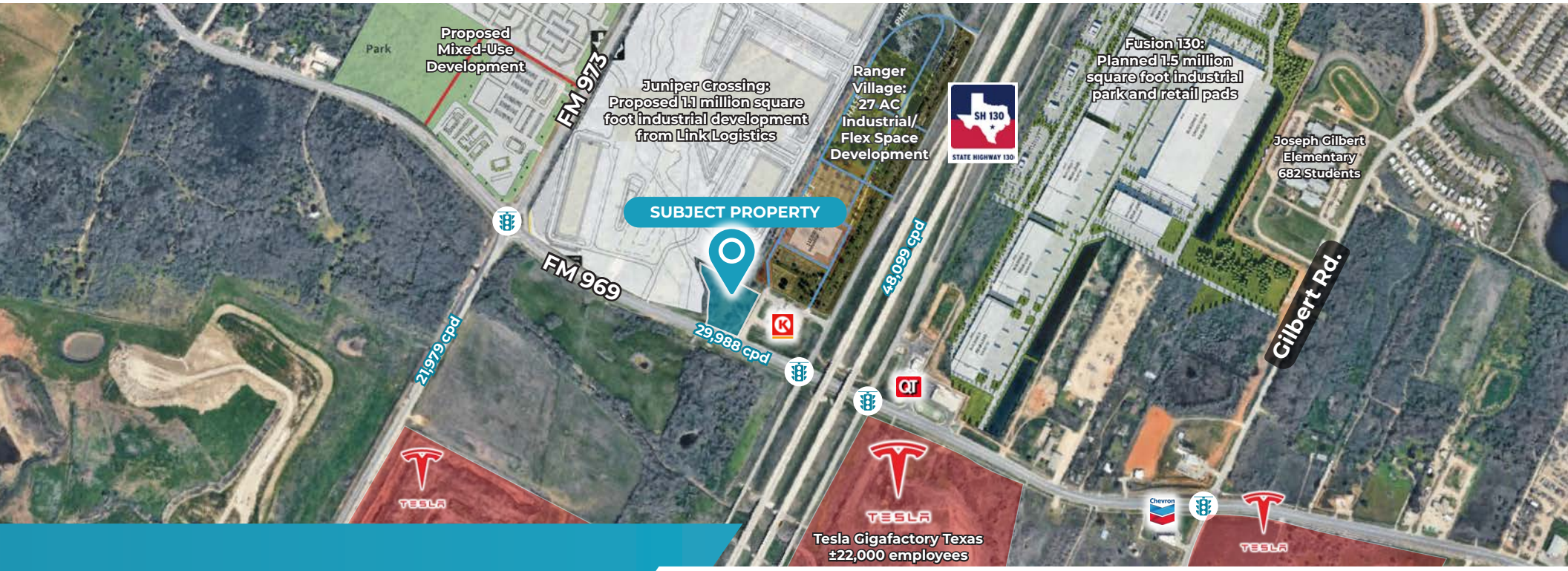
±2.945 ACRES FOR SALE – PRIME COMMERCIAL SITE NEAR TESLA GIGAFACTORY

FM 969 & SH-130, Austin, TX ETJ



MATHIASPARTNERS.COM

3660 Stoneridge Road,
Building E, Suite 104
Austin, Texas 78746

±2.945 AC Development Site with Grandfathered Rights

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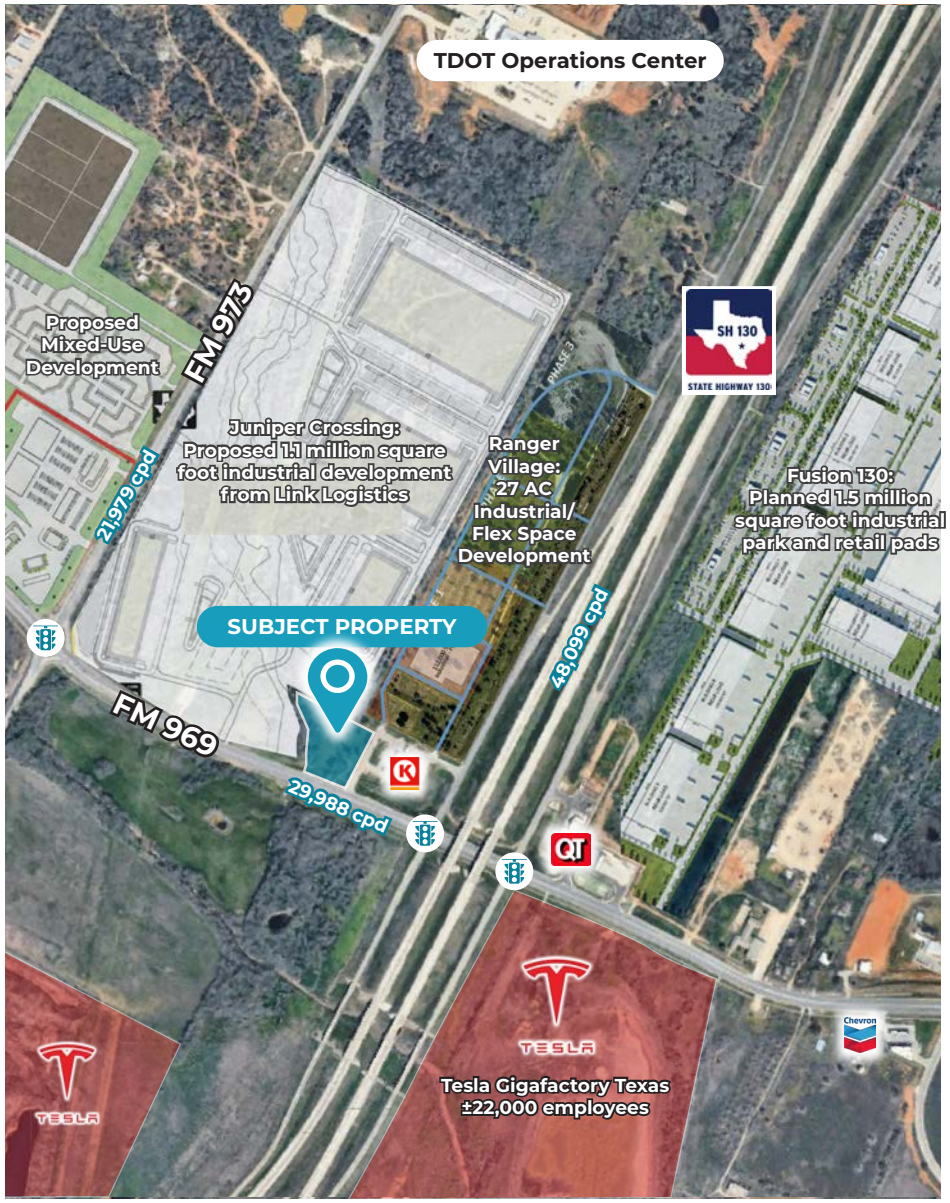
The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions or estimates contained herein are projections only and used for illustrative purposes. Interested parties should conduct their own independent investigation and rely on those results. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, lease or withdrawal without notice.

Executive Summary

An opportunity to acquire a ±2.945-acre development site in the City of Austin ETJ less than two (2) miles north of Tesla's 10M square foot Gigafactory Texas, the US manufacturing hub for Model Y and the home of Cybertruck. With approximately 250 feet of frontage on FM 969, the property has grandfathered rights providing additional developable areas as well as benefiting from a Joint Use Access Easement via shared offsite drives to both FM 969 and SH 130.

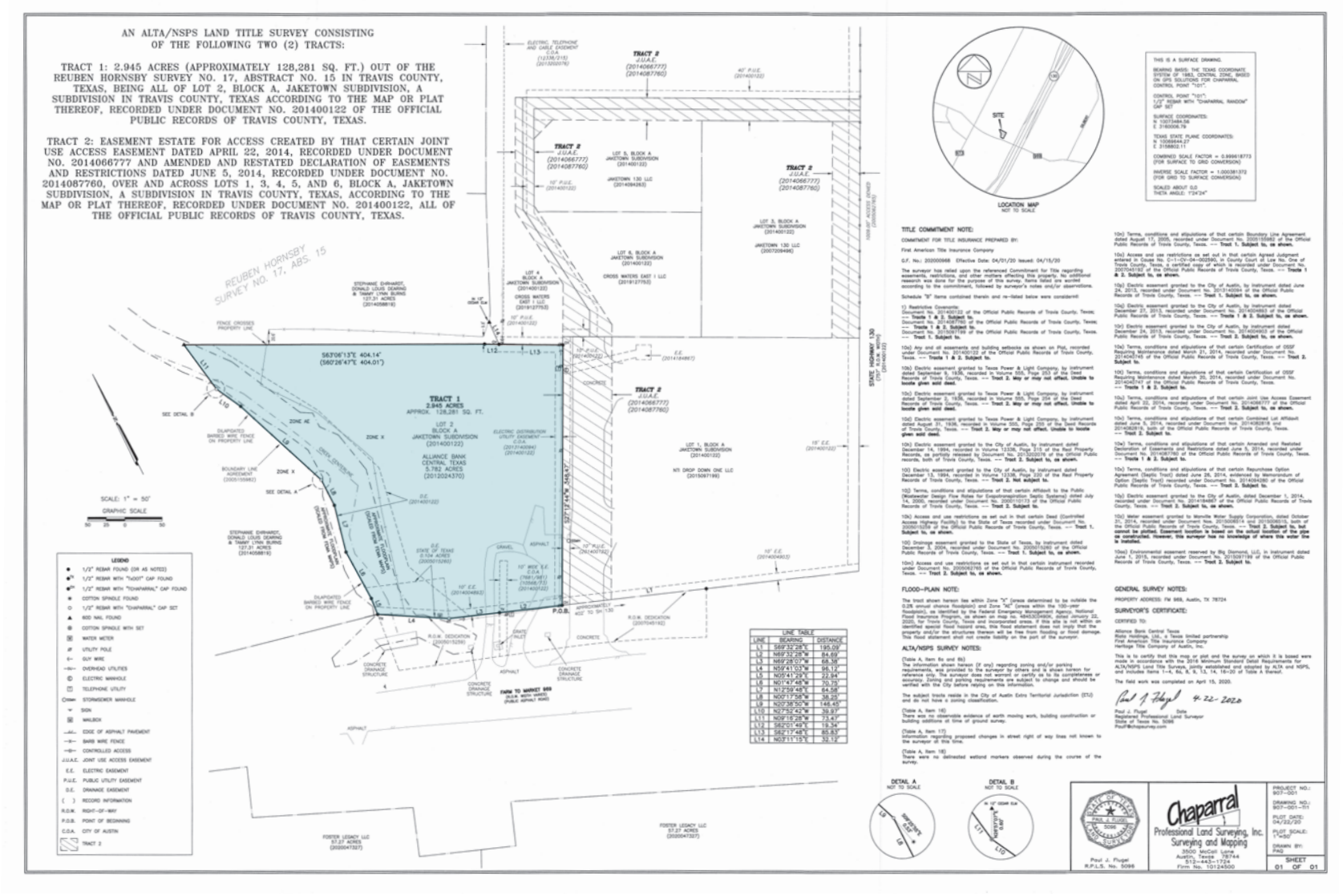
Property Overview

Address	**12008 FM 969, Austin, TX 78724**
Asking Price	**Contact Broker**
Total Land Area	**±2.945 acres / ±128,284 SF**
Jurisdiction	**City of Austin 2-Mile ETJ**
Zoning	**None**
Watershed	**Elm Creek (Suburban Watershed)**
Utilities	**Austin Energy (Electric); Austin Water Service Area**



Site Location Map

Land Title Survey

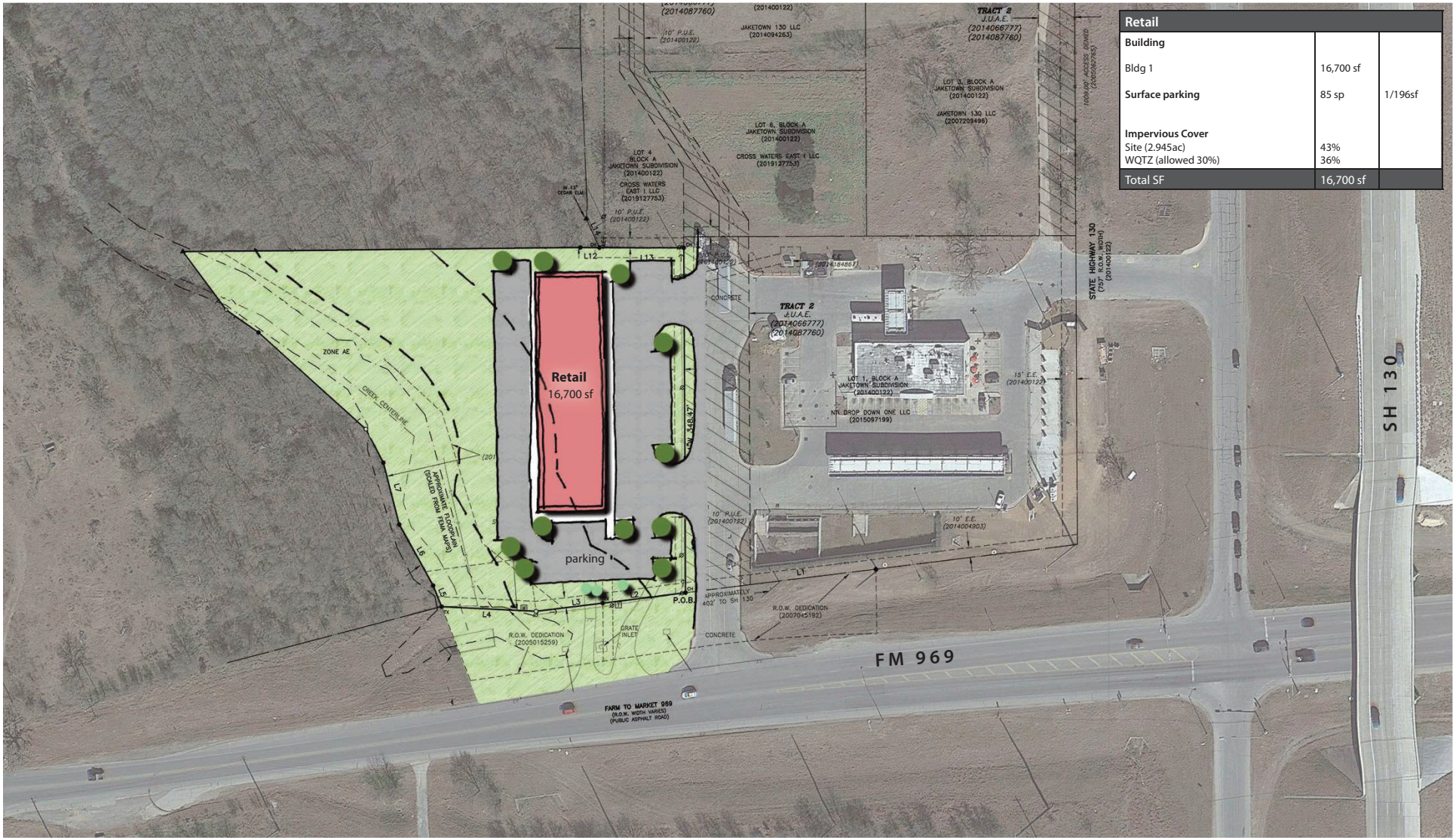


AN ALTA/NSPS LAND TITLE SURVEY CONSISTING OF THE FOLLOWING TWO (2) TRACTS:

TRACT 1: 2.945 ACRES (APPROXIMATELY 128,281 SQ. FT.) OUT OF THE REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, JAKETOWN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 201400122 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: EASEMENT ESTATE FOR ACCESS CREATED BY THAT CERTAIN JOINT USE ACCESS EASEMENT DATED APRIL 22, 2014, RECORDED UNDER DOCUMENT NO. 2014066777 AND AMENDED AND RESTATED DECLARATION OF EASEMENTS AND RESTRICTIONS DATED JUNE 5, 2014, RECORDED UNDER DOCUMENT NO. 2014087760, OVER AND ACROSS LOTS 1, 3, 4, 5, AND 6, BLOCK A, JAKETOWN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 201400122, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

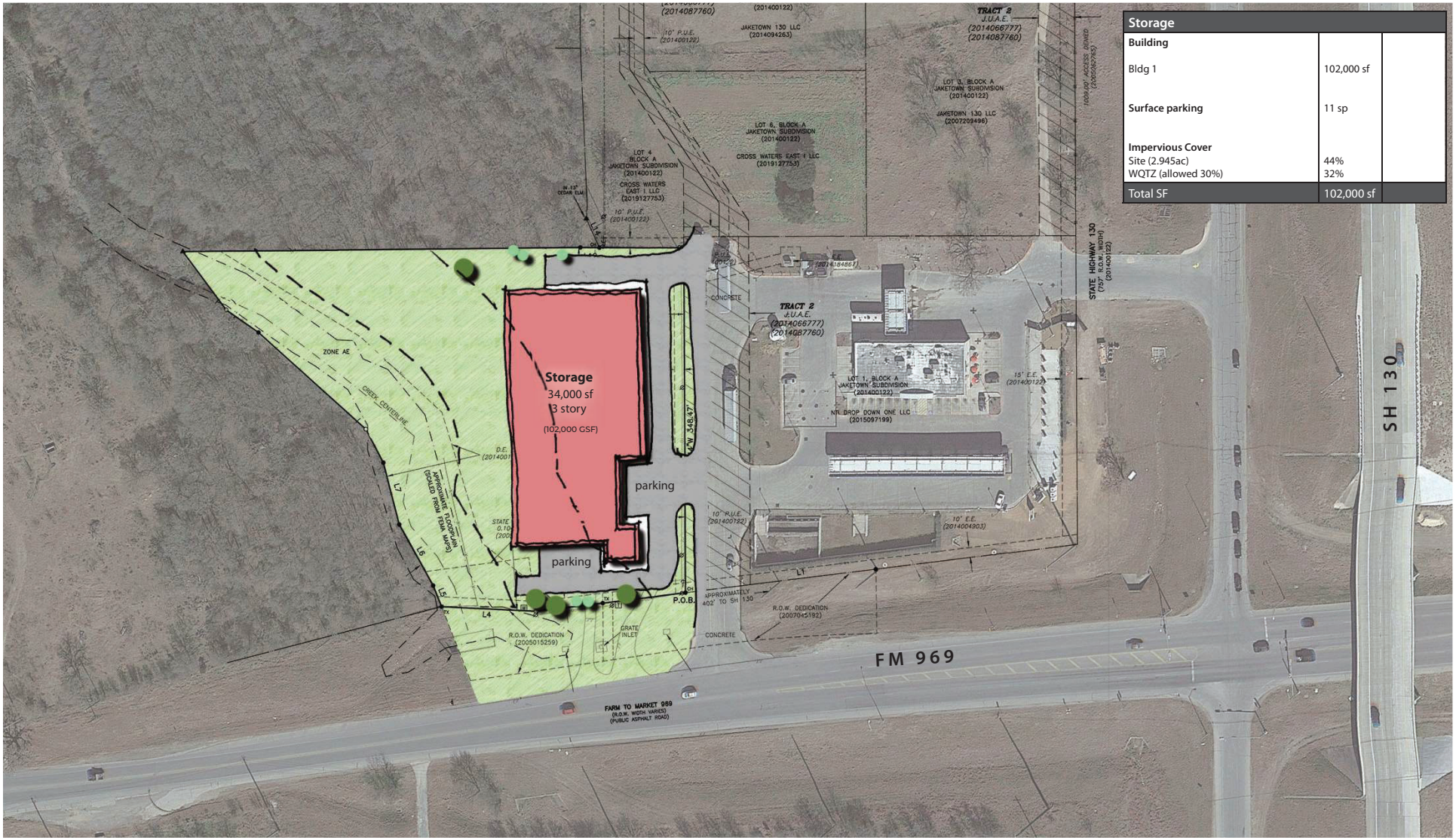
Conceptual Layout 1



Retail		
Building		
Bldg 1	16,700 sf	
Surface parking	85 sp	1/196sf
Impervious Cover		
Site (2.945ac)	43%	
WQTZ (allowed 30%)	36%	
Total SF	16,700 sf	

All renderings, illustrations, and images are conceptual and for illustrative purposes only.

Conceptual Layout 2



Storage		
Building		
Bldg 1	102,000 sf	
Surface parking	11 sp	
Impervious Cover		
Site (2.945ac)	44%	
WQTZ (allowed 30%)	32%	
Total SF	102,000 sf	

All renderings, illustrations, and images are conceptual and for illustrative purposes only.

Conceptual Layout 3

Pharmacy		
Building		
Bldg 1	15,600 sf	
Surface parking	68 sp	1/229sf
Impervious Cover		
Site (2.945ac)	39%	
WQTZ (allowed 30%)	24%	
Total SF	15,600 sf	

All renderings, illustrations, and images are conceptual and for illustrative purposes only.

11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders 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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Michael Levy	551310	mlevy@mathiaspartners.com	(512) 330-9111
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____