

Elina Apartments  
352 Units

**SITE**

Union Park  
263 Single Family  
Homes

Springfield  
350 Single Family  
Homes

Ivy Heights Apartments  
300 Units

Bryant Park  
176 Single Family  
Homes

E. WILLIAM CANNON DR. - 9,873 VPD

MCKINNEY FALLS PLWY. - 7,743 VPD



Breaking Ground 2026



# The Grove at Easton Park

## Phase II Pads & Retail Space Available

**Sean Murphy**  
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Breaking Ground 2026

Bryant Park  
176 Single Family  
Homes

E. WILLIAM CANNON DR. - 9,873 VPD

HEARTLAND

DUTCH BROS



CVS  
pharmacy



Clear Water  
Express Wash

Frost

CHARM HOT

Auto  
Zone

Elina Apartments  
352 Units

Ivy Heights Apartments  
300 Units

MCKINNEY FALLS PLWY. - 7,743 VPD



BLACKROCK  
COFFEE BAR

**SITE**

Union Park  
263 Single Family  
Homes

- Ground lease, build to suit, and multi-tenant retail opportunities available
- William Cannon recently opened through to Hwy 183. Future road improvements include a Slaughter Lane extension to Hwy 183
- 3,000 homes and 800 lots coming online from Brookfield, DR Horton, & KB in the next 12 months

- 2,700+ acres of residential living with 10,000 homes at full build out, 300+ acres of commercial and retail and 350 acres of public parks planned

- Positioned just 10 minutes from the Tesla Gigafactory (20,000+ employees) and Austin-Bergstrom International Airport, and anchored by the future 115,000 SF H-E-B at William Cannon (Breaking Ground July 2026)

- Contact brokers for pricing

  
Population

| 1 mile | 2 mile | 3 mile |
|--------|--------|--------|
| 11,003 | 24,492 | 60,672 |

  
Daytime

| 1 mile | 2 mile | 3 mile |
|--------|--------|--------|
| 312    | 1,811  | 10,935 |

  
Avg. HH Income

| 1 mile    | 2 mile    | 3 mile    |
|-----------|-----------|-----------|
| \$174,127 | \$153,877 | \$130,570 |



The Grove at Easton Park, Austin TX

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McKINNEY FALLS DRIVE  
(140' R.O.W.)

E. WILLIAM CANNON DRIVE  
(140' R.O.W.)

EXISTING EASTBOUND LANE

EXISTING EASTBOUND LANE

EASTBOUND LANES COMPLETED  
TO REMAIN CLOSED UNTIL LANES  
ARE COMPLETED WEST OF MCKINNEY FALLS

EASTBOUND LANES COMPLETED  
TO REMAIN CLOSED UNTIL LANES  
ARE COMPLETED WEST OF MCKINNEY FALLS

EASTBOUND LANES COMPLETED  
TO REMAIN CLOSED UNTIL LANES  
ARE COMPLETED WEST OF MCKINNEY FALLS

LOT 1A  
3.1519 ACRES

LOT 2A  
1.9031 ACRES

LOT 3A  
4.7769 ACRES

LOT 4A  
1.8664 ACRES

LEASE AREA  
1.5766 ACRES

RETAIL CENTER  
3.2003 ACRES

UNION PARK LANE  
(115' R.O.W.)

**CVS**  
pharmacy

**McDonald's**

**Car Wash Express Wash**

**OKN Beauty Nail Salon**  
**Chanel**  
**Frost**

**Auto Zone**

DUNANT WAY  
(70' R.O.W.)

DUNANT WAY  
(70' R.O.W.)

**Phase II**

**PENDING**

**Valvoline**

**BLACKROCK**  
COFFEEBAR

**PENDING**

LEASE PENDING  
LEASE PENDING

**Retail Space Available**

LEASE PENDING  
LEASE PENDING  
LOI PENDING  
LOI PENDING

UNION PARK LANE  
(100' R.O.W.)

**PROTECTED ACCESS DRIVE**



The Grove at Easton Park, Austin TX

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# EASTON PARK

Easton Park isn't just a great place to live – it's also an ideal site to grow your business. Located at the cross-roads of several major thoroughfares in Southeast Austin just 12 miles from downtown, this master-planned community by Brookfield Residential totals 2,700+ acres and is projected to include approximately 11,000 planned front doors.

The first residents moved into Easton Park in early 2016 and more than 2,500 homes have been completed thus far. The neighborhood at total development is projected to include 350+ acres of parks and green space as well as 13+ miles of interconnected trails. Homes in Easton Park range from \$300,000 to \$1,000,000+, with a Q4 2024 average price of approximately \$500,000.

**SITE**



# SOUTHEAST AUSTIN

Southeast Austin is one of the region's fastest-growing submarkets, located just minutes from downtown Austin and Austin-Bergstrom International Airport. Anchored by the master-planned Easton Park community, the area has rapidly emerged as a major residential and lifestyle destination within the greater Austin economy. Easton Park is home to thousands of existing residences and is planned for approximately 11,000 homes at full buildout. The community features extensive parks and trail systems, neighborhood amenities, and a growing mix of retail and commercial development. The surrounding corridor benefits from strong population growth, expanding employment centers, and continued infrastructure investment, positioning Southeast Austin as a key growth area for both residents and businesses.



# Information About Brokerage Services

Texas law requires all real estate licensees 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 on 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.

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

### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

## 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.

|                                                                    |                |                                |                     |
|--------------------------------------------------------------------|----------------|--------------------------------|---------------------|
| <u>CLD Realty</u>                                                  | <u>9003695</u> | <u>info@cldrealty.com</u>      | <u>512-441-8888</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.    | Email                          | Phone               |
| <u>Sean Murphy</u>                                                 | <u>496649</u>  | <u>smurphy@cldrealty.com</u>   | <u>512-441-8888</u> |
| Designated Broker of Firm                                          | License No.    | Email                          | Phone               |
| <u></u>                                                            | <u></u>        | <u></u>                        | <u></u>             |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.    | Email                          | Phone               |
| <u>Ben Nudelman</u>                                                | <u>813037</u>  | <u>bnudelman@cldrealty.com</u> | <u>512-441-8888</u> |
| Sales Agent/Associate's Name                                       | License No.    | Email                          | Phone               |
| <u></u>                                                            | <u></u>        | <u></u>                        | <u></u>             |
| <u>Buyer/Tenant/Seller/Landlord Initials</u>                       |                |                                | <u>Phone</u>        |