Austin ETJ Industrial Opportunity

9316 FM 812, AUSTIN, TEXAS 78719

38 ACRES

Southeast Austin

Industrial or Distributed Energy Resource

OFFERING MEMORANDUM

TABLE OF CONTENTS

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THE OFFERING

CBRE, as exclusive advisor to Republic Services, is pleased to present for sale 38 acres of excess land at 9316 FM 812 in Southeast Austin, Texas. The Property sits adjacent to an Austin Energy-owned substation and within Austin's Extra-Territorial Jurisdiction, offering maximum use flexibility and reduced entitlement risk. Just off FM 812 with proximity to Austin-Bergstrom International Airport, the Tesla Gigafactory, and the SH 130/US 183 interchange, the site sits at the intersection of Southeast Austin's most powerful energy and industrial demand drivers.

Substation adjacency positions the Property for a broad range of energy-intensive uses — battery energy storage, peaker generation, microgrids, behind-the-meter power, and large-scale EV fleet charging. Texas leads the United States in grid-scale battery deployment, with ERCOT operating nearly 14 GW of installed capacity entering 2026. For industrial users, the site's scale, ETJ flexibility, and FM 812 frontage support outdoor storage, IOS, build-to-suit manufacturing, truck terminal, and multi-tenant park development.

Address	9316 FM 812, Austin, Texas 78719
Total Acreage	38 Acres
Total Square Footage	1,775,070 SF
Parcel Number	552305 (Travis County)
Zoning	Unzoned — Austin Extra-Territorial Jurisdiction (ETJ)
Watershed	Cottonmouth Creek — Suburban Watershed
Impervious Cover	80%
Potential Use	Battery energy storage, peaker generation, solar + storage, EV fleet charging, outdoor industrial storage, build-to-suit manufacturing, truck terminal, and multi-tenant industrial park
Flood Plain	None
School District	Del Valle ISD
Electric	Austin Energy (Existing On-Site Service)
Water	Austin Water — Mains Along FM 812
Wastewater	Septic

INVESTMENT HIGHLIGHTS

BROAD ENERGY USE SPECTRUM | ONE SITE, MULTIPLE VIABLE DEVELOPMENT PATHS

The combination of substation adjacency, unzoned ETJ, and 38 acres creates a rare opportunity for Distributed Energy Resource development in an energy-constrained, hyper-competitive market.

38 ACRES | UNZONED AUSTIN ETJ | FM 812

At 38 acres along FM 812, the Property is one of the largest contiguous available land sites along the corridor. The site sits within Austin's Extra-Territorial Jurisdiction with no City of Austin zoning designation Buyers can pursue the full spectrum of energy, industrial, and logistics uses without a formal City entitlement campaign.

$145M TXDOT ROAD IMPROVEMENT ON THE PROPERTY'S FRONT DOOR

TxDOT has proposed a $145 million widening and realignment of FM 812 from US 183 to SH 21. Right-of-way acquisition is underway with construction anticipated to begin fall 2026. The project expands FM 812 to a four-lane divided roadway with a center turn lane and upgrades four bridges — directly improving access and connectivity fronting this site.

EPICENTER OF AUSTIN'S INDUSTRIAL DEMAND

The Property is minutes from the demand drivers that define Southeast Austin's industrial market: Austin-Bergstrom International Airport, the Tesla Gigafactory, SH 130, and US 183. The submarket continues to attract manufacturing, wholesale trade, logistics, and professional services tenants.

PROPERTY DESCRIPTION

38
Total Acres

Austin Energy
Existing
On-Site Service

1,775,070
Square Footage

Austin Extra-Territorial
Jurisdiction

7 Mi
From Austin-Bergstrom International Airport

AREA DEVELOPMENTS

AUSTIN, TX

Austin is one of the fastest-growing metropolitan areas in the United States and serves as the capital of Texas. The city is home to a diverse, highly educated workforce and a thriving technology and innovation economy. Major corporate residents include Tesla, Apple, Oracle, Samsung, Dell Technologies, Google, Meta, and Amazon. Austin-Bergstrom International Airport serves over 20 million passengers annually with direct flights to major domestic and international destinations.

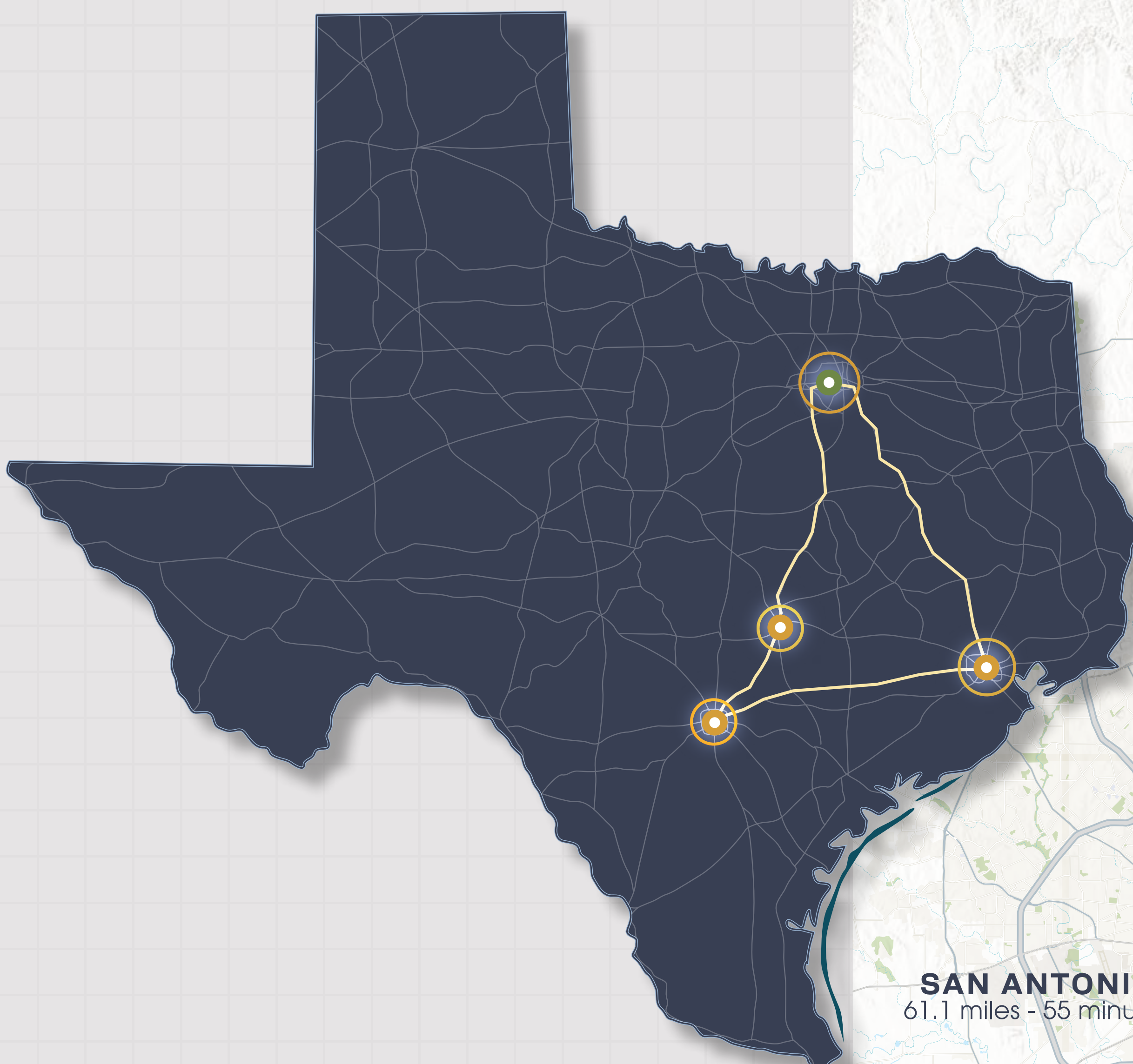
2.4 MILLION
RESIDENTS, AUSTIN MSA

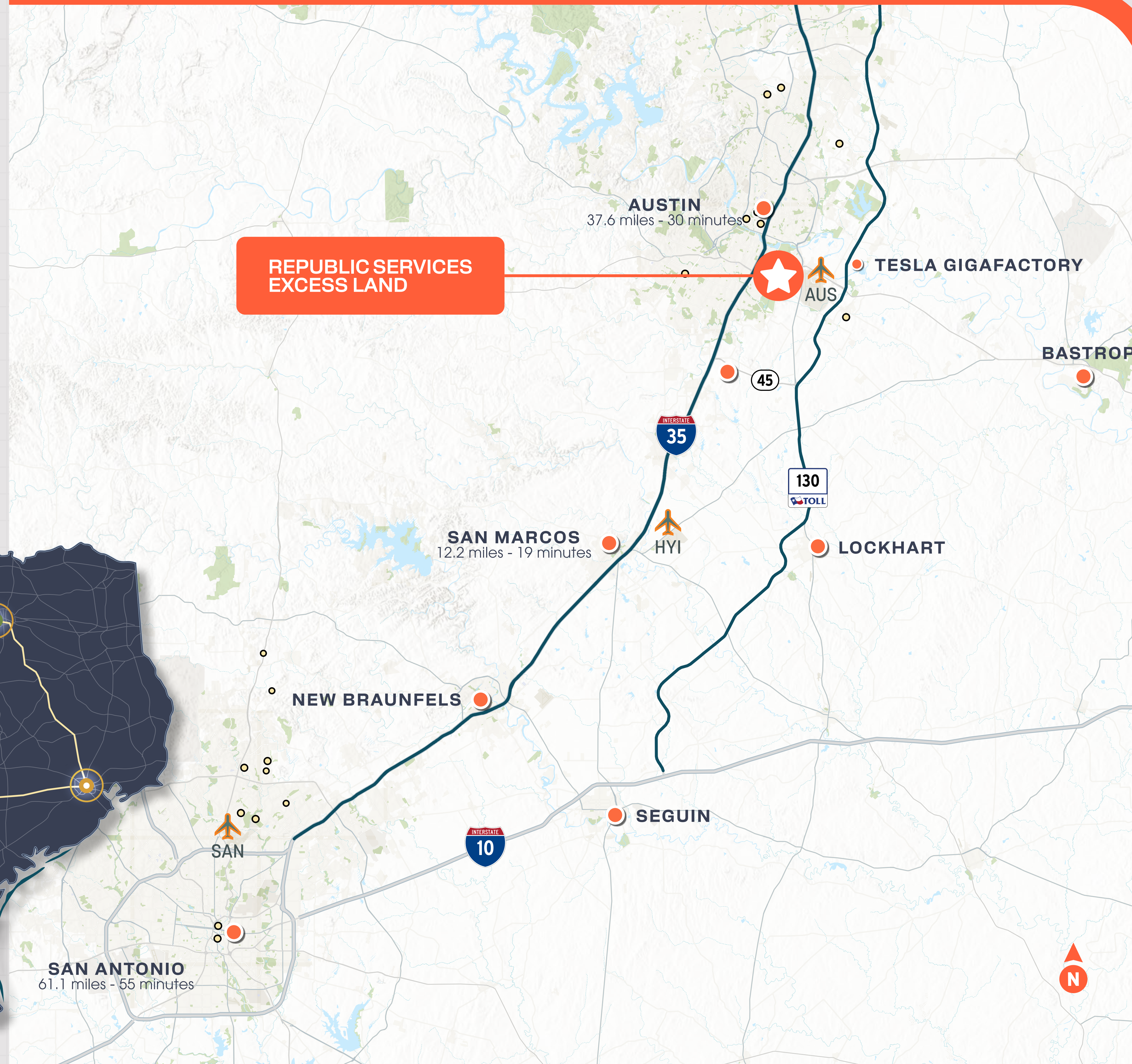
11th LARGEST
CITY IN AMERICA

37.2 MILLION
ANNUAL VISITORS
Cvent, 2024

Texas Triangle

The Texas Triangle — connecting Austin, Dallas, Houston, and San Antonio — encompasses approximately 66% of the state's population and 77% of its GDP, making Austin a strategic node in one of the nation's most economically significant corridors.





Texas Energy Market

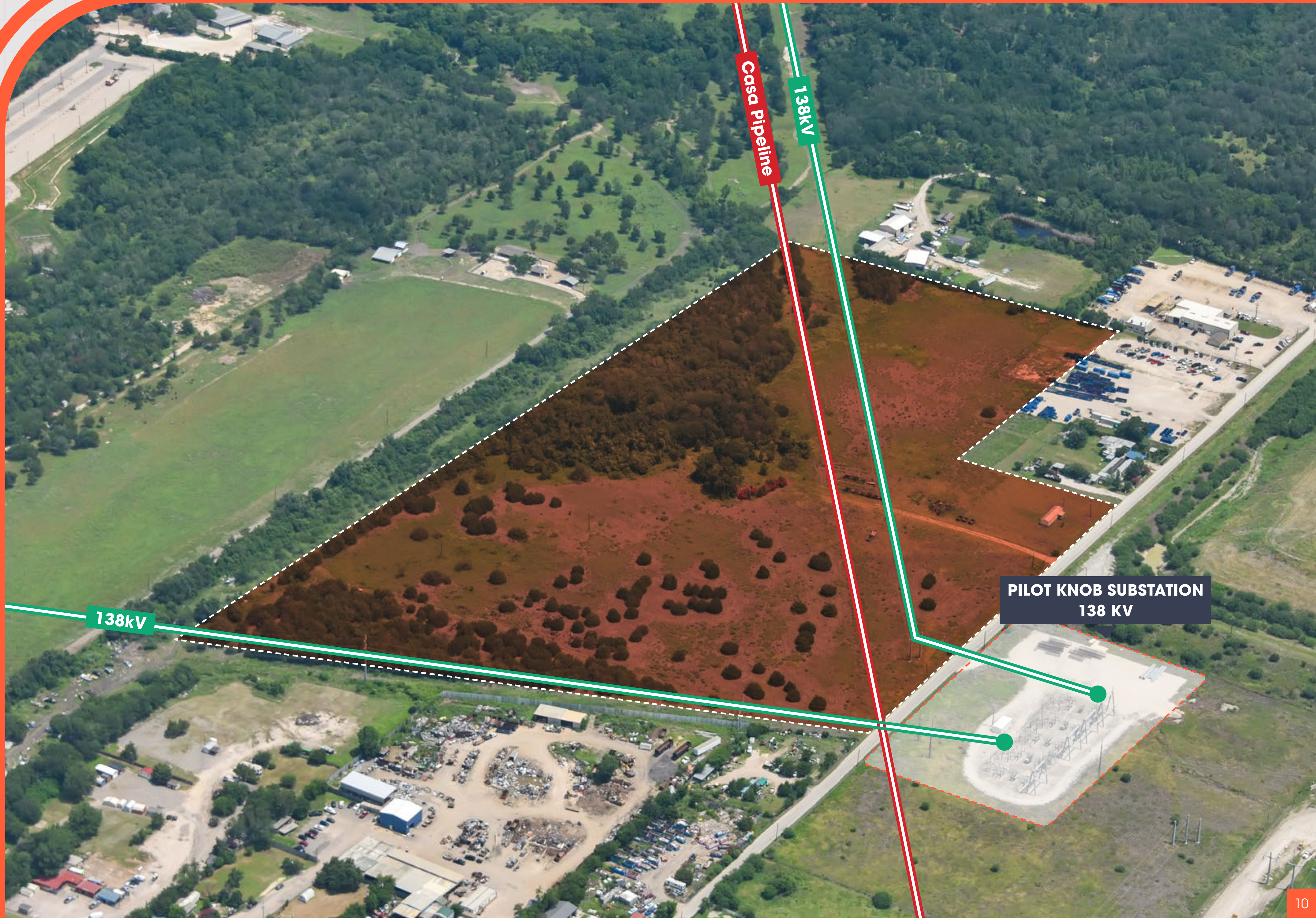
Texas operates the largest deregulated electricity market in the United States, with ERCOT serving approximately 90% of the state's electric load across 26 million customers. The state entered 2026 as the undisputed leader in grid-scale battery deployment — operating nearly 14 GW of installed battery capacity, a near-doubling of the fleet in a single year driven by ERCOT's energy-only market structure, which uniquely rewards fast-responding, dispatchable resources.

Central Texas has emerged as one of the most active Distributed Energy Resource development corridors in the nation. The combination of a rapidly growing urban load base, direct access to the Austin Energy Transmission Network, and a permissive regulatory environment has attracted battery storage operators, peaker developers, and behind-the-meter power investors from across the country.

#1 in the US
Texas leads all states in grid-scale battery storage capacity
(S&P Global, September 2025)

13.9 GW
ERCOT operational battery capacity entering 2026
(Modo Energy, February 2026)

6 GW
New battery capacity added to ERCOT in 2025 alone (Modo Energy, February 2026)
Cvent, 2024



Southeast Austin Industrial Submarket

The Southeast Austin industrial submarket totals approximately 24.7 million SF of inventory and is experiencing a cyclical correction following an unprecedented construction boom. The submarket's proximity to the Tesla Gigafactory, Austin-Bergstrom International Airport, and the SH 130/US 183 interchange continues to attract a diverse mix of manufacturing, wholesale trade, logistics, and professional services tenants.

24.7M SF
Total Inventory

19.7%
Vacancy Rate

(124K) SF
12 Mo Net Absorption

$13.58/SF
Avg. Asking Rent

2.82M SF
Under Construction

7.8%
Market Cap Rate

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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Disclaimer

REPUBLIC SERVICES EXCESS LAND

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