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3400 & 3402 NORTHLAND DRIVE



WONDERFUL COMMERCIAL OPPORTUNITY IN NORTH-CENTRAL AUSTIN

Unlock the potential of 3400 and 3402 Northland Drive, a prime commercial investment property nestled in central Austin. Conveniently located off 2222 and Mopac, the 3400 Northland tract currently zoned Neighborhood Office (NO) and the 3402 tract is zoned Single Family 3 (SF-3). There is potential to rezone both lots to Limited Office-Mixed Use. Explore various use options including MU (mixed used), SFR (single family residence), MF (multifamily), Medical Office, Art Gallery, or Day Care. Two adjacent lots that will appeal to multifamily investors, business offices, or family offices alike. Positioned in the north-central Austin community with easy access to downtown Austin just 8 miles away, this property offers commercial potential with a neighborhood-feel. Seize this rare opportunity to shape the future of 3400 and 3402 Northland Drive. Whether you're an investor, developer, or entrepreneur, this property beckons with its potential and promise in 78731. Tenant occupied through 2025. See agent for zoning and site plan details.



ENVISION CREATIVE



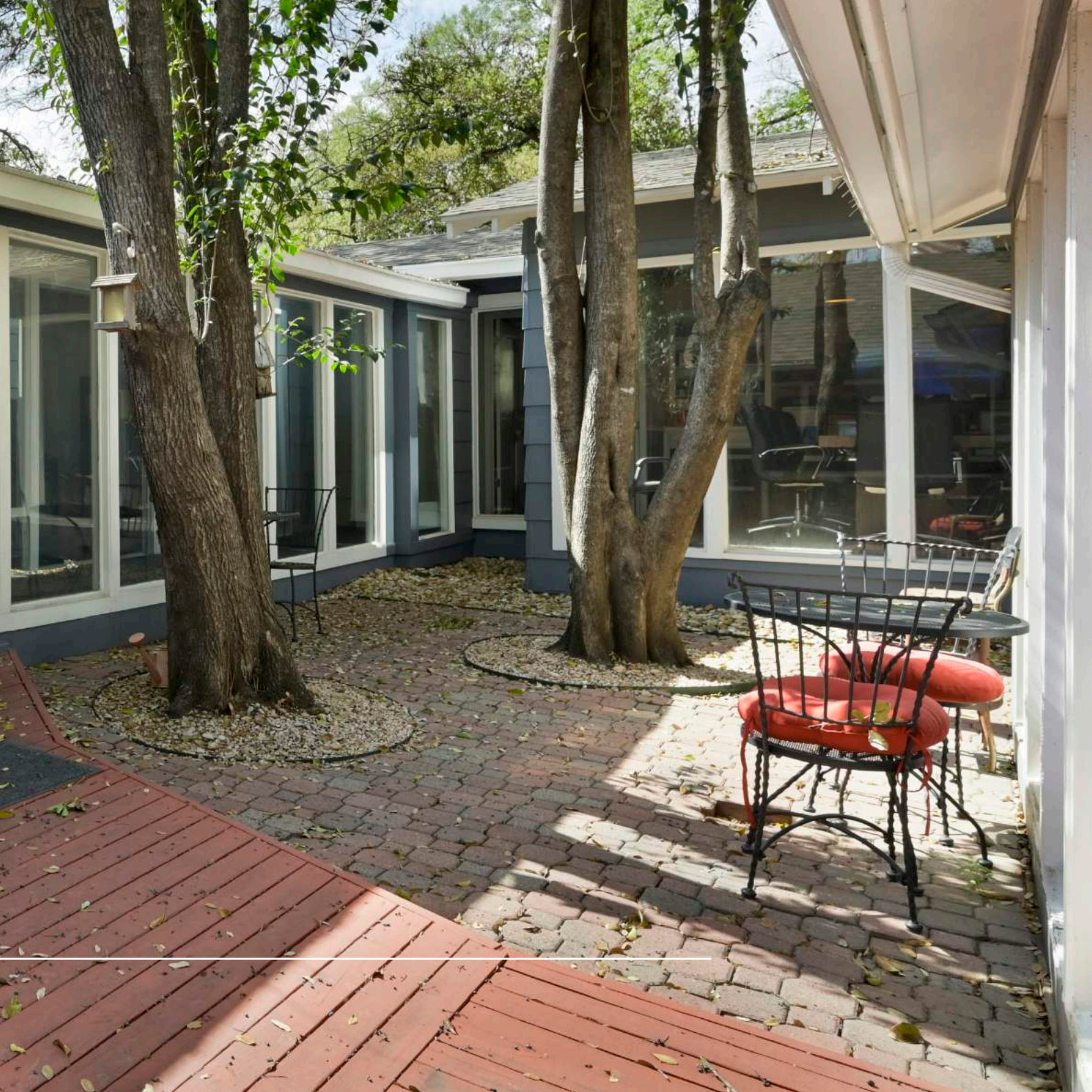














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