

FOR SALE

83 ACRE DEVELOPMENT OPPORTUNITY IN AUSTIN'S EXPLOSIVE SOUTHEAST GROWTH CORRIDOR  
FARM TO MARKET ROAD 812, TX



FOR SALE

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



Each Office Independently Owned and Operated

PRESENTED BY:

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15600 FARM TO MARKET ROAD 812



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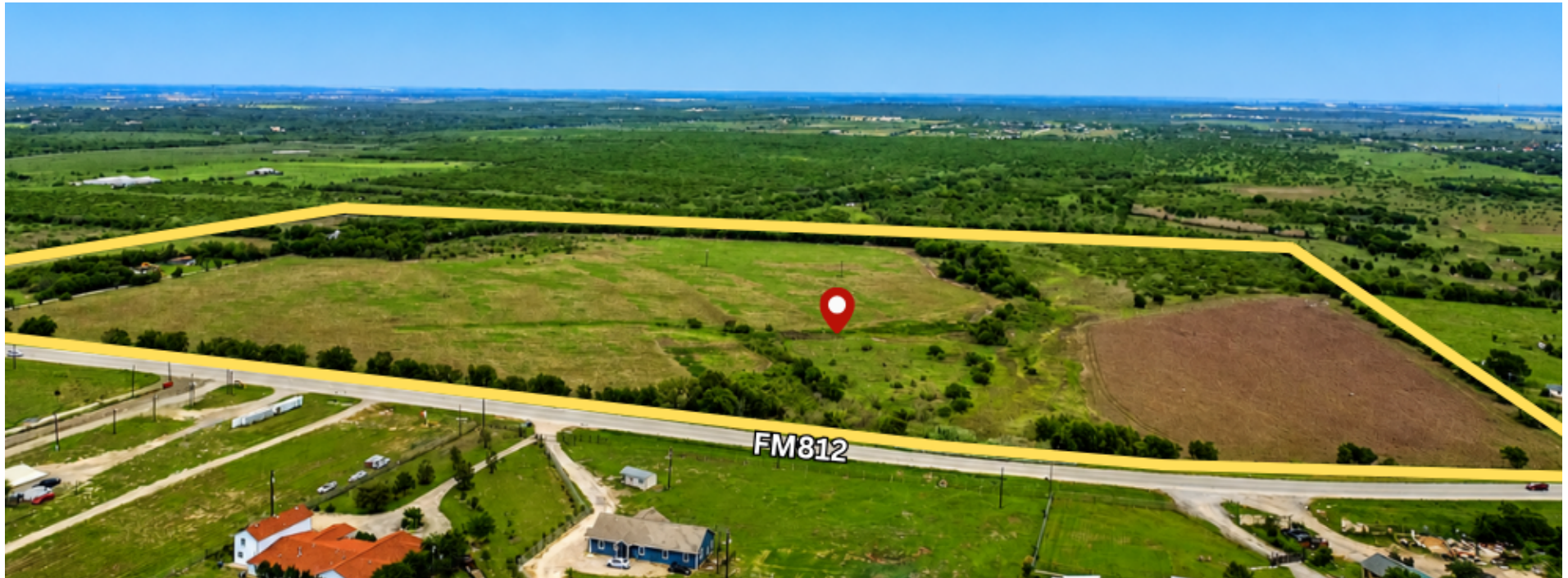
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# PROPERTY SUMMARY

FARM TO MARKET ROAD 812



## Property Summary

Lot Size: +/- 83 Acres  
FM 812 Frontage: Approximately 2,640 linear feet

## Property Overview

Positioned in the direct path of southeast Austin’s rapid expansion, this ±83 acre tract presents a rare large-scale development opportunity in one of Central Texas’ fastest growing corridors. Located along FM 812 in Del Valle, the property is strategically situated to benefit from continued residential, industrial, logistics, and mixed use growth driven by Tesla’s Gigafactory, Austin Bergstrom International Airport expansion, and ongoing infrastructure investment throughout the SH 130 corridor.

The property lies within Austin’s ETJ, providing increased flexibility for a variety of development strategies including residential, industrial, logistics, mixed use, RV storage, outdoor industrial, commercial retail, or long term land banking. Water and electric are available, further enhancing the property’s development potential and positioning it for future growth. With significant frontage along FM 812 and proximity to major transportation corridors, the tract offers both immediate development potential and long term appreciation upside.

## Location Overview

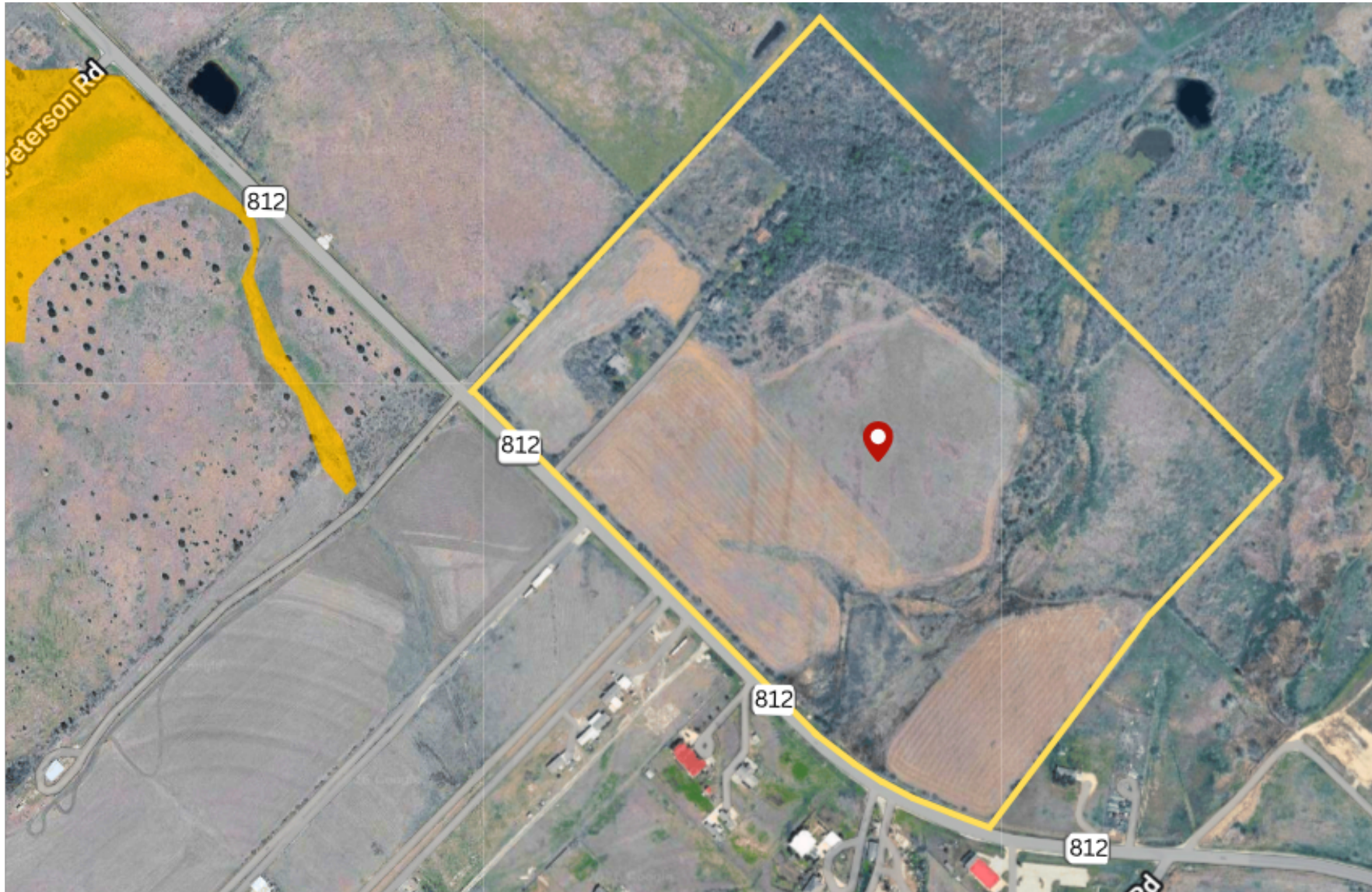
The FM 812 corridor has emerged as one of the most active growth corridors in the Austin MSA, fueled by major regional employers, transportation infrastructure, and large scale mixed use development. The property offers convenient access to SH 130, TX 71, and TX 45, providing direct connectivity to Austin, Bastrop, Austin Bergstrom International Airport, and surrounding Central Texas markets.

Major nearby economic drivers include Tesla’s Gigafactory, a multi billion dollar manufacturing campus expected to support tens of thousands of jobs, as well as several large scale residential and mixed use developments reshaping southeast Austin. The corridor is also benefiting from planned TxDOT improvements to FM 812 designed to accommodate continued population and workforce growth throughout the area.

# PROPERTY PHOTOS

FARM TO MARKET ROAD 812





**FEMA Flood Risk**

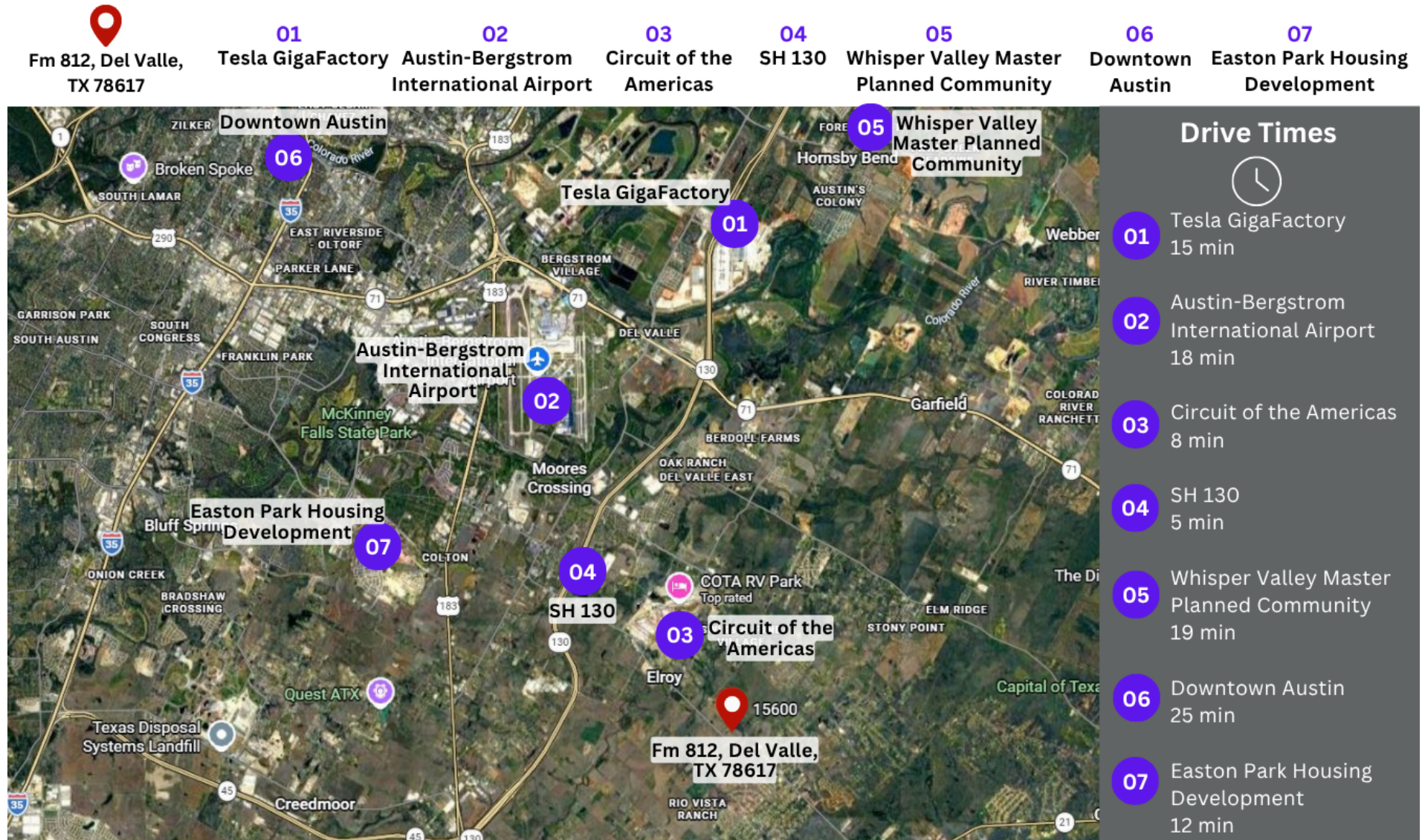


High

High Risk Coastal

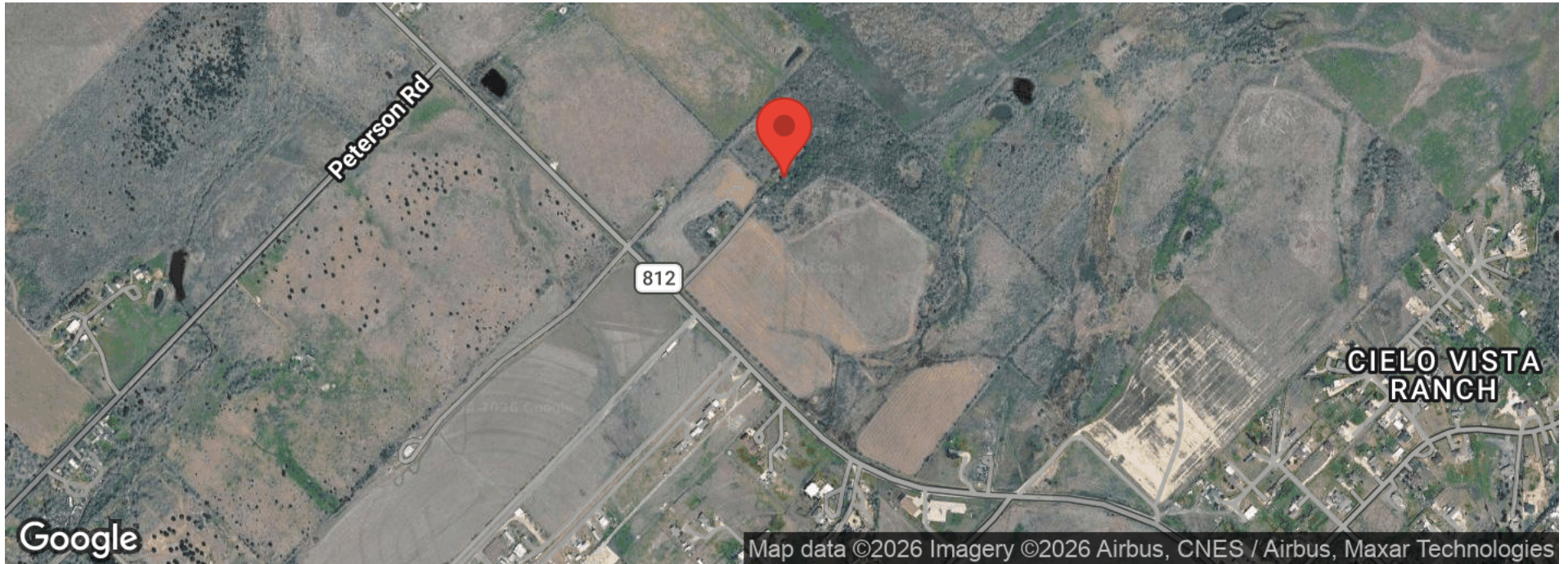
# POINTS OF INTEREST & DRIVE TIMES

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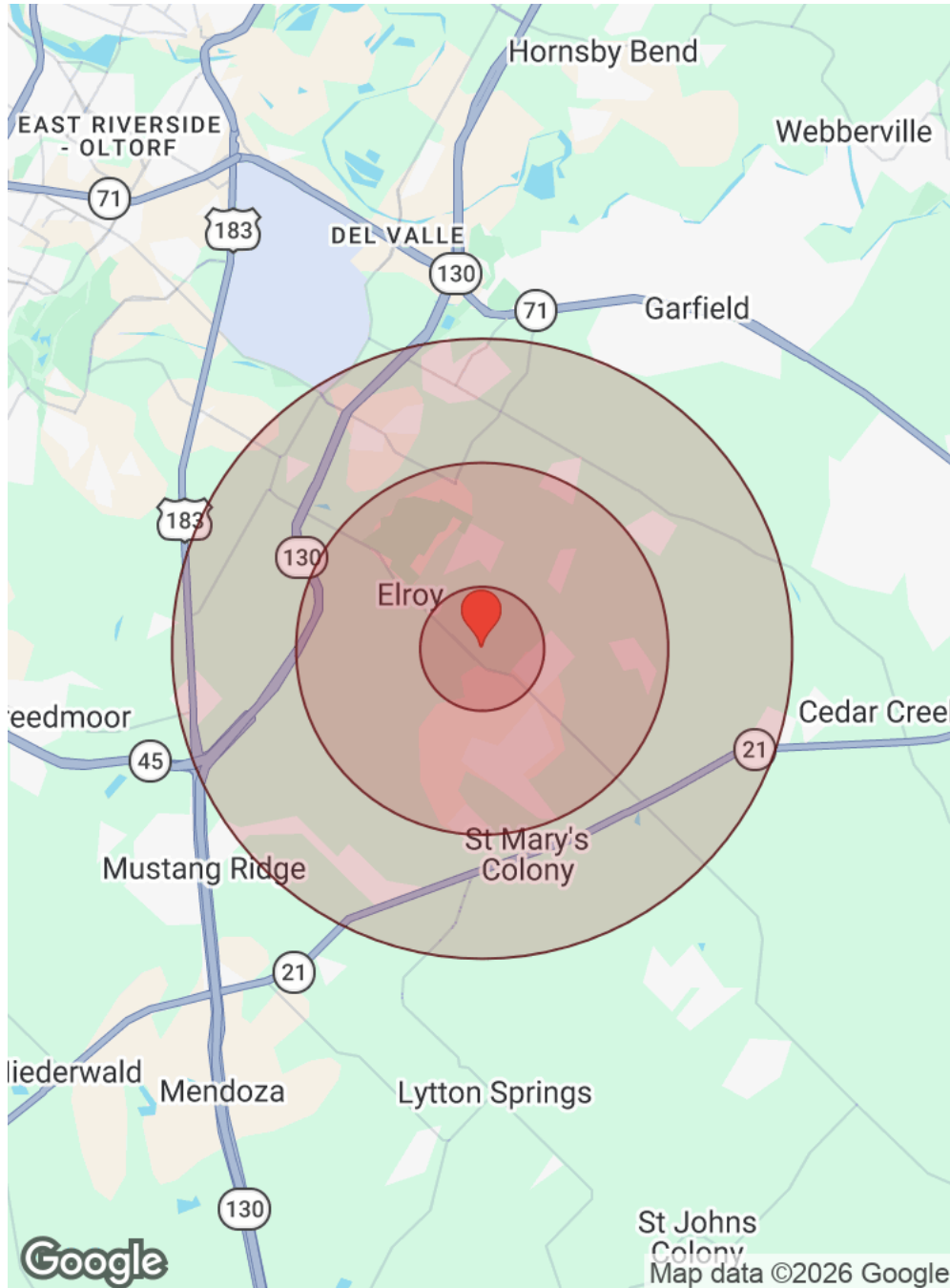
# LOCATION MAPS

FARM TO MARKET ROAD 812



# DEMOGRAPHICS

FARM TO MARKET ROAD 812



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	377	6,097	18,057
	Female	339	5,492	16,915
	Total Population	716	11,589	34,972
Race / Ethnicity	White	214	4,089	10,617
	Black	25	387	1,944
	Am In/AK Nat	1	22	59
	Hawaiian	N/A	1	7
	Hispanic	462	6,811	21,106
	Asian	7	131	759
	Multiracial	7	119	434
	Other	N/A	28	45
Housing	Total Units	241	3,522	11,511
	Occupied	203	3,057	9,847
	Owner Occupied	151	2,444	7,429
	Renter Occupied	52	613	2,418
	Vacant	39	466	1,664
Age	Ages 0 - 14	135	2,455	7,258
	Ages 15 - 24	126	2,067	5,828
	Ages 25 - 54	308	5,102	15,836
	Ages 55 - 64	74	1,021	3,221
	Ages 65+	73	945	2,830
Income	Median	\$72,372	\$79,102	\$77,931
	Under \$15k	7	160	676
	\$15k - \$25k	20	144	321
	\$25k - \$35k	22	281	661
	\$35k - \$50k	21	400	1,058
	\$50k - \$75k	35	467	2,066
	\$75k - \$100k	20	461	1,214
	\$100k - \$150k	36	462	1,671
	\$150k - \$200k	9	426	1,215
Over \$200k	31	254	966	

## DISCLAIMER

FARM TO MARKET ROAD 812



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