

9300 FM 969 ROAD
AUSTIN, TX, 78724

±0.93 AC (±40,925 SF)

BANTOM WOODS BEND

963

ADAM GREEN, SIOR

agreen@lee-associates.com

D 512.410.8264

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

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DETAILS

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'

ASKING PRICE:
\$550,000 (\$13.44/SF)

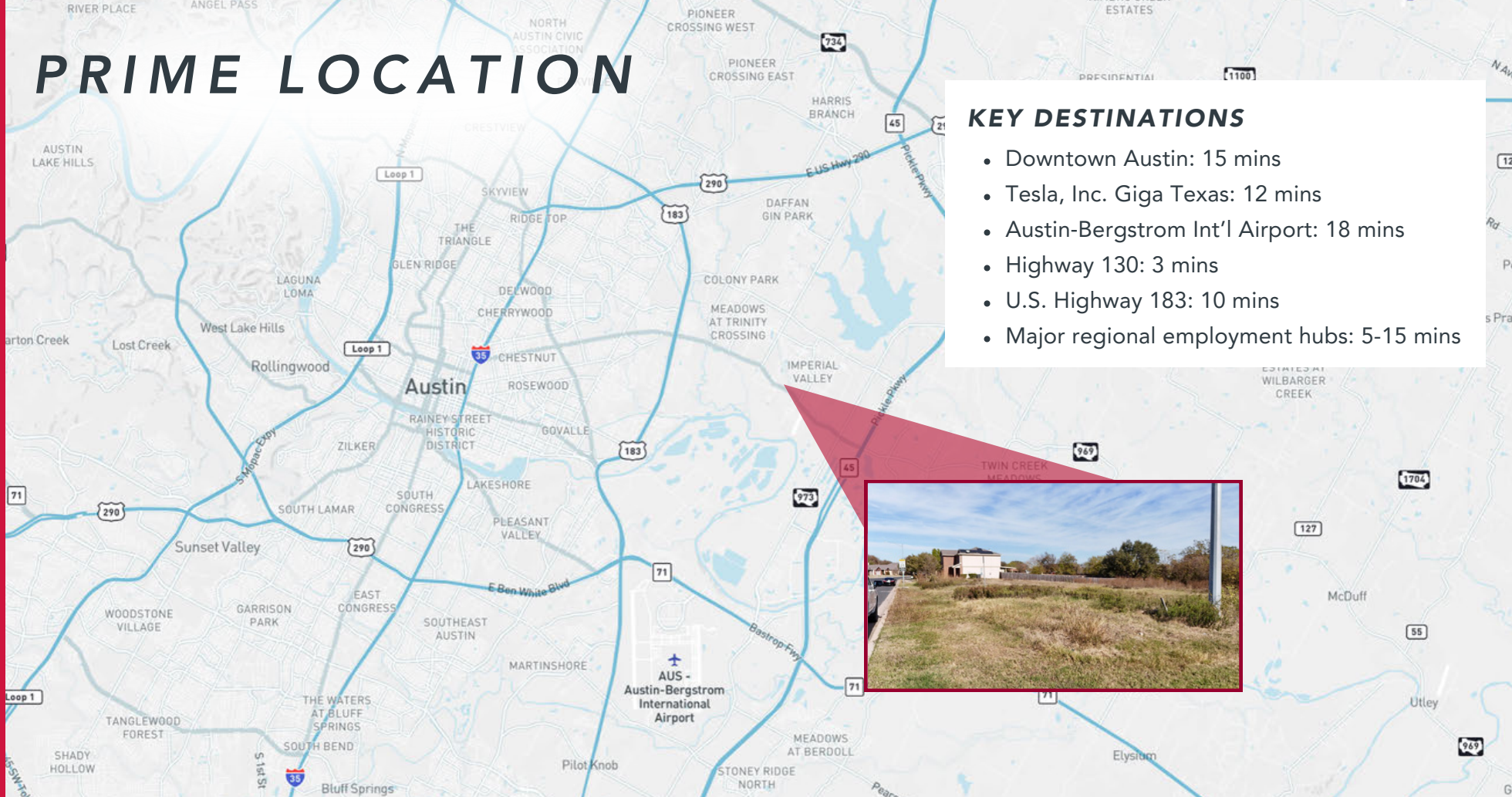


EXECUTIVE SUMMARY

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



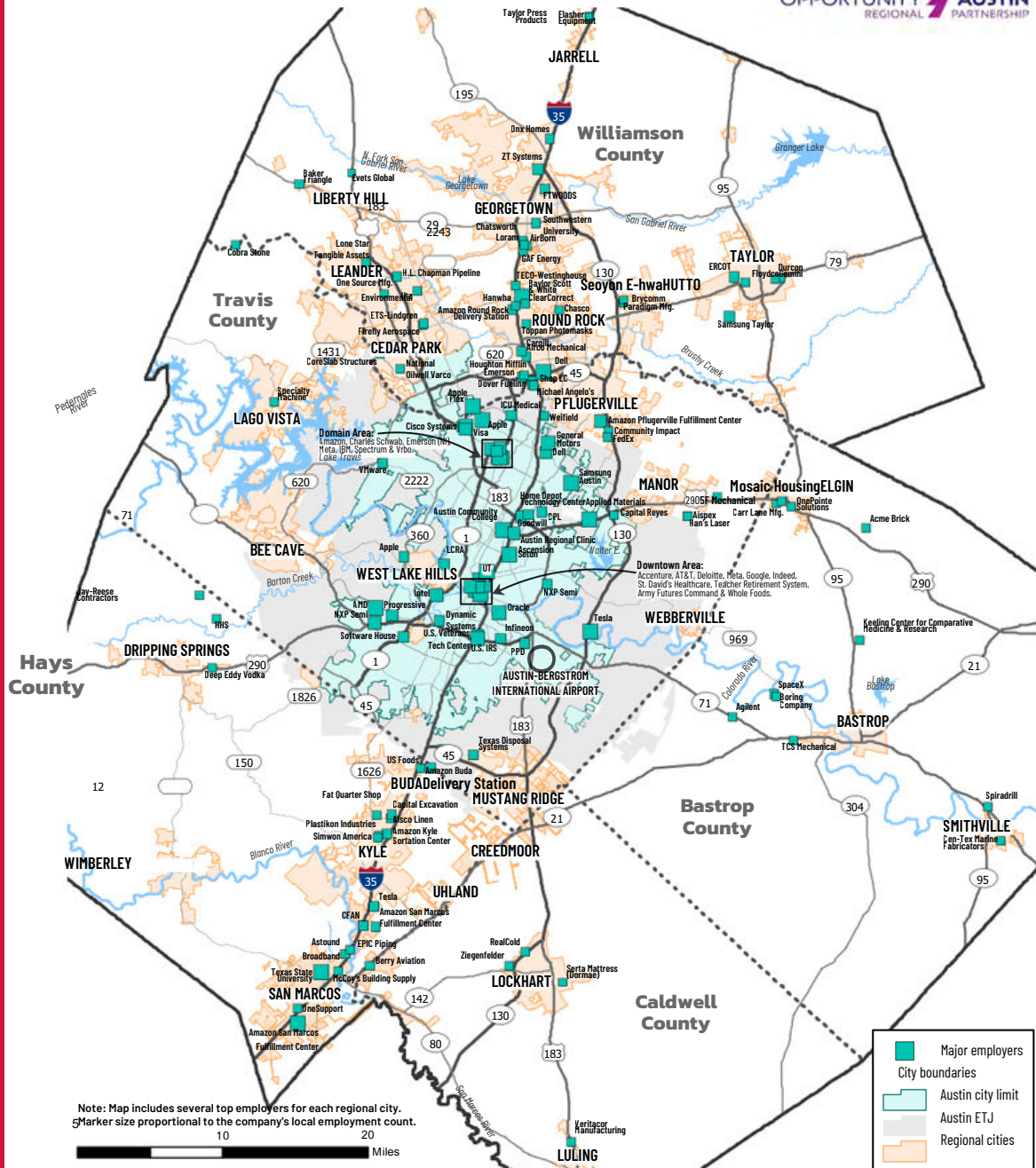
TESLA GIGA TEXAS

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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





ADAM GREEN, SIOR

President
D 512.410.8264
C 512.699.1103
agreen@lee-associates.com

LUKE BOYKIN

Associate
D 512.410.8266
C 850.842.8121
lboykin@lee-associates.com

AVERY LEVY

Analyst
D 512.410.8263
C 214.673.3841
alevy@lee-associates.com

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive, or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner nor Lee & Associates-Austin, nor any of their respective affiliates, officers, or agents, make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any required parties.