

4300 Burch Drive

East US 71-5.82 Acres-Austin ETJ

Secure Fenced Yard within City of Austin 2-Mile ETJ. Excellent site for Industrial Storage or Truck Yard



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
- COMPACT CALICHE PARKING IN PLACE
- ASKING - \$17,500 per Month (Base)
- NNN - \$1,750 per Month (NNN)
- Term - 2 to 5 years



Existing 4,500 SF Mini-Storage

Loren Kirkpatrick (512) 656-8521 / Loren@trpaustin.com

Texas Realty Partners, LLC

248 Addie Roy Rd., B 302 Austin Texas 78746