



*Friedman Real Estate*

CREATING REAL VALUE IN PROPERTY AND PLACES.

# FOR SALE

**8504 HWY 290 W &  
8819 THUNDERBIRD RD  
Austin, TX 78736**



## ABOUT THIS PROPERTY

LOCATED AT THE CORNER OF THUNDERBIRD ROAD AND US 290, THIS PRIME UNRESTRICTED PROPERTY INCLUDES TWO LOTS—8819 THUNDERBIRD RD. AND 8504 US 290—OFFERED TOGETHER FOR SALE. SITUATED IN THE HIGHLY SOUGHT-AFTER 290 CORRIDOR, THIS 1.64 +/- ACRE SITE BOASTS EXCELLENT VISIBILITY AND MULTIPLE ACCESS POINTS FROM BOTH THE 290 FRONTAGE AND THUNDERBIRD ROAD. THE OAK HILL PARKWAY CONSTRUCTION PROJECT IS SET TO BE COMPLETED BY LATE 2025 PER TXDOT, ENHANCING CONNECTIVITY AND ACCESSIBILITY IN THE AREA. CURRENTLY DESIGNATED FOR A MIX OF USES, THE PROPERTY FEATURES CITY WATER, ELECTRICITY, AND SEPTIC. ADJACENT TO BRAND-NEW MULTI-FAMILY DEVELOPMENT UNDERWAY, THIS LOCATION IS PERFECT FOR A GAS STATION, RETAIL SPACE, PROFESSIONAL OFFICES, OR DAYCARE. TAKE ADVANTAGE OF THE EXISTING STRUCTURE OR CREATE SOMETHING ENTIRELY NEW.

### CONTACT DETAILS

**JOSH FRIEDMAN  
BROKER/OWNER**



O: (512) 892-9934

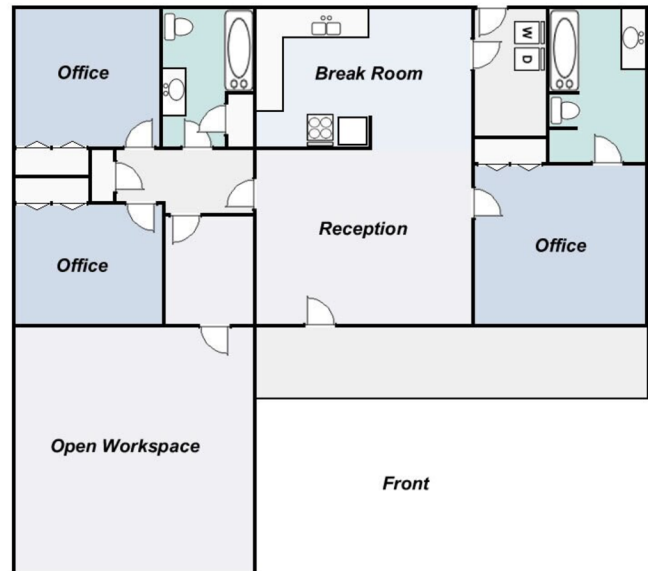
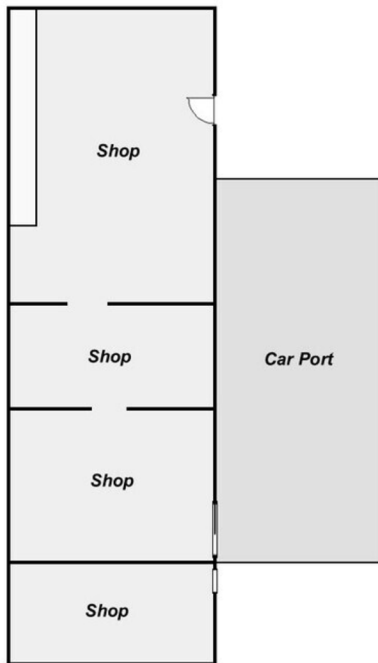
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