

**BERKSHIRE
HATHAWAY**
HOMESERVICES
TEXAS REALTY


COMMERCIAL DIVISION™

**FOR SALE:
\$595,000**

6200 Gilbert Rd.
Austin, Texas
PID#190425



[Link to Video](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES
TEXAS REALTY

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Austin, Texas 78731
512.483.6000
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Broker Associate
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ABOUT

This beautiful 1 acre tract sits high on a hill overlooking the East Austin and Travis County countryside. Easy access off Loop 130 and to Gilbert Rd. This will allow the development of this site for Multifamily or Condominium housing, or hotel to serve the needs of the Eastside growth. Minutes from Tesla.

PROPERTY HIGHLIGHTS:

- **Great visibility**
- **Ease of access to Loop 130, FM 969, or FM 973**
- **Water and Electricity are available on the Site**
- **Wastewater is available on site.**
- **In the Heart of the Tesla Expansion on the east side**

PROPERTY LOCATION:

- **Minutes from Tesla**
- **Easy access to Loop 130 and Gilbert Rd**
- **No Restrictions on Building**
- **Stunning Views**

PROPERTY SUMMARY:

- **Asking Price: \$595,000**
- **PID #190428**
- **Lot Size: 1 Acres**
- **Total SF: 43,560**
- **Located in the ETJ**



6200 Gilbert Rd.

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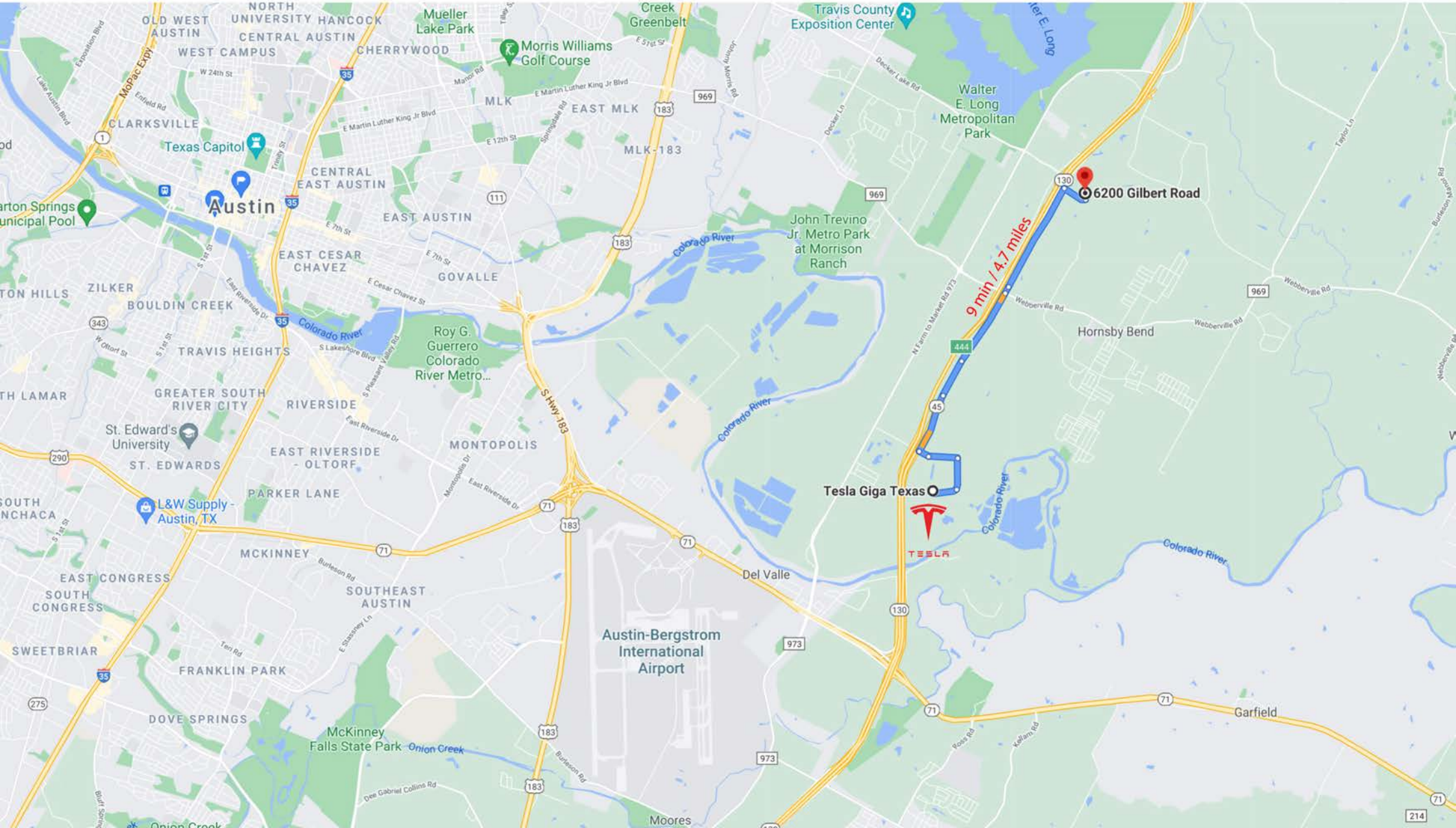
Gilbert Rd.

TESLA

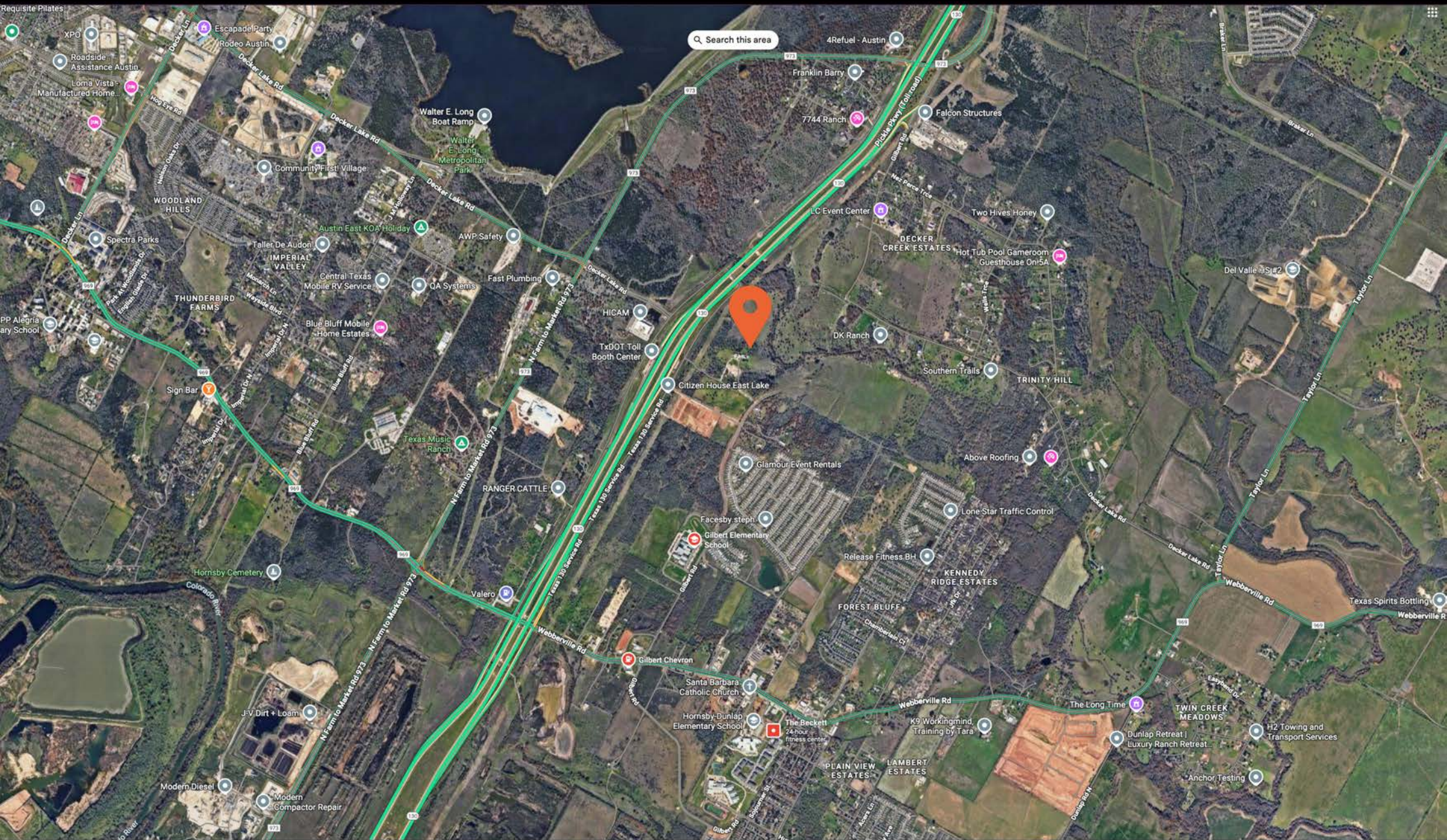
130

Downtown

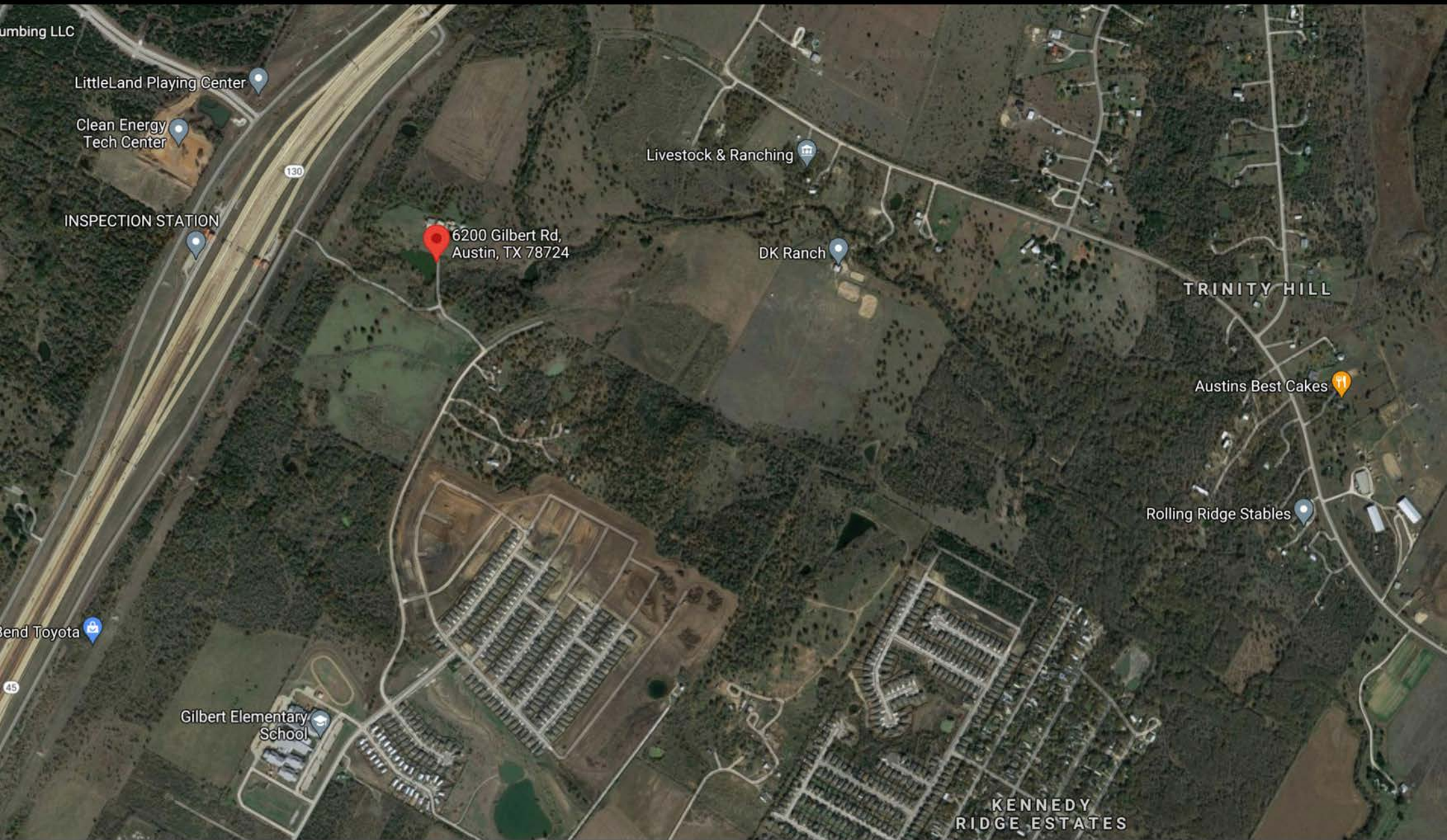
Street Map View



AERIAL VIEW



AERIAL VIEW



PID info - #190425



ENDEAVOR'S PROJECT

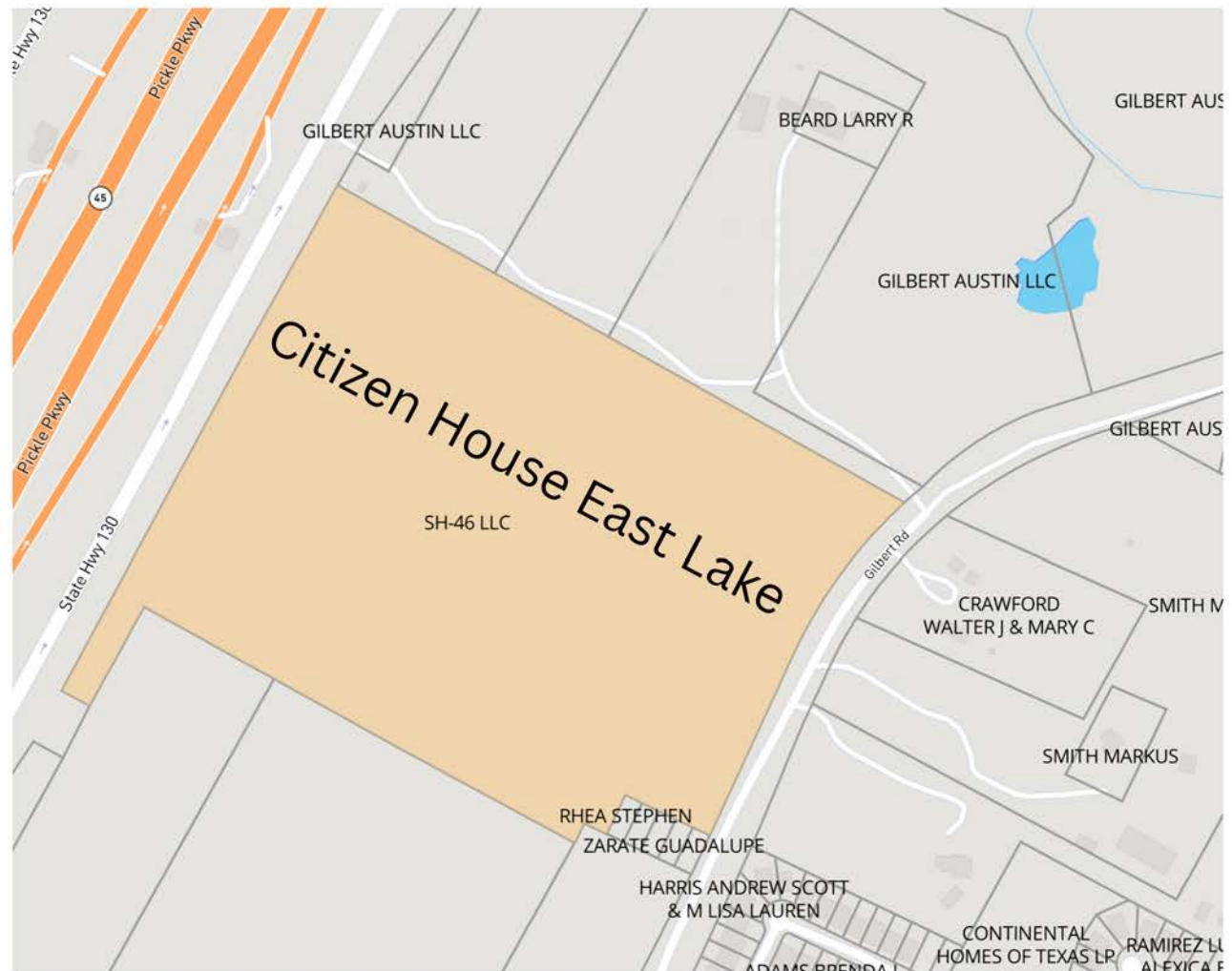
Citizen House East Lake, (previously Gilbert)

This is Endeavor's Multi-Family Project adjacent to the property.

The apartment component of the project at 6103 North SH 130 features 360 units spanning 340,000 square feet.

Endeavor also plans to build 196 townhomes across 300,000 square feet.

Endeavor estimates the work will cost \$100 million and last two years.



TEXAS WATER UTILITIES COMPANY

- 1 Acres with access for water/wastewater
- Approved for Multifamily use
- 10-inch line / Manville Water Supply on site
- Access to 15" Wastewater Line on Property
- Adjacent to Endeavor Multifamily Project

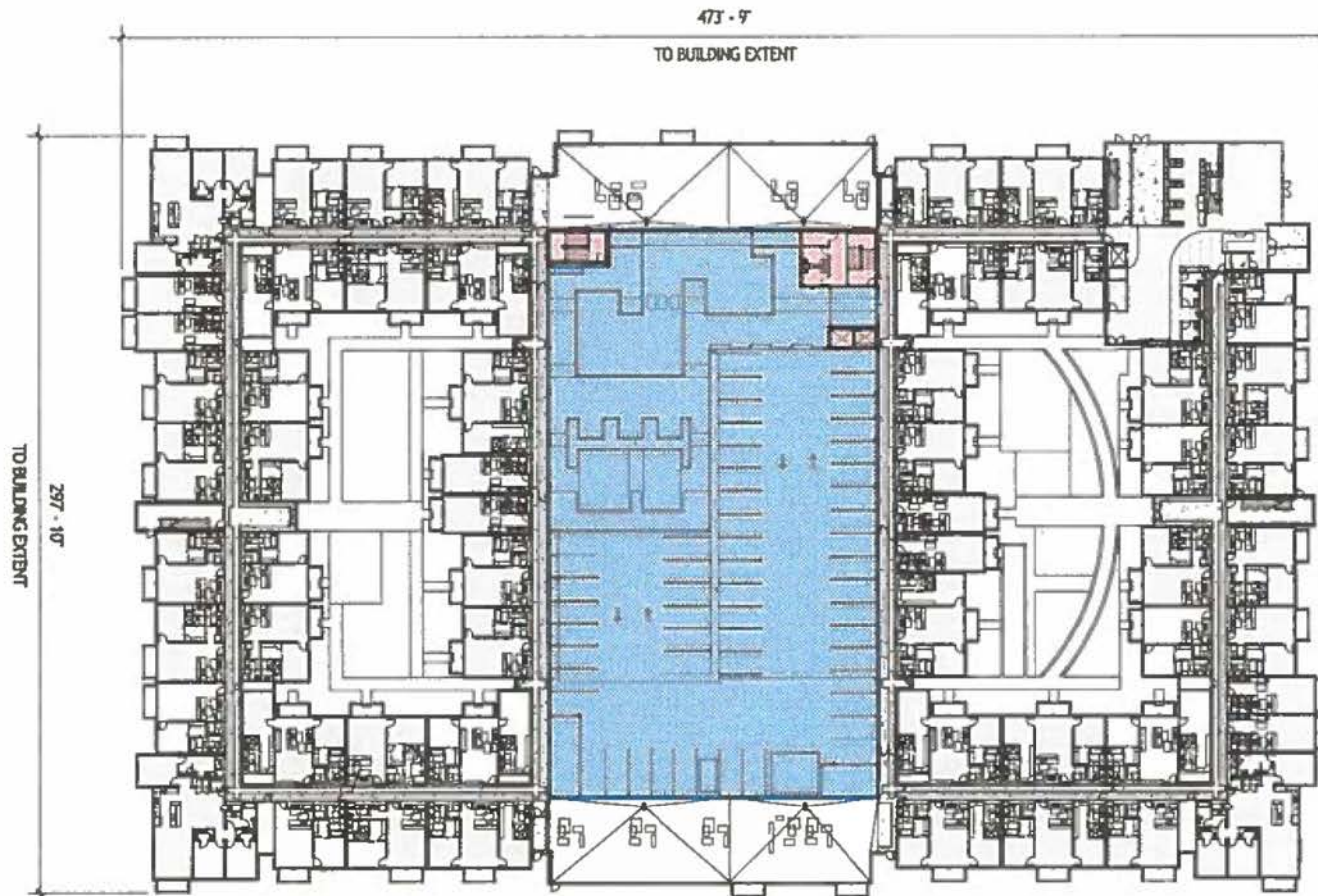


PROPOSED ON-SITE MULTIFAMILY PLAN

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PROPOSED ON-SITE MULTIFAMILY PLAN



BLUE ZONE = 74'-0"

Building Area:
562,300 Gross Area
277,900 Rentable Space

Impervious Cover:
106,900 SF Building + Garage

Dimensions:
279' - 10" x 473' - 9" Building

Height to Structure:
Building - 5 Stories
Garage - 7 Stories

Residential Height 60'-0"
Parking Height 74'-0"

Unit Count:

Studios	40	12%
1 Bedrooms	171	53%
2 Bedrooms	95	30%
3 Bedrooms	15	5%
Total	321	100%

Parking Count:
417 Structured Spaces
1.30 Ratio

RED ZONE = 89'-0"
BLUE ZONE = 74'-0"
WHITE ZONE = 60'-0" OR LESS





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Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activities for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER - SELLER, LANDLORD: The broker represents the owner through an agreement with the owner, usually in a written listing or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and

The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Berkshire Hathaway HomeServices Texas Realty			
Name of Sponsoring Broker (Licensed Individual or Business Entity)	523750	ksharp@bhhstx.com	512-483-6000
Name of Designated Broker of Licensed Business Entity, if applicable	282050	rjenkins@bhhstx.com	512-801-8832
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	494391	ksharp@bhhstx.com	512-483-6000
Name of Sales Agent/Associate			

Buyer/Tenant/Seller/Landlord Initials _____ Date _____ IABS 1-2
 Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov TXR 2501
 Northland Office 3303 Northland Drive Suite 100 Austin, TX 78731 512.483.6000 Mark Mellon-Werch



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11-03-2025



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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Rick Jenkins	282050	rjenkins@bhhtx.com	512-801-8832
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Katie Sharp	494391	ksharp@bhhtx.com	512-483-6000
Name of Sales Agent/Associate	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
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