

**FOR SALE**

**5 Acres of Land Located in  
East Austin**

**14314 Hunters  
Bend Road**



SCAN OR CLICK  
FOR MORE INFO

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# Executive Summary

A developer's dream site on 5 acres located in East Austin just off FM 969 on Hunters Bend Rd and smack dab in the heart of Hornsby Bend. Adjacent to new commercial developments and up-and-coming residential developments. This flat piece of land with minimal trees and no floodplain is off a highly visited street VPD: 9,761. Hunters Bend Road is one of the main arteries of Hornsby Bend and leads directly into downtown Hornsby Bend.

## Highlights

- Great Opportunity to Develop Commercial or Residential
- Ideally Located with Easy Access
- ETJ Zoning - Allowing for a variety of uses
- Short Travel Times to Tesla. Austin Airport and Downtown
- Property has 1,745 SF Single Family Home, man made pond and Storage Sheds

# Listing Details

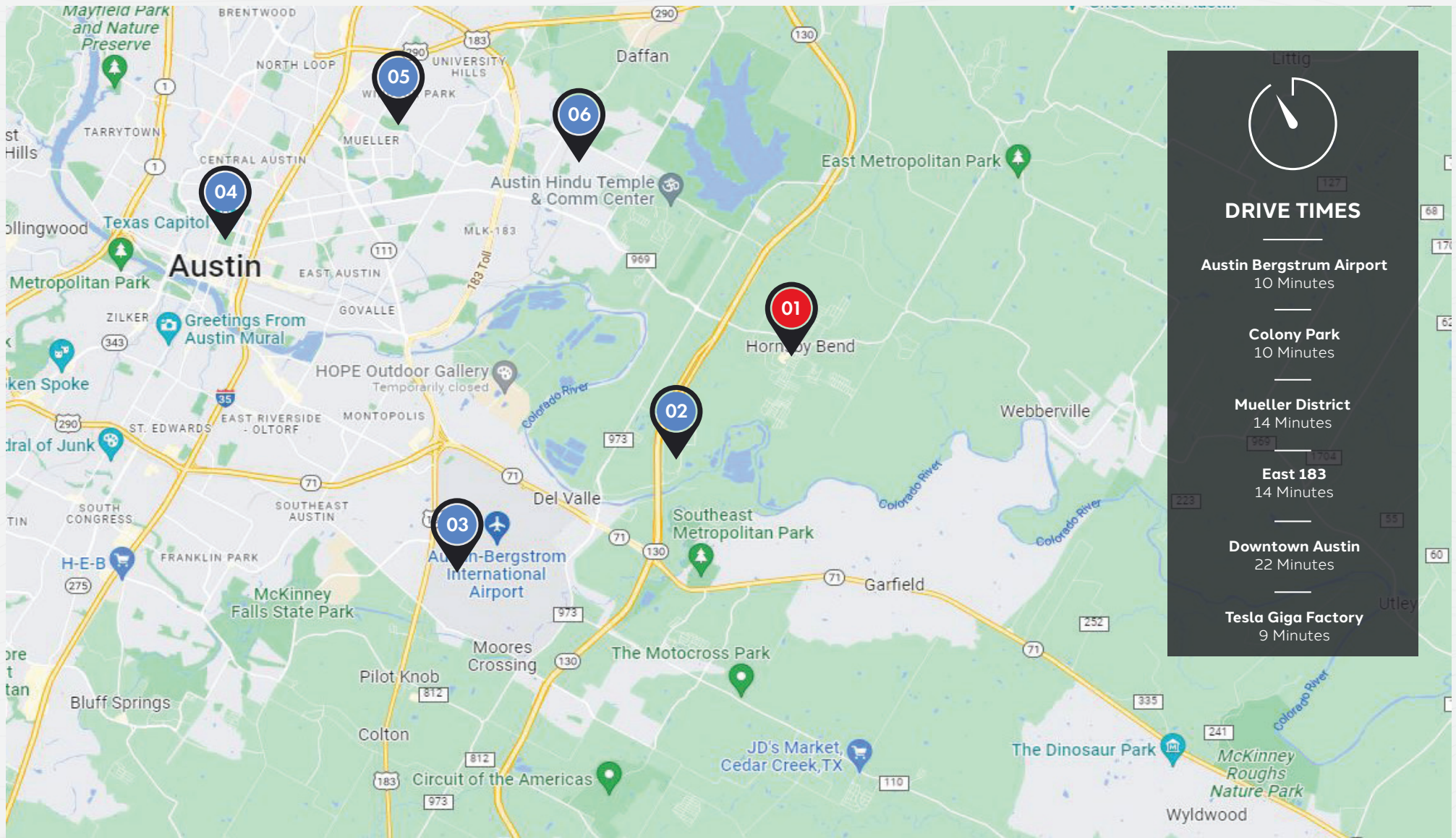
Sales Price:	Contact for Price
Property Type:	Land
Development Type:	Commercial or Residential
Total Building SF:	1,745 SF
Zoning:	ETJ
Land Area:	5 AC
Other:	Man Made Pond Storage Sheds
Neighborhood:	Hornsby Bend



## PHOTOS

FOR SALE: 14314 Hunters Bend Rd, Austin, TX 78725



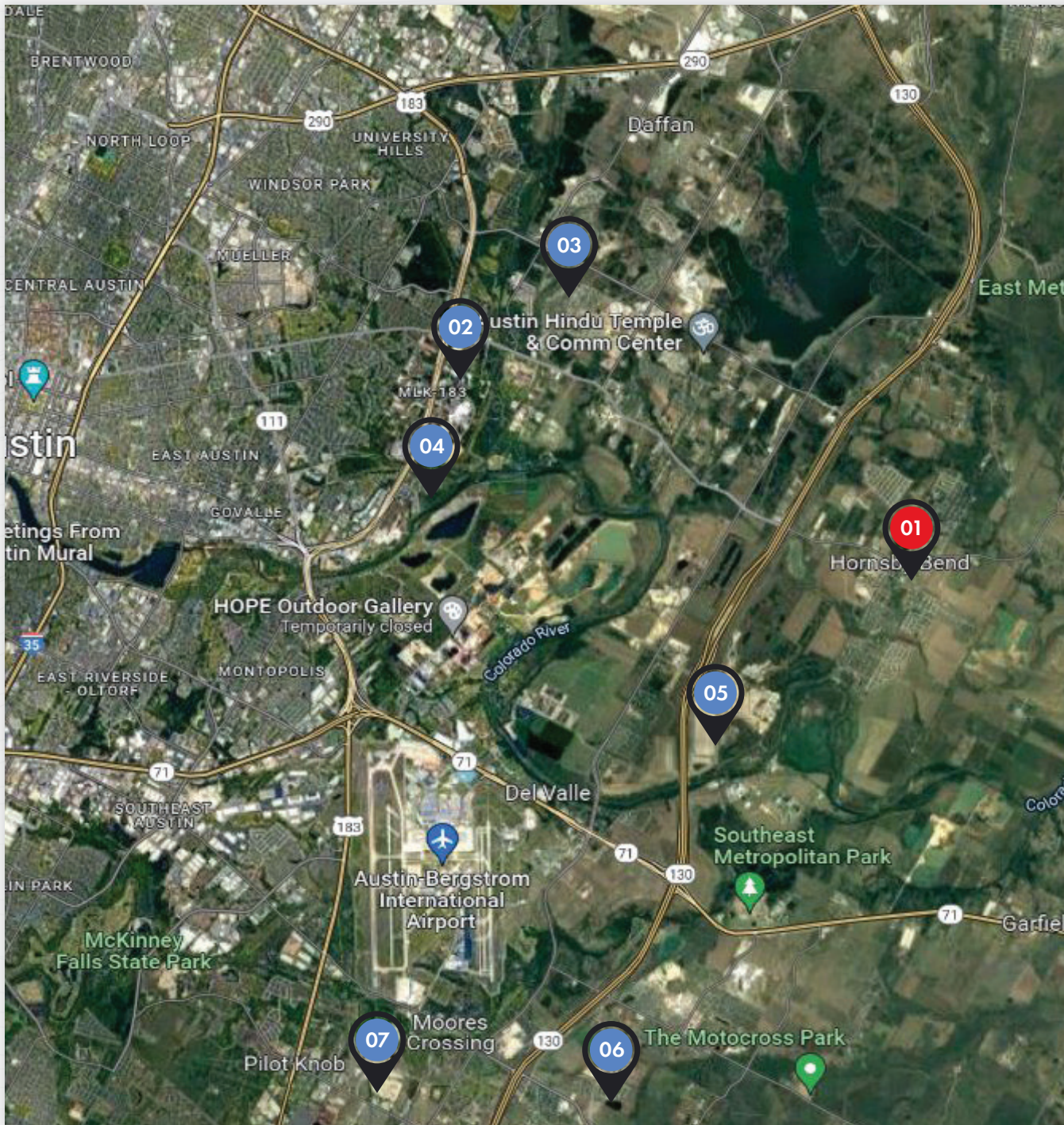


- 01**  
14314 Hunters Bend Road
- 02**  
Tesla Giga Factory
- 03**  
Austin-Bergstrom International Airport
- 04**  
Downtown Austin
- 05**  
Mueller District
- 06**  
Colony Park

**LOCATION OVERVIEW**

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- 01** 14314 Hunters Bend Road
- 02** East 183 - 1.5M SF of Creative Office and Tech Manufacturing
- 03** Colony Park - Future 208 Acre Mixed-Use Project
- 04** East Austin Creative Hub - 535,000 SF of Commercial Space
- 05** New Tesla Giga Factory
- 06** Infinity Park - 600,000 SF Industrial Park
- 07** 400 AC Surf Resort by Kelly Slater

## DEVELOPMENTS

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## 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.

### 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' 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.

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