

# 4300 Burch Drive

## East US 71- 5.82 Acres-Austin ETJ

Opportunity Zone within City of Austin 2-Mile ETJ. Excellent site for Industrial or Single Use Project 45,000 SF



### Burch Dr. Property Highlights

4300 Burch Drive is a development site located in IRS designated Opportunity Zone

- Garfield Water is located at the street
- Bluebonnet Electric Co-op on property
- Austin water and drainage apply
- No Zoning, City site plan approval
- Preliminary engineering available
- Impervious Cover (65% - IC)
- Industrial rents \$15.00 PSF NNN
- Zoho campus 1-mile from site
- 2-Mile ETJ is not subject to transportation and landscaping requirements regarding parking, driveways, and internal circulation.
- Truck Leases in place
- 4,500 SF Mini-Storage
- 53,832 cars per day on US 71 (2018)



- OPPORTUNITY ZONE REDEVELOPMENT
- EXCELLENT ACCESS TO US 71
- PRE-ENGINEERING AVAILABLE
- HIGH GROWTH CORRIDOR
- COMPACT CALICHE PARKING IN PLACE
- ASKING - \$3.7 MM



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