

10200 FM Rd 969 Austin, TX 78724

Property Overview

Development Profile

Brokerage



10200 FM Rd 969
Austin, TX 78724

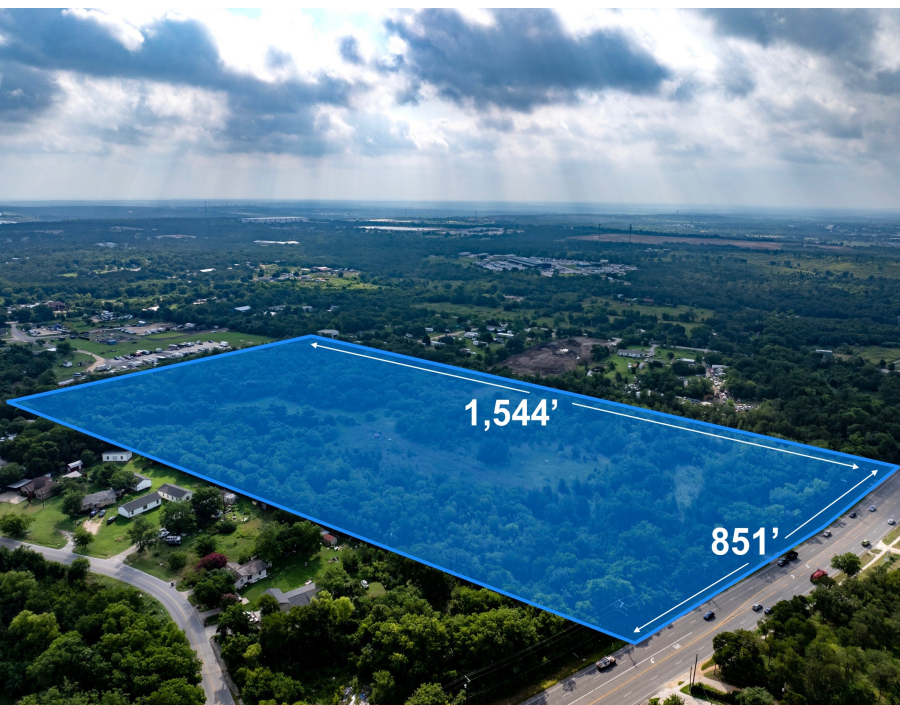
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10200 FM Rd 969

Austin, TX 78724

Offering Summary

Land	25 Acres
Zoning	ETJ



- **Prime East Austin Growth Corridor**

Located along FM 969 (MLK Jr. Blvd.), one of East Austin's fastest-growing commercial and industrial corridors, providing excellent connectivity to major employment centers and new development activity.

- **Strategic Access to SH 130 & Regional Transportation**

The property benefits from quick access to SH 130, allowing convenient north-south transportation throughout Central Texas and efficient freight movement.

- **Minutes from Tesla Gigafactory**

Situated within the rapidly expanding Tesla influence zone, with the Gigafactory and related suppliers continuing to drive employment, infrastructure investment, and population growth throughout East Travis County.

- **Austin ETJ Flexibility**

Located within Austin's Extraterritorial Jurisdiction (ETJ), offering greater development flexibility and a wider range of potential commercial, industrial, office, retail, or mixed-use applications.

- **Proximity to Major Economic Drivers**

Conveniently located near Tesla Gigafactory, Austin-Bergstrom International Airport (ABIA), downtown Austin, Circuit of the Americas (COTA), and other major employment centers fueling regional expansion

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EAST AUSTIN'S FASTEST GROWING DEVELOPMENT CORRIDOR

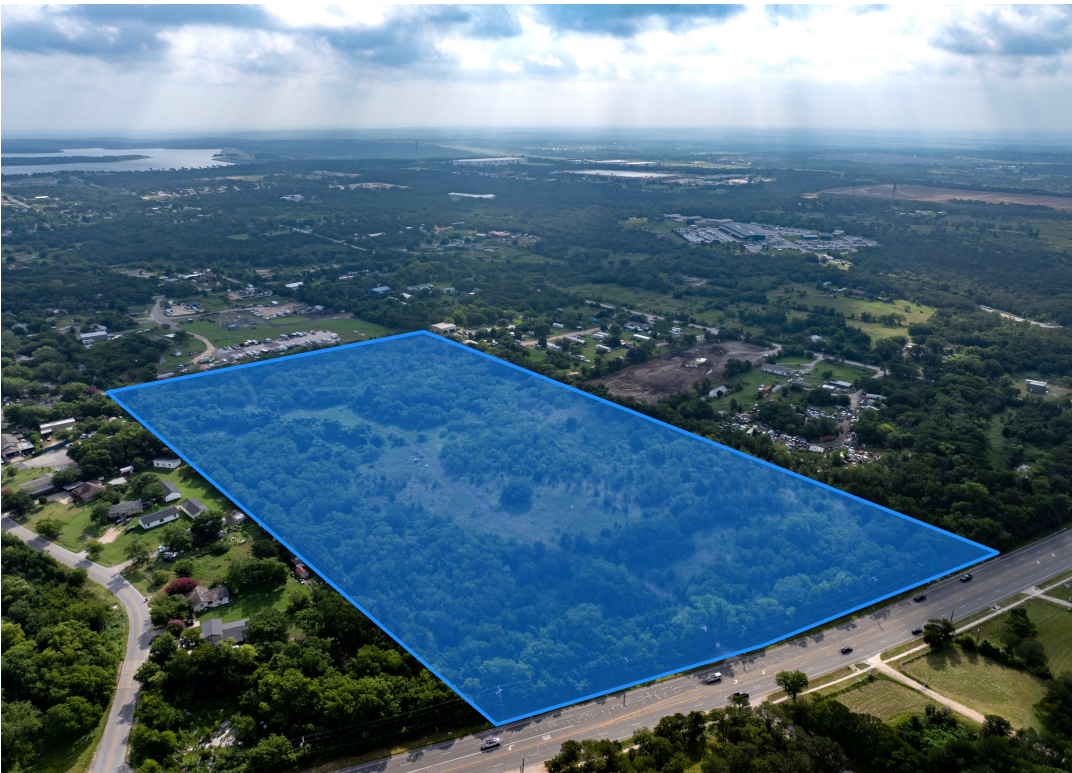
Property Highlights

- 25 Acres of Development Land
- Located along FM 969
- Austin ETJ Flexibility
- Minutes from SH 130, US 183 & Highway 71
- Strategic Access to Austin-Bergstrom International Airport
- Positioned Near Tesla Gigafactory Texas
- Strong Commercial, Industrial & Mixed-Use Potential

Growth Drivers

- Tesla Gigafactory Expansion
- Airport Growth & Expansion Projects
- East Travis County Population Growth
- Major Infrastructure Improvements
- Industrial & Logistics Demand
- Regional Employment Growth

The property consists of approximately 25 acres (1,089,000 SF) located in East Travis County along FM 969. The site benefits from exceptional connectivity to Austin's major transportation corridors while offering development flexibility within Austin's ETJ.



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Site Summary

This 25-acre vacant land tract offers a premier development opportunity in one of East Austin's fastest-growing corridors. The property is situated along FM 969 between US-183 and SH 130, providing excellent regional connectivity and direct access to major transportation routes serving Austin and Central Texas. The site is approximately 10 minutes from Austin-Bergstrom International Airport (ABIA), 15 minutes from Downtown Austin, and just minutes from SH 130, US-183, and State Highway 71, allowing convenient access for commercial, industrial, logistics, or mixed-use development. The property benefits from its exceptional proximity to Tesla's Gigafactory and is near numerous industrial, manufacturing, logistics, and supplier facilities that continue to fuel substantial employment and population growth throughout East Travis County. The tract's substantial frontage, relatively level topography, available utilities, and location within Austin's ETJ provide flexibility for a variety of future uses.



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SURROUNDED BY BILLIONS IN INVESTMENT

1. Tesla Gigafactory Texas

One of the most significant manufacturing investments in Texas, continuing to attract suppliers, logistics providers, and supporting commercial development throughout East Travis County.

2. Austin-Bergstrom International Airport

A major economic engine driving regional business growth, cargo activity, and employment expansion.

3. Downtown Austin

One of the nation's fastest-growing technology and business centers located approximately 16 minutes from the site.

4. SH 130 Corridor

Critical transportation infrastructure connecting major industrial and logistics users throughout Central Texas.

5. CSW Development Activity

Nearby commercial development activity continues to enhance the area's long-term investment potential.



Manufacturing Growth



Industrial Expansion



Infrastructure Investment



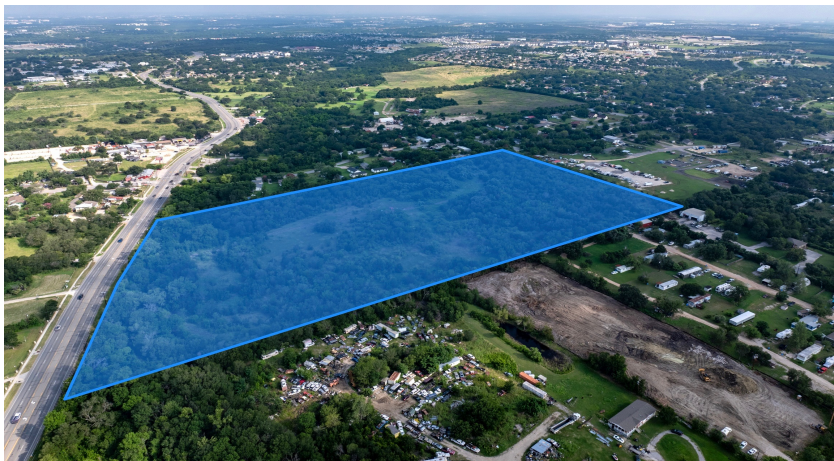
Employment Creation



Population Growth



Commercial Development



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LOCATION ADVANTAGES & CONNECTIVITY

Key Destinations

Destination	Distance
Austin-Bergstrom Airport	7.4 Miles
Downtown Austin	9.8 Miles
Tesla Gigafactory Texas	11.7 Miles
SH 130 Toll Road	5 Minutes
US 183	8 Minutes
Highway 71	10 Minutes
Circuit of the Americas	15 Minutes

Transportation Advantages

- ✓ Direct FM 969 Frontage
- ✓ Immediate Access to SH 130
- ✓ Connectivity to US 183 & Highway 71
- ✓ Efficient Regional Freight Access
- ✓ Access to Austin's Major Employment Centers

Development Potential

Located within Austin's Extraterritorial Jurisdiction (ETJ), the property offers flexibility for a variety of future commercial, industrial, office, retail, logistics, and mixed-use development opportunities.

Property Snapshot

Address: 10200 FM Rd 969, Austin, TX 78724

Approximate Size: 25 Acres

Lot Area: 1,089,000 SF

County: Travis County

School District: Manor ISD

Austin ETJ Location



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