

# FOR SALE

7604 N. I-35 Frontage Rd.

±6,248 SF



## Contact

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# PROPERTY INFORMATION

FOR SALE

**GREAT OPPORTUNITY FOR  
USERS OR DEVELOPERS ALONG  
INTERSTATE 35.**

**7604 N. I-35 FRONTAGE  
AUSTIN, TX 78752**

**Sale Price: \$4.4MM**

**Size: 6,248 SF**

**Land: 1.21 AC**

**Zoning: CS-MU-NP**

**Parking: 98 Spaces**

**Lease Expiration: 10/31/24**

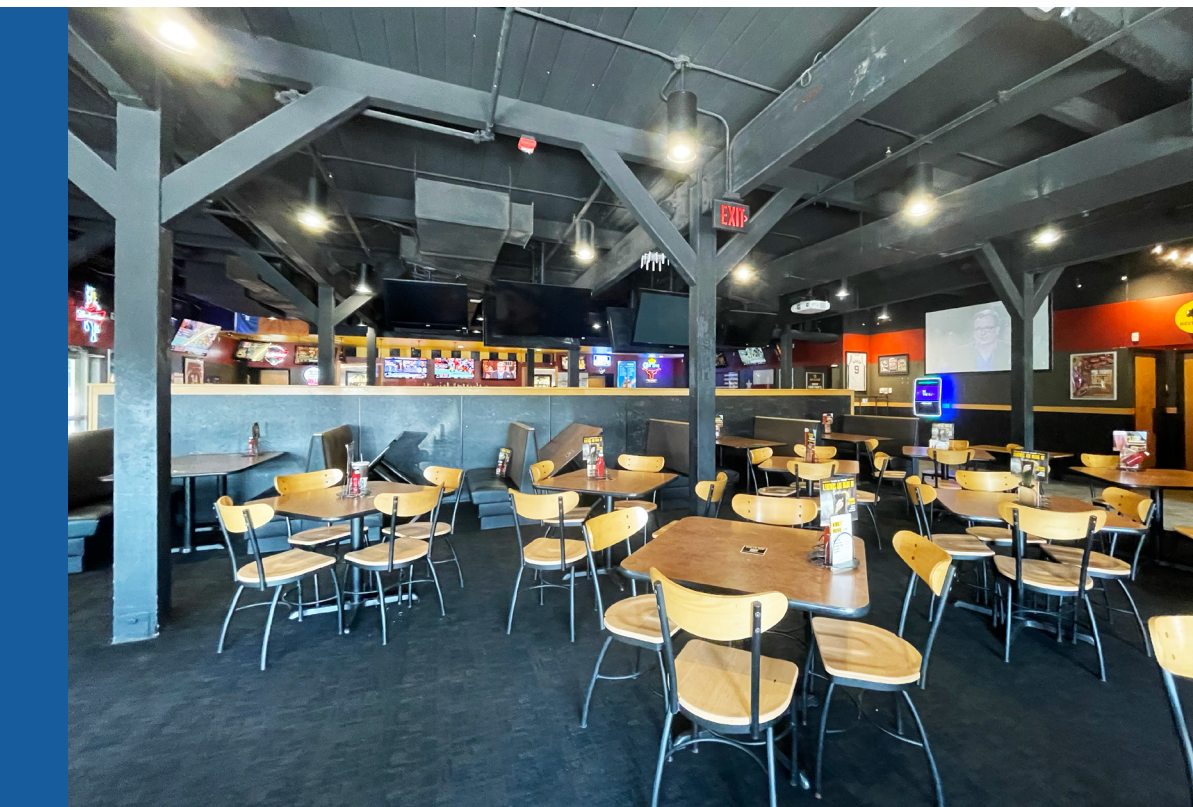
**NOI: \$304,546.08**

**Rent til Year End: \$25,378.84/ month**



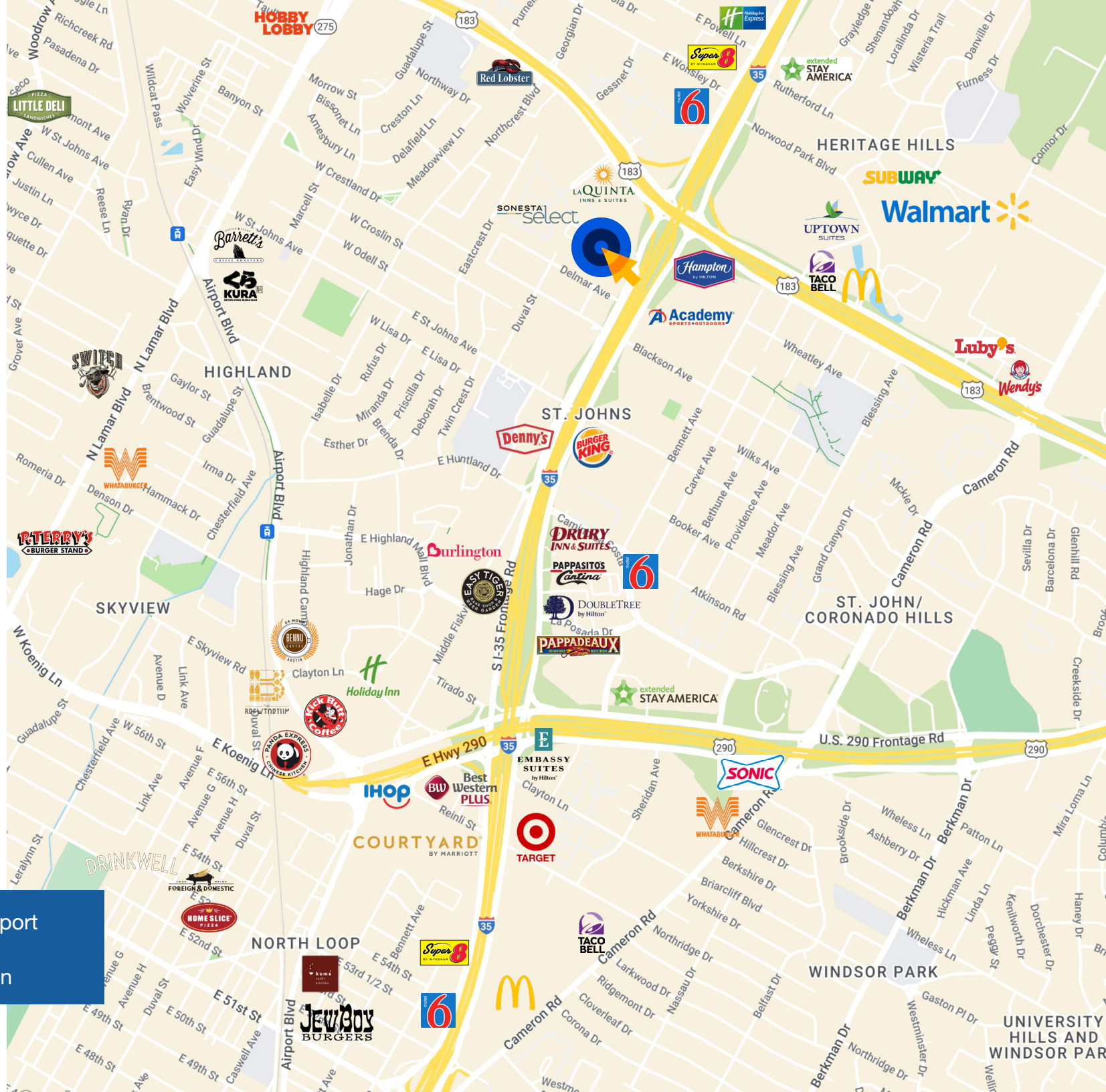










# RETAIL & HOSPITALITY AREA MAP



 16 minutes to Austin Airport

 12 minutes to Downtown

UNIVERSITY HILLS AND WINDSOR PARK





## Contact Brokers

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## TREC Information on Broker Services

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