

FOR SALE

88.34 ACRES

CONTACT AGENT
FOR PRICE

13628 Gregg Manor Rd. Commercial Land Travis County



- Commercial, agricultural and development land for sale in Travis County (88.34 acres)
- Approx. 1000ft from Toll Road 130
- Access to major roads and highways: State Highway 183, State Highway 291, Palmer Lane



TAYLOR HOMUTH

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SITE LOCATION & PROXIMITY

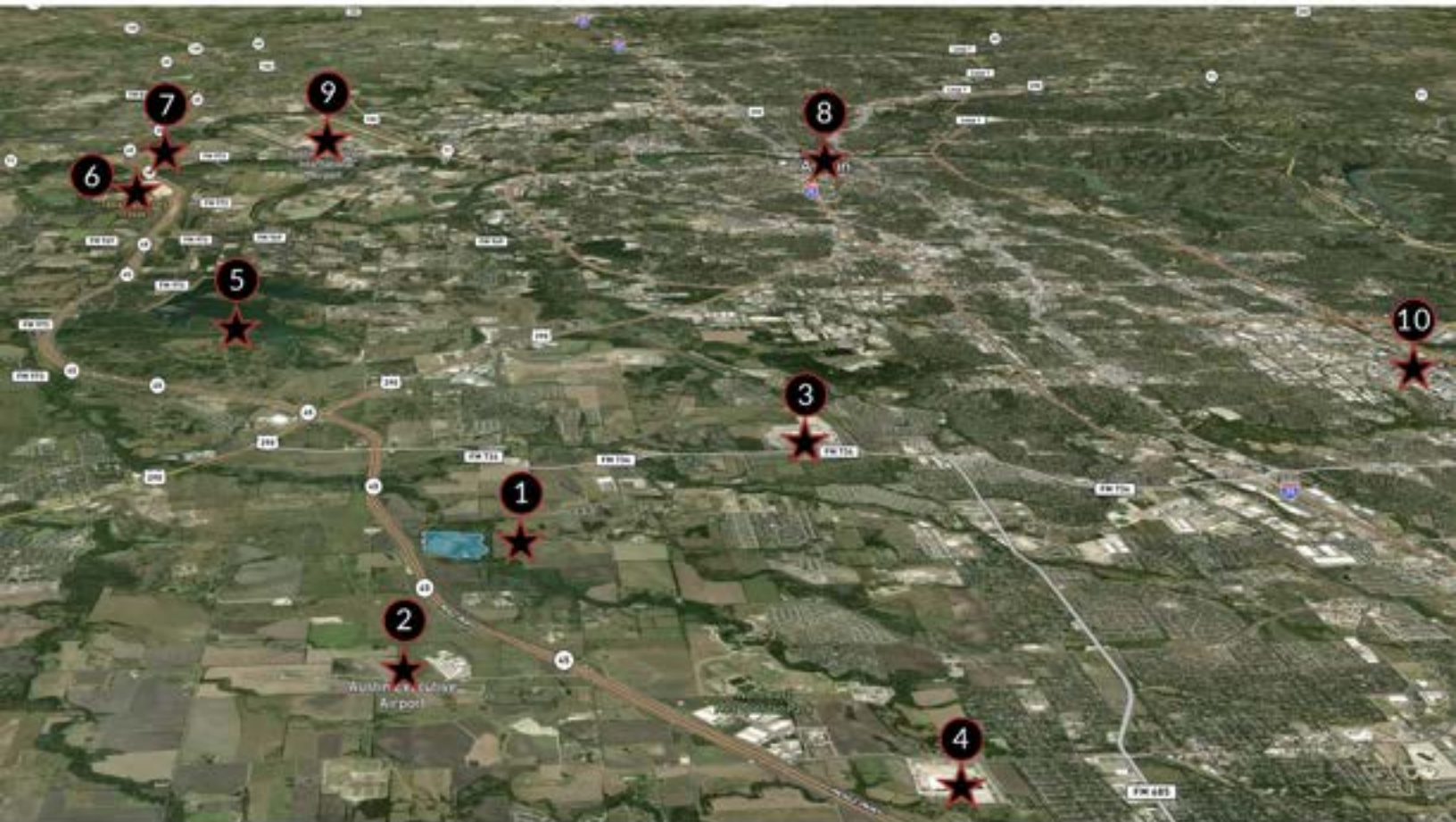
Points Of Interest ★

- | | |
|------------------------------------|---------------------|
| 1. Site | |
| 2. Austin Executive Airport | 5 min / 2.8 miles |
| 3. Samsung Austin Semiconductor | 10 min / 5.6 miles |
| 4. Amazon Fulfillment Center | 11 min / 5 miles |
| 5. Lake Walter E. Long Development | 15 min / 8.8 miles |
| 6. Tesla Giga Texas | 16 min / 13.1 miles |
| 7. Velocity Mixed-Use Development | 16 min / 16.1 miles |
| 8. Downtown Austin | 18 min / 14.7 miles |
| 9. Austin-Bergstrom Int. Airport | 18 min / 17.6 miles |
| 10. Domain Northside | 19 min / 16.9 miles |



Property Information

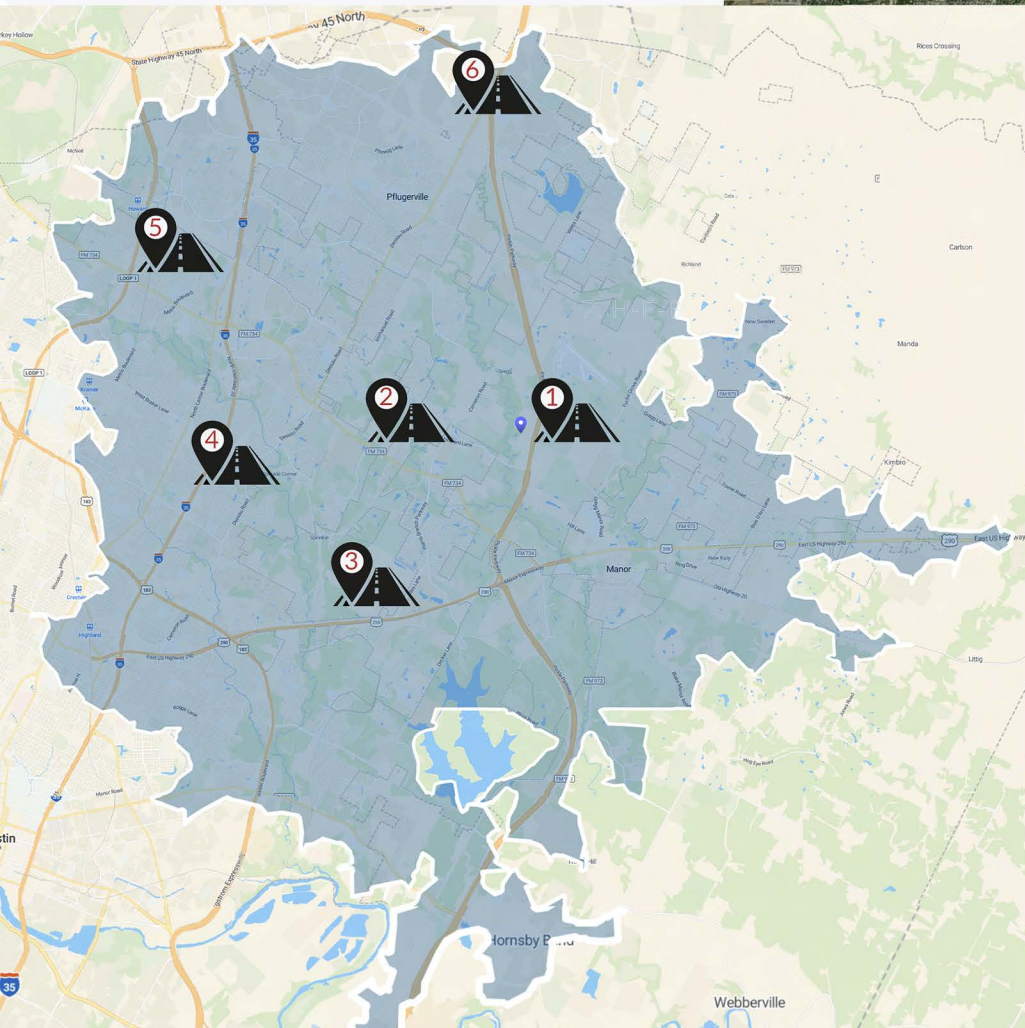
13628 Gregg Manor is situated in an ideal location. The vicinity along Toll Road 130 has experienced a surge of master-planned communities, industrial parks, logistic centers, and large factories in recent years. Austin is the place to be! This property is conveniently located just a short distance from Downtown, The Domain, Samsung, Tesla Tesla, Amazon, The Executive Airport, and Austin Bergstrom International Airport. Nearby, industrial parks and logistic centers ranging from 30,000 sqft to 1,000,000 sqft are quickly filling up as more companies are relocating to central Texas. Close to the property, Walter E Long Park is set to undergo an \$800 million renovation.



COMMUTE & DEVELOPMENT

Nearby Developments

1. 130 Crossing Industrial Development
2. Crossroads Logistics
3. Cameron Industrial Park
4. Austin Executive Airport
5. Samsung Austin Semiconductor
6. Amazon Fulfillment Center
7. H-E-B
8. Baylor Scott & White



Major Corridors (15 Minutes)

1. Toll Road 130
2. FM 734 (Parmer Lane)
3. State Highway 290
4. Interstate 35
5. Loop 1 (Mopac)
6. State Highway 45 North

Demographics (15 Miles)

Population 726,514 Inhabitants
Labour Force 435,130
Households 293,514 Households
Income \$84,201 Median Household Income
Housing Value \$353,100 Median Value
Housing 310,624 Dwellings
Tenants 51% of 293,514 Occupied Dwellings

ZONING & LAND USE

Zoning Restrictions

- No Zoning
- Not In ETJ
- No Deed Restriction



Property Information

The property is currently generating income. The main quarters is a high-end luxury rental that accommodates 25 guests. Additionally, the property generates revenue from horse boarding services and is utilized by the ATX Polo Club.

