

LAND FOR SALE

# DEL VALLE DEVELOPMENT

+/- 5.5 ACRES KELLAM RD.



**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

**PRESENTED BY:**

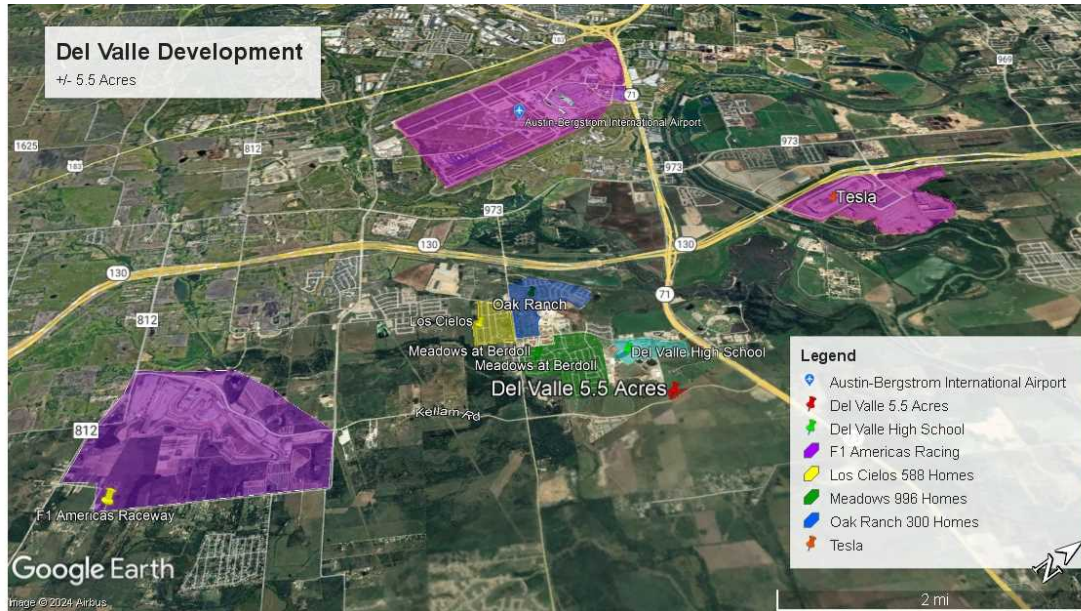
**LUKE LEGRAND**  
Director  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816

**CODY MURPHY**  
Agent  
O: 361-215-7457  
cody@kwcommercialsa.com  
Tx License #778764

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# EXECUTIVE SUMMARY

## KELLAM ROAD



### OFFERING SUMMARY

<b>PRICE:</b>	\$3,600,000.00
<b>LOT SIZE:</b>	+/- 5.5 Acres
<b>ACCESS:</b>	Highway 71/Kellam Rd.
<b>FRONTAGE:</b>	920 FT on Kellam Rd.
<b>ZONING:</b>	ETJ
<b>PERMITTED USES:</b>	Residential, Commercial
<b>PRICE / SF:</b>	\$15.00/SF

### PROPERTY OVERVIEW

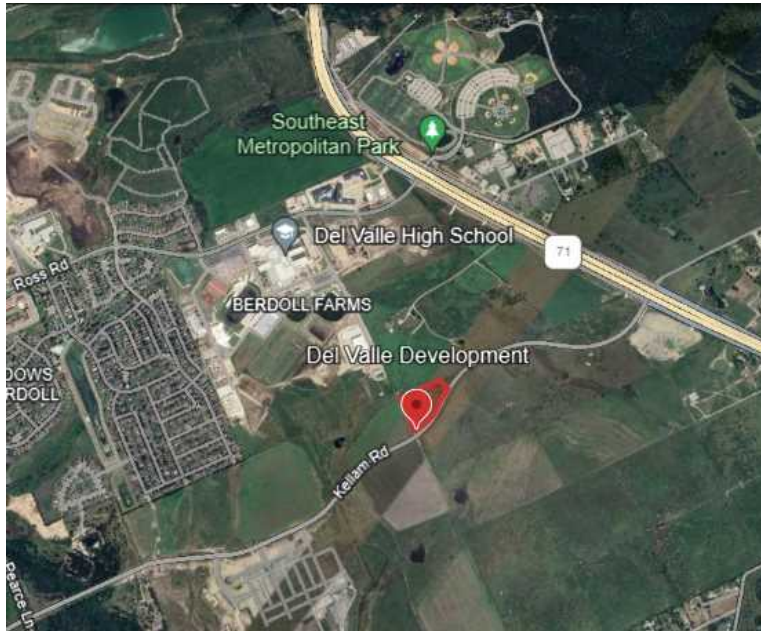
+/- 5.5 Acres located directly on Del Valle, Texas, just southeast of downtown Austin and off Highway 71. Property is ETJ surrounded by multifamily developments, major highways including Toll 130 which provides access to Austin/San Antonio transit, and major commercial development including Tesla factory.

### PROPERTY HIGHLIGHTS

- Frontage to Kellam Rd
- 1.5 miles to TX 130 Toll Road
- 4.5 miles from Austin International Airport
- ETJ zoning with multi-use potential
- Located less than 25 mins from Downtown Austin

# LOCATION & HIGHLIGHTS

## KELLAM ROAD



### LOCATION INFORMATION

Building Name:	Del Valle Development
Street Address:	Kellam Rd
City, State, Zip:	Del Valle, Tx, 78617
County:	Travis
Market:	Austin
Sub-market:	Del Valle
Cross Streets:	Kellam and 71

### LOCATION OVERVIEW

Situated in Del Valle, Tx, just outside Austin in a high growth area of Highway 71 and 130.

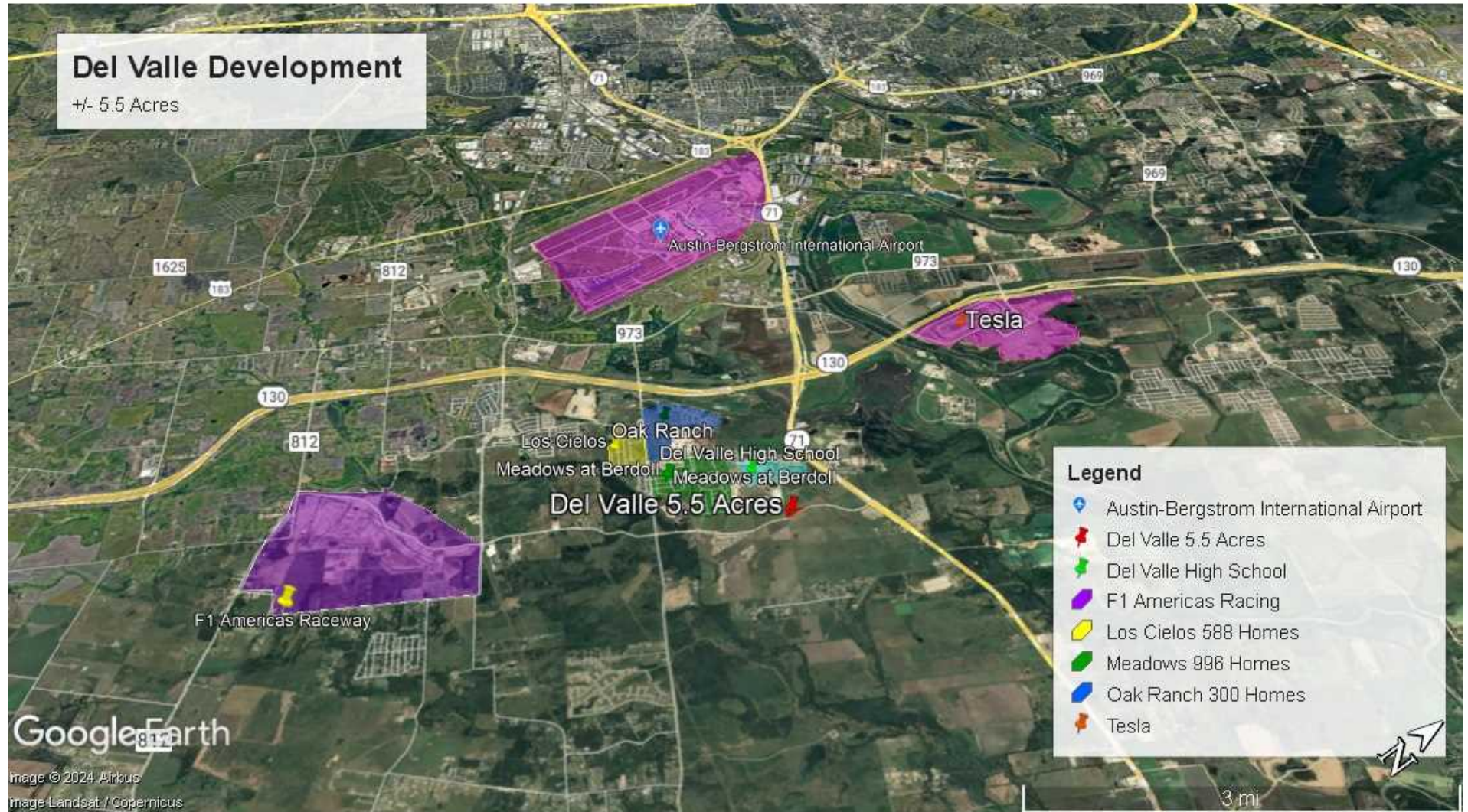
Within minutes to Downtown Austin, Airport, Tesla, and Circuit of the Americas this property frontage on Kellam Rd.

Minutes away from over 2600 single family housing developments, schools, and public park access.



# PROPERTY PHOTOS

KELLAM ROAD



# PROPERTY PHOTOS

KELLAM ROAD



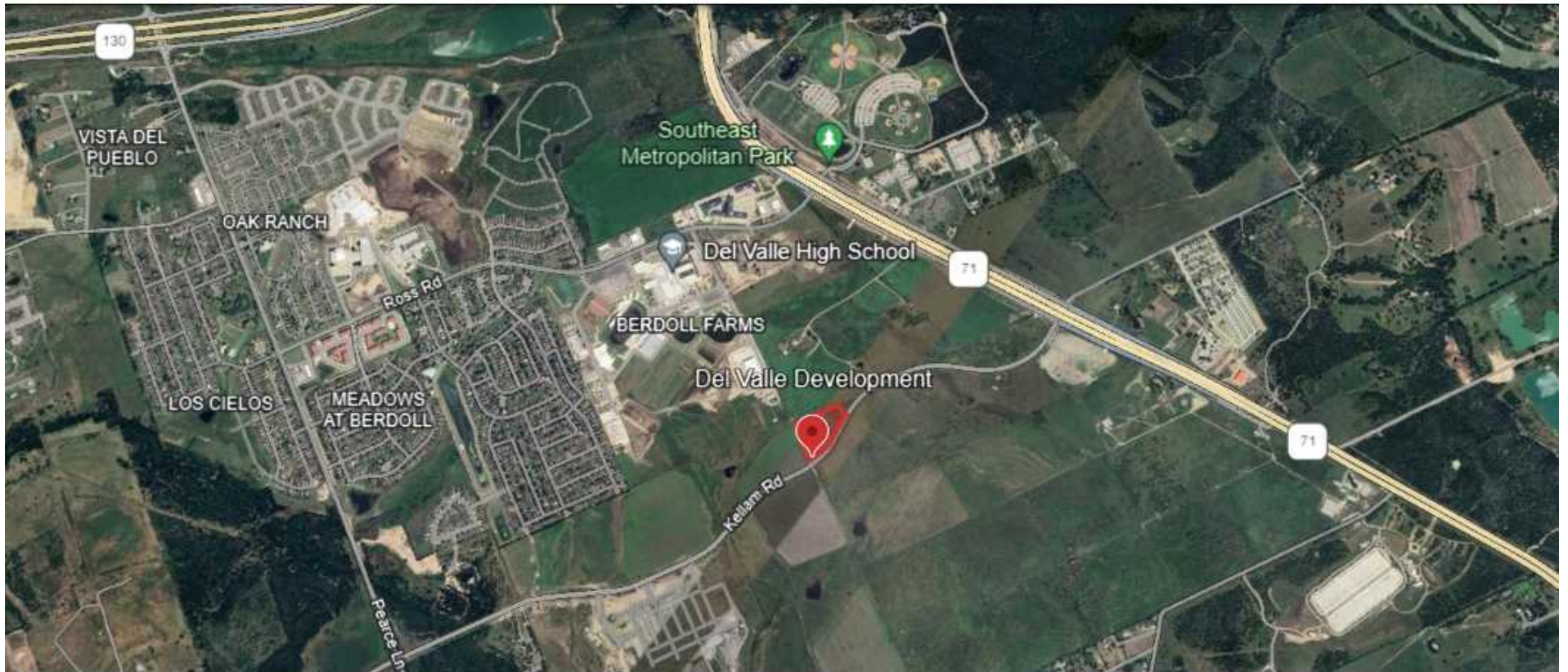
# PROPERTY PHOTOS

KELLAM ROAD



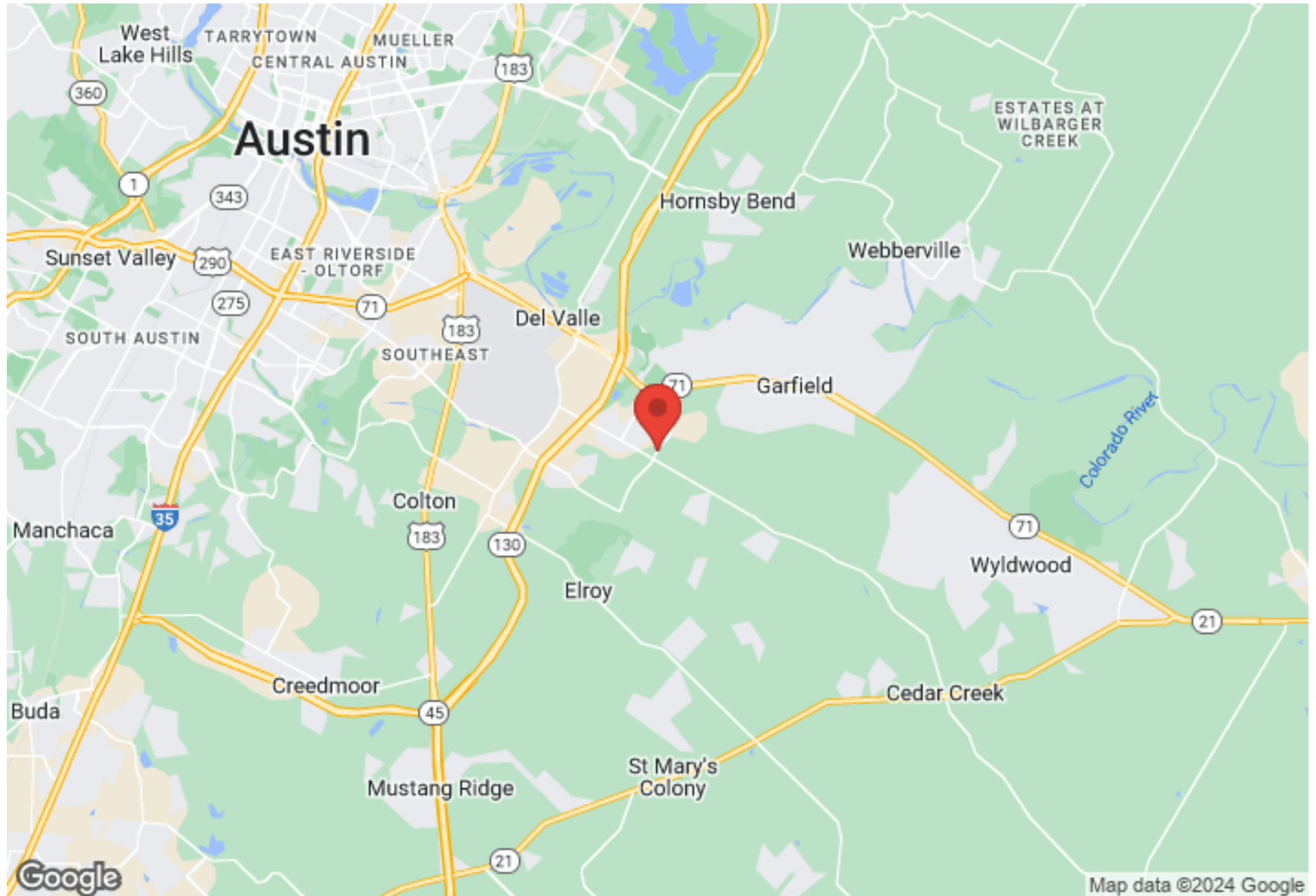
# PROPERTY PHOTOS

KELLAM ROAD



# REGIONAL MAP

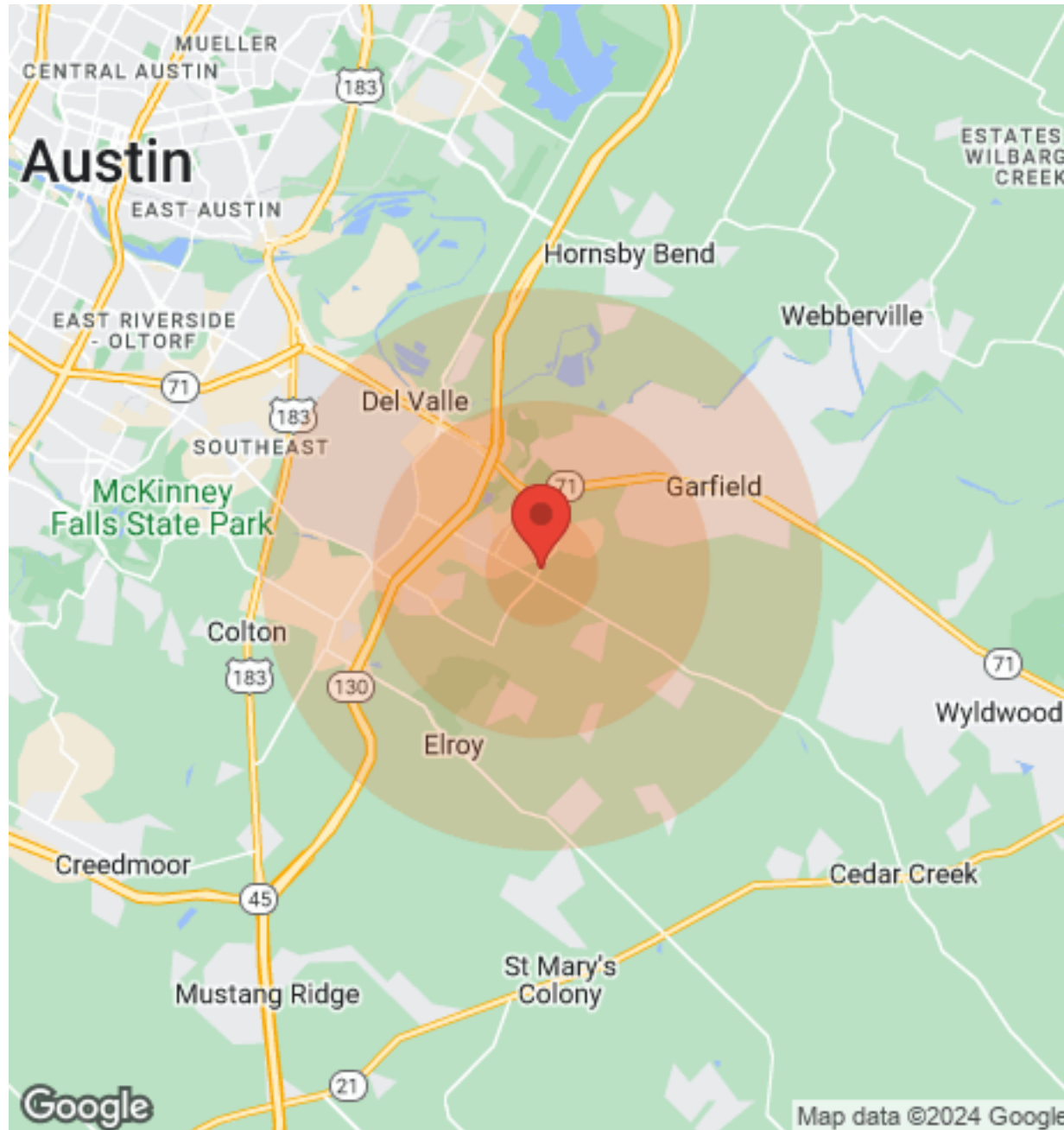
KELLAM ROAD





# DEMOGRAPHICS

KELLAM ROAD



Population	1 Mile	3 Miles	5 Miles
Male	N/A	7,029	14,916
Female	N/A	7,447	14,603
Total Population	N/A	14,476	29,519

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	4,269	7,826
Ages 15-24	N/A	2,571	4,814
Ages 25-54	N/A	5,848	11,662
Ages 55-64	N/A	984	2,471
Ages 65+	N/A	804	2,746

Race	1 Mile	3 Miles	5 Miles
White	N/A	8,751	17,008
Black	N/A	1,357	4,113
Am In/AK Nat	N/A	92	212
Hawaiian	N/A	2	2
Hispanic	N/A	10,462	19,183
Multi-Racial	N/A	8,122	15,864

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$50,240	\$50,240
< \$15,000	N/A	322	601
\$15,000-\$24,999	N/A	245	478
\$25,000-\$34,999	N/A	400	804
\$35,000-\$49,999	N/A	1,046	1,938
\$50,000-\$74,999	N/A	803	1,918
\$75,000-\$99,999	N/A	590	1,080
\$100,000-\$149,999	N/A	353	612
\$150,000-\$199,999	N/A	37	61
> \$200,000	N/A	96	106

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,017	7,916
Occupied	N/A	3,683	7,251
Owner Occupied	N/A	2,999	5,756
Renter Occupied	N/A	684	1,495
Vacant	N/A	334	665

Google

Map data ©2024 Google

# PROFESSIONAL BIO

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KELLAM ROAD



## LUKE LEGRAND

Director



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