

**7.5± ACRES ON I-35**  
 11809 South IH-35 | Austin, TX 78747

**LAND FOR SALE**



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

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**512 682 1000**  
 9130 Jollyville Rd., Suite 300  
 Austin, TX 78759  
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# SUMMARY

7.5± Acres

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- Location:** 11809 S. IH-35, Austin, TX 78747 ([Google Map Link](#))  
At the SEC of I-35 and Mayall Trail.
- Size:** Approximately 7.5 acres. Site is part of a 16.8 acre master tract owned by St. Alban's Episcopal Church and must be subdivided at the Buyer's expense.
- The configuration in this marketing package represents approximately 300 feet of frontage on I-35. Exact size and configuration to be mutually agreed to by Buyer and Seller.
- Area Activity:** Located on the northbound frontage road of I-35 in south Austin, the Property is in a position to capitalize on tremendous new development in the immediate area. Less than 2 miles south of Southpark Meadows, the site is at the entrance to **Cascades at Onion Creek**, a residential project with more than 500 single family homes, plus townhomes and two phases of apartments.
- Immediately south of the site is a three-phase apartment project with upwards of 1,000 additional units when fully built out. It is across I-35 from Estancia, a 600+ acre mixed use development.
- Zoning:** I-SF-2. Interim zoning. Expected to be able to rezone commercial or multifamily. Likely uses include gas/c-store, retail, office, school/daycare, and multifamily. Buyer must do its own independent determination and obtain approvals for rezoning.
- Utilities:** Available from the City of Austin. Along the property boundary. Buyer must confirm capacity.
- Floodplain:** None
- Property Details:** Travis County Property IDs [352004](#) & [351999](#)
- Asking Price:** Call Broker

## For More Information Contact:

**Josh Hubka, CCIM**

Principal

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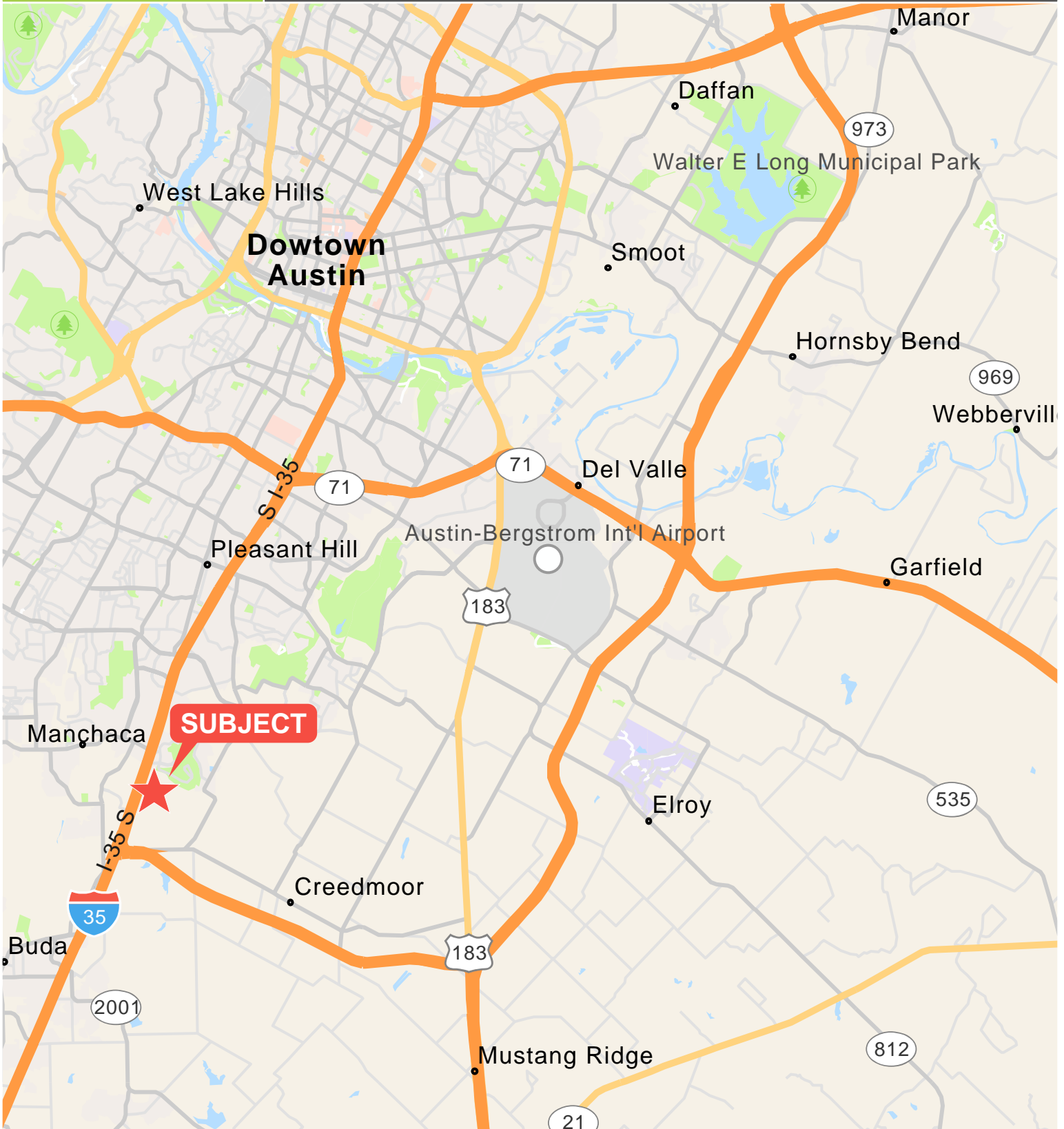
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# METRO MAP

7.5± Acres

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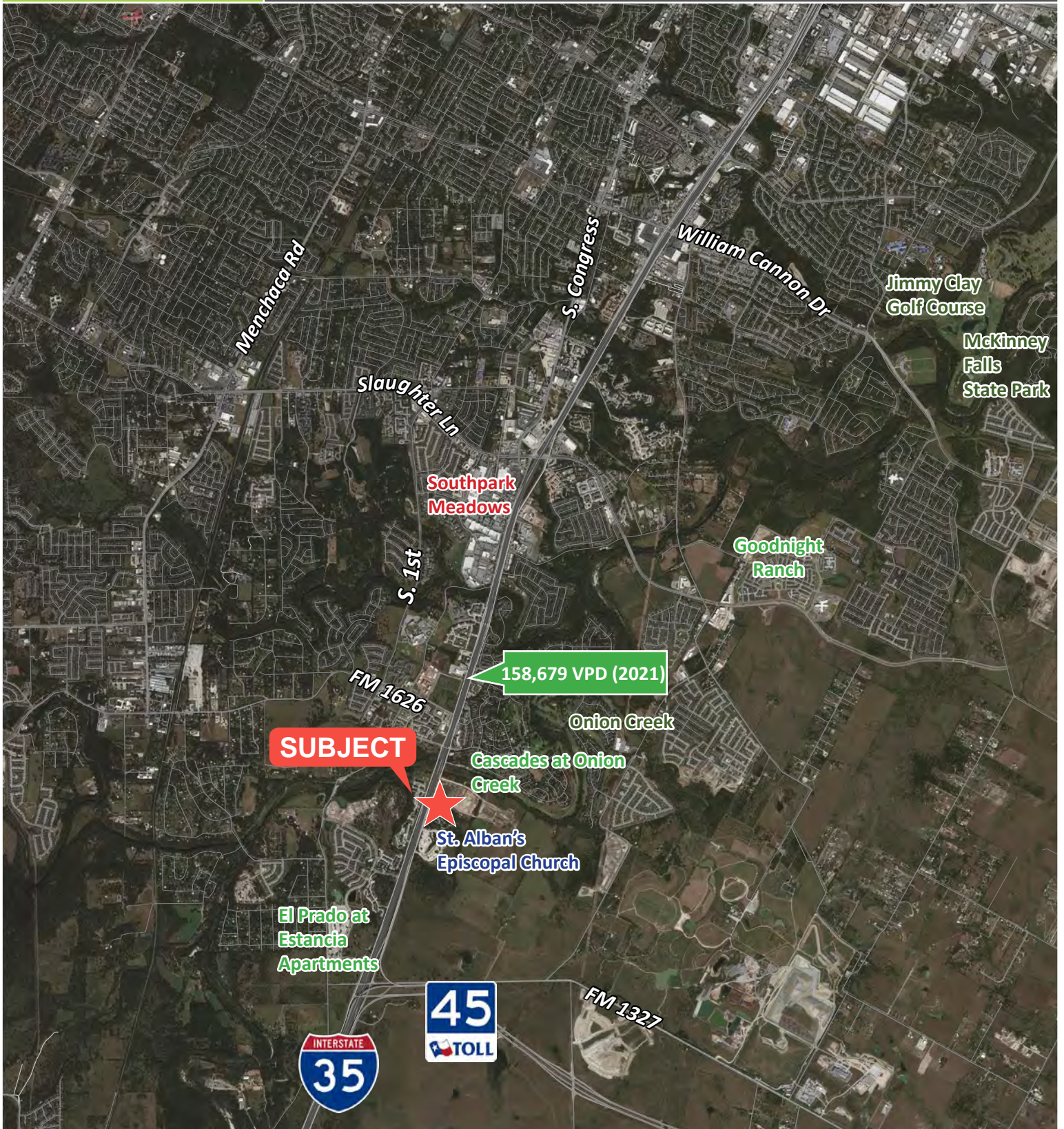
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# REGIONAL MAP

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# AREA MAP

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# CLOSE-UP MAP

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# UTILITY MAP

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# FLOODPLAIN MAP

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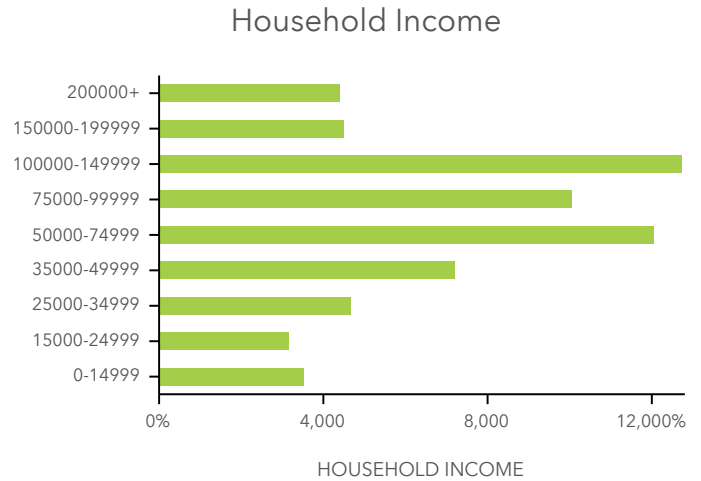
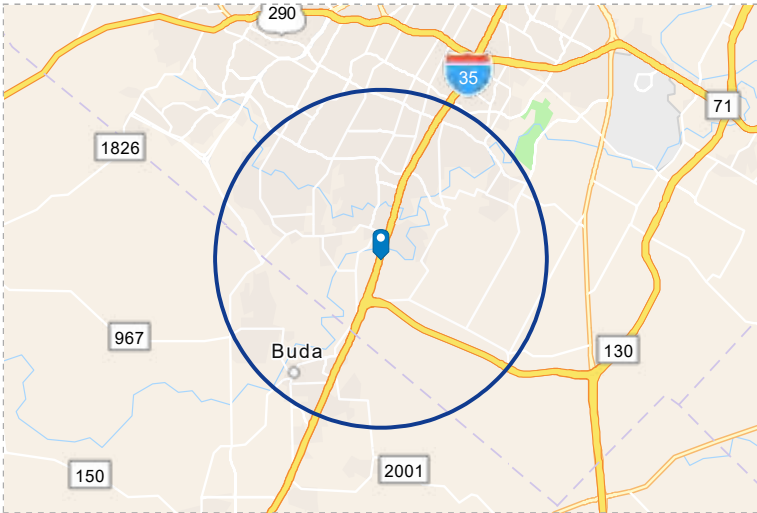
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# DEMOGRAPHICS WITHIN 5 MILES

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## KEY FACTS

167,052

Population



62,235

Households

34.0

Median Age

\$60,629

Median Disposable  
Income

## INCOME



\$75,985

Median  
Household  
Income



\$35,192

Per Capita  
Income



\$96,213

Median Net  
Worth

## EDUCATION

11%

No High School  
Diploma



22%

High School  
Graduate



27%

Some  
College



40%

Bachelor's/Grad  
/Prof Degree

## EMPLOYMENT

67%

White Collar

17%

Blue Collar

16%

Services

8.2%

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.



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# 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Allan Hubka	570840	josh@cipaustin.com	(512) 682-1002
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date