9300 FM 969 ROAD
AUSTIN, TX, 78724

±0.93 AC (±40,925 SF)

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COMMERCIAL REAL ESTATE SERVICES

PROPERTY DETAILS

PROPERTY ID:
714343

UTILITIES:
8′ AND 16′ GRAVITY MAIN WATER LINES ALONG BANTOM WOODS BEND & FM 969. 8′ GRAVITY MAIN SEWER LINE ALONG BANTOM WOODS BEND

TAX RATE:
2.09%

ZONING:
COMMUNITY COMMERCIAL CONDITIONAL OVERLAY

JURISDICTION:
CITY OF AUSTIN

SCHOOL DISTRICT:
MANOR ISD

TRAFFIC COUNT:
19,365 VPD

FLOODPLAIN:
NONE OF THE SITE LIES WITHIN THE FEMA FLOODPLAIN

BANTOM WOODS BEND FRONTAGE:
170.51 FEET

FM 969 FRONTAGE:
198.46 FEET

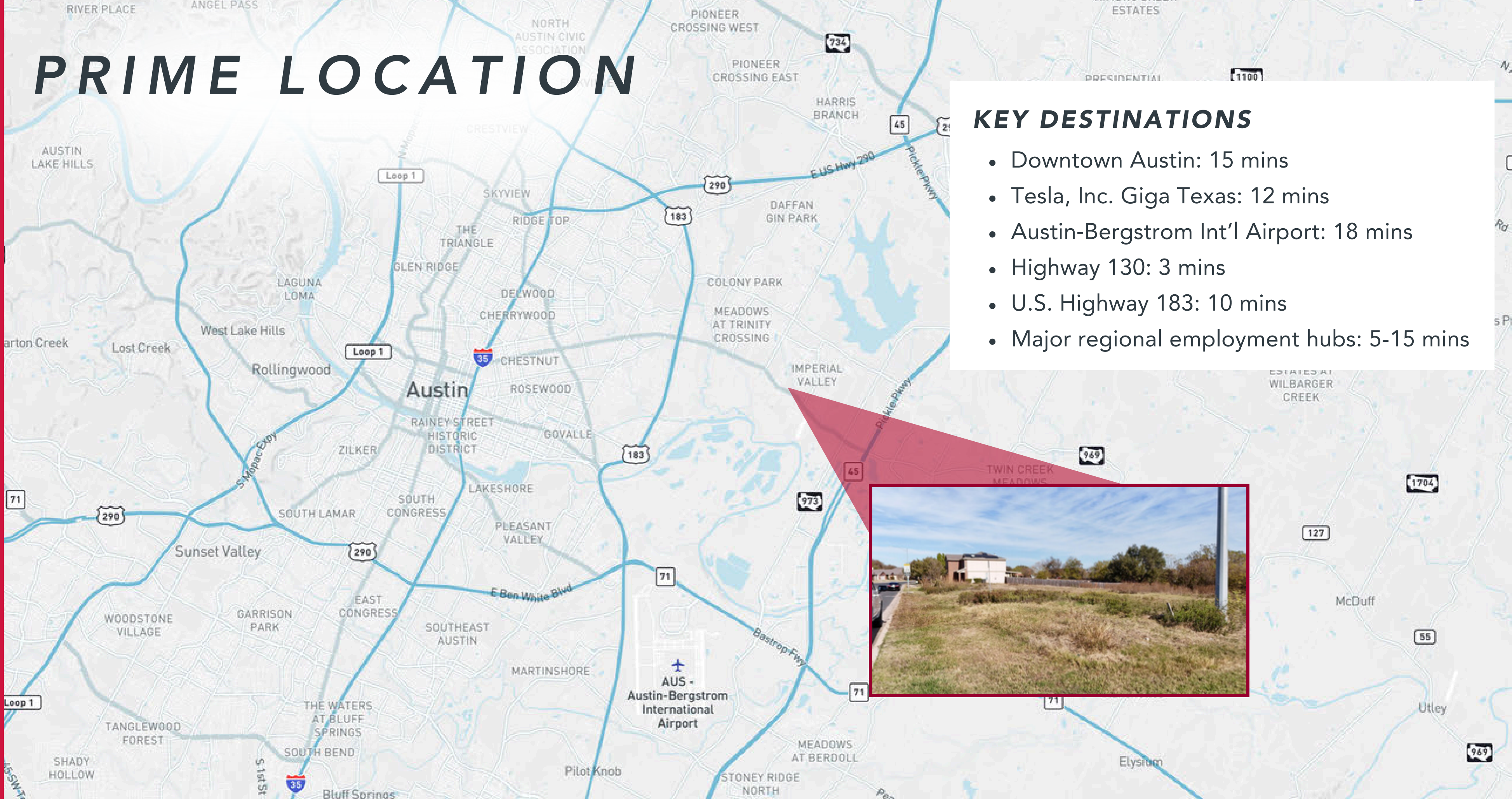
TOPOGRAPHY:
FLAT 520′

ASKING PRICE:
$550,000 ($13.44/SF)

EXECUTIVE SUMMARY

Located at the signalized intersection of FM 969 and Bantom Woods Bend, this ±0.93-acre site offers excellent visibility, access, and flexibility for commercial development in Austin's rapidly growing east corridor. Zoned GR-CO within the City of Austin, the property allows for a range of retail, office, and service uses. With full utilities, no floodplain impact, and dual frontage on major roadways, it's ideally positioned near Tesla Giga Texas, Samsung, and Applied Materials. This site provides an exceptional opportunity for investors, developers, or owner-users seeking a high-traffic, high-exposure location within Austin's thriving growth corridor, surrounded by expanding residential and commercial development.

PRIME LOCATION



KEY DESTINATIONS

- Downtown Austin: 15 mins
- Tesla, Inc. Giga Texas: 12 mins
- Austin-Bergstrom Int'l Airport: 18 mins
- Highway 130: 3 mins
- U.S. Highway 183: 10 mins
- Major regional employment hubs: 5-15 mins

Colony Park - A 200-acre, city-led mixed-use development delivering up to 3,000 homes, 230,000 SF of commercial space, and 50 acres of parks and trails underway in 2025.

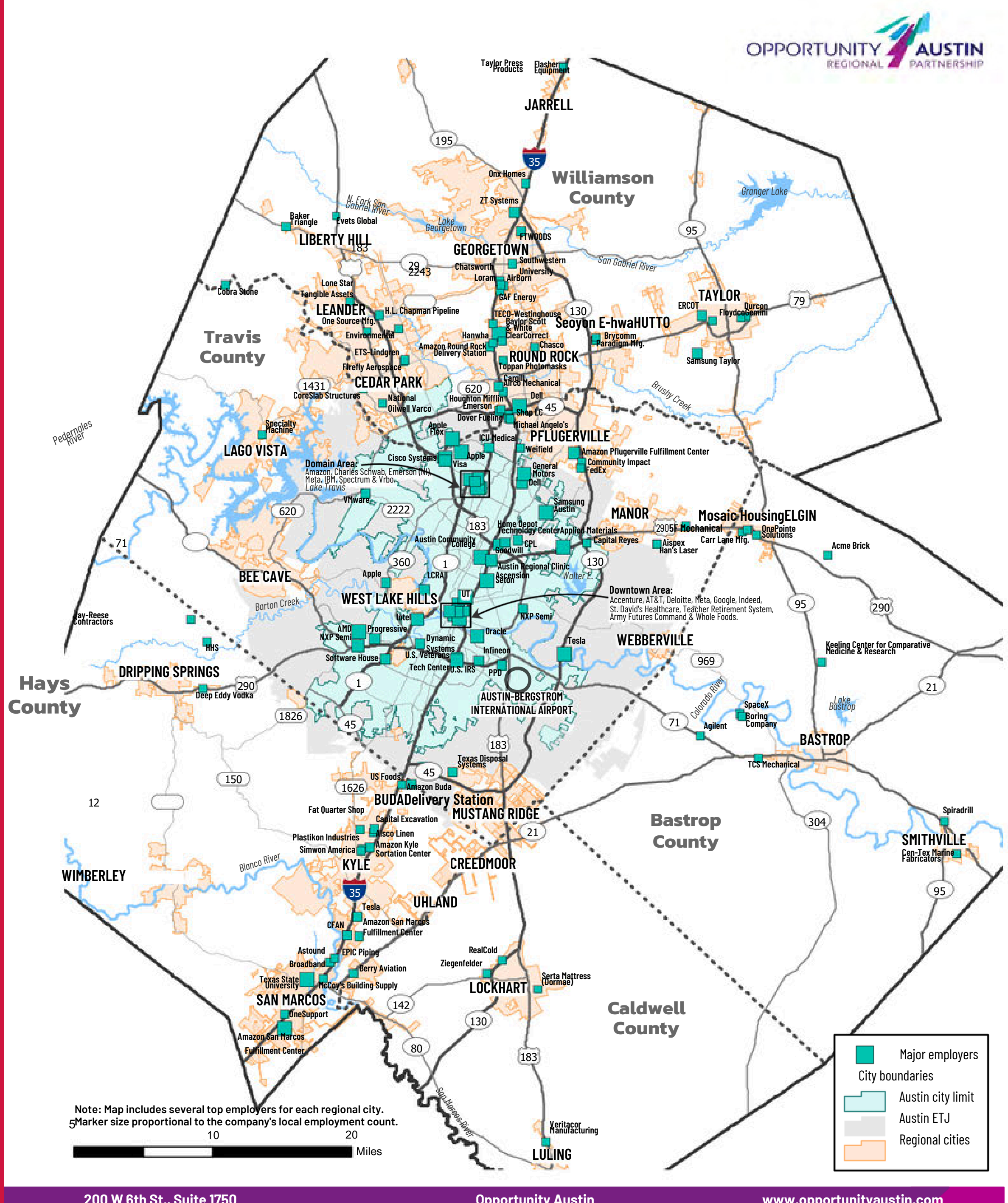
River Park - A 109-acre, $4 billion redevelopment in east Austin at E. Riverside Dr & Wickersham Ln, designed to deliver up to 10 million SF of office, retail, residential and hotel uses and a 4,000-capacity music venue.

EastVillage Mixed-Use District - A 425-acre master-planned development blending residential, office, hospitality, and 400,000 SF of retail delivering over 2,000 housing units and a modern urban village just minutes from Bantom Woods Bend.

Giga Texas Growth Zone - Tesla's 2,500-acre advanced manufacturing campus with ongoing supplier and logistics expansions fueling nearby housing demand and supporting new commercial development throughout the FM 969 and SH-130 corridors.

GREATER AUSTIN REGION EMPLOYERS

Major employers



EMPLOYMENT STATISTICS

270,500
Financial activities and professional services jobs

64,000
Manufacturing jobs (62% high tech)

87,000
Computer and engineering occupations

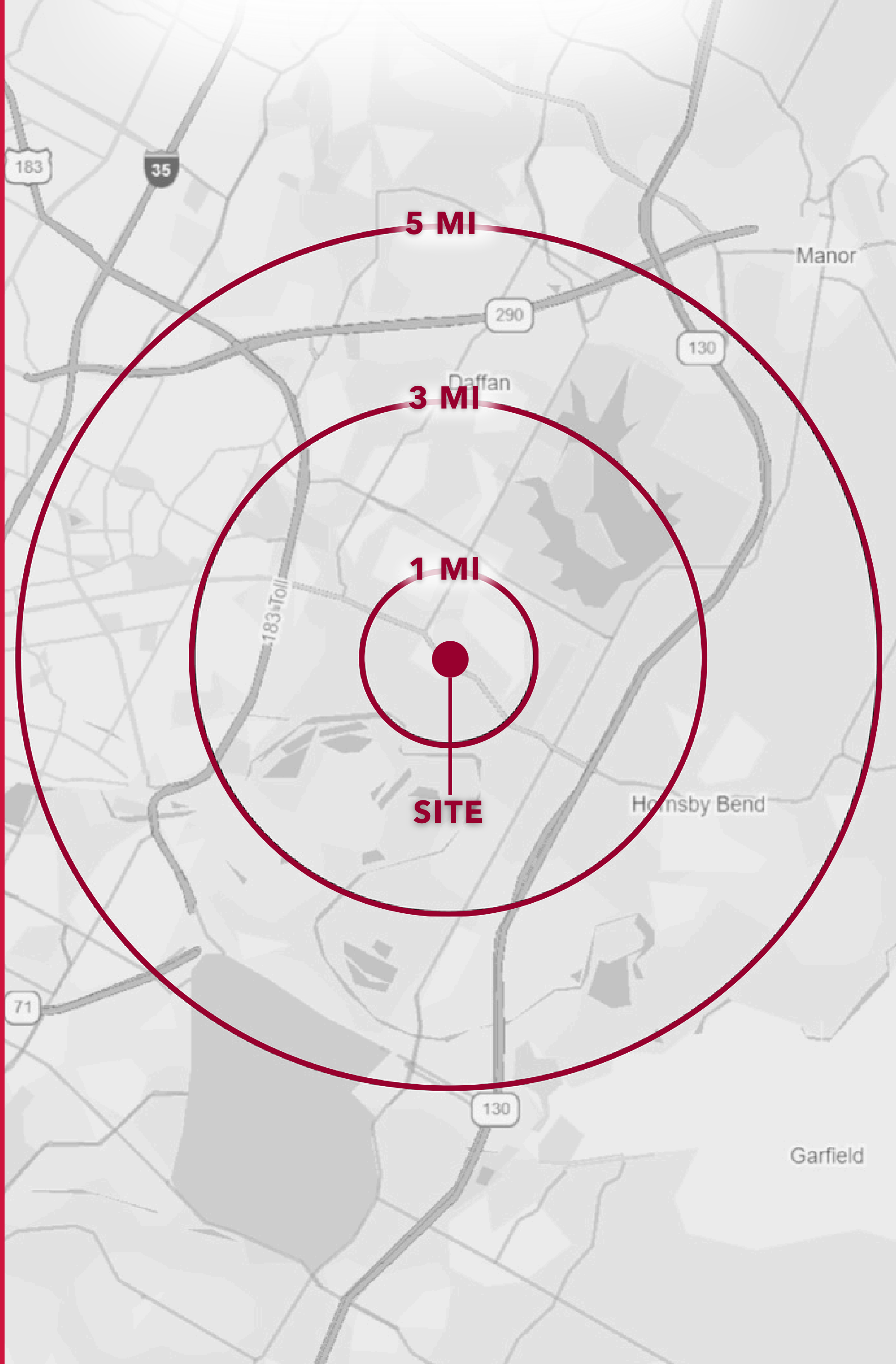
200+
Companies and 20,000 employees in clean tech

TECH/INNOVATION CENTERS
Including Tesla, Samsung, Home Depot, Walmart, IBM, Comcast, GE Aviation, Dell Med, HEB, and GM

HEADQUARTERS
Home of the U.S. Army Futures Command (AFC) headquarters

151 VENTURE CAPITAL DEALS
with $1.7 billion in funding in 2019 - Austin ranked 7th among U.S. metros for the value of funding

DEMOGRAPHICS



MARKET AREA PROFILE

	1 MILE	3 MILES	5 MILES
2025 EST. POPULATION	~2,800	~34,500	~122,000
5-YEAR EST. POPULATION GROWTH	31%	16%	11%
AVERAGE HOUSEHOLD INCOME	$78,000	$91,000	$106,000
MEDIAN OWNER-OCCUPIED HOUSING VALUE	$365,000	$410,000	$445,000

EAST AUSTIN GROWTH SNAPSHOT

1,800+ NEW RESIDENTIAL UNITS

Planned or under construction within 3 miles

250K SF NEW COMMERCIAL SPACE

Retail + service projects slated 2024–2026

3 NEW SCHOOLS

Manor ISD expansions & charter campus openings within 5 mi

19,000+ DAILY VEHICLES

FM 969 traffic count – rising 8% year-over-year

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