

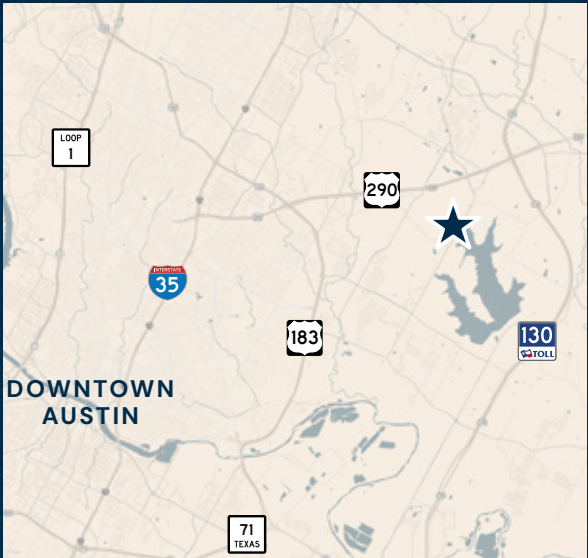


DECKER LN

AUSTIN, TX

±4 ACRES

PRIME DEVELOPMENT OPPORTUNITY IN HIGH GROWTH CORRIDOR OFF 290



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PROPERTY DETAILS

DUE DILIGENCE LINK

ADDRESS

9206 & 9212 Decker Ln
Austin, TX 78724

SIZE

±4 Acres

LAT., LONG.

30.318943155815287, -97.61129624578328

PARCEL

0226410420
0226410408

ZONING

Austin ETJ

DRAINAGE/WATER QUALITY

The site falls within the Decker Creek watershed. This is a suburban watershed which limits impervious cover to 60% for Multi-Family and 65% for Commercial projects in Suburban ETJ. An additional 5% IC is allowed to be transferred from a separate site, if developer has one with IC to spare.

TAX

1.73%

SCHOOLS

Manor ISD

Decker Elementary School
Decker Middle School
Manor High School

LEGAL

ABS 4 SUR 19 BURLESON J ACR 4.0000
ABS 4 SUR 19 BURLESON J ACR 4.0000

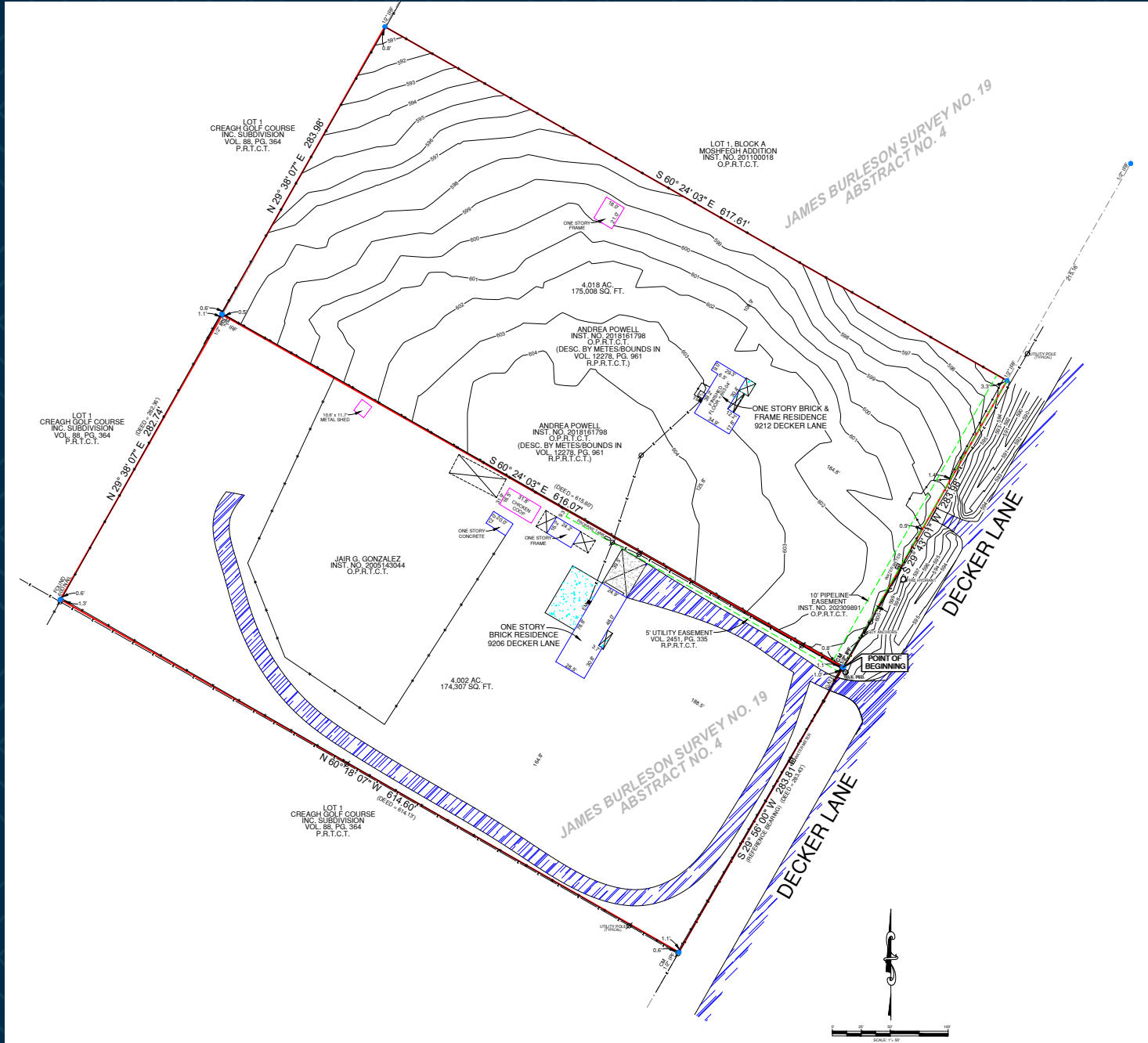
PRICE

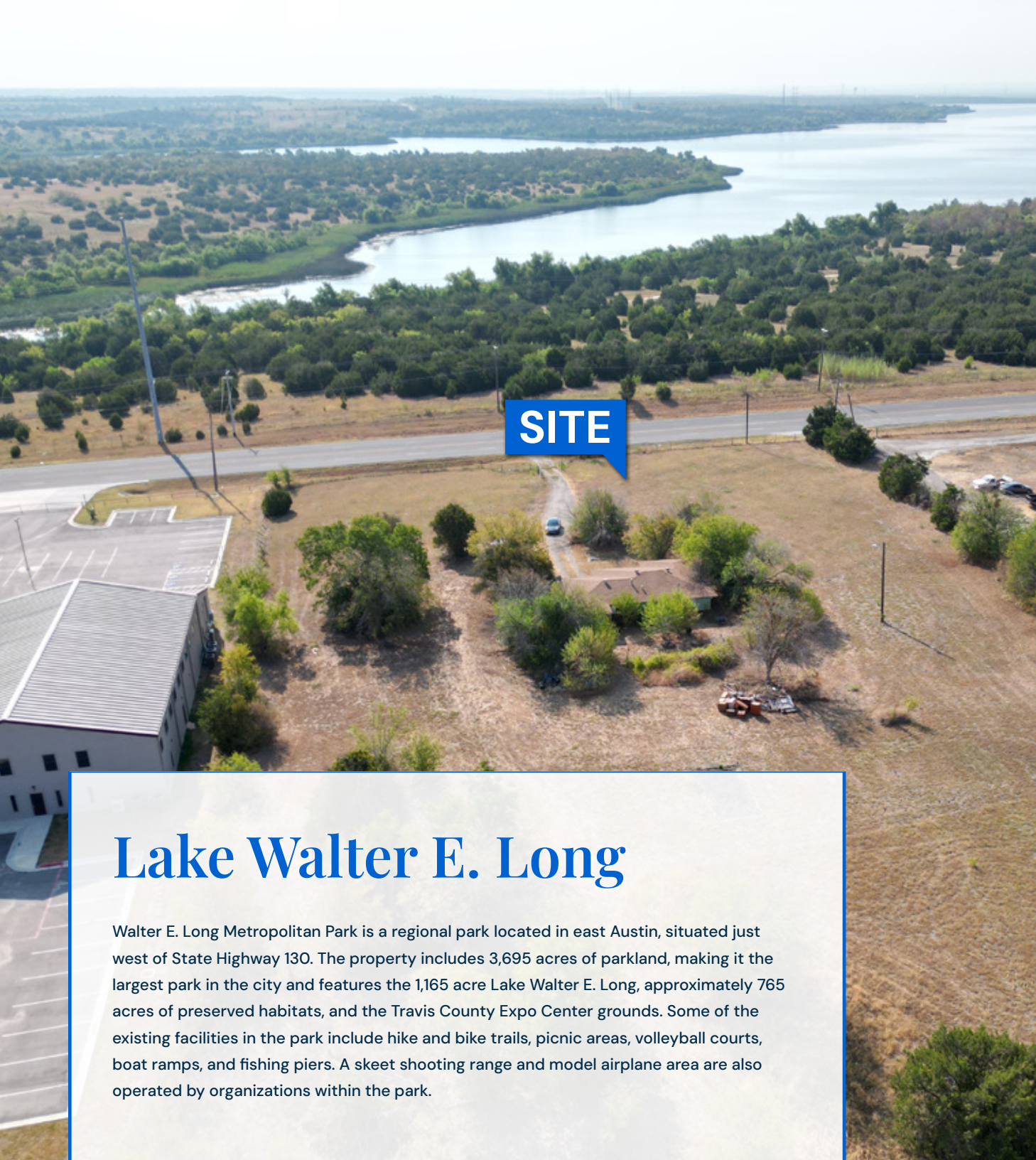
Call for Pricing

±4
ACRES

DECKER LN

SITE SURVEYS





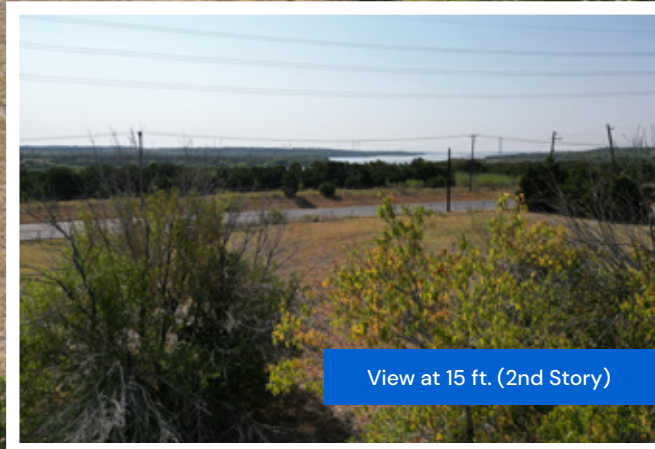
SITE



View at 45 ft. (4th Story)



View at 30 ft. (3rd Story)



View at 15 ft. (2nd Story)

Lake Walter E. Long

Walter E. Long Metropolitan Park is a regional park located in east Austin, situated just west of State Highway 130. The property includes 3,695 acres of parkland, making it the largest park in the city and features the 1,165 acre Lake Walter E. Long, approximately 765 acres of preserved habitats, and the Travis County Expo Center grounds. Some of the existing facilities in the park include hike and bike trails, picnic areas, volleyball courts, boat ramps, and fishing piers. A skeet shooting range and model airplane area are also operated by organizations within the park.

DRIVE TIMES





2024 TAX RATES

TRAVIS COUNTY	0.344445
TRAVIS CENTRAL HEALTH	0.107969
MANOR ISD	1.081400
ACC (TRAVIS)	0.101300
TRAVIS COUNTY ESD #12	0.100000
TOTAL	1.735114

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION ESTIMATE	2,485	33,023	114,419
5 YEAR EST. POPULATION GROWTH	27.3%	13.8%	10.2%
AVERAGE HOUSEHOLD INCOME	\$62,526	\$106,427	\$106,162
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$433,872	\$450,635	\$459,448

Lake Walter E. Long



PRIME LOCATION

Austin, TX

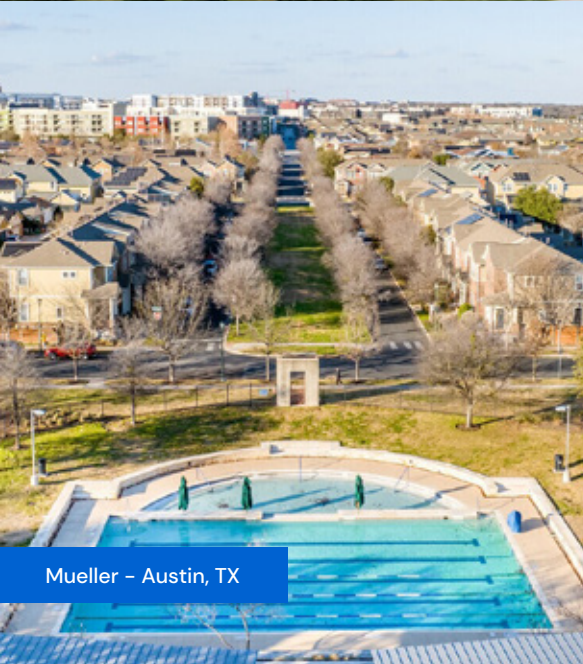
- The site is located 4 miles South of Samsung's Austin Semiconductor, an \$18B investment across 600+ acres and nearly 4,500 direct employees.
- Conveniently positioned within a 10-mile radius of Austin's largest employers including Dell, Apple, IBM, and several major medical centers.

Close Proximity to Major Thoroughfares

- The site is located 1 mile South of US-290 with direct access via Decker Ln
- 2 miles West of TX-130
- 3 miles East of US-183
- 6 miles East of I-35
- 8.5 miles East of Mopac

Convenient Access Across Central Texas

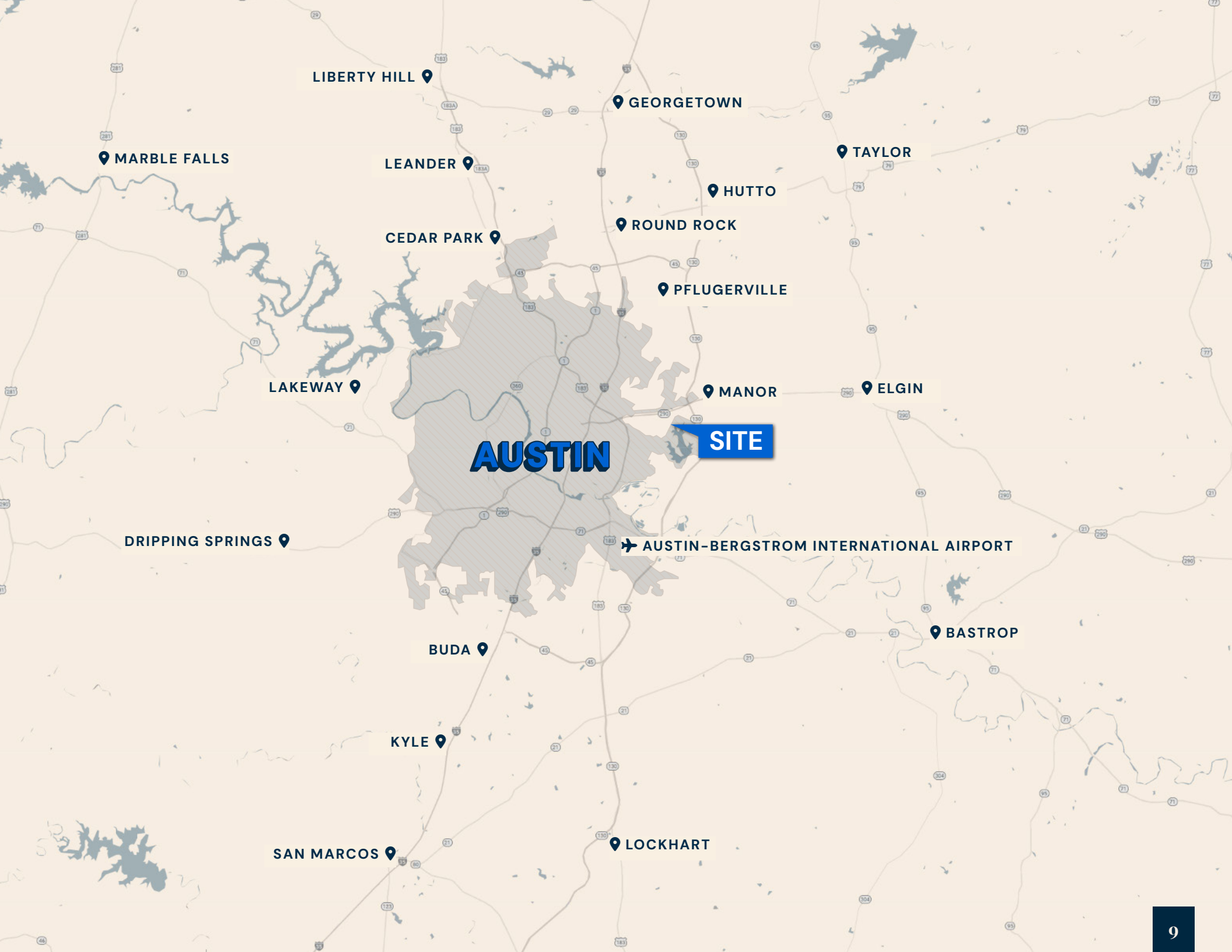
- Manor: 8 minutes
- Samsung Austin Semiconductor: 10 minutes
- Mueller/Dell Children's: 12 minutes
- Tesla Giga Texas: 12 minutes
- The Domain: 15 minutes
- ABIA: 15 minutes
- Downtown Austin: 20 minutes



Mueller - Austin, TX



Decker Elementary School



LIBERTY HILL

GEORGETOWN

MARBLE FALLS

LEANDER

TAYLOR

HUTTO

CEDAR PARK

ROUND ROCK

PFLUGERVILLE

LAKEWAY

MANOR

ELGIN

AUSTIN

SITE

DRIPPING SPRINGS

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

BUDA

BASTROP

KYLE

SAN MARCOS

LOCKHART

WHY AUSTIN?

The Austin metropolitan area stands out as one of the strongest job markets in the country and consistently ranks among the top-performing metros nationwide. Surpassing national averages in multiple categories, Austin has sustained an impressively low unemployment rate of 3.50%, which is 14% lower than the U.S. average of 4.10%.

Major projects like Apple's campus expansion, the completion of Samsung's fabrication plant in nearby Taylor, and the ongoing growth of Tesla's Gigafactory are key contributors that further accelerate the region's economic trajectory and reinforce its strong foundation for sustained growth.



3.6M

2040 FORECASTED
POPULATION

\$8.7B

ANNUAL ECONOMIC IMPACT
FROM VISITOR SPENDING

75,800

NEW JOBS ADDED
SINCE JAN. 2023



LAKE AUSTIN



TEXAS CAPITOL

#1

FASTEST GROWING
METRO
(Brookings Institute, 2024)

#1

HOTTEST JOB MARKET
IN TEXAS
(Wall Street Journal, 2024)

#1

HOT SPOT FOR
CORPORATE HEADQUARTERS
(Business Facilities, 2024)

#1

BEST CITY TO
START A BUSINESS
(USA Today, 2024)

#1

5-YEAR JOB GROWTH
FORECAST
(Greenstreet, 2024)

#1

TOP CITY FOR
REAL ESTATE INVESTMENT
(DLA Piper, 2023)

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary

between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

CONTACT US



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