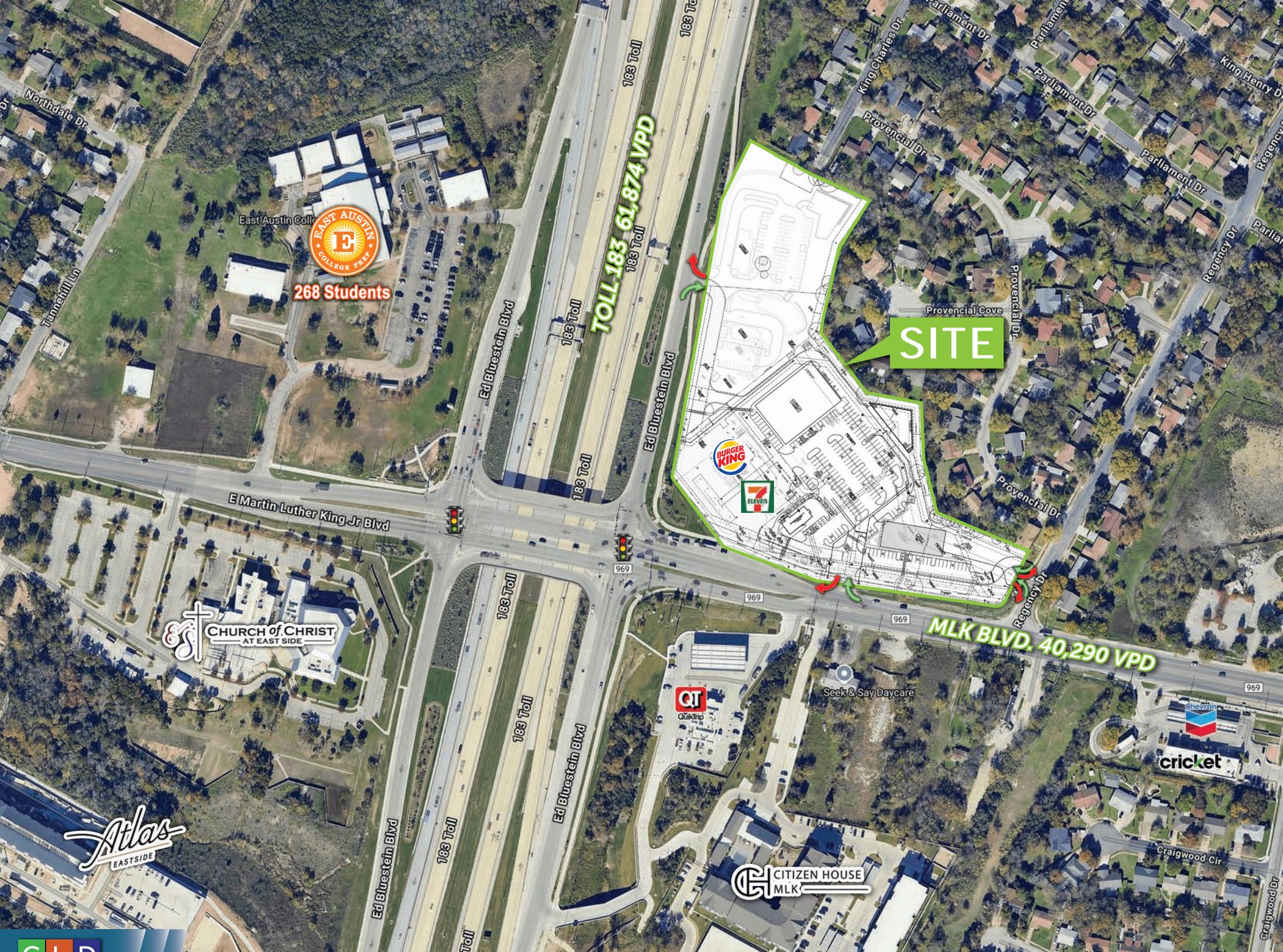
TOLL 183-61874 VPD

MLK BLVD. 40,290 VPD

268 Students

278 Students





268 Students



SITE

TOLL 183 61,874 VPD

MLK BLVD. 40,290 VPD



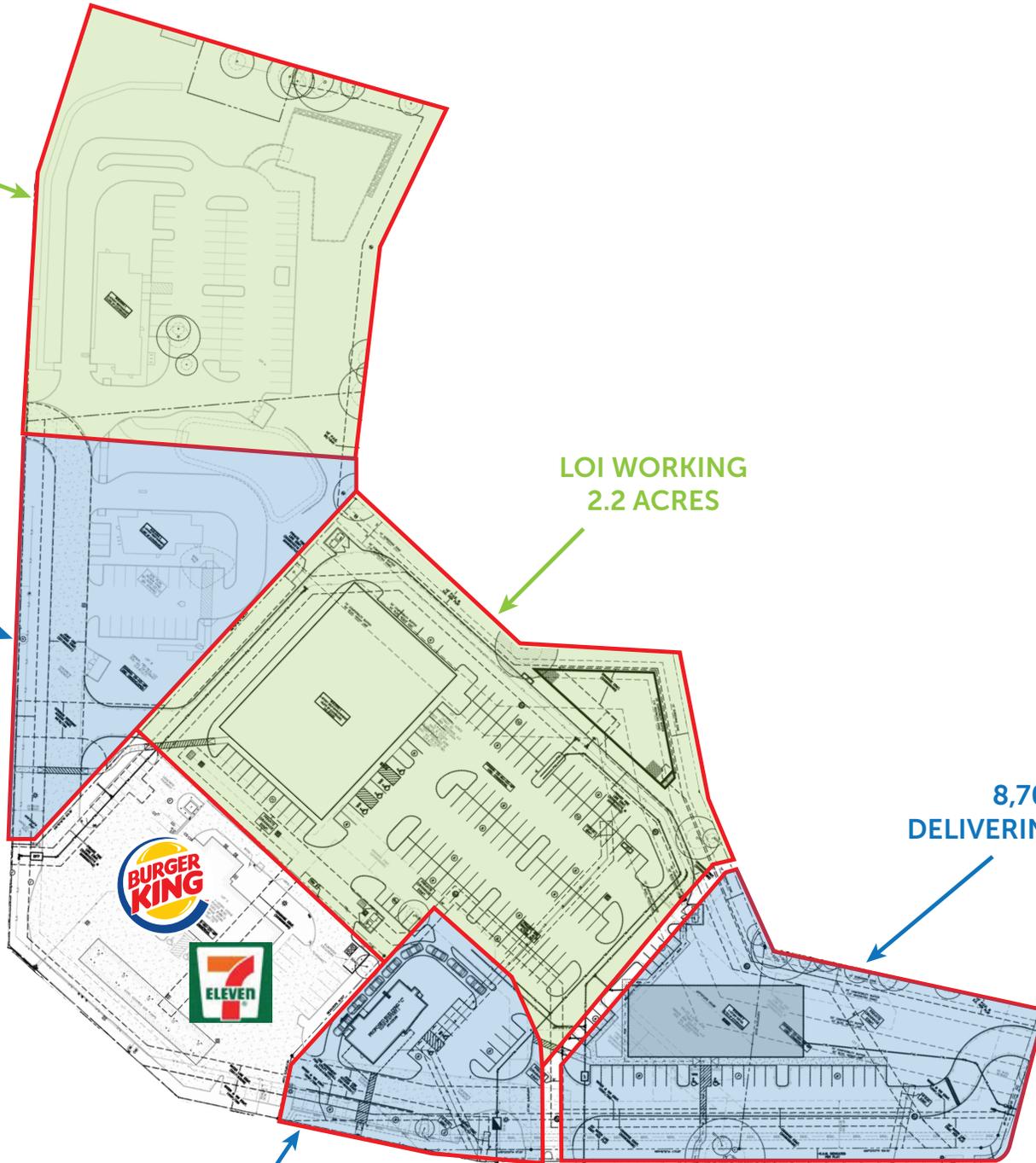
LOI WORKING
1.8 Acres

AVAILABLE
1.4 ACRES

LOI WORKING
2.2 ACRES

8,700 SF
DELIVERING Q2 2026

+/- 0.8 ACRES





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

Ryder Jeanes

Licensed Supervisor of Sales Agent/ Associate

522120

License No.

rjeanes@cldrealty.com

Email

512-441-8888

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Phone