



PROPOSED CAR WASH / C-STORE / OR SELF-STORAGE DEVELOPMENT SITE

2317 Frate Barker Road

AUSTIN, TEXAS 78748

McALLISTER
& ASSOCIATES
REAL ESTATE SERVICES

ANTHONY KURI

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EXECUTIVE SUMMARY



LAND AREA
± 4.59 TOTAL AC



PROPOSED BUILDING(S)
±105,000 SF



**NO
ZONING**



**16" WATER
LINE**

Strategically positioned at a hard corner along Frate Barker Road; between Brodie Lane and Menchaca Road, this tract offers exceptional development flexibility. Recently De-Annexed from the City of Austin's ETJ, the property benefits from increased impervious cover allowances and reduced regulatory constraints. The site potentially supports a Car Wash, Convenience Store with 8+ fuel pumps, or a ±100,000 SF Climate-Controlled Self-Storage facility. The owner is willing to sell the property in its entirety or subdivide into two shovel-ready parcels; presenting a rare opportunity to unlock value, capitalize on high residential density, and maximize long-term investment potential.

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 Manchaca Road

 Frate Barker Road

 Brodie Lane

 Hewitt Lane

2317 FRATE BARKER RD

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ACCESSIBILITY

7 MIN

Onion Creek

8 MIN

Southpark Meadows

12 MIN

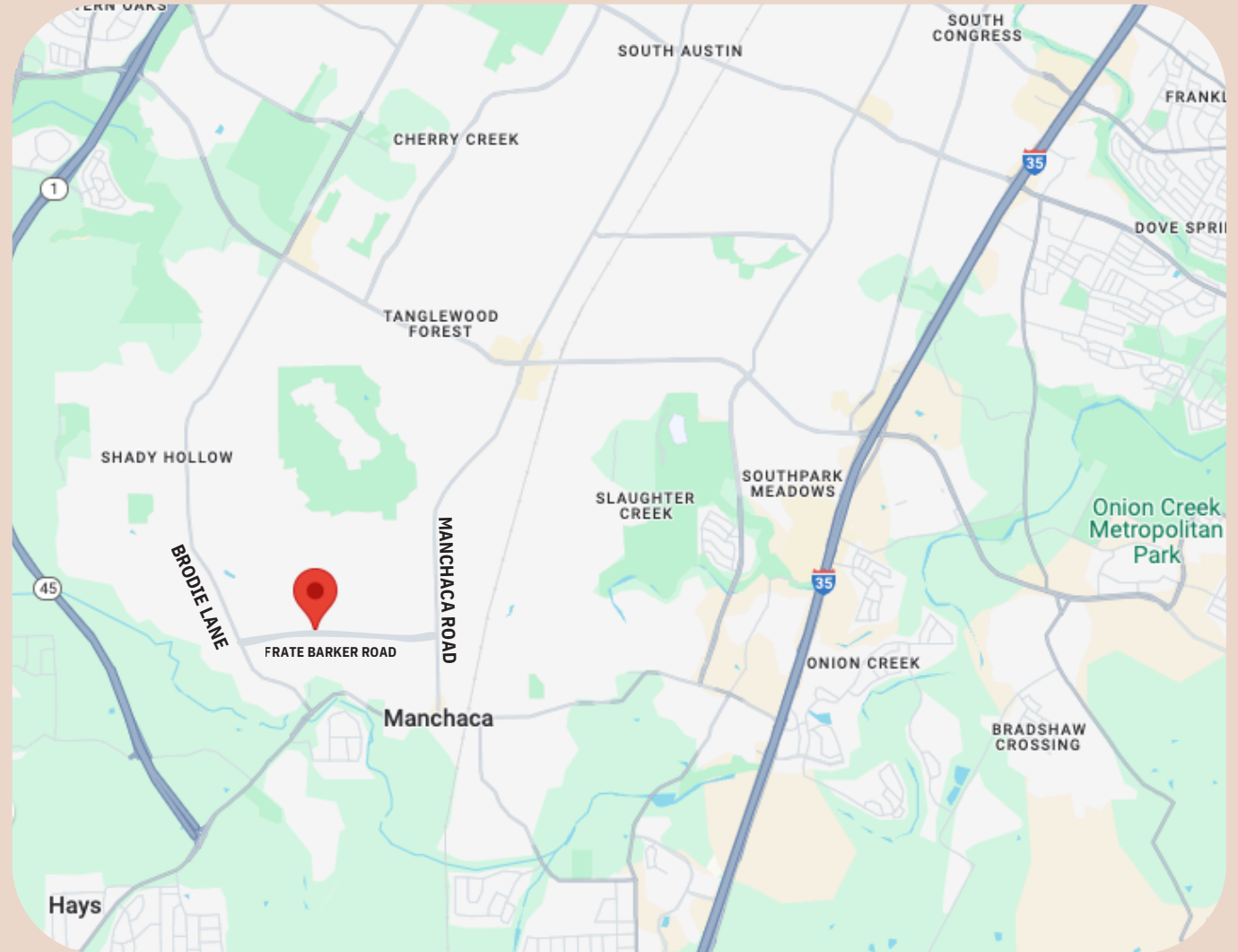
Circle C Ranch

12 MIN

Buda

14 MIN

Sunset Valley



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AERIALS



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FOR MORE INFORMATION, PLEASE CONTACT:

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