

SALE

9313 Circle Dr

\$3.2M



COMMERCIAL
MARKET EXCHANGE



Property Highlights



Key Features of 9313 Circle Dr

A rare opportunity to acquire a multi-acre commercial site with existing improvements in unincorporated Travis County. The property features an approximate 4,800 SF warehouse with clear-span functionality, suitable for light industrial, storage, contractor, or flex use.

An additional 1456 SF building is currently utilized as office space, providing immediate on site administrative infrastructure.

Situated outside Austin city limits, the property benefits from reduced regulatory oversight and no city zoning, allowing for a wide range of commercial and industrial uses (buyer to verify).

The expansive acreage provides ample yard space, parking, equipment storage, or future expansion, making the site ideal for owner-users, contractors, or investors seeking flexibility.

With strong access to Southwest Austin and surrounding growth corridors, this property presents a compelling opportunity for operational headquarters, redevelopment, or longterm land hold in a supply-constrained submarket.

PROPERTY HIGHLIGHTS

- Southwest Austin / Oak Hill area
- Easy access to US-290, SH-71, IH 35, and MoPac
- Located in unincorporated Travis County (ETJ)
- Surrounded by contractor, service, and commercial uses

Key Property Stats



Essential Information Overview

Square Footage

Featuring over 4,800 SF of warehouse space designed for versatile business operations, complemented by nearly five acres of additional undeveloped land offering significant potential for expansion or future development.

Key Features

This property features two double-swing entry and exit gates with approximately 30 feet of clear drive width, five grade-level electric roll-up doors, and shaded outdoor work areas, along with existing office and additional storage space. City of Austin water and private water well on site.

Owner Occupant Ready

The property will be delivered vacant and is well-suited for immediate owner-user occupancy. The site also presents a compelling investment opportunity with the potential to accommodate multiple tenants.

Location Overview

Access:

Circle Drive just off 290W going towards Dripping Springs.

Shopping Centers:

- **Escarpmment Village** (Escarpmment & Slaughter Lane) - Features HEB, Waterloo Ice House, Santa Rita Tex-Mex, Satellite Bistro & Bar, Mangieri's Pizza, Subway, Austin Scoops, Starbucks, The District, plus numerous retail shops and health establishments
- **Parkside Village** (Slaughter Lane near MoPac) - Alamo Drafthouse Theater, 400 Rabbits cocktail lounge, Coffee Bean & Tea Leaf, Z Pizza, ATX Bikes, TCBY
- **Shops at Arbor Trails** (William Cannon & MoPac) - Whole Foods, Costco, Mandola's, Five Guys, Torchy's Tacos, Chuy's, Kerbey Lane, Cheddar's

Proximity:

- Southwest Austin / Oak Hill Trade Corridor
- Direct access to US-290, SH-71, and MoPac (Loop 1)
- ±15–20 minutes to Downtown Austin
- ±25 minutes to Austin-Bergstrom International Airport
- Proximity to AMD, Southwest Austin office parks, and regional tech employers
- Gateway location between Austin metro and Hill Country markets





9313 Circle Dr

4.992AC

4,800 SF Warehouse

+/- 1000 additional storage

Unincorporated Travis Co.

Easy Commer



Contact for more information

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