

12991 Wright Road,
Creedmoor, TX 78610



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The Offering ///

KW Commercial is pleased to present a premier 38.2± acre property located in Creedmoor, Texas, offering exceptional development and operational potential. The expansive site features approximately 2,400 square feet of Highway 45 (toll road) frontage, providing excellent visibility and accessibility for commercial and industrial enterprises. The property's flat topography and strategic positioning create an ideal canvas for customized development tailored to meet specific operational requirements.

Strategically situated in a thriving industrial corridor, the property is surrounded by established industrial development to the north (across Highway 45), west, and south, demonstrating strong market demand and land use consistency in the area. The property's eastern boundary adjoins land owned by the City of Creedmoor, ensuring planned municipal oversight and infrastructure development. This prime location positions the site at the intersection of rapid growth and established industrial activity.

The property benefits from its proximity to Austin's booming metropolitan area, providing convenient access to major transportation corridors, distribution networks, and a robust labor market. Highway 45 connectivity ensures efficient logistics and regional distribution capabilities. The area's rapid commercial and industrial expansion creates numerous opportunities for warehouse, distribution, manufacturing, or mixed-use development.

With reliable infrastructure, a strong industrial foundation, and significant acreage, this undeveloped property represents an exceptional investment opportunity for developers and businesses seeking to establish or expand operations in a high-growth corridor. The combination of ample land, strategic location, highway frontage, and proximity to Austin makes this an ideal site for industrial, commercial, or development ventures in Creedmoor.



About the Property

PROPERTY SUMMARY

Address	12991 Wright Rd, Creedmoor, TX 78610
Land Area	38.2± acres (1,663,909± SF)
Jurisdiction	City of Creedmoor (Travis County)
Frontage – North	45 East Toll (2,450± ft)
Frontage – South	Wright Rd (760± ft)
Lot Dimensions	~2,450 ft x ~620-730 ft
Improvements	Electric, well, septic
Zoning	Buyer to verify

HIGHLIGHTS

- ±38 acres with high-visibility frontage along Highway 45 East Toll
- Level topography, minimal tree cover — development-ready site conditions
- Near SH 45/SH 130 interchange, connecting to I-35 and US-183
- Minutes from Tesla Giga Texas, a major regional employer
- Located in fast-growing Creedmoor/Buda/Del Valle corridor
- Convenient to COTA, Austin-Bergstrom Airport, and Downtown Austin
- Flexible for industrial, logistics, outdoor storage, or commercial use



File # WRGHTR04

PLAT SHOWING BOUNDARY SURVEY OF 37.685 ACRES OUT OF AND PART OF THE ELIJAH CAPLES SURVEY NO. 6, ABSTRACT NO. 155 IN TRAVIS COUNTY, TEXAS.

Scale
1" = 250'

FOR: Lippe Estate

DATE: December 8, 2025

Curve	Radius	Arc	Chord	Chord Bearing
1	13,825.50	1,335.28	1,334.76	S 65°32'39"E



Surveyor's Notes: Volume 3648, Page 1319, TCDCR, describes a 30' Lo-Vaca pipeline easement that traverses this tract. Volume 12636, Page 370, TCRPR, describes a 20' Valero Transmission easement along a portion of the southwest property line. Fences are shown for graphic purposes and may meander along property lines slightly. All bearings and distances are based upon Texas State Plane Coordinate System, Texas Central Zone, NAD 1983 datum. This survey was performed without the use of a title search. There may be easements/ documents that affect this tract that are not shown. There are several small structures that are scheduled to be removed and are not shown on this plat. This is a Boundary Survey only.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is essentially correct and that shown property has access to a public right-of-way. Only those plats with a red surveyors seal and red signature shall be deemed reliable and authentic.

Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

According to the scaling of FEMA Map Panels 0685 J & 0705 K of the January 22, 2020 insurance rate map for the County of Travis, Texas, the property described hereon is partially in the Zone "A" of the flood hazard area and determined to be partially inside the 100 year flood zone.

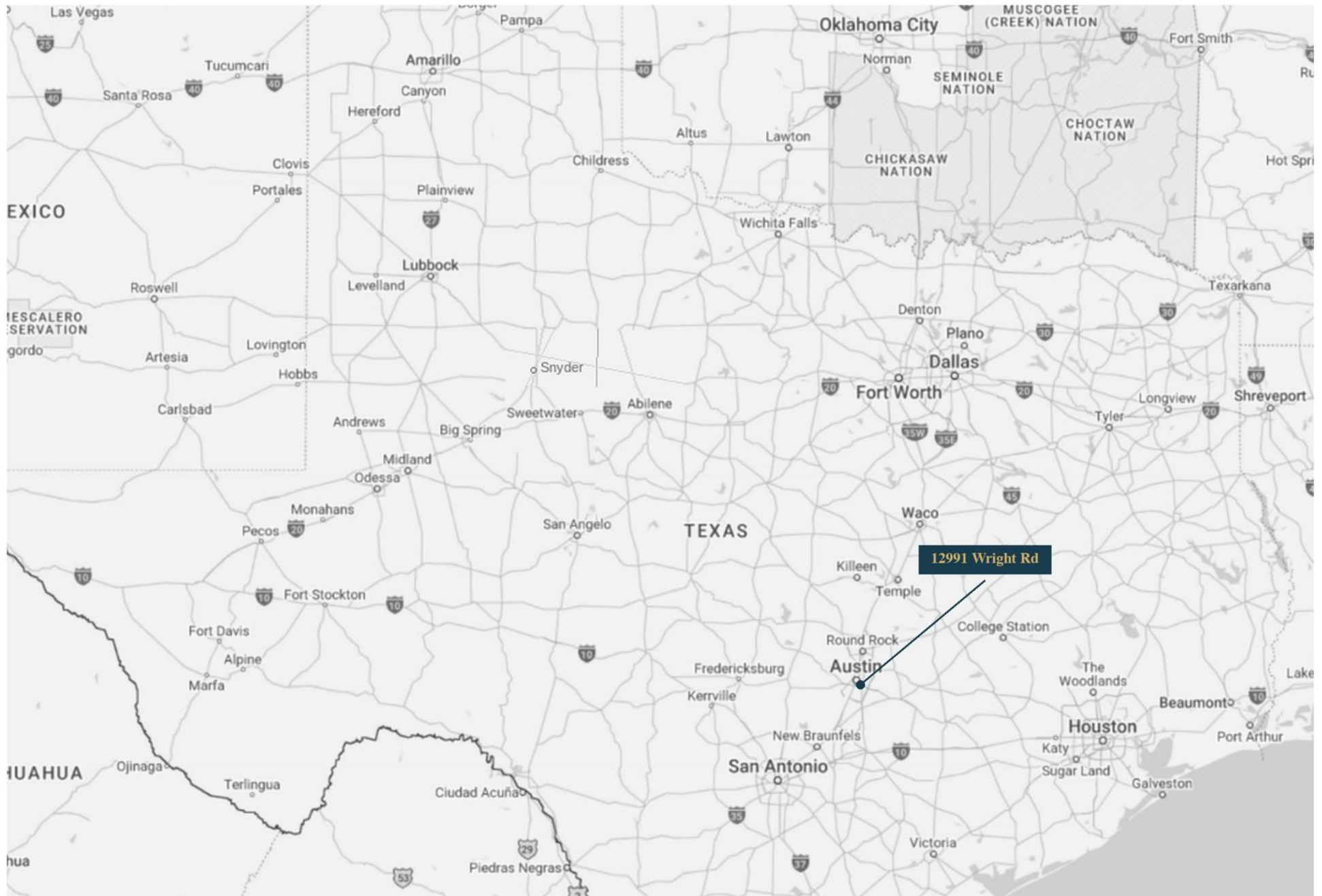


Legend

- OPRTC
Official Public Records of Travis County
- RPRTC
Real Property Records of Travis County
- TCDCR
Travis County Deed Records
- TCCCR
Travis County Commissioners Court Records
- Overhead Powerline
P
- Powerspole
O
- Wirefence
X
- Electrical Box
E
- Utility Box
U

HAYES SURVEYING LLC
202 SUNFLOWER DRIVE
KYLE, TEXAS 78640
512-738-0511

Location Map ///



Location Map



Area Overview *///*



Property Photos ///



About Creedmoor ///

Creedmoor, Texas, is a rapidly growing community located in Travis County, just south of Austin in the scenic Texas Hill Country. Once a quiet rural area, Creedmoor has experienced significant growth over the past two decades, transforming into a vibrant suburban community while maintaining small-town character and charm. This strategic location provides residents with easy access to Austin's economic opportunities while preserving a more relaxed, family-friendly atmosphere.

The region is characterized by rolling hills and natural beauty, with excellent access to outdoor recreation, including hiking, kayaking, and water activities at nearby lakes. Local parks and trails offer residents abundant opportunities for nature-based activities and scenic exploration. The area's natural landscape, combined with growing modern infrastructure, makes it an attractive destination for those seeking an active lifestyle.

Economically, Creedmoor has experienced notable business development, with new commercial corridors, retail centers, and restaurants emerging to serve the growing population. The community benefits from proximity to Austin's thriving job market, attracting small businesses, service providers, and professional enterprises. While agriculture and ranching remain part of the local heritage, residential and commercial development now characterize the area.

With a warm, pleasant Texas climate and a strong sense of community, Creedmoor offers an affordable alternative to central Austin while providing convenient access to modern amenities and employment opportunities. Ideal for those seeking a dynamic, growing community with Hill Country living and metropolitan proximity.



Circuit of the Americas (COTA) — 15 minutes away in Del Valle



City of Buda, Texas

Disclaimer



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



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.

11-2-2015



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.

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.

Keller Williams - Heritage	434367	broker@mykwsa.com	210.493.3030
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Garret Brandt	742614	broker@mykwsa.com	210.493.3030
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Eric Schaffner	683331	eric.schaffner@kw.com	210.870.8860
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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