

Only Developable Retail and Service in the Area

JLL SEE A BRIGHTER WAY

For Sale or Lease

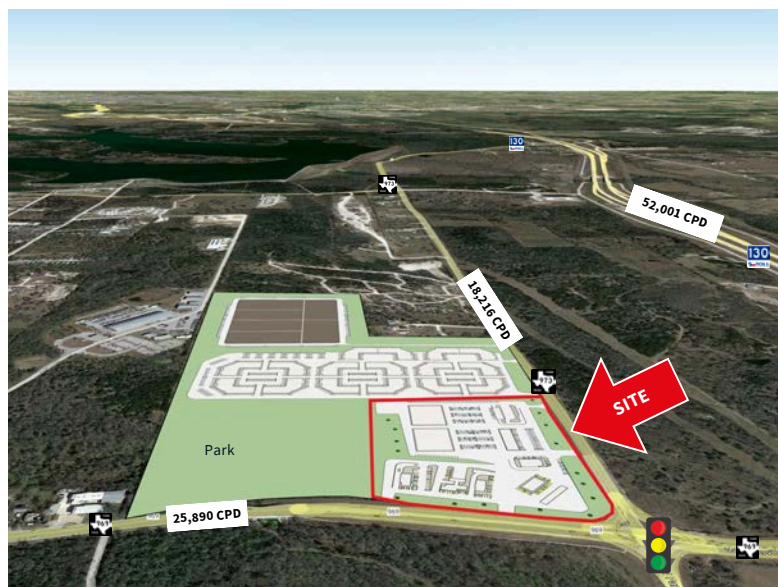
Pads and Retail Space Available

NWC FM 969 & FM 973
Austin, Texas 78724

Property Overview & Demographics

Retail pads and space available

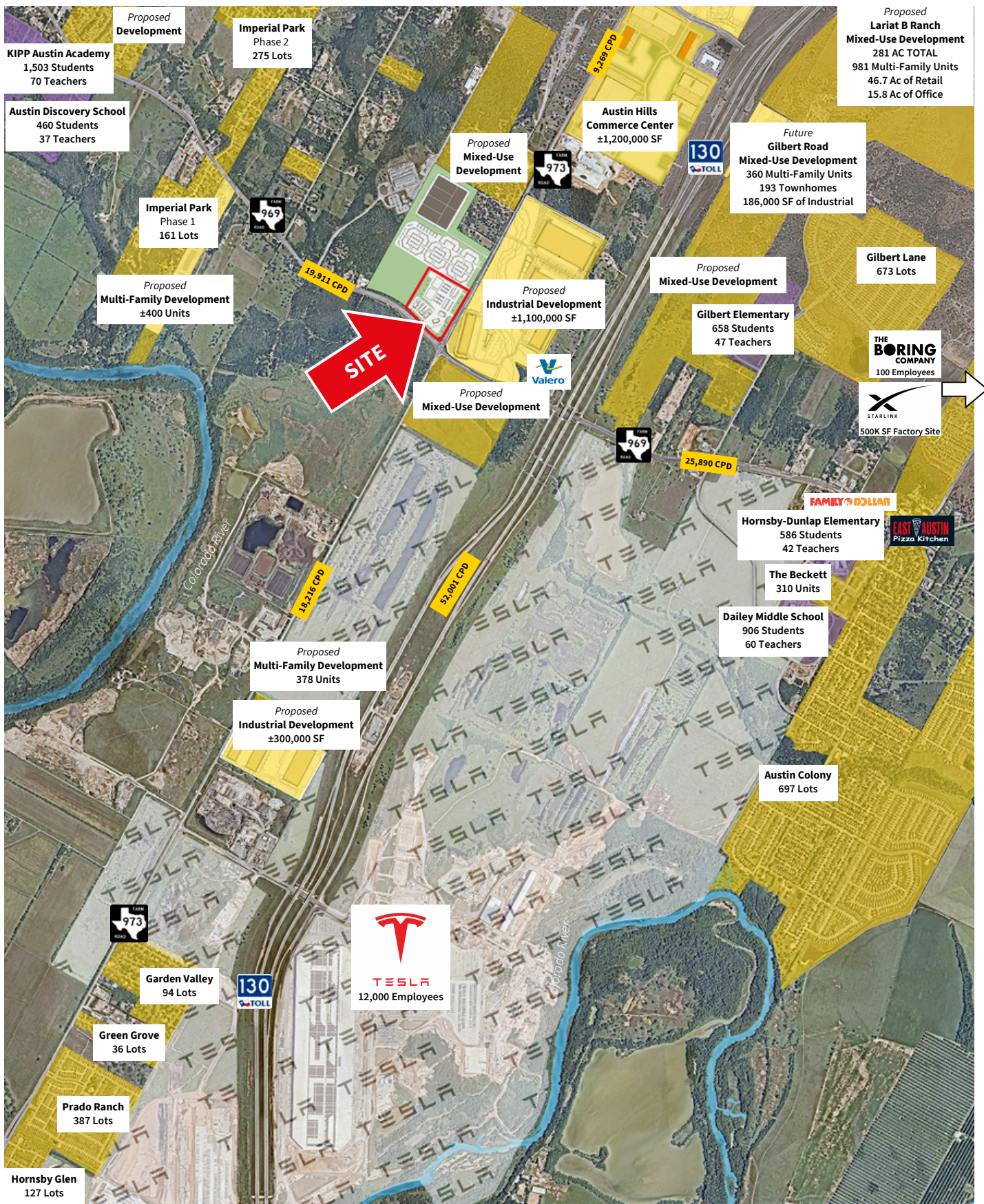
- Only developable retail and service in the area
- Near the Tesla GigaFactory Texas (12,000 Employees)
- Property sits in the only quadrant that is not encumbered by flood plain or easements
- Full utility capacity in 2025
- Connected to three arterials: FM 969, FM 973, and SH-130
- ±1,200 multi-family units & ±280 single-family homes in surrounding development



Location	NWC of FM 969 & FM 973 Austin, TX 78724
Size	±13 Acres
Zoning	ETJ
Frontage	±1,133 feet on FM 969 ±1,018 feet on FM 973
Water & Wastewater	City of Austin
Traffic Counts	52,001 CPD [SH-130] 25,890 CPD [FM 969] 18,216 CPD [FM 973]

2024 Demographics	3 miles	5 miles	7 miles
Estimated Population	27,405	70,212	211,100
Estimated Households	8,163	21,243	74,597
Average Household Income	\$93,679	\$99,578	\$114,046
Daytime Population	2,975	14,985	67,060

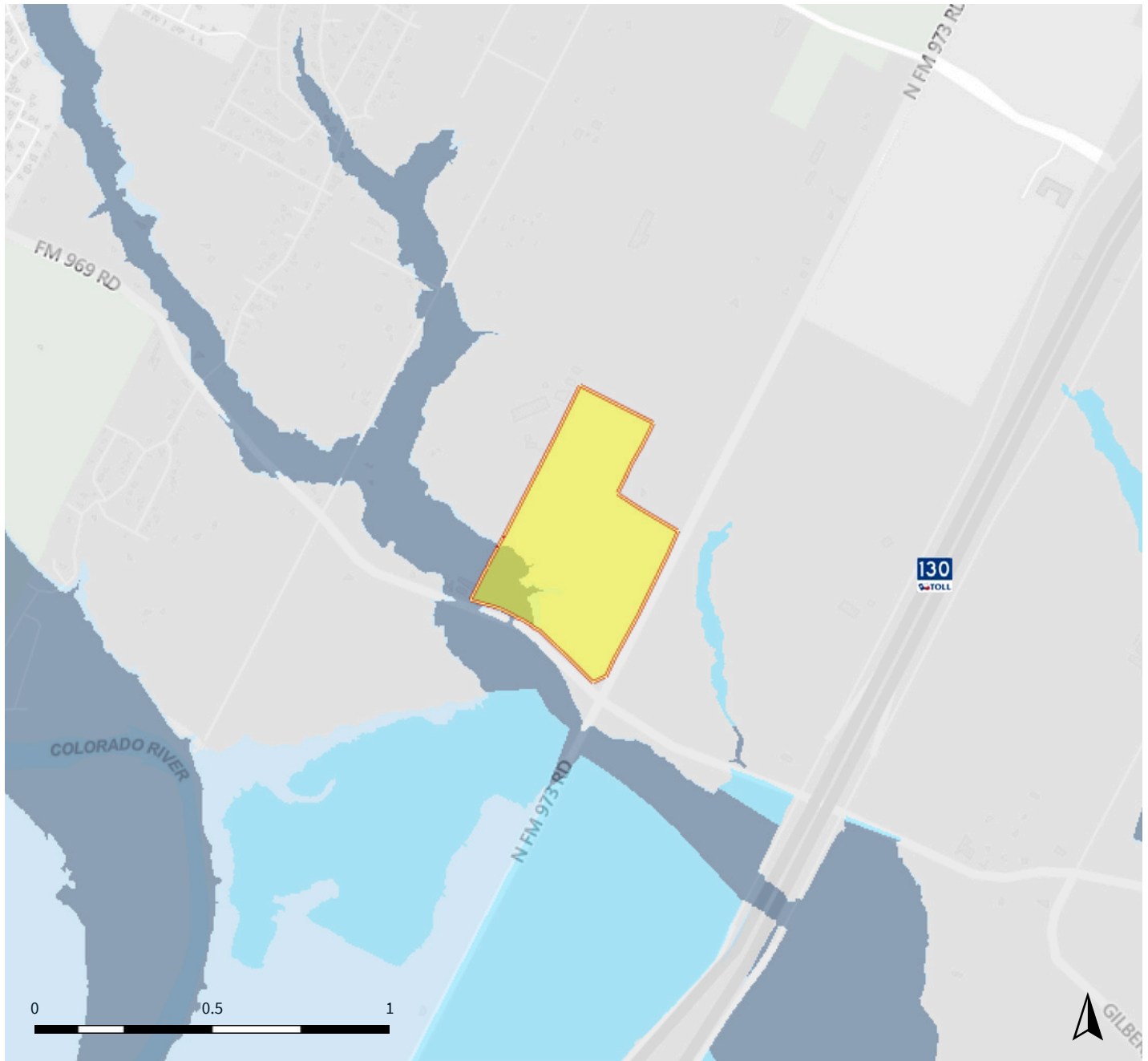
Development Overview



Site Plan



Flood Plain Map



Legend FEMA Floodplain

 100 Year (Detailed-AE)  500 Year  100 Year (Approx-A)  **SITE**



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.

11-2-2015



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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Contact Broker for Information

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