



Josh Cook, Broker | Owner

(512) 656-2964 • www.CCRETX.com

6303 Wilcab Road, Austin, TX 78721

Parcel Size – 1.614 Acres

Pricing – \$3,299,000

City – City of Austin

Zoning Type – Industrial Park-Neighborhood Plan (IP-NP), offering exceptional flexibility that supports light industrial, commercial, restaurant, civic, and agricultural developments.

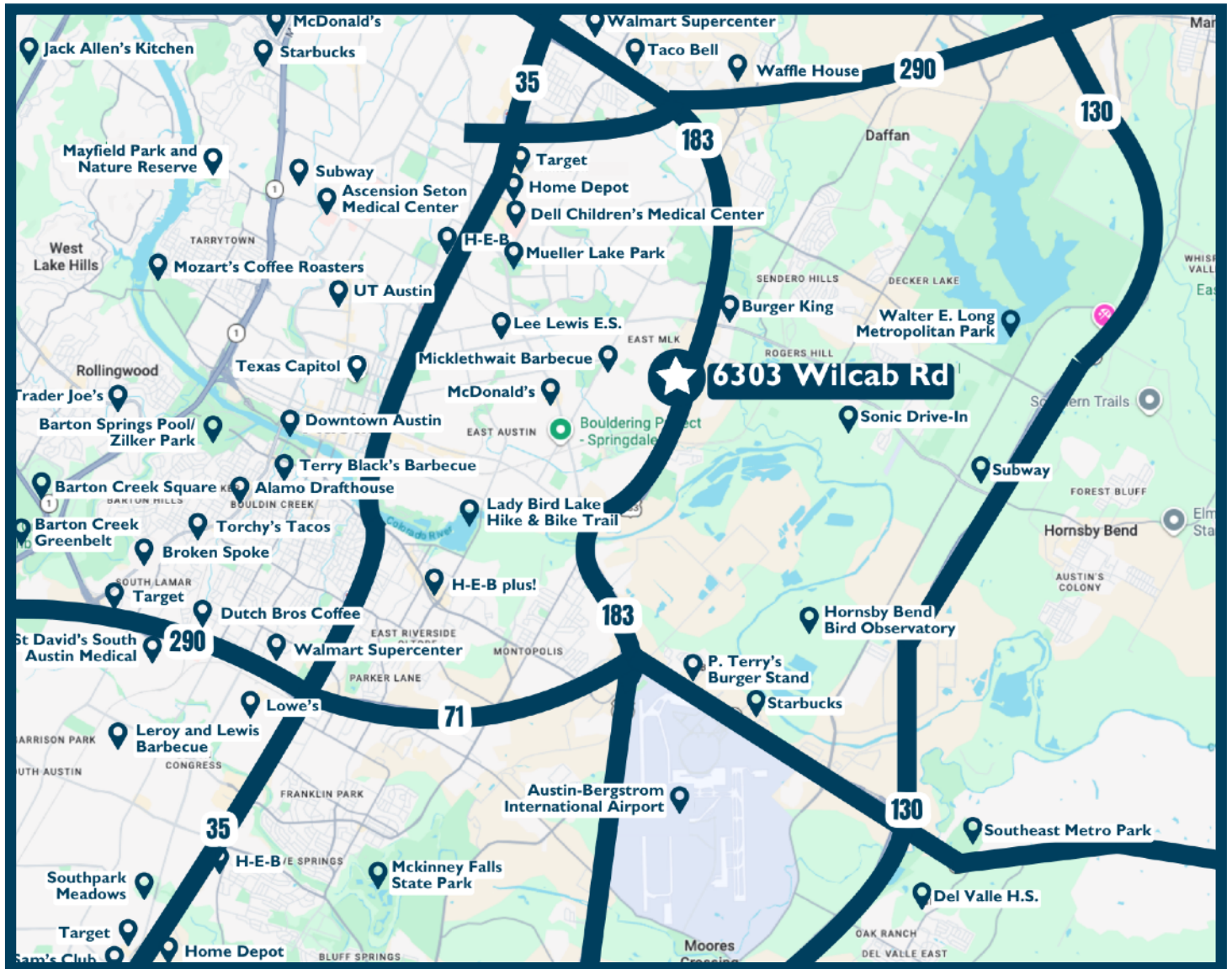
Utilities – Water & sewer at the street (City of Austin), natural gas on site, overhead electricity along the east boundary.

Area – Positioned in the rapidly evolving MLK-183 / Ed Bluestein Neighborhood Plan, offering a rare opportunity to invest in one of Austin's most promising growth corridors. The area is slated for major infrastructure upgrades through the City of Austin, including improvements to schools, utilities, streets, and roadways, driving long-term value and development potential.

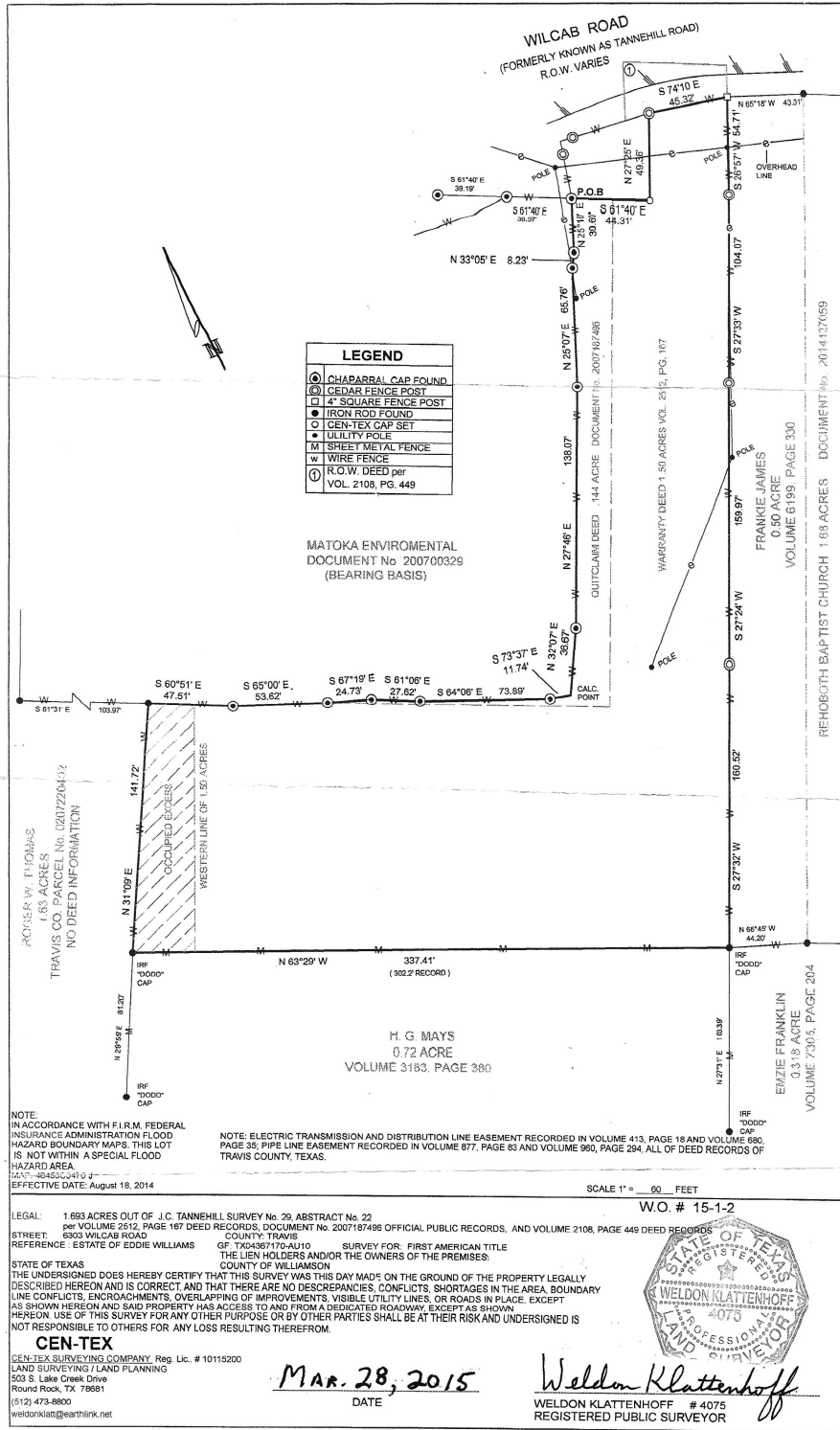
Future Appeal – The proposed Green Line MetroRail is planned nearby along Boggy Creek, enhancing connectivity and increasing desirability for a wide range of uses.

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MAP



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1.614-ACRE LOT LAYOUT

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W.O. 15-1-2



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