

# 9300 FM 969 ROAD AUSTIN, TX, 78724

**±0.93 AC (±40,925 SF)**

BANTOM WOODS BEND

9693

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ADAM GREEN, SIOR**

agreen@lee-associates.com  
D 512.325.3654  
C 512.699.1103

**LUKE BOYKIN**

lboykin@lee-associates.com  
D 512.410.8266  
C 850.842.8121

**AVERY LEVY**

alevy@lee-associates.com  
D 512.410.8263  
C 214.673.3841

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# PROPERTY DETAILS

**ACREAGE:**  
+/- .93 ACRES

**PROPERTY ID:**  
714343

**UTILITIES:**  
8' AND 16' GRAVITY MAIN WATER LINES ALONG  
BANTOM WOODS BEND & FM 969. 8' GRAVITY  
MAIN SEWER LINE ALONG BANTOM WOODS  
BEND

**TAX RATE:**  
2.09%

**ZONING:**  
COMMUNITY COMMERCIAL CONDITIONAL  
OVERLAY

**JURISDICTION:**  
CITY OF AUSTIN

**SCHOOL DISTRICT:**  
MANOR ISD

**TRAFFIC COUNT:**  
19,365 VPD

**FLOODPLAIN:**  
NONE OF THE SITE LIES WITHIN THE FEMA  
FLOODPLAIN

**BANTOM WOODS BEND FRONTAGE:**  
170.51 FEET

**FM 969 FRONTAGE:**  
198.46 FEET

**TOPOGRAPHY:**  
FLAT 520'





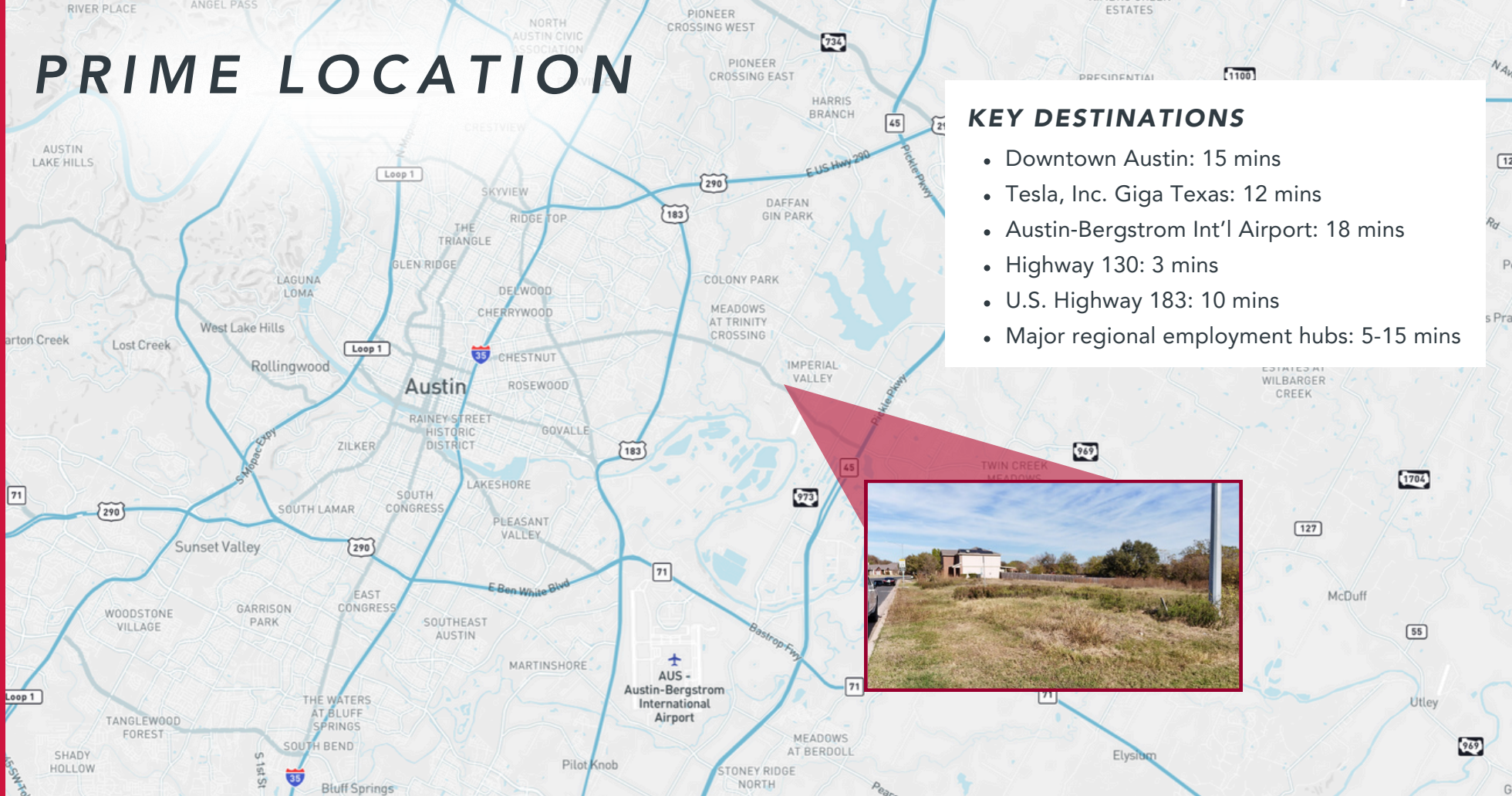
# EXECUTIVE SUMMARY

Located at the signalized intersection of FM 969 and Bantom Woods Bend, this ±0.93-acre site offers excellent visibility, access, and flexibility for commercial development in Austin's rapidly growing east corridor. Zoned GR-CO within the City of Austin, the property allows for a range of retail, office, and service uses. With full utilities, no floodplain impact, and dual frontage on major roadways, it's ideally positioned near Tesla Giga Texas, Samsung, and Applied Materials. This site provides an exceptional opportunity for investors, developers, or owner-users seeking a high-traffic, high-exposure location within Austin's thriving growth corridor, surrounded by expanding residential and commercial development.





# PRIME LOCATION



## KEY DESTINATIONS

- Downtown Austin: 15 mins
- Tesla, Inc. Giga Texas: 12 mins
- Austin-Bergstrom Int'l Airport: 18 mins
- Highway 130: 3 mins
- U.S. Highway 183: 10 mins
- Major regional employment hubs: 5-15 mins



COLONY PARK



RIVER PARK

**Colony Park** - A 200-acre, city-led mixed-use development delivering up to 3,000 homes, 230,000 SF of commercial space, and 50 acres of parks and trails underway in 2025.

**River Park** - A 109-acre, \$4 billion redevelopment in east Austin at E. Riverside Dr & Wickersham Ln, designed to deliver up to 10 million SF of office, retail, residential and hotel uses and a 4,000-capacity music venue.



EASTVILLAGE



TESLA GIGA TEXAS

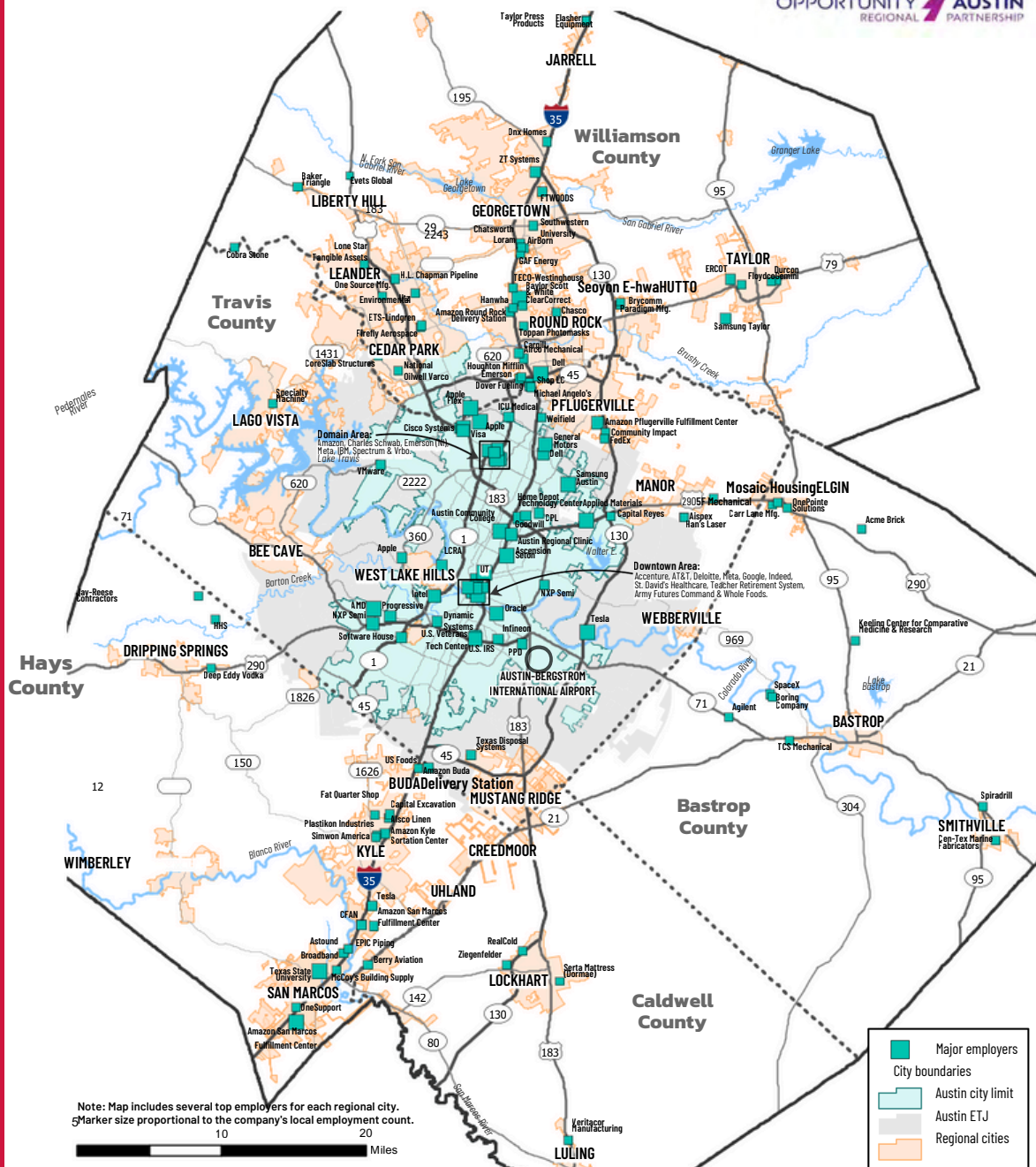
**EastVillage Mixed-Use District** - A 425-acre master-planned development blending residential, office, hospitality, and 400,000 SF of retail delivering over 2,000 housing units and a modern urban village just minutes from Bantom Woods Bend.

**Giga Texas Growth Zone** - Tesla's 2,500-acre advanced manufacturing campus with ongoing supplier and logistics expansions fueling nearby housing demand and supporting new commercial development throughout the FM 969 and SH-130 corridors.



# GREATER AUSTIN REGION EMPLOYERS

Major employers



## EMPLOYMENT STATISTICS

**270,500**

Financial activities and professional services jobs

**64,000**

Manufacturing jobs (62% high tech)

**87,000**

Computer and engineering occupations

**200+**

Companies and 20,000 employees in clean tech

## TECH/INNOVATION CENTERS

Including Tesla, Samsung, Home Depot, Walmart, IBM, Comcast, GE Aviation, Dell Med, HEB, and GM

## HEADQUARTERS

Home of the U.S. Army Futures Command (AFC) headquarters

## 151 VENTURE CAPITAL DEALS

with \$1.7 billion in funding in 2019 - Austin ranked 7th among U.S. metros for the value of funding

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# DEMOGRAPHICS



## MARKET AREA PROFILE

	1 MILE	3 MILES	5 MILES
2025 EST. POPULATION	~2,800	~34,500	~122,000
5-YEAR EST. POPULATION GROWTH	31%	16%	11%
AVERAGE HOUSEHOLD INCOME	\$78,000	\$91,000	\$106,000
MEDIAN OWNER-OCCUPIED HOUSING VALUE	\$365,000	\$410,000	\$445,000

## EAST AUSTIN GROWTH SNAPSHOT



### 1,800+ NEW RESIDENTIAL UNITS

Planned or under construction within 3 miles



### 250K SF NEW COMMERCIAL SPACE

Retail + service projects slated 2024–2026



### 3 NEW SCHOOLS

Manor ISD expansions & charter campus openings within 5 mi



### 19,000+ DAILY VEHICLES

FM 969 traffic count – rising 8% year-over-year





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President

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Analyst

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