



12 Units
-
6 Lots

5227 Ledesma Rd - 7 Lot Subdivision
Austin, TX 78721



5227 Ledesma Rd

Austin, Texas 78721

Offering Summary

Price	\$1,650,000
Land	1.18 Acres
Area Zoning	SF-3-NP

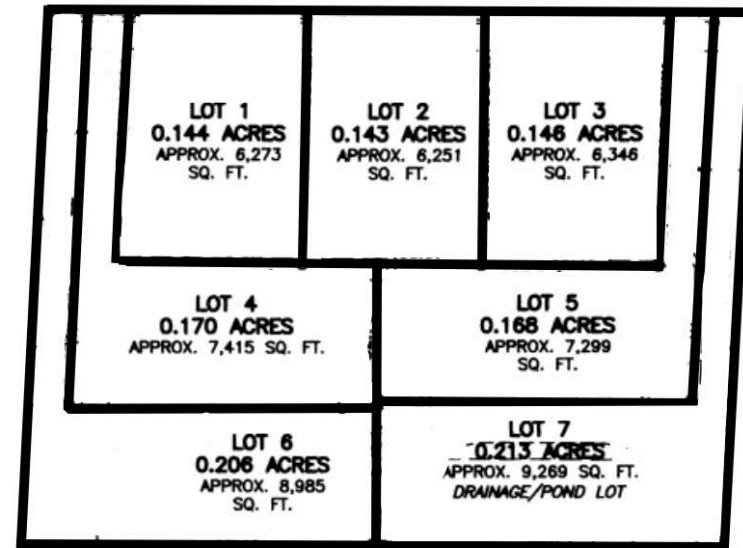
- **Prime Redevelopment Opportunity** The Property is located 14 minutes from downtown Austin and minutes away from east 6th street nightlife.
- **Houses:** The plans include twelve modern homes: six at 1,715 Sq Ft (each), two at 1,646 Sq Ft (each), two at 1,611 Sq Ft (each), one at 1,858 Sq Ft, and one at 1,852 Sq Ft.
- **Zoning:** The property is zoned as SF-3-NP, with six developable lots, with one additional pond lot.



Site Summary

Houses: Plans are currently in the permitting process with the City of Austin and are expected to be completed by the end of April. This will save 5-6 of hold time, and design costs and interest carry. Will be shovel ready for someone to develop.

Prime development opportunity in East Austin, with site plans completed (awaiting payment for release) for six buildable lots and one pond lot. Just under a mile from Springdale Green and Springdale General, this project spans over 51,836 square feet and will be delivered shovel-ready with red-stamped plans approved by the City of Austin, including architectural plans being processed with City of Austin. Only a 14-minute drive to downtown, the location offers a mix of convenience and East Austin's thriving energy. ft. Each lot is set up for spacious layouts and quality aesthetics, ideal for residential development in a high-demand area. Broker/Owner.

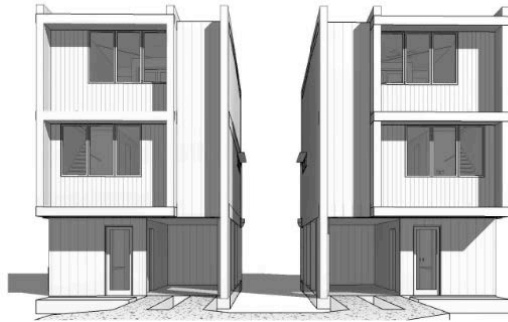


1.18
Acres

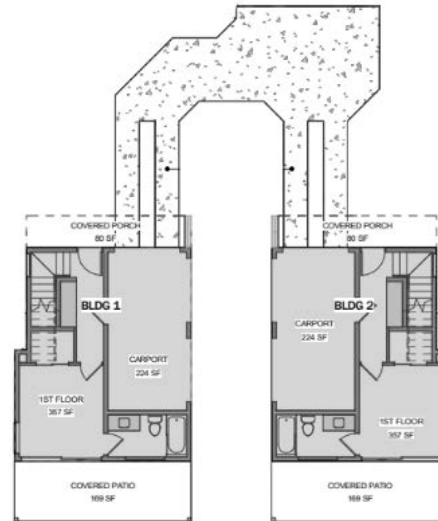
12 Homes

51,836
Total SqFt





5231 LEDESMA RD, AUSTIN, TX 78721
LOT 1 THE BRUNSMANN SUBDIVISION

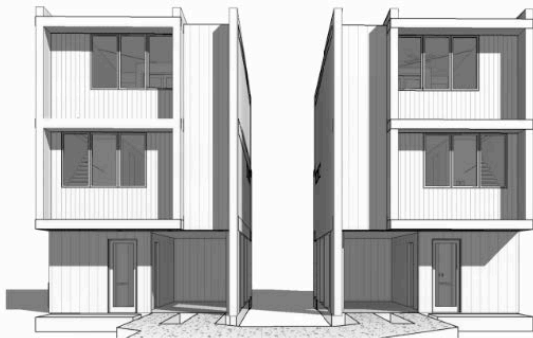


Lot 1 - 5231 Ledesma Rd

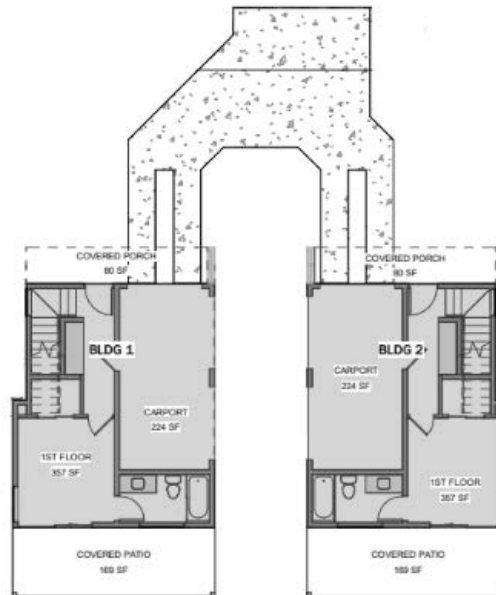
Unit A: 1,715 Sq Ft

Unit B: 1,715 Sq Ft

Total: 3,430 Sq Ft



5235 LEDESMA RD, AUSTIN, TX 78721
LOT 2 THE BRUNSMANN SUBDIVISION



Lot 2 - 5235 Ledesma Rd

Unit A: 1,715 Sq Ft

Unit B: 1,715 Sq Ft

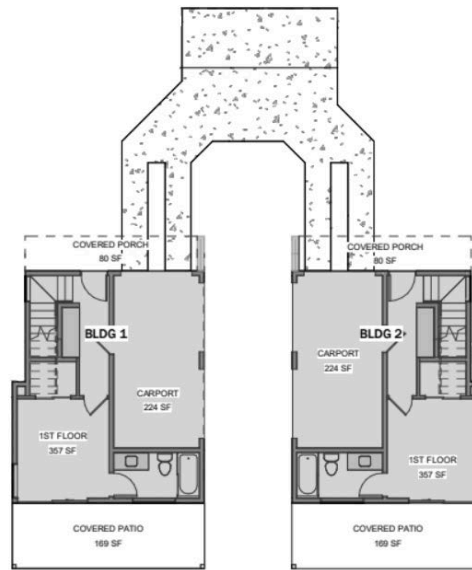
Total: 3,430 Sq Ft





5239 LEDESMA RD, AUSTIN, TX 78721

LOT 3 THE BRUNSMANN SUBDIVISION



Lot 3 - 5239 Ledesma Rd

Unit A: 1,715 Sq Ft

Unit B: 1,715 Sq Ft

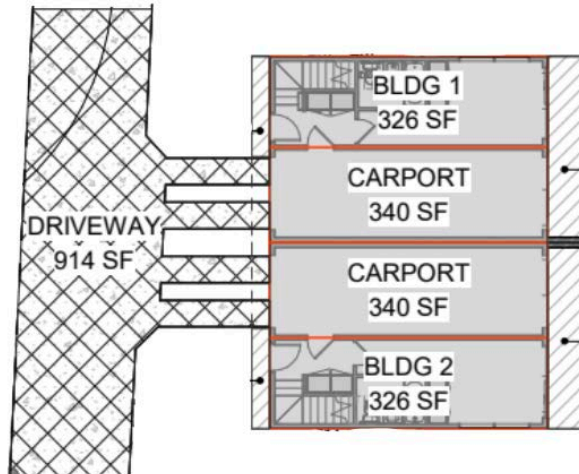
Total: 3,430 Sq Ft



5227 LEDESMA RD

AUSTIN, TRAVIS COUNTY, TEXAS 78872

LOT 4 5227 LEDESMA SUBD



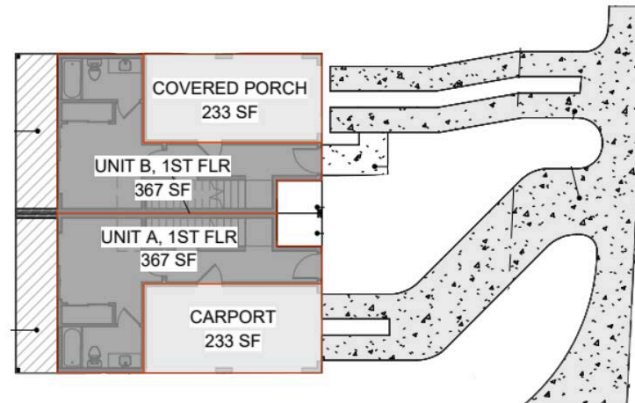
Lot 4 - 5227 Ledesma Rd

Unit A: 1,646 Sq Ft

Unit B: 1,646 Sq Ft

Total: 3,292 Sq Ft





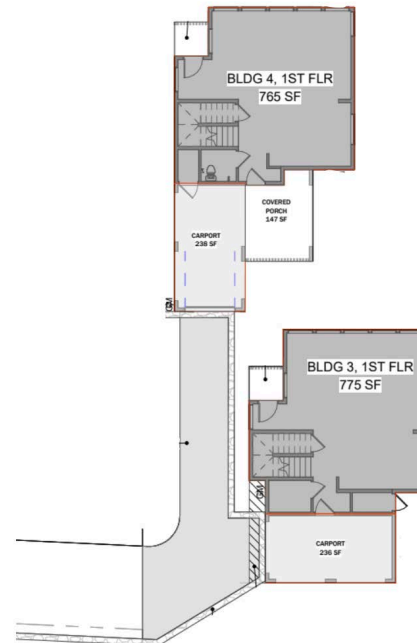
Lot 5 - 5243 Ledesma Rd

Unit A: 1,611 Sq Ft

Unit B: 1,611 Sq Ft

Total: 3,222 Sq Ft

5243 LEDESMA RD, AUSTIN, TX
LOT 5 THE BRUNSMANN SUBDIVISION



Lot 6 - 5227 Ledesma Rd

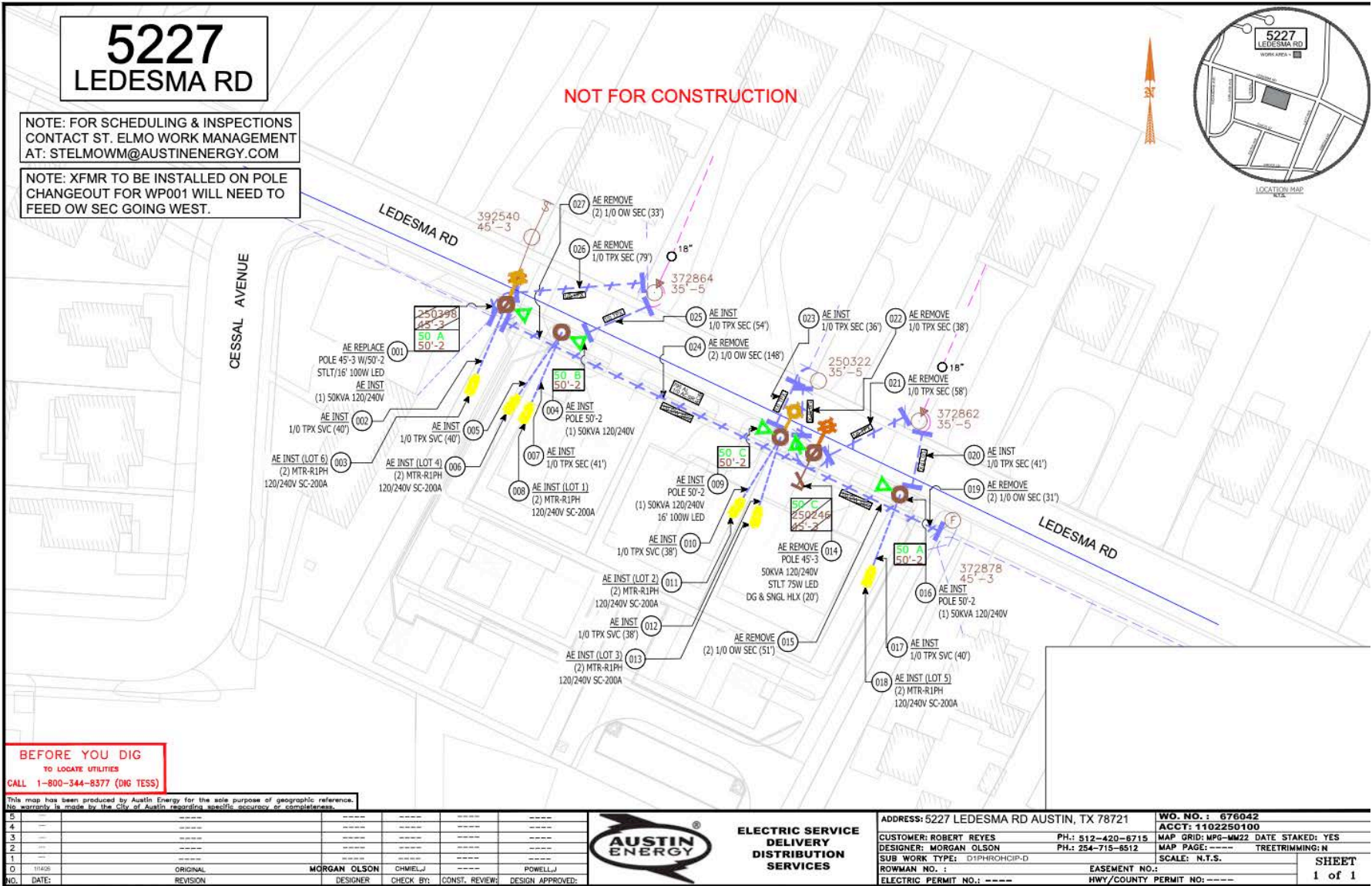
Unit A: 1,858 Sq Ft

Unit B: 1,852 Sq Ft

Total: 3,710 Sq Ft

5227 LEDESMA RD, AUSTIN, TX 78721
LOT 6 THE BRUNSMANN SUBDIVISION







12804 Rampart St
Austin, TX, 78727
TargetLockedConstruction@gmail.com
(512)777-9767

Estimate

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- Estimate 454 - 02/19/2025

Subtotal	\$35,500.00
10% Owner Profit 0%	\$0.00
Total	\$35,500.00

Total \$35,500.00

For: Joshua Brunsmas
jbrunz@3rdangledevelopments.com
5527 Ledesma Rd
Austin, TX, 78721-2003
5125738804

Estimate No: 454
Date: 02/19/2025

Project: 5527 ledesma

Description	Quantity	Rate	Amount
Detention pond . Cut the detentions. haul off material associated with the excavation.	1	\$4,200.00	\$4,200.00
FOOTING. 240 lf. cut footing perimeters . set forms to top of concrete. install rebar per plan . pour concrete . pump.	1	\$8,800.00	\$8,800.00
RETAINING WALL .240 lf 4'-5" tall. SET forms top of wall . install rebar per plan . pass inspection. pour concrete . poum remove forms	1	\$17,500.00	\$17,500.00
GABION. Install gabion per city of Austin standards 5'-8" rock	1	\$1,500.00	\$1,500.00
Flat work . between gabion and wall . cut and fill per plan . concrete and rock .	1	\$3,500.00	\$3,500.00

Target Locked Construction

Client's signature

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INVOICE – WORK ORDER 676042

2026-02-02

Robert Reyes

Austin, TX

Attention: Robert Reyes
Subject: Various three phase pole locations to feed the property to be developed at this address.

Dear Robert Reyes,

Austin Energy will be performing the following work associated with **Work Order 676042 at 5227 Ledesma Rd:**

Numerous work stations that involve a pole replacement, a pole removal, and installations of new three phase poles that house the transformers needed to feed the needs for the developing property.

The total charge for this service is **\$61,498.81**, payable as described below before the work is scheduled for construction. Please note that this charge applies only to electric facilities and does not cover any civil installation charges nor charges that communication companies (pole attachments) may charge.

This invoice is valid for ninety (90) days. After that time has expired, charges will be recalculated, a new invoice will be issued, or the work order will be canceled after six months of no activity. Written notice will be provided before canceling the work order.

Service Details:

- The service will be as specified in the approved design per [Austin Energy's Design Criteria](#).
- All metering installations must comply with Austin Energy's [Metering Specifications](#) and [Design Criteria](#). For further details, please contact our Metering Representative at AEDistributionMetering@austinenergy.com.
- The customer service point is identified on the design print. Austin Energy will provide and install all wiring and equipment on our side of the service point. The customer's secondary electric system must include a full current neutral.
- Austin Energy's facilities must always remain accessible for maintenance and replacement. Please contact the Scheduler at St Elmo Work Management (South) stelmowm@austinenergy.com to inquire about the construction schedule. For work requiring civil inspection an on-site preconstruction meeting will be required. Work Management will assist with scheduling an on-site meeting if needed.
- Please share this letter with your general contractor, electrician, or relevant agents.



Payment Instructions:

If you agree with the above conditions, please remit payment promptly.

Due to increased fraud, we recommend you closely follow the instructions below and work with the Intake Specialist to confirm payment has been processed. Austin Energy will never request payments or modifications through unsolicited calls or emails.

For your convenience, here are the available payment options:

- Online via Austin Build + Connect (AB+C):**
 - Access the payment portal at [Austin Build + Connect](#).
 - You must be a registered user with an active Building Permit (BP) or Electrical Permit (EP).
 - If you choose this option, please email the EP or BP case number to [Kristin Ward \(South\)](mailto:Kristin.Ward@AustinEnergy.com) Kristin.Ward@AustinEnergy.com to add the fee to your permit case.

Please be advised the Wire/ACH account information below will not change. Verbal confirmation can be made prior to sending payment by contacting Crystal Taylor, 512.505.7181 or Kristin Ward, 512.505.7682

- Wire or Funds Transfer Instructions:**
 - Bank Name:** JPMorgan Chase Bank, N.A.
 - ABA#: 021000021**
 - Swift Code:** CHASUS33
 - Location:** New York, NY 10017
 - Credit to the account of:** City of Austin-Investment Pool Receiving Account
 - Account Number:** 9900075116

- Automated Clearing House (ACH) Instructions:**
 - Bank Name:** JPMorgan Chase Bank, N.A.
 - ABA#: 111000614**
 - Swift Code:** CHASUS33
 - Location:** New York, NY 10017
 - Credit to the account of:** City of Austin-Investment Pool Receiving Account
 - Account Number:** 9900075116

- By Mail:**
 - Mail your payment to the address below. Please note that mail is only picked up on Tuesday and Thursday.
 - Be sure to include the work order number [WOR] on your check.**

City of Austin-Austin Energy
P.O. Box 3513
Austin, Texas 78764-3513

- Walk-in Payments:**
 - Accepted Monday and Tuesday by appointment only (**checks only**). Please schedule appointment with Crystal Taylor, crystal.taylor@austinenergy.com or Kristin Ward, kristin.ward@austinenergy.com



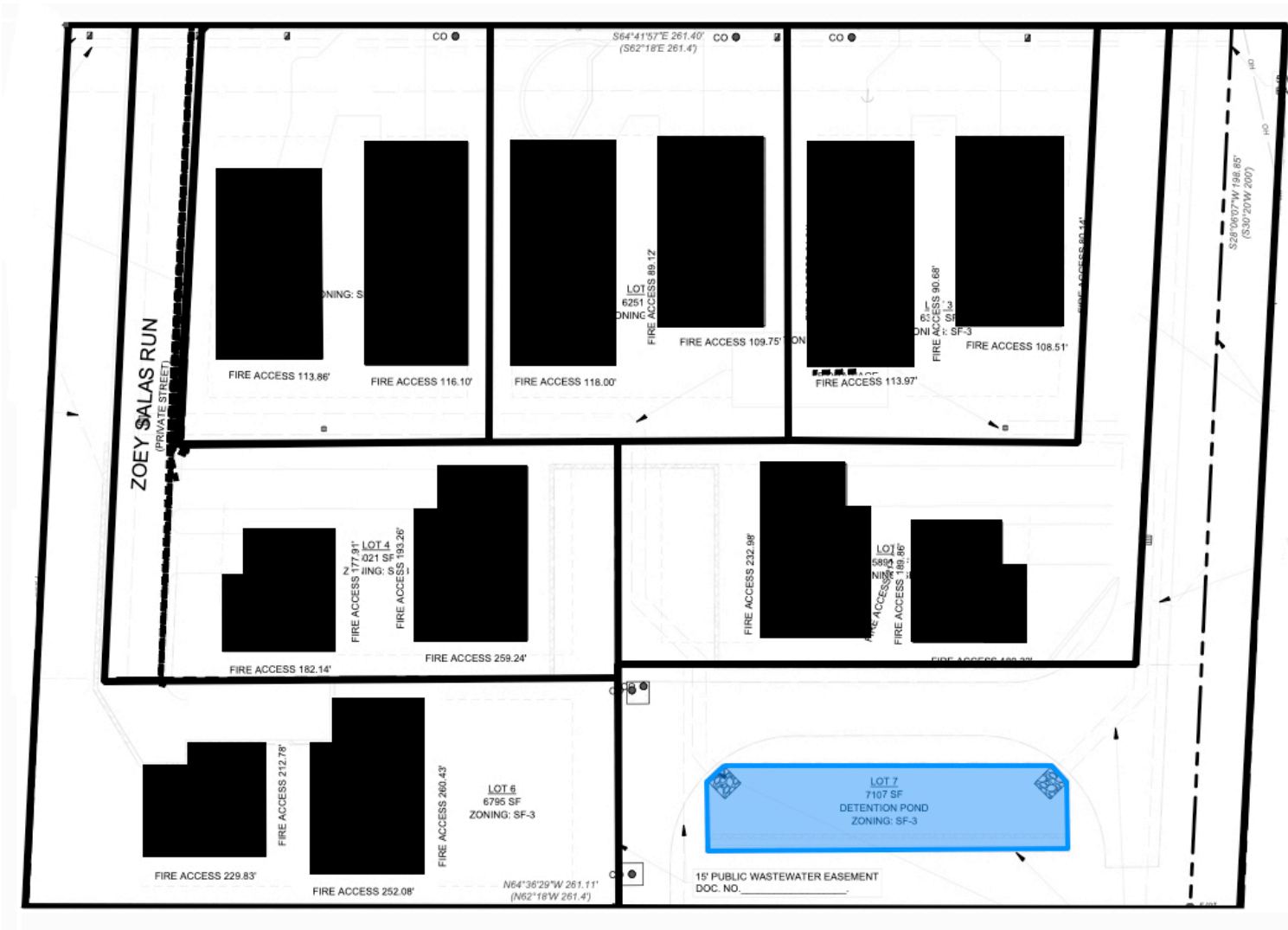
- Please inform Kristin Ward (South) Kristin.Ward@austinenergy.com when payment is made, including the date, amount, payment method, and the associated work order number, to ensure timely payment processing. Thank you for your prompt attention to payment. If you have any questions, please feel free to contact me.

Sincerely,

Tye Olson
Electric Distribution Senior Designer
morgan.olson@austinenergy.com
Distribution Engineering
4815 Mueller Blvd
Austin, TX 78723

Once the work is completed, we would appreciate your feedback. Please visit [Austin Energy Survey](#) to complete a short survey to help us improve our services.







In close proximity to the new Springdale Green Office development, the creative office space Springdale General, 14 minutes from downtown Austin and 10 minutes from the active Mueller neighborhood.





Joshua Brunsmann Broker / Owner

512.999.5330

Josh@3rdAngleRealty.com

By accepting this Marketing Brochure, you agree to release 3rd Angle Realty and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.



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