Redevelopment up to 267,894 SF

10931 Stonelake Blvd, Austin, TX 78759

FOR SALE OR BUILD-TO-SUIT

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Property Highlights

- **Size:** 2.05 Acres – Ideal for BTS Office Development
- **Zoning/Use:** LI-PDA – Light Industrial – Planned Development Area - Up to 180 feet
- **Status:** Build-to-Suit and New Construction Opportunity
- **Location:** Prime visibility just off MoPac with MoPac Service Road Frontage
- **Access:** 3 Min to Highway 183, 4 Min to The Domain and 16 Min to Downtown Austin
- **Convenience:** Surrounded by abundant amenities including dining, retail, and services

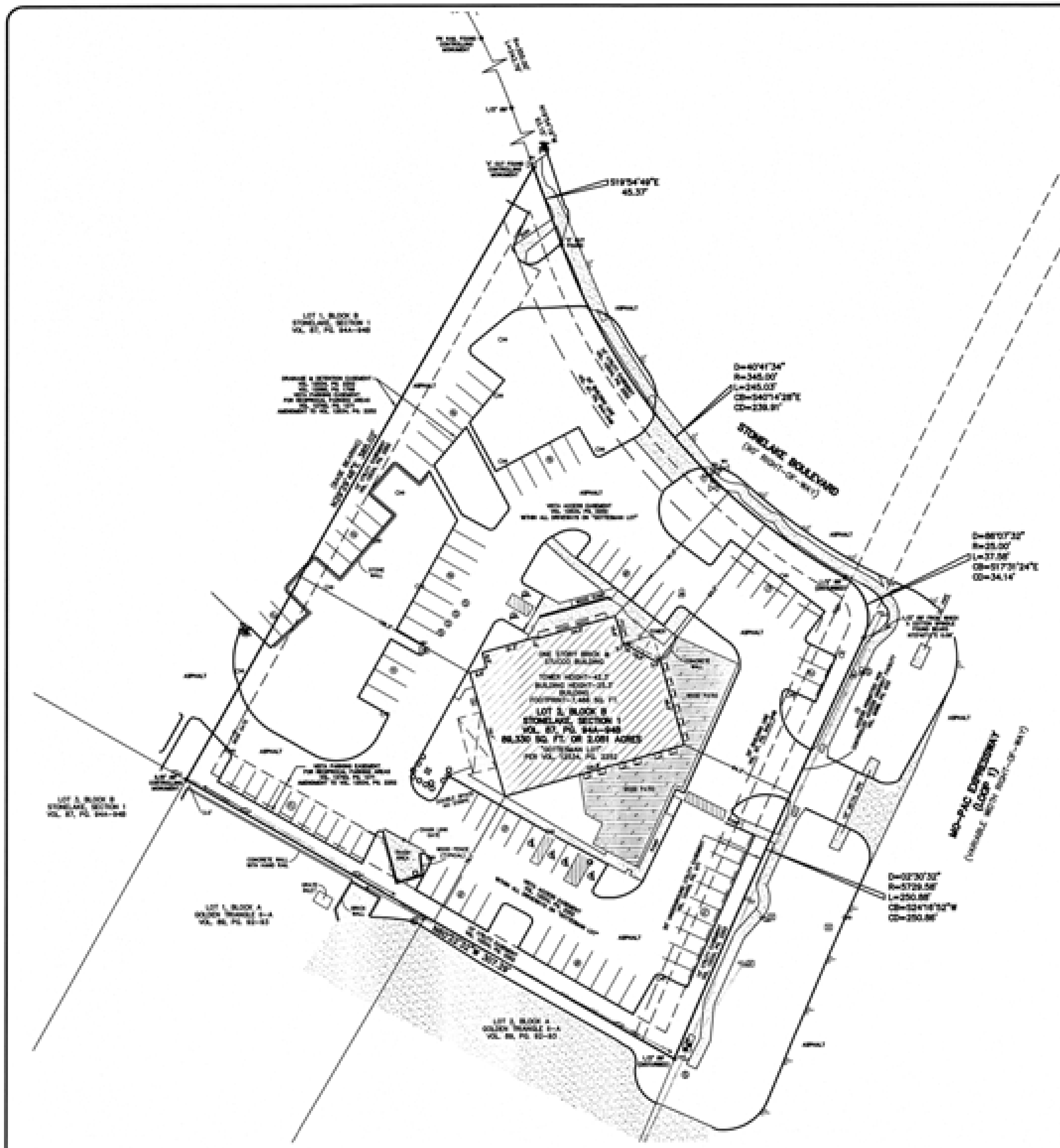
Listing Details

Sale Price:	Contact for Price
Property Type:	Land/Office/Multifamily
Land Area:	2.05 AC
Total Buildable SF:	Potentially Up to 267,894 SF
Zoning:	LI-PDA Up to 180 feet

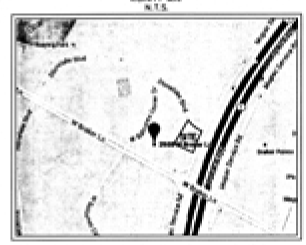
The Domain

The Domain is a vibrant mixed-use development that has rapidly emerged as a major business and lifestyle hub, often referred to as Austin's "second downtown." Located in North Austin, it blends upscale retail, diverse dining, residential living, and a growing roster of major corporate offices—including Amazon, Meta, Vrbo, IBM, Indeed, and PayPal—making it a magnet for tech companies and professionals. With its walkable layout, modern infrastructure, and dynamic atmosphere, The Domain exemplifies Austin's evolution into a leading innovation and cultural center.


The Domain
Q2 Stadium
Braker Ln
27,035 VPD
MoPac
111,992 VPD
MoPac Service Rd
19,210 VPD



VICINITY MAP
N.T.S.



NOTES CORRESPONDING TO SCHEDULE "B"

1. The following restrictive covenants of record itemized below:
Volume 8824, Page 89, Volume 10288, Page 840, Volume 12466, Page 485, Volume 12466, Page 476, Volume 12534, Page 2242, and Volume 12585, Page 1798, Real Property Records of Travis County, Texas, and Volume 87, Pages 94A-94B, of the Plat Records of Travis County, Texas.
d. Assessments, charges and liens as set forth in the document, Entitled: declaration, Recording No. Volume 12534, Page 2227 of the Real Records of TRAVIS County, Texas, does affect and is blanket in nature.
e. The following, all according to plat recorded in Volume 87, Page 94A, of the Plat Records of TRAVIS County, Texas:
Thirty-five (35) foot Drainage and Public Utility easement along the most Westerly side property line(s), does not affect Tract 1.
Twenty-five (25) foot building line along the Stonelake Blvd. property line(s), does affect Tract 1.
Temporary Roadway easement in the Northeasterly front corner of subject property, does not affect Tract 1.
f. Public utility easement granted to the City of Austin by instrument dated December 2, 1985, recorded in Volume 9525, Page 294 of the Real Property Records of TRAVIS County, Texas, does not affect Tract 1.
g. Access rights to the City of Austin for inspection and maintenance of drainage easements as set out on the Plat recorded in Volume 87, Page 94A of the Plat Records of TRAVIS County, Texas, does affect Tracts 1 and 3, and is blanket in nature.
h. Subdivision Construction Agreement for a previously recorded subdivision dated February 6, 1990, recorded in Volume 11119, Page 168 of the Real Property Records of TRAVIS County, Texas, does affect Tracts 1 and 3, and is blanket in nature.
i. Easement rights as set out in Declaration of Easements and Restriction recorded in Volume 12466, Page 485 of the Real Property Records of TRAVIS County, Texas, does affect Tracts 1 and 3, and is blanket in nature.
j. Escrow and Development Agreement dated September 29, 1995, by and between Heritage Title Company of Austin, Inc., The Gottesman Family Partnership, Austin FRH, Ltd. and Robert M. Rogers and all the terms, provisions and conditions contained therein as evidenced by that certain Memorandum recorded in Volume 12534, Page 2247 of the Real Property Records of TRAVIS County, Texas, does affect Tracts 1 and 3, and is blanket in nature.
k. All terms, provisions, obligations, charges, assessments and liens securing same as set out in Declaration Regarding Property Owners Association dated September 29, 1995, recorded in Volume 12534, Page 2227 of the Real Property Records of TRAVIS County, Texas, does affect Tracts 1 and 3, and is blanket in nature.
l. All terms, provisions, easements, duties and obligations as set out in Declaration of Easements, Covenants, Conditions and Restrictions dated September 29, 1995, recorded in Volume 12534, Page 2252 of the Real Property Records of TRAVIS County, Texas, does affect, as shown hereon.
m. All terms, provisions, easements, duties and obligations as set out in Supplemental Declaration of Easements, Covenants, Conditions and Restrictions dated December 8, 1995, recorded in Volume 12585, Page 1798 of the Real Property Records of TRAVIS County, Texas, does affect, as shown hereon.
n. Declaration of Access Easement dated September 29, 1995, recorded in Volume 12534, Page 2194 of the Real Property Records of TRAVIS County, Texas, does affect Tracts 1, 2 and 3, offsite easement.
o. Access Easement recorded in Volume 12663, Page 751, Real Property Records, TRAVIS County, Texas, does affect Tracts 1 and 3, offsite easement.
p. A 30 foot easement for the purpose of ingress and egress described in Judgement entered November 21, 1967, in Cause No. 146,963, in the 53RD. Judicial District Court of TRAVIS County, Texas, and modified by Agreement dated January 13, 1986, recorded in Volume 9534, Page 316 of the Real Property Records of TRAVIS County, Texas, does affect Tract 2, offsite easement.
q. Underground utility easement granted to the City of Austin by instrument dated August 20, 1987, recorded in Volume 10455, Page 971 of the Real Property Records of TRAVIS County, Texas, does affect Tracts 1 and 3, as shown hereon.
r. Terms and conditions of Deed Controlled Access Highway Facility dated June 20, 1984, recorded in Volume 8686, Page 432 of the Real Property Records of TRAVIS County, Texas, from Crow-Gottesman-Shafer #3 to State of Texas, does affect Tracts 1 and 3, as shown hereon.
s. Water Pollution Abatement Plat as evidenced by Affidavit recorded in Volume 12481, Page 1 of the Real Property Records of TRAVIS County, Texas, does affect Tracts 1 and 3, as shown hereon.
t. Waterline easement granted to the City of Austin by instrument dated February 2, 1985, recorded in Volume 9525, Page 304 of the Real Property Records of Travis County, Texas. (Tract 2)
u. Waterline easement granted to the City of Austin by instrument dated February 2, 1985, recorded in Volume 9525, Page 308 of the Real Property Records of Travis County, Texas. (Tract 2)
v. Electric and telephone easement granted to the City of Austin by instrument dated June 19, 1986, recorded in Volume 9779, Page 476 of the Real Property Records of TRAVIS County, Texas. (Tract 2)
w. Water line easement granted to the City of Austin by instrument dated August 14, 1986, recorded in Volume 9859, Page 795 of the Real Property Records of TRAVIS County, Texas. (Tract 2)
x. Lease Agreement dated November 11, 1986, by and between Stonelake Associates, Ltd., as Landlord and Duffy Broadcasting Corporation (now known as Genesis Broadcasting, Inc.) as Tenant, as evidenced by Deed of Trust recorded in Volume 10087, Page 440 of the Real Property Records of TRAVIS County, Texas. (Tract 2)

This is to certify that I have, this date, made an on the ground survey of the property located on 3908 Braker Lane in the City of Austin, Texas, described as follows:

TRACT 1:
Lot 2, Block B, STONELAKE, SECTION 1, an addition in Travis County, Texas, according to the map or plat thereof, recorded in Volume 87, Pages 94A-94B of the Plat Records of Travis County, Texas.

TRACT 2:
A non-exclusive right-of- way easement for vehicular and pedestrian access created by that certain Declaration of Access Easement dated September 29, 1995, by Triacotta, Ltd., recorded in Volume 12534, Page 2194, and amended in Volume 12904, Page 2536, Real Property Records, Travis County, Texas, and being over and across 18,024 square feet of land;
ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE JAMES ROGERS SURVEY NO. 19 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESIGNATED AS TRACT 3 AS CONVEYED TO STONELAKE ASSOCIATES, LTD. BY INSTRUMENT RECORDED IN VOLUME 9254, PAGE 767 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING AN ACCESS EASEMENT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING FOR REFERENCE at a 1/2 inch iron pin found at the Southeast corner of the said Tract 3, being at the Southwest corner of Lot 3, Stonelake Section 1, a subdivision recorded in Plat Book 87, Pages 94A and 94B of the Plat Records of Travis County, Texas, being in the North r.o.w. line of Braker Lane;
THENCE along the South line of the said Tract 3, being the North r.o.w. line of Braker Lane, N 60° 21' 45" W for a distance of 80.00 feet to a point for the Southeast corner and PLACE OF BEGINNING hereof;
THENCE continuing along the South line of the said Tract 3, being the North r.o.w. line of Braker Lane, N 60° 21' 45" W for a distance of 70.00 feet to a point for the Southwest corner hereof;
THENCE along the West line of the herein described easement, for the following courses:
N 29° 28' 28" E for a distance of 75.00 feet to an angle point
S 60° 21' 45" E for a distance of 40.00 feet to an angle point
N 61° 07' 36" E for a distance of 114.34 feet to an angle point
N 29° 28' 28" E for a distance of 83.67 feet to a point in the North line of the said Tract 3, for the Northwest corner hereof;
THENCE along the North line of the said Tract 3, S 59° 55' 21" E for a distance of 50.00 feet to a 1/2 inch iron pipe found at the Northeast corner of the said Tract 3, being in the West line of the said Lot 3, for the Northeast corner hereof;
THENCE along the East line of the said Tract 3, being the West line of the said Lot 3, S 29° 28' 28" W for a distance of 125.79 feet to an angle point;
THENCE along an East line of the herein described easement, S 61° 07' 36" W for a distance of 152.45 feet to the PLACE OF BEGINNING and containing 18,024 square feet of land, more or less.

TRACT 3:
A non-exclusive parking, right-of-way, utility, drainage and detention easement created by that certain Declaration of Easement, Covenants, Conditions and Restrictions dated September 9, 1995, by and between The Cottesmand Family Partnership, Austin FRH, Ltd. and Robert M. Rodgers recorded in Volume 12534, Page 2252, and amended in Volume 12792, Page 1271, Real Property Records, Travis County, Texas, and being over and across Lots l and 3, Block B, Stonelake Section 1, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 87, Pages 94A-94B, Plat Records of Travis County, Texas.

NOTES:

1. IRF – Iron Rod Found
2. Basis of Bearing – Based on the West line (North 29 deg. 29 min. 46 sec. East) of Lot 2, Block B, STONELAKE, SECTION 1, an addition in Travis County, Texas, according to the map or
plat thereof, recorded in Volume 87, Pages 94A-94B of the Plat Records of Travis County, Texas.
3. There are no observable evidence of cemeteries on site.
4. There are no observable evidence of earth moving work, building construction or building additions within the recent months.
5. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
6. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
7. This survey was performed in connection with the transaction described in Commitment by Chicago Title Insurance Company, GF CTH-COM-CTT15653188AJK, effective April 8, 2015. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
8. Property has direct access to and from dedicated Public rights-of-way known as Mo-Pac Expressway (Loop 1), as shown, maintained by the State of Texas and Stonelake Boulevard (90' right-of-way), as shown, maintained by the City of Austin and Braker Lane via recorded access easements, as shown and noted hereon, maintained by the City of Austin.
9. This boundary forms a mathematical closed figure, with no gaps, gores, or overlaps.
10. Legal description for Tract 2 was taken from Title Commitment and was not surveyed on the ground.

FLOOD CERTIFICATE:
As determined by the FLOOD INSURANCE RATE MAPS for Travis County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 8/18/2014 Community Panel No. 48453C0265J subject lot is located in Zone "X".
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

To: LG Northwest Mopac, LLC, Veritex Community Bank, Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items Items 1-4, 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 14 and 16, 17, 18 of Table A thereof. The latest field work was completed on 6/3/2015.

Date of Plat or Map: 6/18/2015

Hugh E. Peiser
Registered Professional Land Surveyor No. 3688

GRAPHIC SCALE
(IN FEET)

LEGEND

GAS METER	FIRE HYDRANT	WATER MANHOLE	SIGN
IRR. CONTROL VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TELEPHONE MANHOLE	TYPICAL FENCE
POWER POLE	WATER VALVE	SWB MANHOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GAS MANHOLE	BOLLARD
S.S. MANHOLE	ELECTRIC METER	VAULT	COVERED AREA
CLEAN OUT	STORM DRAIN MANHOLE	HANDICAP SPACE	A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

ALTA/ACSM LAND TITLE SURVEY
3908 BRAKER LANE
AUSTIN, TEXAS 78759

NO.	DATE	REVISION
1.		
2.		
3.		

DATE: 6/18/2015
FIELD DATE: 6/3/2015

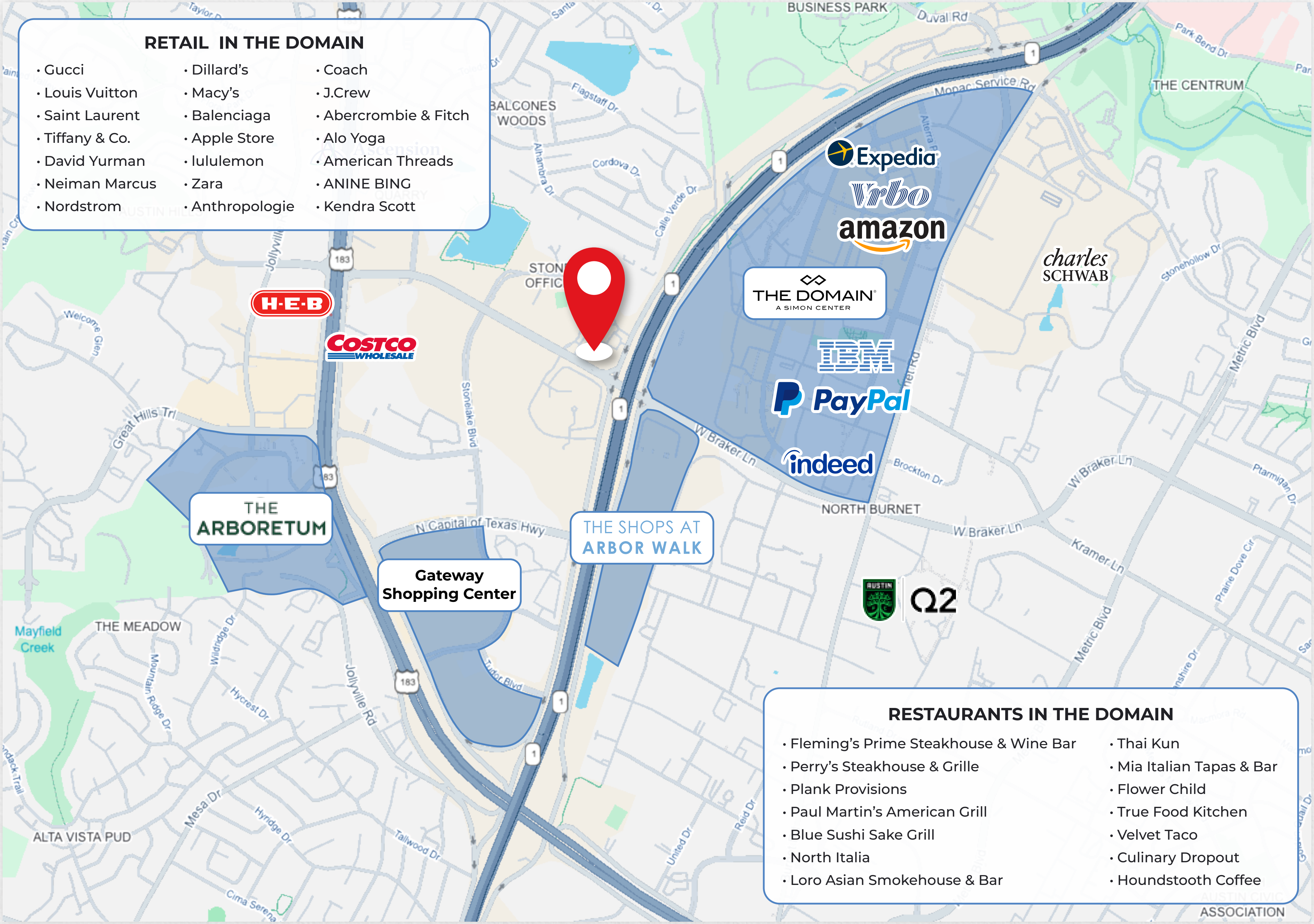
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

SHEET 1 OF 1

ASTERRA | THE KUCERA COMPANIES REAL ESTATE SERVICES

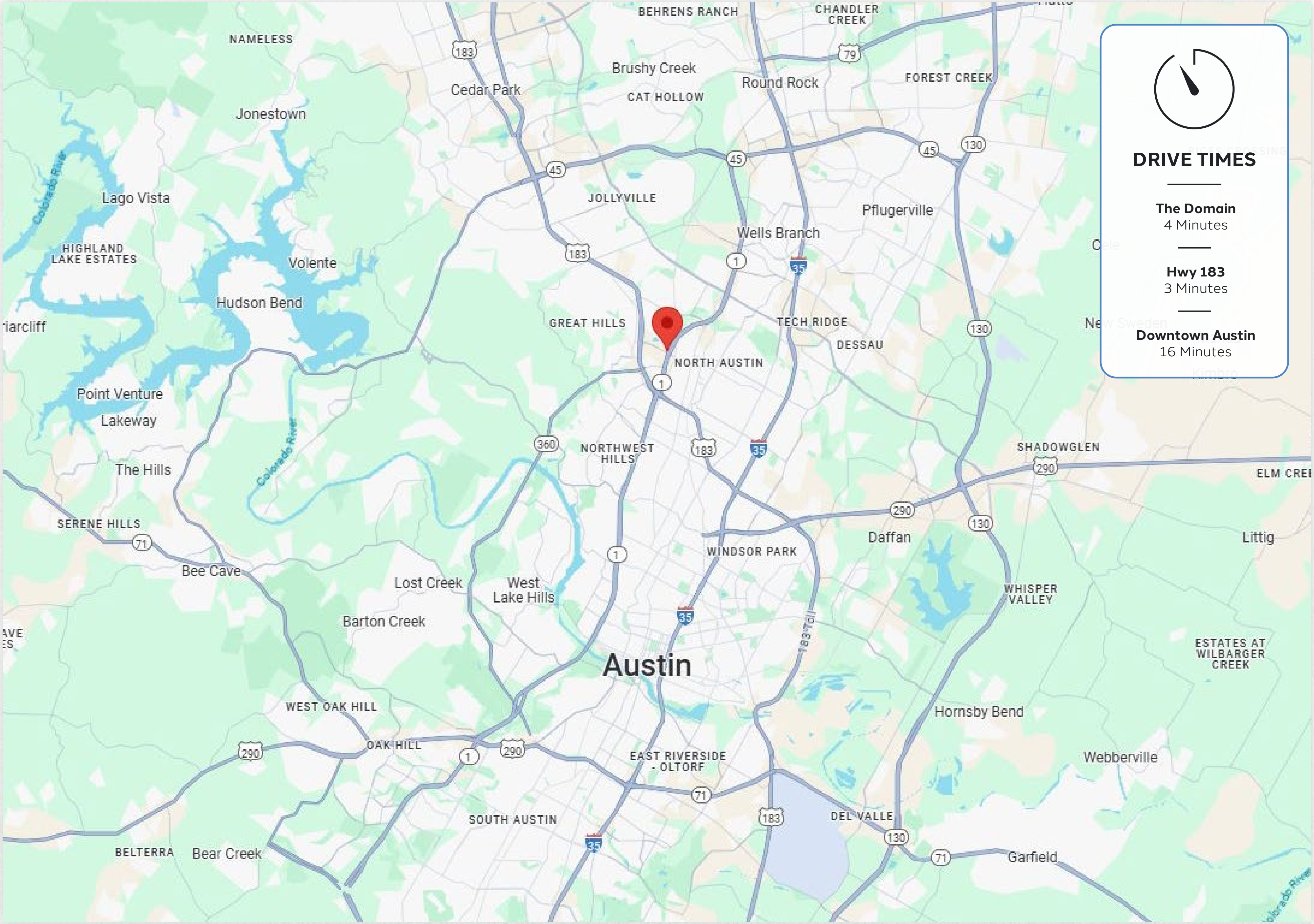
RETAIL IN THE DOMAIN

- Gucci
- Louis Vuitton
- Saint Laurent
- Tiffany & Co.
- David Yurman
- Neiman Marcus
- Nordstrom
- Dillard's
- Macy's
- Balenciaga
- Apple Store
- lululemon
- Zara
- Anthropologie
- Coach
- J.Crew
- Abercrombie & Fitch
- Alo Yoga
- American Threads
- ANINE BING
- Kendra Scott



RESTAURANTS IN THE DOMAIN

- Fleming's Prime Steakhouse & Wine Bar
- Perry's Steakhouse & Grille
- Plank Provisions
- Paul Martin's American Grill
- Blue Sushi Sake Grill
- North Italia
- Loro Asian Smokehouse & Bar
- Thai Kun
- Mia Italian Tapas & Bar
- Flower Child
- True Food Kitchen
- Velvet Taco
- Culinary Dropout
- Houndstooth Coffee



DRIVE TIMES

The Domain
4 Minutes

Hwy 183
3 Minutes

Downtown Austin
16 Minutes

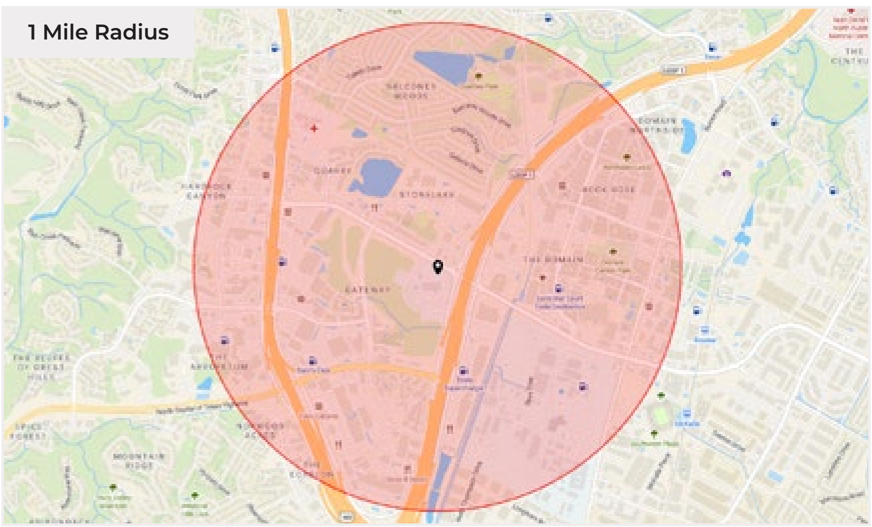
Location
Demographics

Population

1 Mile	3 Miles	5 Miles
12,379	118,850	304,954

Avg Household Income

1 Mile	3 Miles	5 Miles
$103,913	$103,916	$103,549


1 Mile Radius

Information obatined from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	7,752	56,271	136,407
Households by Marital Status			
Married	1,653	18,854	48,222
Married No Children	1,213	11,189	27,533
Married w/Children	440	7,665	20,689
Education			
Some High School	0.93%	7.26%	8.37%
High School Grad	6.22%	12.01%	13.97%
Some College	16.93%	19.15%	20.29%
Associate Degree	3.82%	6.25%	6.61%
Bachelor Degree	41.27%	33.08%	31.13%
Advanced Degree	30.83%	22.25%	19.63%
Annual Consumer Spending ($000)			
Apparel	$10,992	$87,466	$218,647
Entertainment	$32,157	$247,468	$604,116
Food & Alcohol	$63,560	$475,503	$1,159,517
Household	$34,511	$282,609	$691,547
Transportation	$50,647	$408,975	$1,025,542
Health Care	$9,012	$76,999	$186,807
Education/Day Care	$17,791	$125,890	$300,526

AUSTIN'S 2025 RANKINGS

#1 FASTEST GROWING MAJOR METRO
EXPLODINGTOPICS.COM

#1 BEST PLACE TO START A BUSINESS
CNBC

#1 BEST METRO FOR STEM PROFESSIONALS
WALLETHUB

#5 COLLEGE EDUCATED ADULTS
CITYLAB

#1 PEOPLE WANTING TO RELOCATE
MONEY.CO.UK

#6 BEST PERFORMING LARGE CITY IN THE US
MILKEN INSITUTE

#2 BEST MARKET FOR REAL ESTATE
WALLETHUB

#7 MOST FUN CITY IN THE US
WALLETHUB

#1 BEST JOB MARKET(2024)
WALL STREET JOURNAL

#2 BEST CITY FOR YOUNG PROFESSIONALS
ROCKET HOMES

#5 MOST RECESSION RESISTANT CITY
SMARTASSET

#9 BEST EDUCATED MAJOR METRO
WALLETHUB

#1 BEST STATE CAPITAL TO LIVE IN
WALLETHUB

#2 BEST CITY FOR JOB OPPORTUNITIES
BUSINESS INSIDER

#6 SAFEST LARGE CITY IN U.S.
SAFEWISE

53 WORLDS BEST CITIES
AUSTINCULTUREMAP

ASTERRA | THE KUCERA COMPANIES REAL ESTATE SERVICES

Market Overview

AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

Contact

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EQUAL HOUSING OPPORTUNITY

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 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 activity 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 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 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' 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.

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