

COMMERCIAL LOT FOR SALE

9104 FM 812 AUSTIN TX 78719

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KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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9104 FARM TO MARKET ROAD 812



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PROPERTY SUMMARY

9104 FARM TO MARKET ROAD 812



Property Summary

Lot Size:	.50 AC
Building SF:	2,177 SF

Property Overview

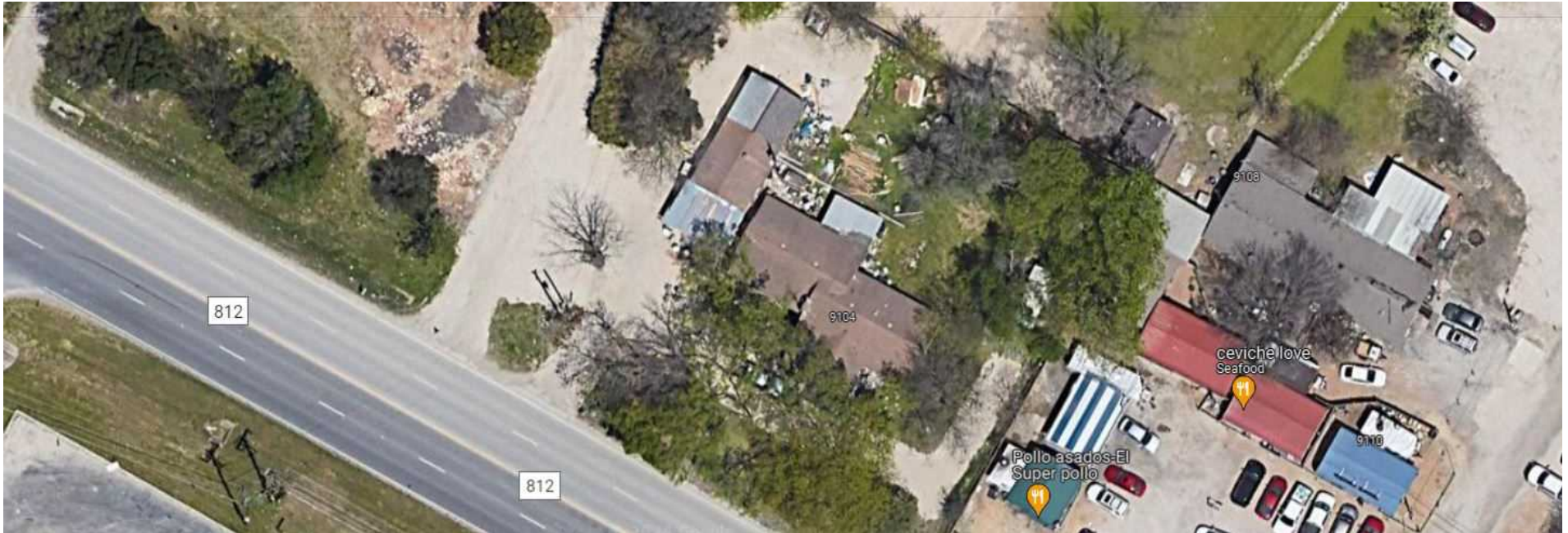
9104 FM 812 in vibrant Austin, Texas, this .50-acre property presents an enticing opportunity for mixed-use development. Positioned in a prime location within a high-growth area, this parcel offers unparalleled potential for diverse commercial ventures. With its strategic placement and abundant space, it stands as a beacon for innovative projects seeking to thrive in one of Austin's most dynamic growth areas.

Location Overview

Conveniently located just minutes away from both Highway 183 and 130, and a mere 12-minute drive from Austin-Bergstrom International Airport (ABIA), 9104 FM 812 offers unparalleled accessibility in the heart of Austin, Texas. Whether for commuting, travel, or logistics, this prime location ensures seamless connectivity to key transportation arteries, making it an ideal hub for businesses and ventures seeking strategic positioning and easy access to major routes.

AERIAL VIEW

9104 FARM TO MARKET ROAD 812



POINTS OF INTEREST & DRIVE TIMES

9104 FARM TO MARKET ROAD 812



01
9104 FM 812 Austin
TX 78719

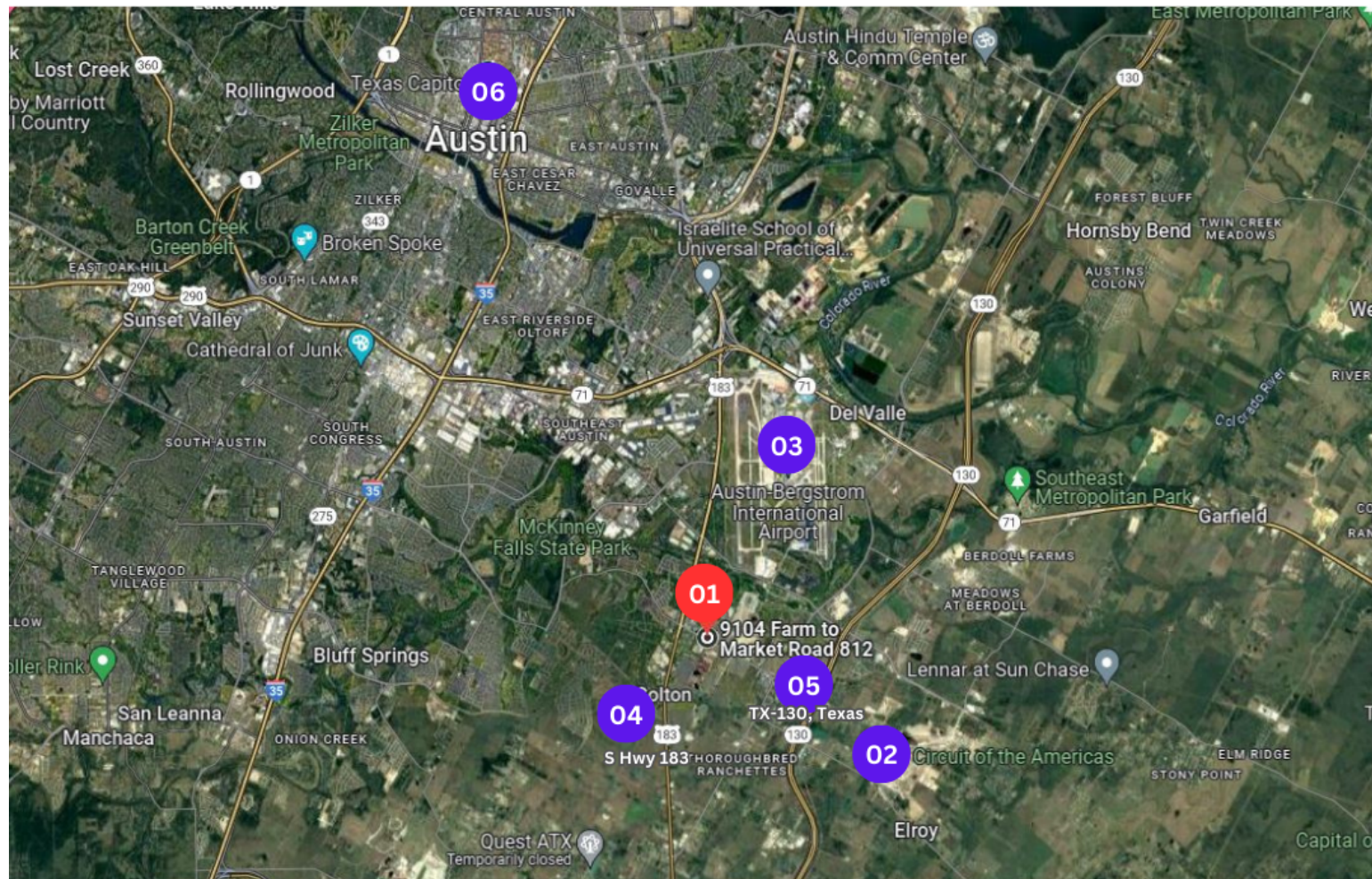
02
Circuit of the Americas
(COTA)

03
Austin-Bergstrom
International Airport

04
S Hwy 183, Texas

05
TX-130, Texas

06
Austin, Texas



Drive Times



Circuit of the Americas
(COTA)
10 min

Austin-Bergstrom
International Airport
12 min

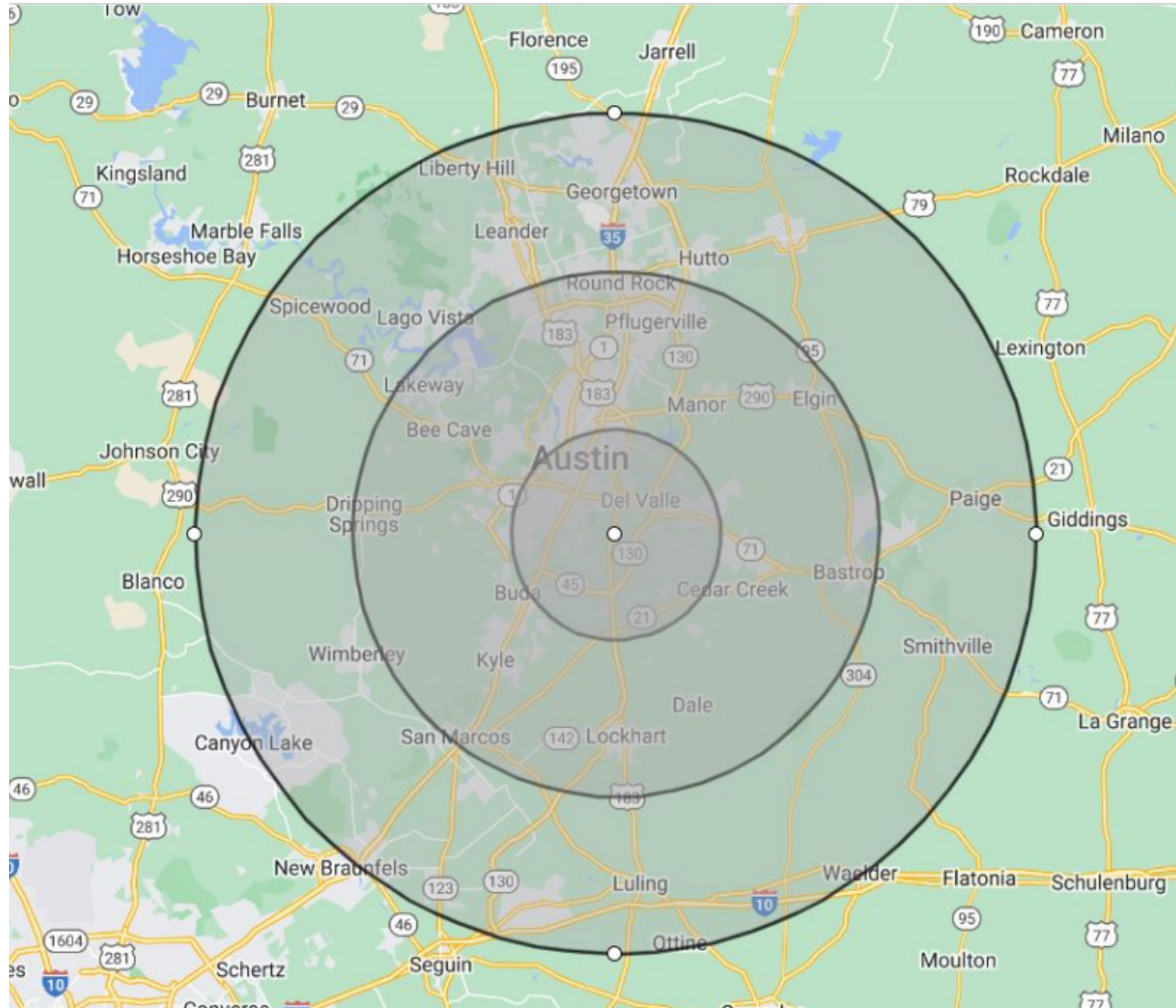
S Hwy 183, Texas
4 min

TX-130, Texas
9 min

Austin, Texas
21 min

DEMOGRAPHICS

9104 FARM TO MARKET ROAD 812



10 miles	31.85 MEDIAN AGE
\$75,786 MEDIAN HOUSEHOLD INCOME	489,959 INDIVIDUALS

25 miles	33.80 MEDIAN AGE
\$84,174 MEDIAN HOUSEHOLD INCOME	1,736,623 INDIVIDUALS

40 miles	34.83 MEDIAN AGE
\$85,921 MEDIAN HOUSEHOLD INCOME	2,334,384 INDIVIDUALS

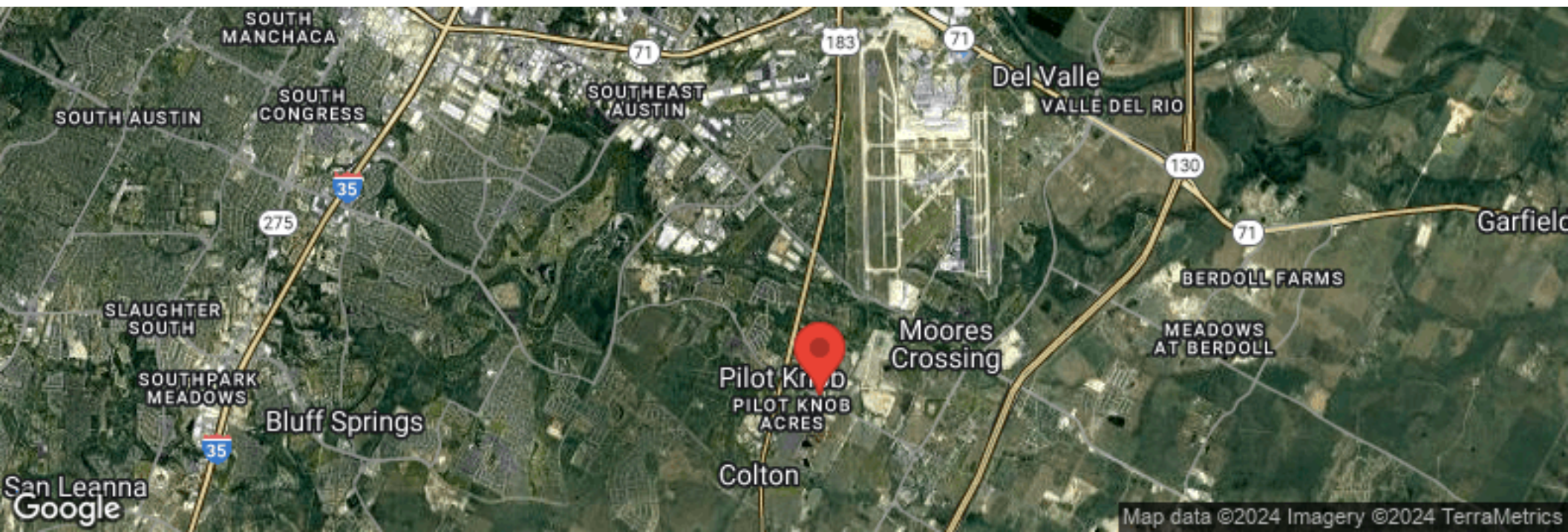
*Source: census.gov

LOCATION MAPS

9104 FARM TO MARKET ROAD 812



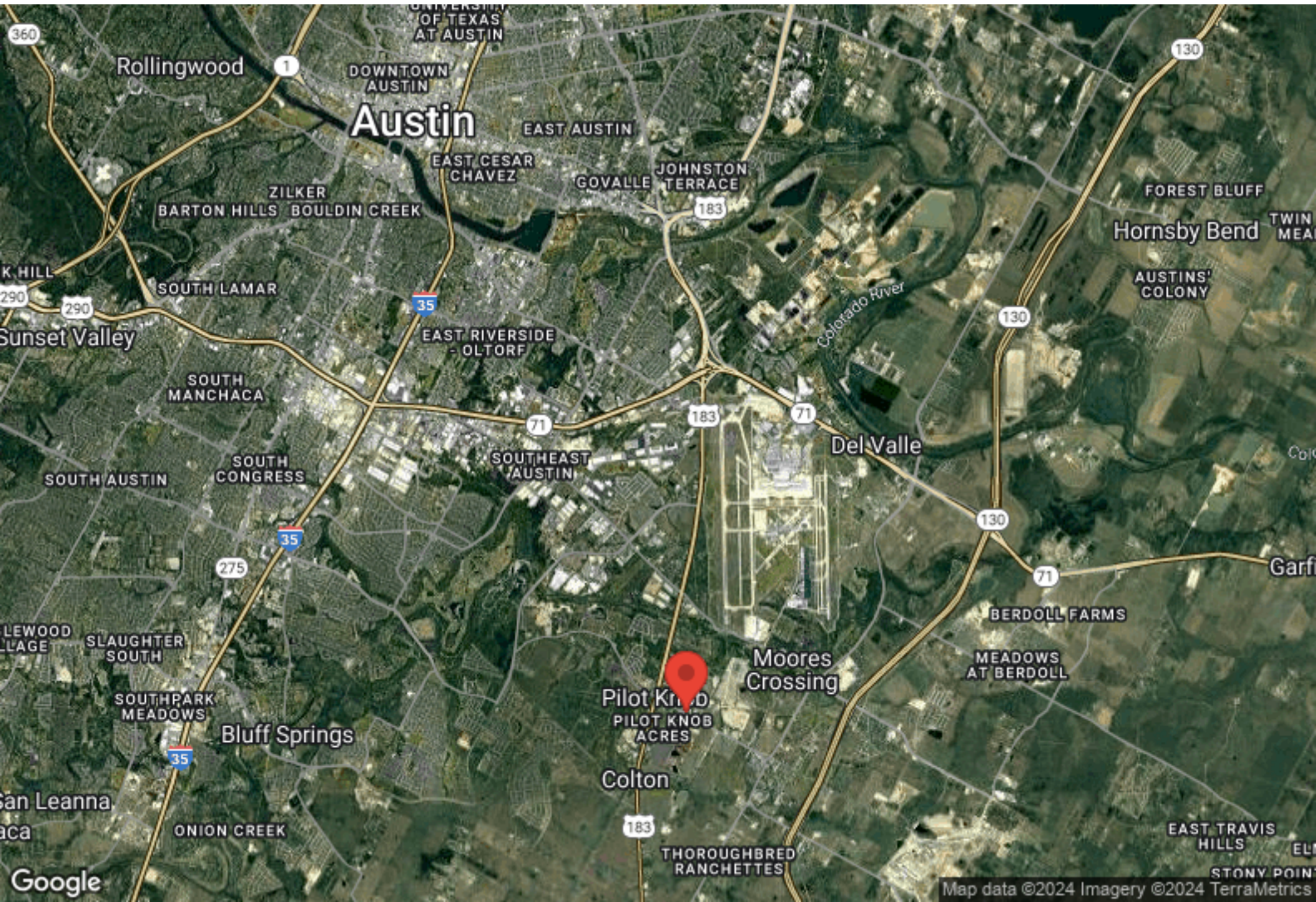
Map data ©2024 Imagery ©2024 Airbus, CAPCOG, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



Map data ©2024 Imagery ©2024 TerraMetrics

AERIAL MAP

9104 FARM TO MARKET ROAD 812



DISCLAIMER

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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