

OFFERING SUMMARY

Sale Price:	\$1,500,000
Available SF:	
Lot Size:	3 Acres
Price / Acre:	\$500,000
Zoning:	Austin 2 Mile ETJ
Market:	Austin
Submarket:	North

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in the thriving Austin area! This 3 acre level property, zoned Austin 2 Mile ETJ, promises endless potential for the astute investor. Boasting a prime location next to Samsung and in the heart of Austin's growing metropolitan, this property offers unparalleled convenience and access to key amenities. With its flexible zoning and 10" Sewer Line and 16" Water Line in Front of Property, this property is perfectly suited for a wide range of industrial and commercial applications. Don't miss the chance to secure a pivotal asset in one of the country's most dynamic real estate markets. Value in Land. Located in Opportunity Zone.

PROPERTY HIGHLIGHTS

- - 3 acre level tract, ready for development
- - Zoned Austin 2 Mile ETJ/ Opportunity Zone
- - Prime location in next to Samsung Campus
- - Convenient access to key transportation routes
- - Proximity to major business and commercial hubs

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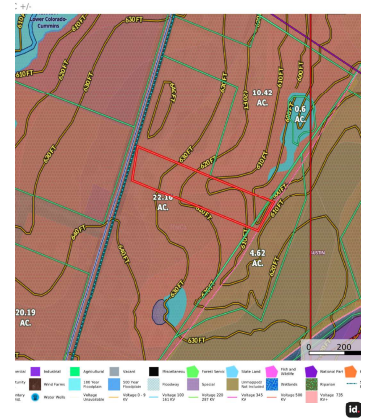
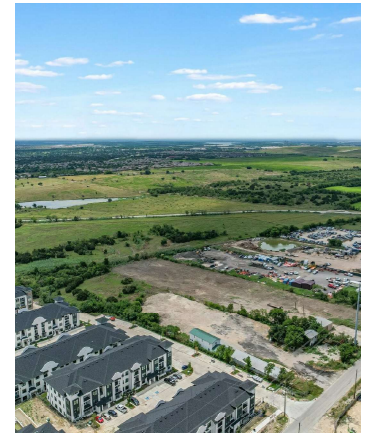
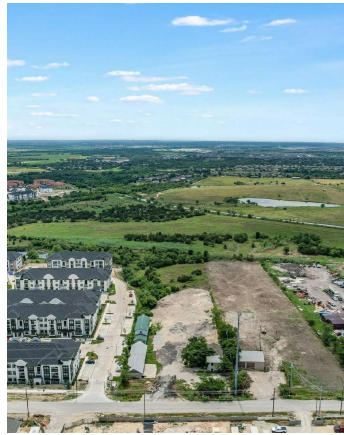
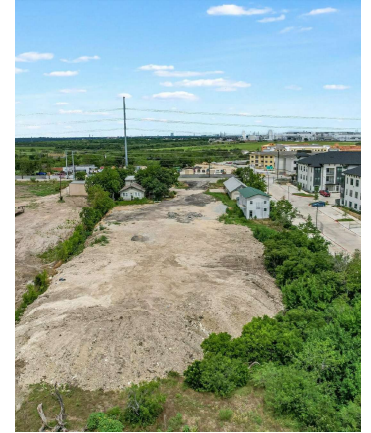
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4840 EAST YAGER LANE MANOR

ADDITIONAL PHOTOS



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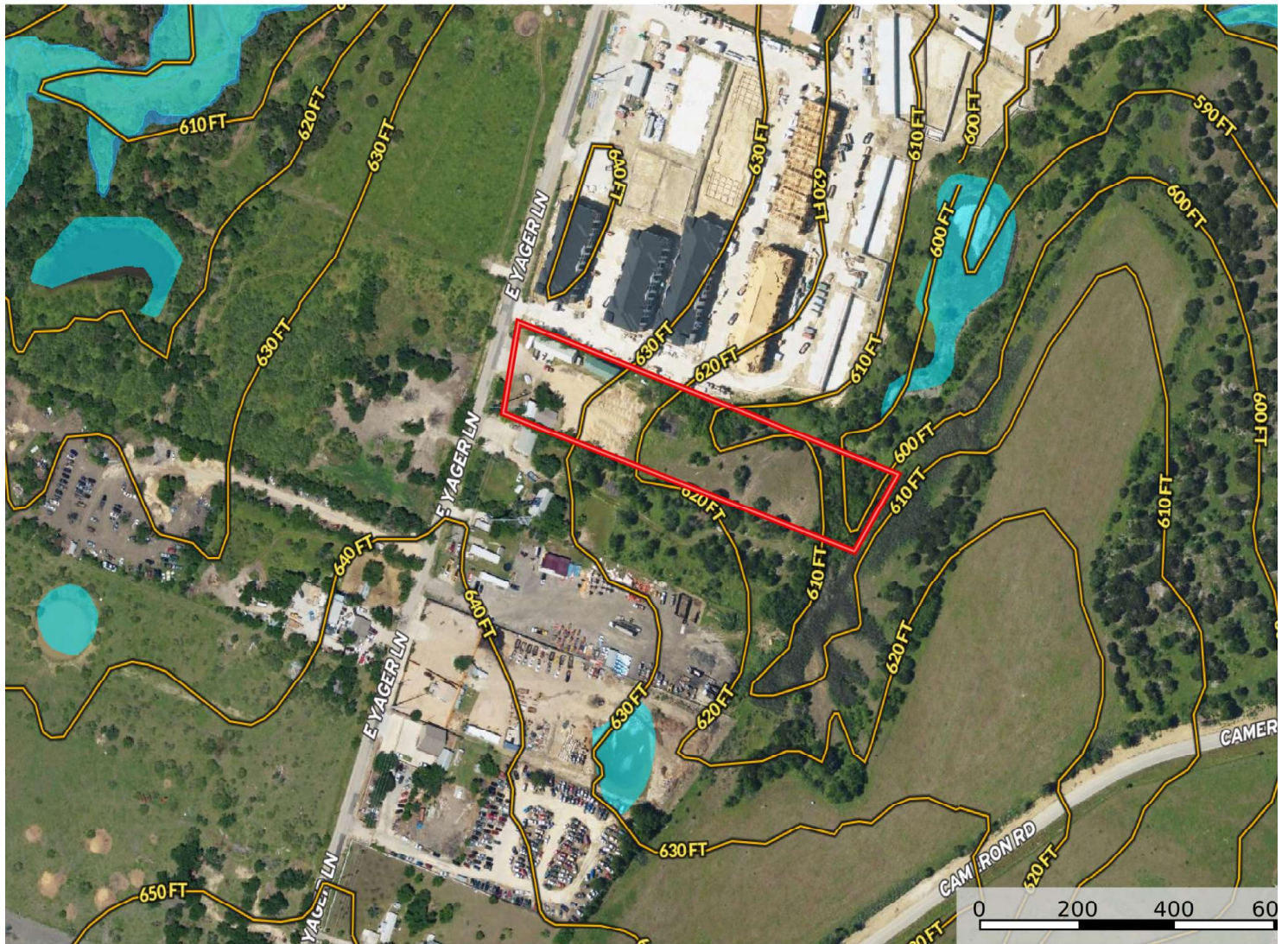
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AERIAL PHOTO W/
COUNTOUR LINES

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ty, Texas, 3 AC +/-



id. The information contained here is based on sources deemed to be reliable. Land id™ Services makes no warranty as to the completeness or accuracy of the information.

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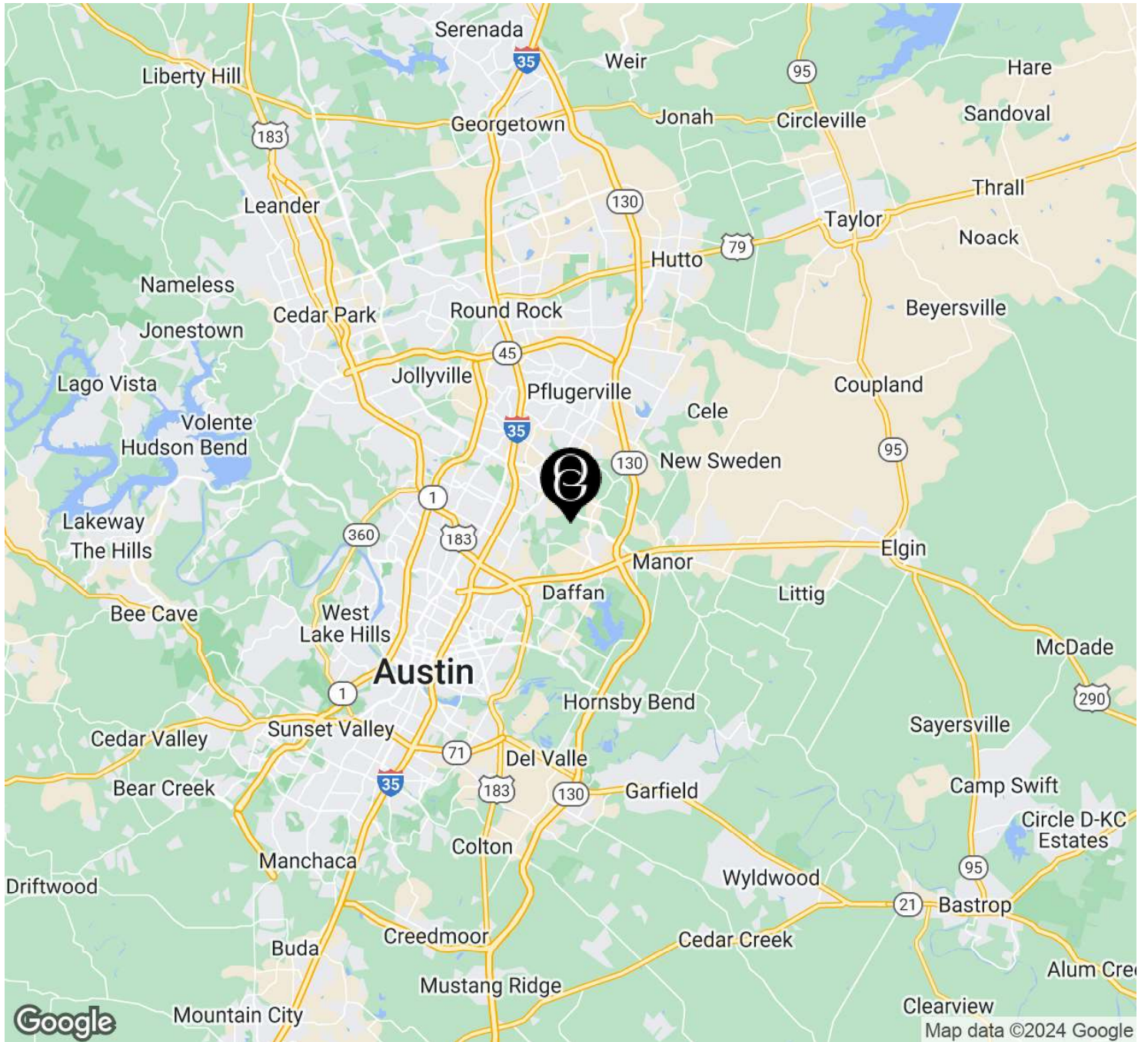
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LOCATION MAP



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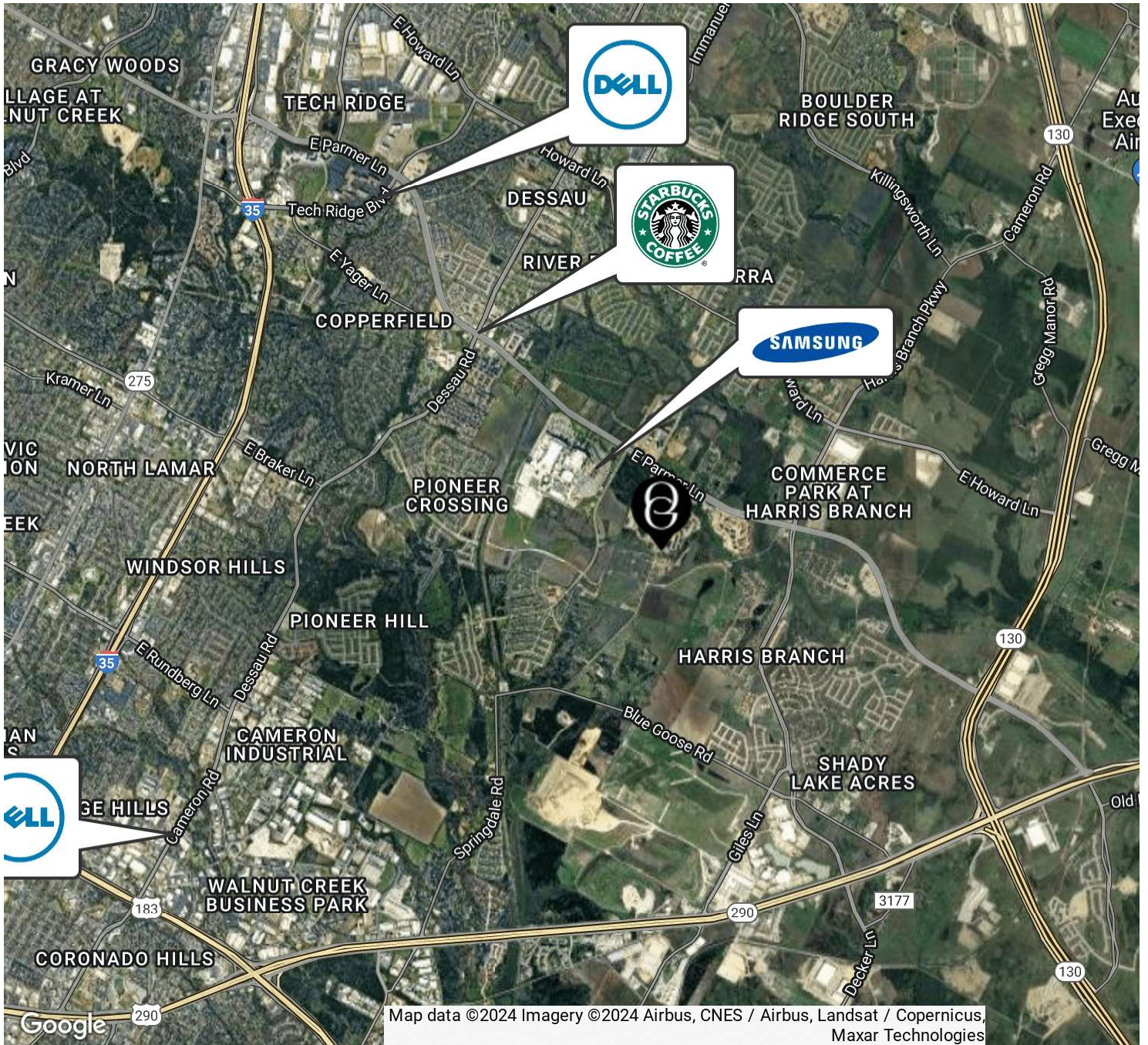
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RETAILER MAP



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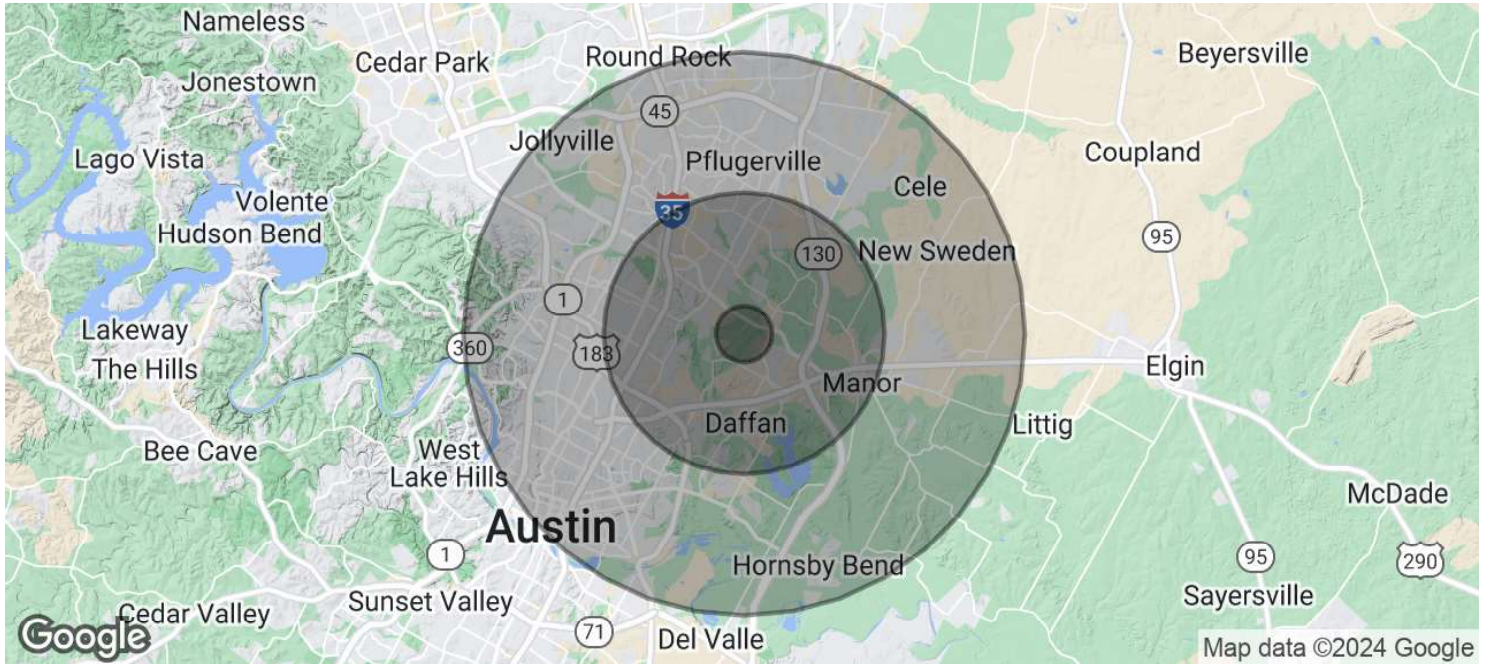
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,515	207,448	733,548
Average Age	34	35	36
Average Age (Male)	33	35	36
Average Age (Female)	35	36	37
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,167	77,059	297,397
# of Persons per HH	3	2.7	2.5
Average HH Income	\$102,817	\$94,351	\$118,023
Average House Value	\$301,673	\$365,260	\$504,091

Demographics data derived from AlphaMap

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