



## OPPORTUNITY ZONE

POTENTIAL FOR MULTIFAMILY, MIXED RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL

# 9.01 Acre Development Parcel

3009 E HOWARD LN | AUSTIN, TX

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# Overview

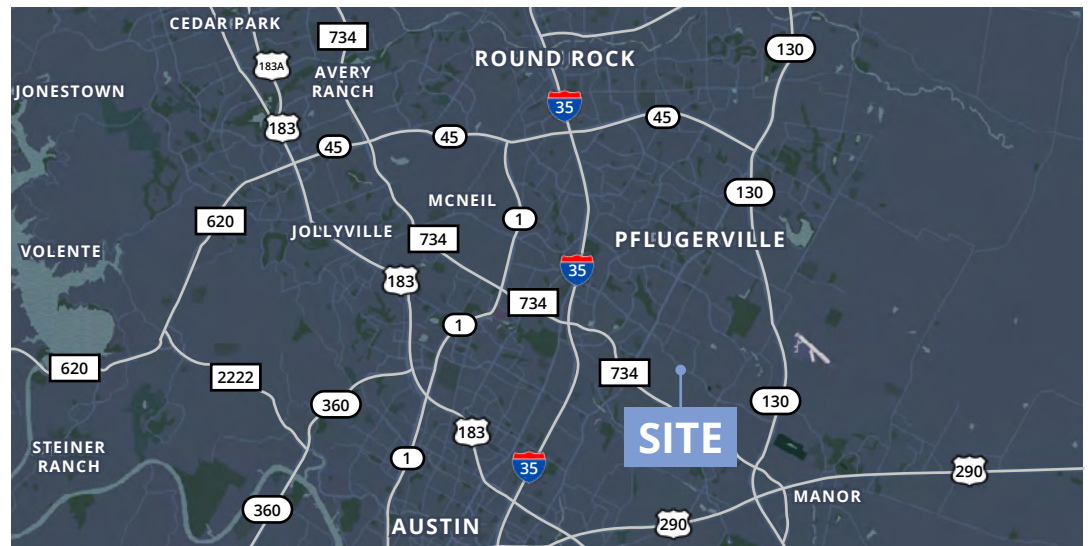
Situated within a designated Opportunity Zone, this 9.01 acre development parcel presented by Avison Young offers prime positioning in Manor, Texas, part of the fast-growing Austin MSA. Located on E Howard Lane near Grand Central Drive, the property offers excellent access to SH-130, US-290, and I-35, and is surrounded by major employers.

Positioned between the Tech Ridge and Samsung Austin Semiconductor hubs, the site benefits from ongoing growth in advanced manufacturing, life sciences, and logistics. Nearby developments include Samsung's Taylor fab, the 425-acre EastVillage mixed-use project, and new multifamily communities along Parmer Lane.

This location supports future retail, mixed-use, or residential development, driven by strong infrastructure, employment growth, and rising demand.

## HIGHLIGHTS

Size	9.01 acres
Zoning	Not zoned No future land use designation
Jurisdiction	Austin 2-Mile ETJ - Travis County Opportunity Zone
Watershed regulation	Harris Branch Watershed Desired Development Zone
Development requirements	No landscape/tree ordinance No parking requirements No building setbacks 65% Impervious cover
Utilities	<u>Water</u> : 16" waterline runs along Howard Ln frontage
	<u>Wastewater</u> : The closest wastewater line is 200' away from parcel edge





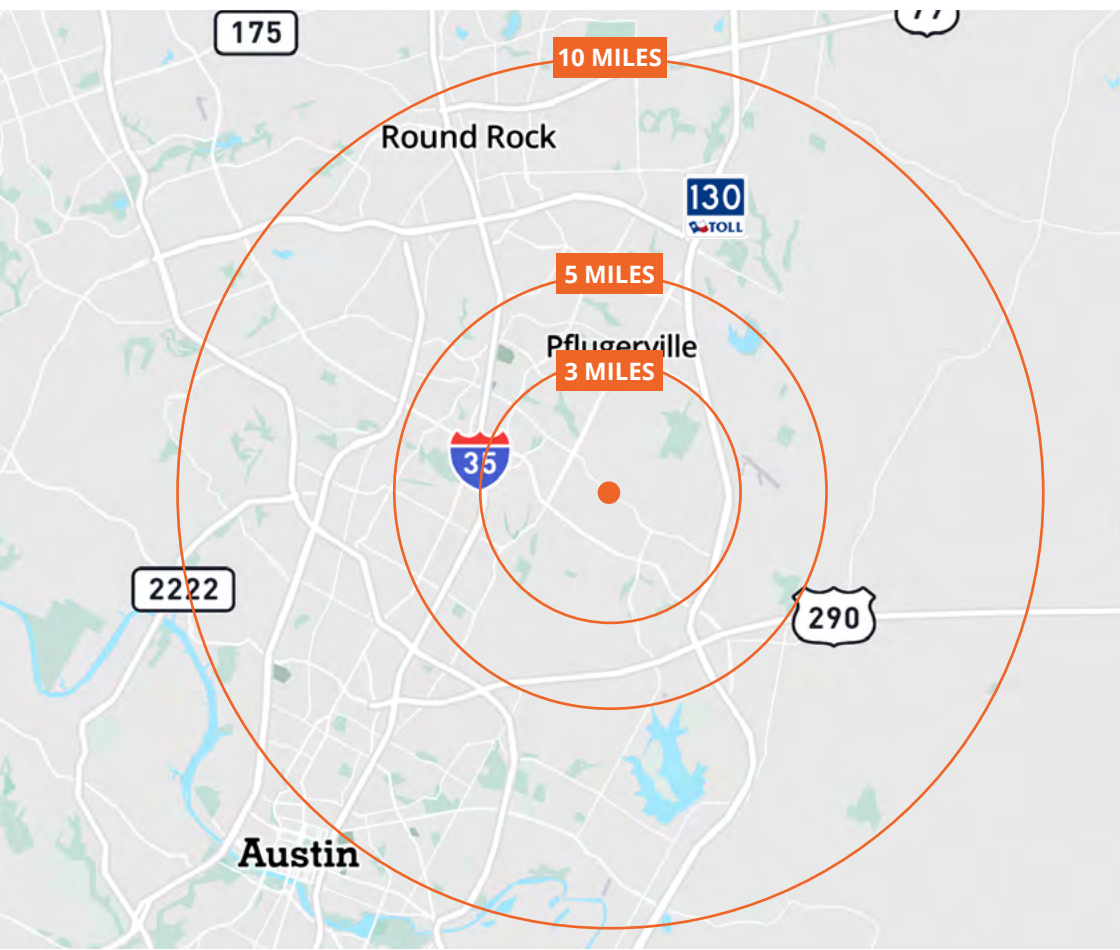
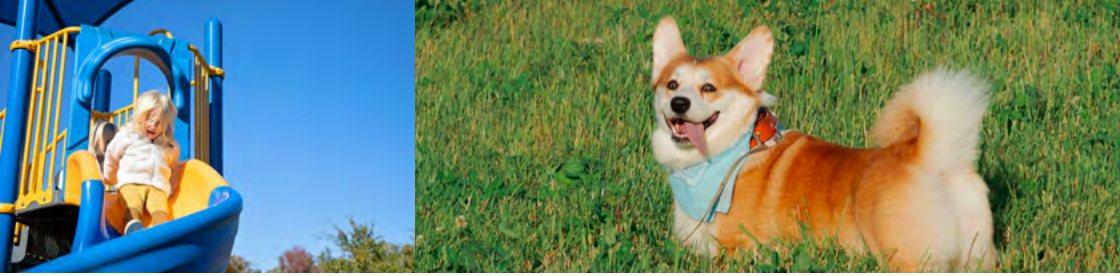
# Area overview





# Area employers





# Demographics

Population	3 miles	5 miles	10 miles
Total population	69,242	197,911	742,009
Median age	33	34	35

Income	3 miles	5 miles	10 miles
Median income	\$93,707	\$92,216	\$100,704
Average income	\$119,922	\$119,014	\$134,071

Household	3 miles	5 miles	10 miles
Total households	26,683	79,961	312,145
# of persons per HH	3	2	2
Median house value	\$432,302	\$450,604	\$525,468

Source: ESRI





## GET MORE INFORMATION

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