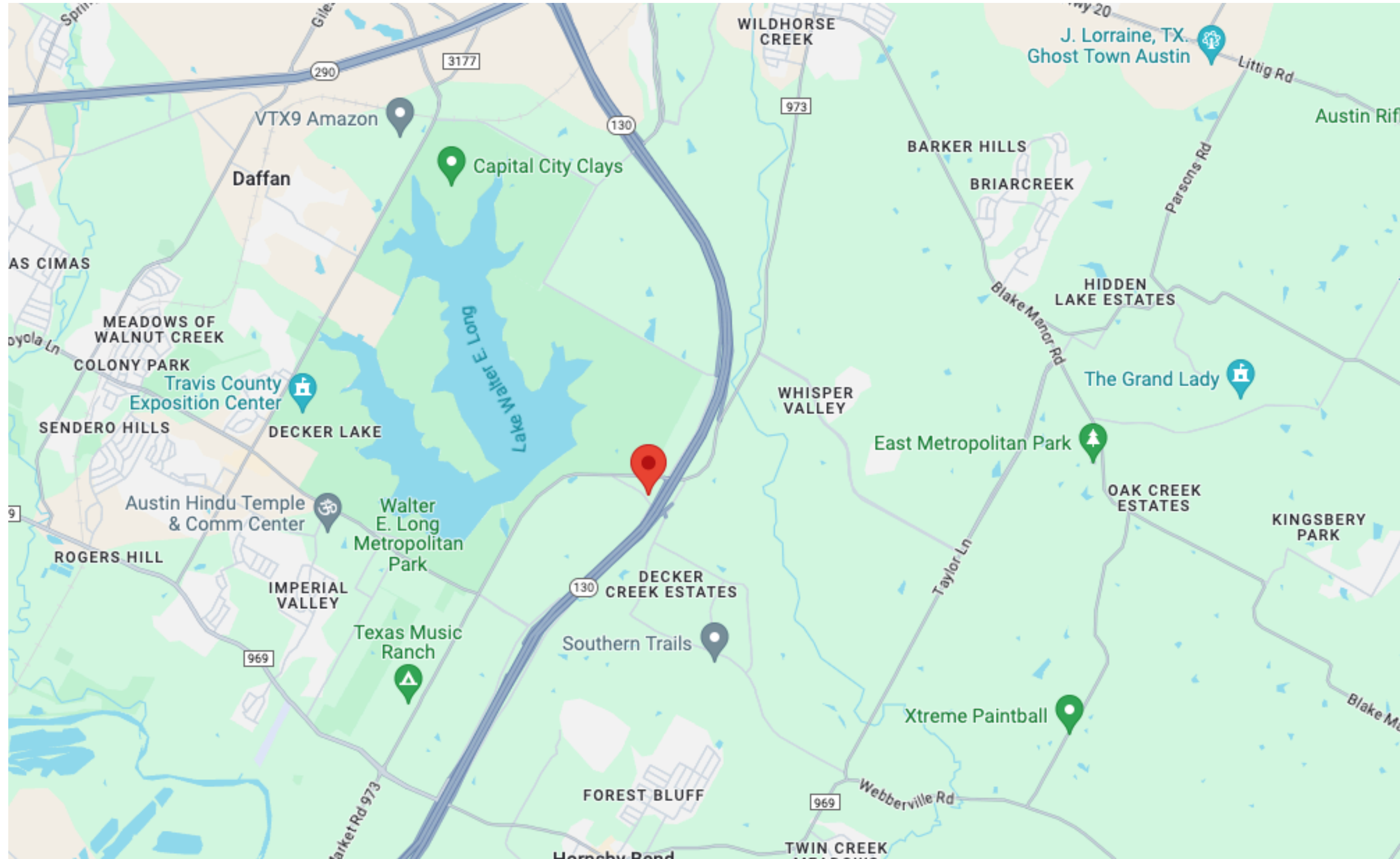


# For Sale | 15118 Hogeye Road

1.738 Acre Development Site at SH 130 and FM 973



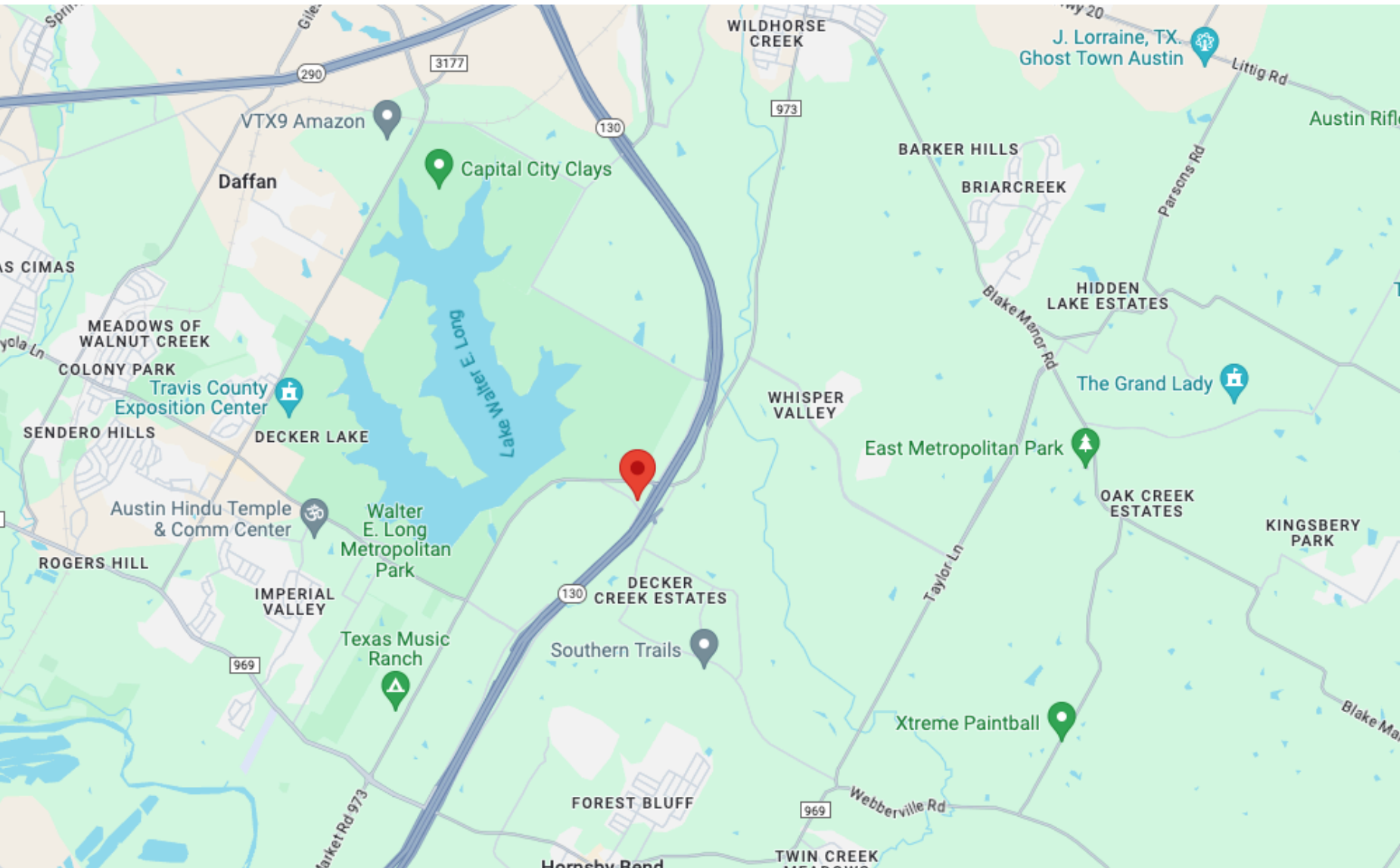
# Executive Summary

**Location Highlights:** 15118 Hogeye Road, located on the Southwest corner of State Highway 130 (SH 130) and Farm to Market Road 973 (FM 973), is a prime development site offering strategic proximity to major Austin landmarks. The property is diagonally less than 3 miles from the Tesla Gigafactory, 10 minutes from Austin-Bergstrom International Airport (ABIA), and 15 minutes from downtown Austin. This site benefits from being in a high-growth corridor along SH 130, and connects directly to downtown Austin via FM 973

**Site Highlights:** The property offers an impressive # feet of frontage on SH 130, ensuring prominent visibility and accessibility. It is the only corner at the intersection, that is neither in a floodplain nor obstructed by high power transmission lines. The site is located outside Austin's city limits within its Extraterritorial Jurisdiction (ETJ) and is free from zoning restrictions, offering flexible development opportunities.

**Strategic Advantages:** This site is uniquely prepared to support a diverse range of business and development opportunities within a master planned framework. Its substantial frontage on SH 130 not only enhances its visibility but also its accessibility, which is critical for commercial success. The proximity to Tesla's burgeoning facility can be a catalyst for retail and service businesses aiming to serve a growing workforce. Moreover, the property's lack of zoning restrictions within the ETJ offers unparalleled flexibility, allowing developers to tailor their projects to meet the evolving demands of the market.

# Listing Details



Sale Price: \$1.25 million

Property Type: Residential with ETJ Zoning

Total Area: 1.784 Acres

Flood Plain: None

Utilities: Electricity, Water and Septic

Access: From SH 130 and FM 873

Frontage: #Feet on SH 130

County: Travis

Projected Uses: Retail, Grocery Store, Restaurant

# Survey of Property

