

# 3 Commercial Lot - Package

1600 Montopolis Dr & 6211, 6215 Fairway St 78741



Zoning:  
GR-NP &  
SF-3-NP

1600 Montopolis Dr &  
6211, 6215 Fairway St  
Austin, TX 78741

**3RD ANGLE**  
**REALTY**

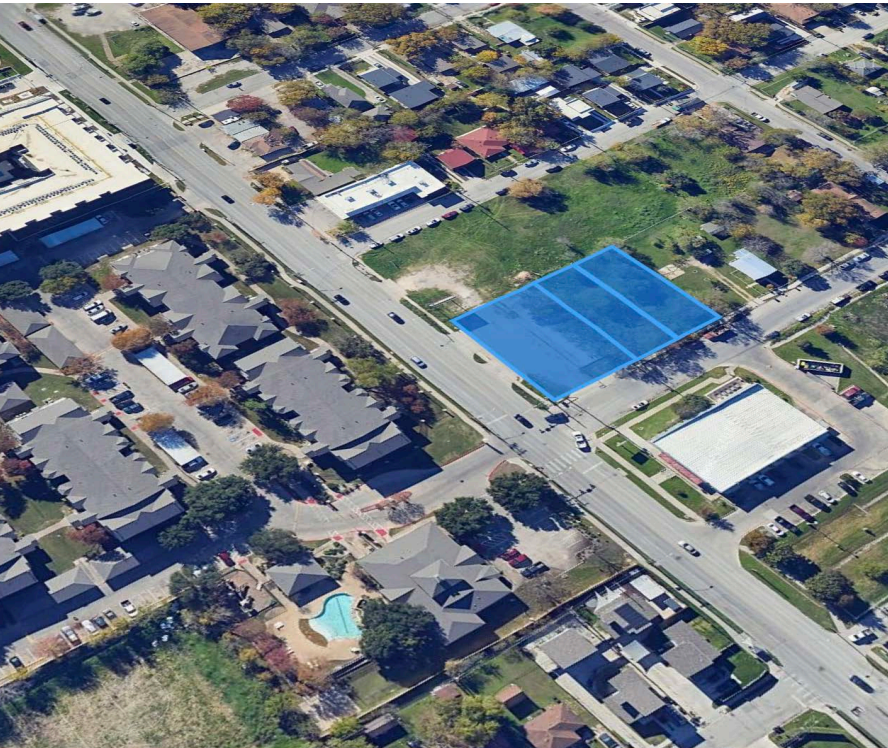
Property Overview

Development Profile

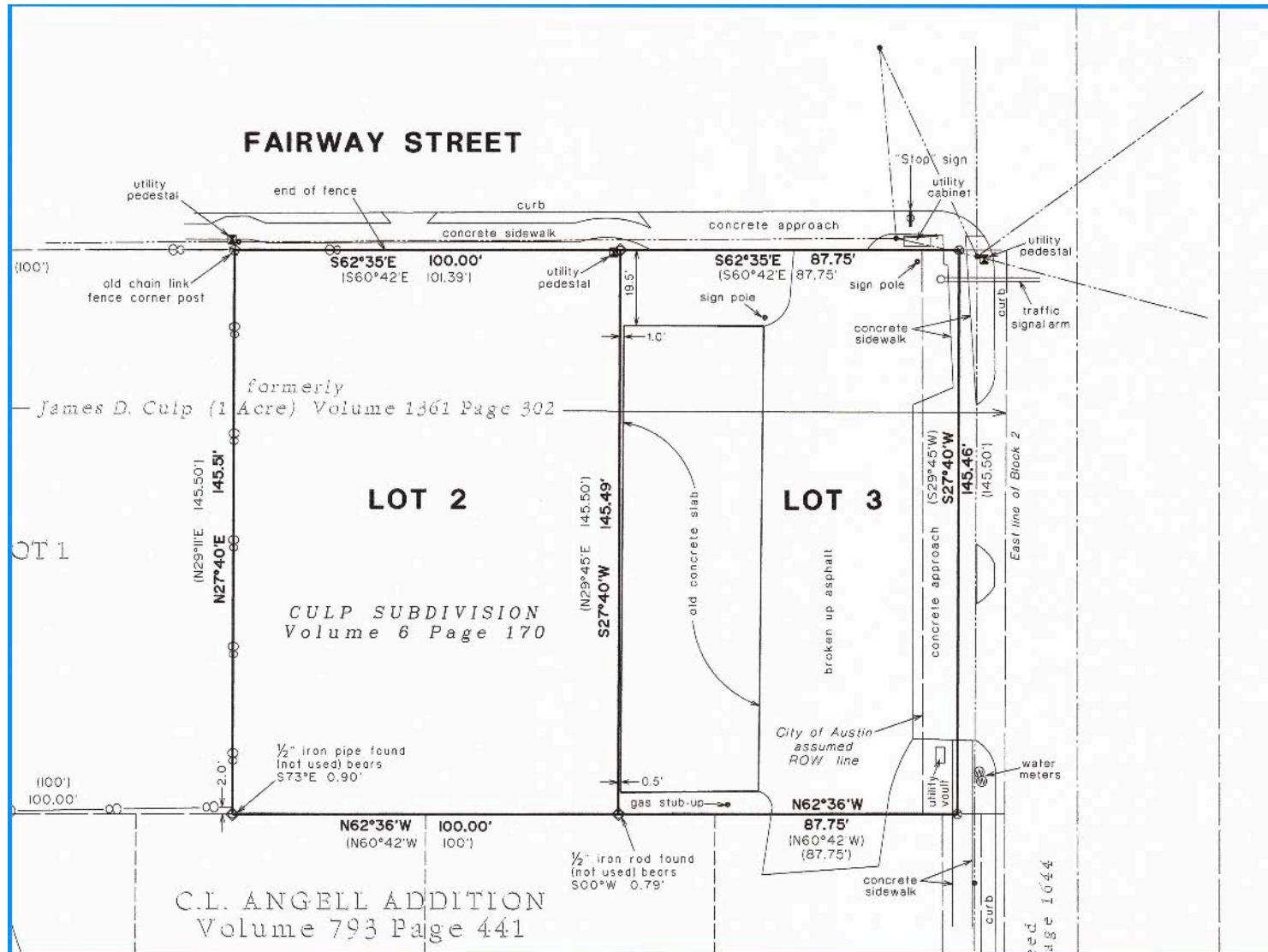
Brokerage

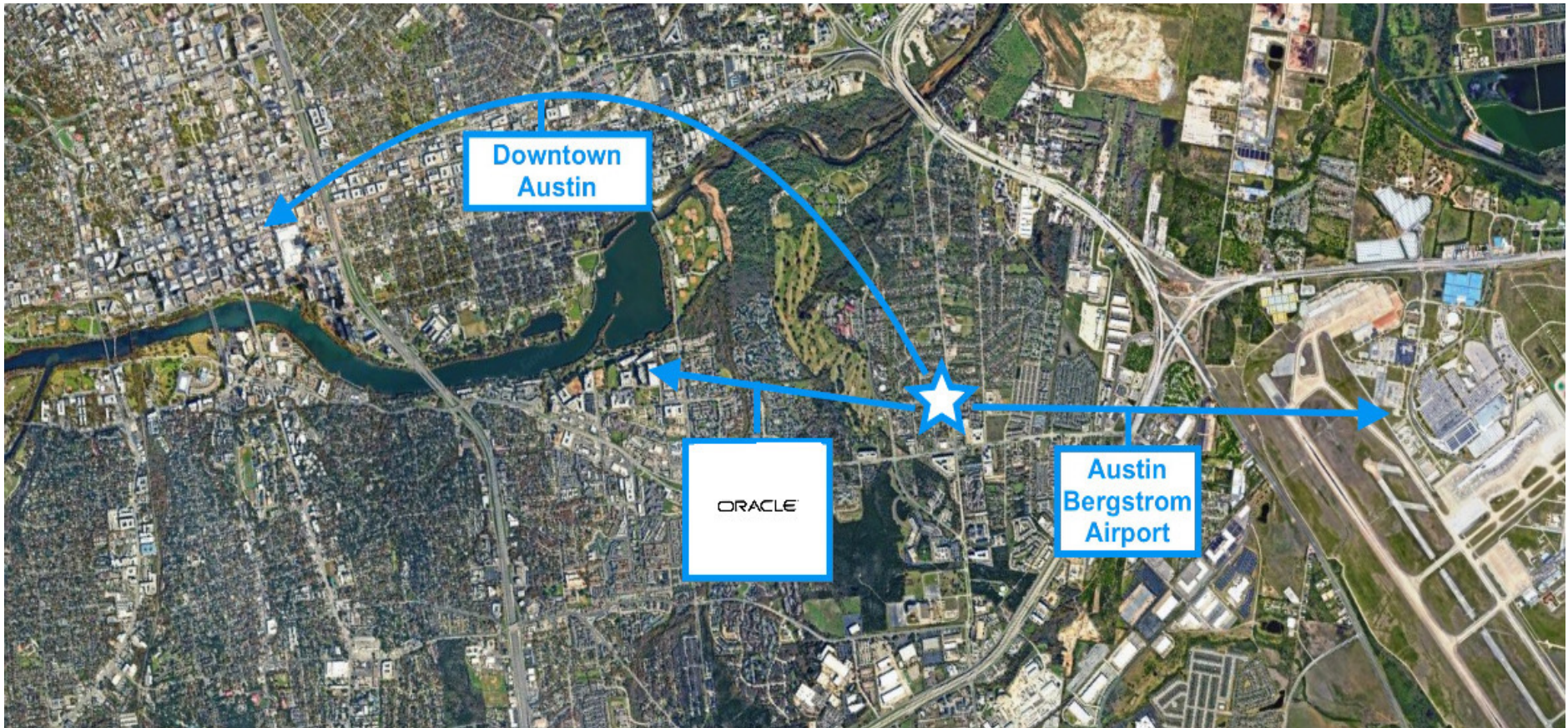
### Offering Summary

|        |                 |
|--------|-----------------|
| Price  | \$ _____        |
| Land   | 27,168 Sq Ft    |
| Zoning | GR-NP & SF-3-NP |



- Three-parcel assemblage totaling 27,168 SF (0.623 acres) across 1600 Montopolis Dr + 6211 & 6215 Fairway St in the Montopolis neighborhood.
- Mixed zoning: 1600 Montopolis zoned GR-NP and the Fairway parcels zoned SF-3-NP
- Prime East Austin location with close proximity to Oracle, Downtown Austin, and Austin-Bergstrom International Airport.
- Excellent redevelopment potential with a rare combination of commercial and residential zoning allowing flexible planning options (subject to city approval).
- Strong growth corridor surrounded by ongoing neighborhood redevelopment and easy access to major employment centers and transportation routes.





- Walkable distance to nearby stores and restaurants
- 8 minutes from Austin-Bergstrom International Airport
- 14 minutes to Downtown Austin
- 10 minutes to Oracle Corporation - Headquarters



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