

BUCKNER RD PAD

BUCKNER RD 1/4 MILE FROM N FM 620
11833 BUCKNER RD, AUSTIN, TX 78726



OFFERING MEMORANDUM



PRICE
\$550,000



AVAILABLE LAND
1.33 AC

Christopher Hernandez
Commercial Advisor
chernandez@resolutre.com
512.998.3662

Joey Mendez
Principal
joey@resolutre.com
512.921.4071

CONFIDENTIALITY & DISCLAIMER

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided.

Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



Christopher Hernandez
Commercial Advisor
chernandez@resolutre.com
512.998.3662

Joey Mendez
Principal
joey@resolutre.com
512.921.4071

resolutre.com

BUILDING OVERVIEW

PROPERTY ADDRESS	11833 Buckner Rd, Austin, TX 78726
LOCATION	Buckner Rd 1/4 mile from N FM-620
SALE PRICE	\$550,000
GROUND LEASE RATE	Call for Pricing
FRONTAGE	(+/-) 200' on Buckner Rd
LOT SIZE	1.33 AC
ZONING	GR: Neighborhood Commercial
COUNTY	Travis
PARCELS	0170280103
UTILITIES	Water, Septic, Gas, Electricity



DEMOGRAPHIC SNAPSHOT (3 MILES)



61,695
2024 POPULATION
3 MILE RADIUS



\$154,814.00
2024 AVERAGE INCOME
3 MILE RADIUS



33,470
2024 DAYTIME POPULATION
3 MILE RADIUS



26,004 VPD
FM-620

AREA TRAFFIC GENERATORS

VOLVO



SPEC'S



CUBE SMART

MAGNUM Trailers

ExtraSpace Storage

OFFERING SUMMARY

Located at 11833 Buckner Rd, Austin, TX 78726, this 1.33-acre property offers excellent development potential with +/- 200 ft of frontage. This location benefits from quick access to Ranch Road 620, making it ideal for neighborhood retail, restaurants, medical offices, custom manufacturing or bed & breakfast. The planned TxDOT expansion of RR 620, set to begin in 2028, will further enhance accessibility.

Utilities are available on-site, including water, gas, and electricity. The property is zoned GR (Community Commercial), allowing for a variety of commercial and office uses that serve neighborhood and community needs. With traffic counts of 26,004 vehicles per day on RR 620 and 3,320 vehicles per day on Buckner Rd (Costar 2022), it's well-suited for businesses seeking a convenient, accessible location to acquire or lease.

PROPERTY HIGHLIGHTS

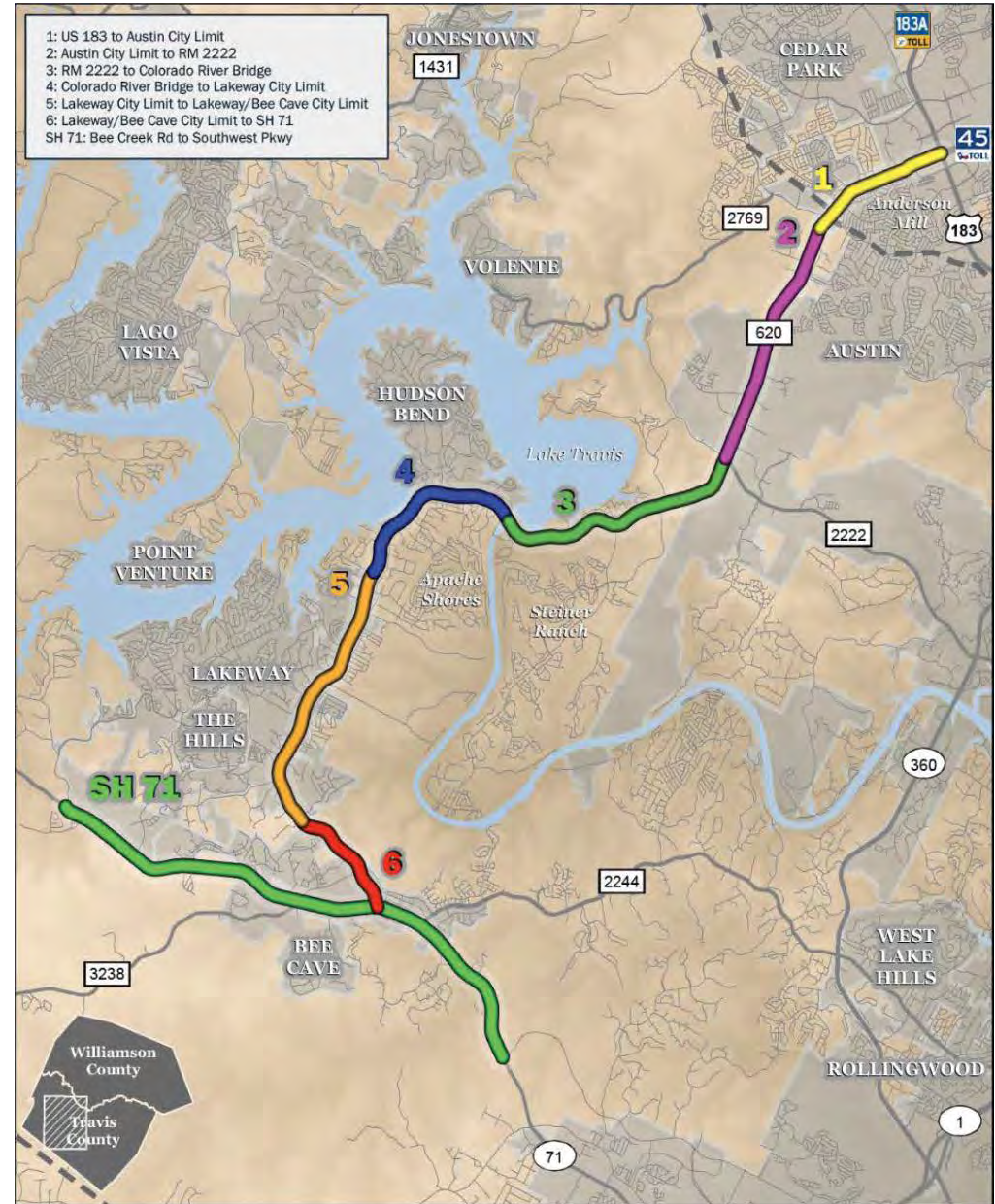
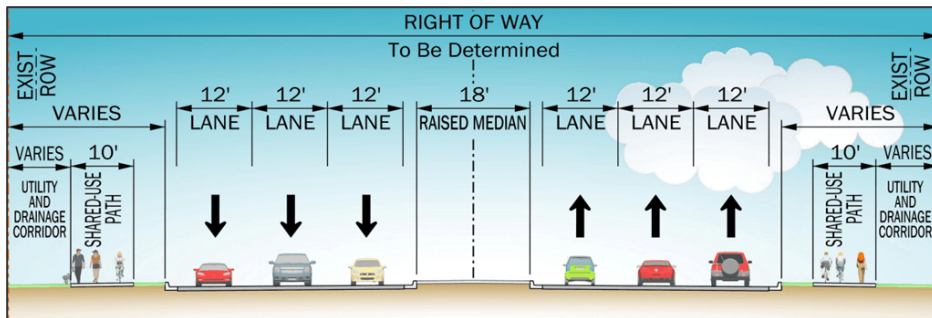
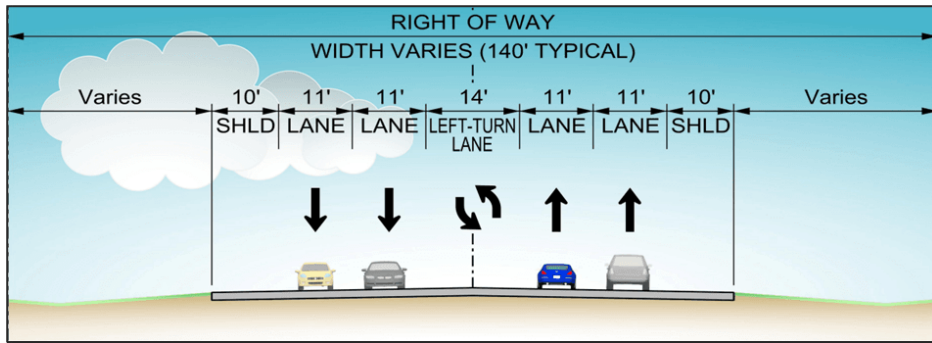
- Available for sale or lease
- Community Commercial Zoning
- Utilities Available On-Site
- Ingress/Egress
- Development Potential for neighborhood retail, restaurant, medical office, services, custom manufacturing



WIDENING OF FM-620

The FM-620 Overlay Zoning District is being developed to manage the impacts of the upcoming FM-620 expansion. The TxDOT project will widen FM-620 to six lanes with medians, turn lanes, and shared-use paths. While TxDOT focuses on engineering, the overlay district study considers the broader transportation, economic, and social impacts. It will address both positive and negative effects on commercial properties along the expanded road. The expansion runs from US-183 in Austin to SH-71 in Bee Cave.

<https://www.lakeway-tx.gov/2066/620-Widening-Project>



GR Community Commercial

Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

Site Development Standards

Lot	Massing		
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	75%	Front yard	10 ft
Maximum Impervious Cover	90%	Street side yard	10 ft
Maximum Floor Area Ratio	1:1	Interior side yard	n/a
		Rear yard	n/a

Permitted and Conditional Uses

Residential

Bed and Breakfast Residential (Group 1) *

Bed and Breakfast Residential (Group 2) *

Civic

Club or Lodge (c)
College and University Facilities *
Communication Service Facilities *
Community Events *
Community Recreation—Private *
Community Recreation—Public *
Congregate Living
Counseling Services
Cultural Services
Day Care Services—Commercial
Day Care Services—General
Day Care Services—Limited
Family Home *
Group Home Class I—General *

Group Home Class I—Limited *
Group Home Class II *
Guidance Services
Hospital Services—General (c)
Hospital Services—Limited
Local Utility Services
Private Primary Educational Services *
Private Secondary Educational Services *
Public Primary Educational Services *
Public Secondary Educational Services *
Religious Assembly
Residential Treatment
Safety Services
Telecommunication Tower (PC) *

Commercial

Art Gallery
Alternative Financial Services
Art Workshop *
Administrative and Business Offices
Automotive Rentals

Automotive Repair Services
Automotive Sales
Automotive Washing of any type
Bail Bond Services (PC)

GR (continued)

Commercial (continued)

Business or Trade School Business
Support Services Commercial Off-Street Parking Communications Services Consumer Convenience Services Consumer Repair Services Drop-Off Recycling Collection Facility *
Exterminating Services
Financial Services
Food Preparation (c)
Food Sales
Funeral Services
General Retail Sales—Convenience
General Retail Sales—General
Hotel-Motel
Indoor Entertainment
Indoor Sports and Recreation
Medical Offices—not exceeding 5,000 sq/ft of gross floor space

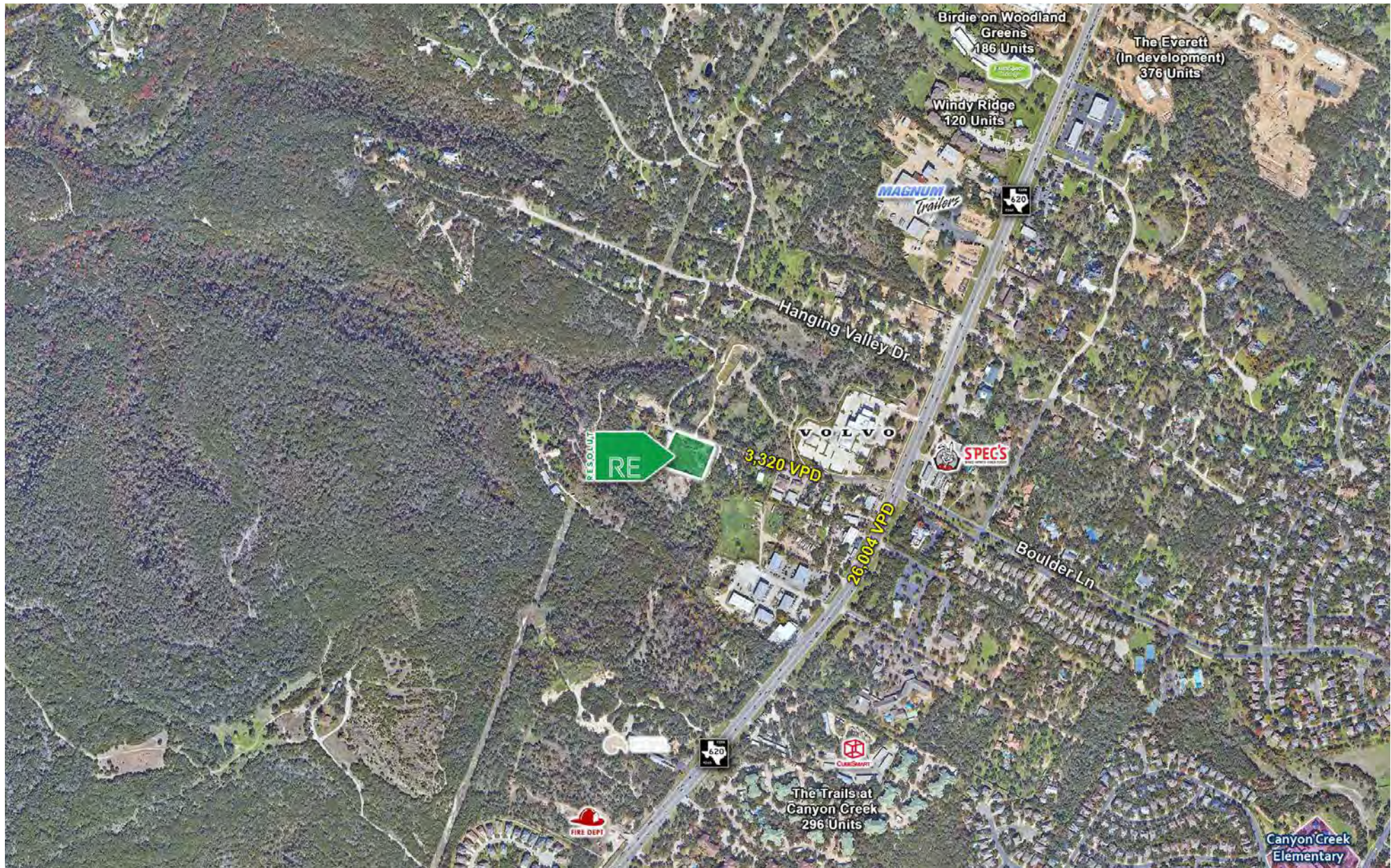
Medical Offices—exceeding 5,000 sq/ft of gross floor space
Off-Site Accessory Parking
Outdoor Entertainment (c)
Outdoor Sports and Recreation
Pawn Shop Services
Pedicab Storage and Dispatch
Personal Improvement Services
Personal Services
Pet Services
Plant Nursery (c)
Printing and Publishing
Professional Office
Research Services
Restaurant—General
Restaurant—Limited
Service Station
Software Development
Special use Historic (c)
Theater

Industrial

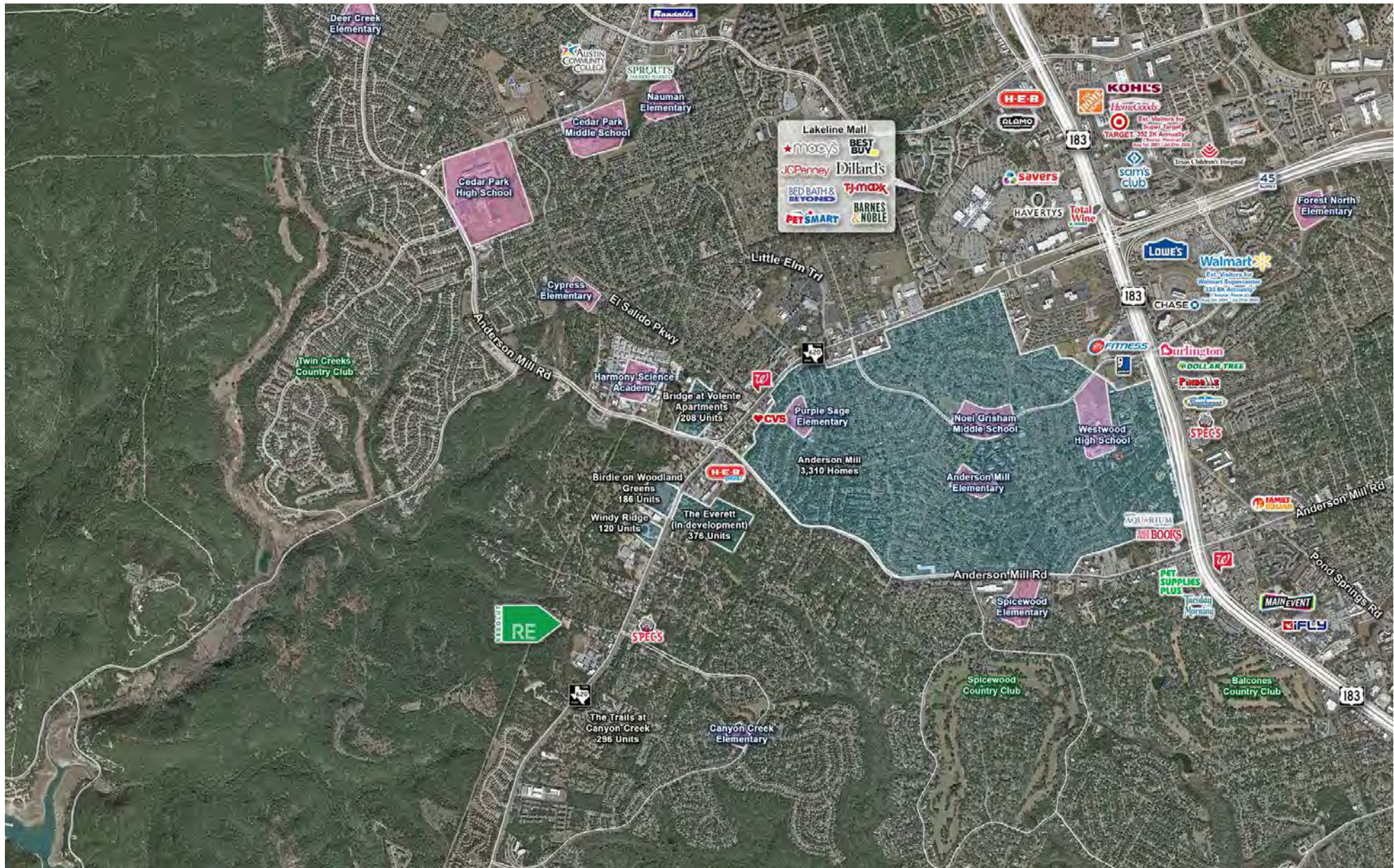
Custom Manufacturing (c)

Agricultural

Community Garden
Urban Farm *



LOCATION OVERVIEW | BUCKNER ROAD PAD





CHRISTOPHER HERNANDEZ
COMMERCIAL ADVISOR

O: 512.474.5557

C: 512.998.3662

chernandez@resolutre.com

Chris Hernandez, a commercial advisor based in Austin, Texas, specializes in Retail Investment Sales & Leasing across the Lone Star state. Born in Fort Worth and raised in Waxahachie, Chris has lived in cities throughout Texas before settling in the state capital. With a background in sales and distribution at PepsiCo and servicing clients like Bayer and Pfizer during his tenure at Chemtrade, Chris gained invaluable experience in production, client management, and sales.

Transitioning into commercial real estate, he earned an Argus Enterprise certification before joining Marcus & Millichap, where he represented landlords of single-tenant retail properties. There, Chris developed a niche in dark retail spaces for adaptive re-use and fostered nationwide relationships with investors, buyers and developers.

Now at RESOLUT RE, Chris leverages the firm's resources in leasing and tenant representation to enhance his client service capabilities, offering comprehensive guidance throughout their property journey.

FOR MORE INFORMATION PLEASE VISIT:

resolutre.com

AUSTIN

901 S Mopac Expwy
Bldg 2, Suite 350
Austin, Texas 78746

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
Suite 450
Houston, Texas 77042

SOUTH TEXAS

4900 W. Expwy 83
Suite 260-J
McAllen, Texas 78501

LOUISIANA

600 Jefferson Street
Suite 407
Lafayette, Louisiana 70501

ALBUQUERQUE

2155 Louisiana Blvd N.E.
Suite 7200
Albuquerque, NM 87110

EI PASO

Affiliate Office
6006 N. Mesa St.
Ste. 110
El Paso, TX 79912



JOEY MENDEZ
PRINCIPAL

O: 512.474.5557

C: 512.921.4071

joey@resolutre.com

Joey Mendez started his real estate career interning at Transwestern while pursuing his B.B.A in Real Estate Finance & Development at The University of Texas-San Antonio. Joey joined RESOLUT RE as an intern in 2013 and transitioned into full-time brokerage working in San Antonio and the Rio Grande Valley prior to moving to Austin.

Born and raised in Austin, he uses his extensive knowledge of the city to help his tenant and landlord clients fulfill their real estate needs while educating them on the market. Joey represents landlords such as HEB, Anchor Equities, Timmerman Capital, Hudson Properties, Barr Invest, and various other local landlords. He also represents tenants such as Gabriela's Downtown, Halal Bros, Taquero Mucho, Crumbl Cookie, Dominos Pizza, Modern Nails, Poke Bowl, and many more. Joey has made Austin Business Journal's The List: Austin-area Heavy Hitters and has been awarded most leasing deals closed company-wide in back to back years.

Joey is also a member of the International Council of Shopping Centers (ICSC) and Central Texas Commercial Association of Realtors (CTCAR).

FOR MORE INFORMATION PLEASE VISIT:

resolutre.com

AUSTIN

901 S Mopac Expwy
Bldg 2, Suite 350
Austin, Texas 78746

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
Suite 450
Houston, Texas 77042

SOUTH TEXAS

4900 W. Expwy 83
Suite 260-J
McAllen, Texas 78501

LOUISIANA

600 Jefferson Street
Suite 407
Lafayette, Louisiana 70501

ALBUQUERQUE

2155 Louisiana Blvd N.E.
Suite 7200
Albuquerque, NM 87110

EI PASO

Affiliate Office
6006 N. Mesa St.
Ste. 110
El Paso, TX 79912