

# 1 AC Flexible Uses

4411 & 4503 Norwood Ln, Austin, TX 78744

**FOR SALE  
OR LEASE**



**Tami Greenberg**  
Partner

512.773.3705  
TGreenberg@asterra.com

**Riley Perry**  
Associate

936.615.2662  
RiPerry@asterra.com

 **ASTERRA**<sup>®</sup>

# Property Highlights

4411 & 4503 Norwood Ln



- Lease Rate: \$4,500 + NNN
- Sale Price: Contact for Price
- Acres: ±1
- Current Zoning: CS-CO-MU-NP
- Type: Mixed-Use
- Frontage: Approximately 239' on Norwood Ln
- City of Austin Water, Sewer
- Proximity to Downtown Austin, Austin-Bergstrom International Airport, the new Tesla Factory, F1, & South Congress
- Convenient access to Hwy 71
- 924 SF Building on 4503 Norwood Ln

# 4503 Norwood Ln

Location:	4503 Norwood Ln
Parcel ID:	0324200210
Grid:	ML15
Future Land Use (FLUM):	Mixed Use, Transportation
Regulating Plan:	No Regulating Plan
Zoning:	CS-CO-MU-NP
Zoning Cases:	C14-03-0013
Zoning Ordinances:	021010-12C, 030424-28, 19990225-070b
Airport Zoning Overlay:	AO-3
Wildland Urban Interface:	Proximity Class - Within 1.5 miles of a Wildland Area
Neighborhood Plan:	Southeast
Infill Options:	Small Lot Amnesty Infill Option
Neighborhood Restricted Parking Areas:	Southeast Combined Neighborhood Planning Area
Urban Roadways:	No
Fully Developed Floodplain:	No
FEMA Floodplain:	No
Austin Watershed Regulation Areas:	Suburban
Watershed Boundaries:	Onion Creek
Creek Buffers:	No
Edwards Aquifer Recharge Zone:	No
Edwards Aquifer Recharge Verification Zone:	No
Erosion Hazard Zone Review Buffer:	No

# 4411 Norwood Ln

Location:	4411 Norwood Ln
Parcel ID:	0324200211
Grid:	MM15
Future Land Use (FLUM):	Mixed Use, Transportation
Regulating Plan:	No Regulating Plan
Zoning:	CS-CO-MU-NP
Zoning Cases:	C14-03-0013
Zoning Ordinances:	021010-12C, 030424-28, 19990225-070b
Airport Zoning Overlay:	AO-3
Scenic Roadways Overlay:	US 183
Wildland Urban Interface:	Proximity Class - Within 1.5 miles of a Wildland Area
Neighborhood Plan:	Southeast
Infill Options:	Small Lot Amnesty Infill Option
Neighborhood Restricted Parking Areas:	Southeast Combined Neighborhood Planning Area
Urban Roadways:	No
Fully Developed Floodplain:	No
FEMA Floodplain:	No
Austin Watershed Regulation Areas:	Suburban
Watershed Boundaries:	Onion Creek
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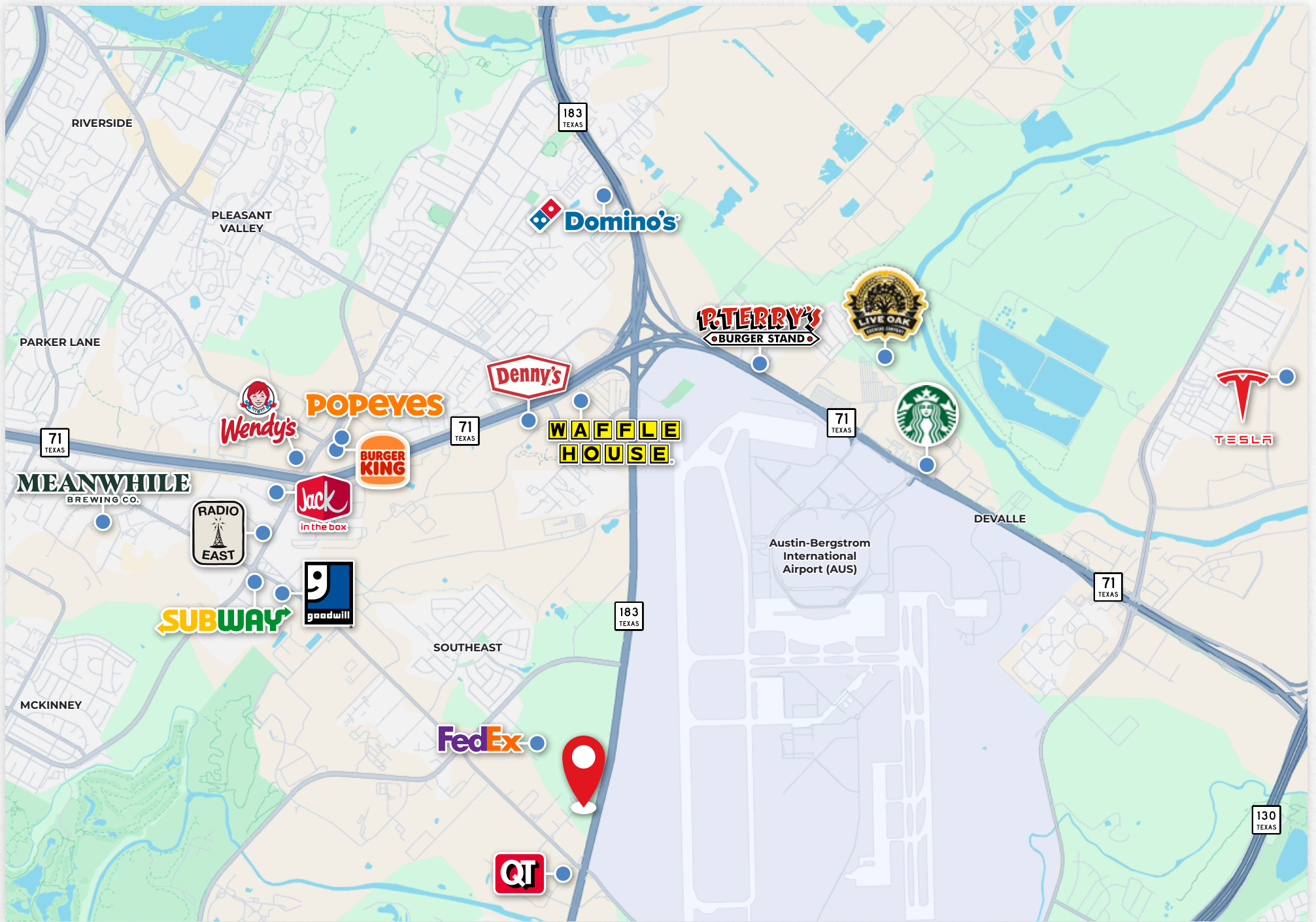


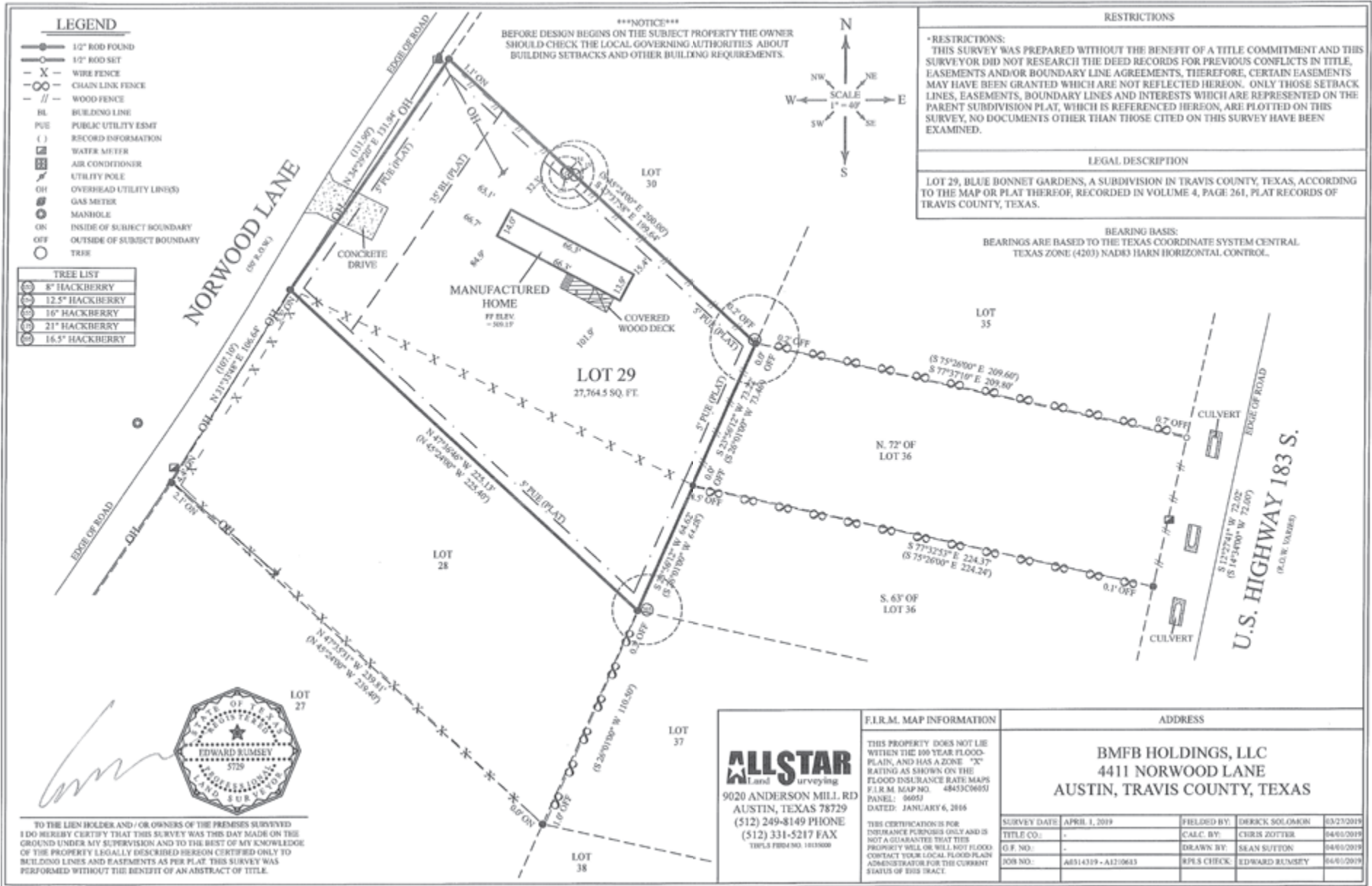
Austin-Bergstrom Intl. Airport

183  
TEXAS

183  
TEXAS

Norwood Ln





**RESTRICTIONS**

**\*RESTRICTIONS:**  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

**LEGAL DESCRIPTION**

LOT 29, BLUE BONNET GARDENS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 261, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

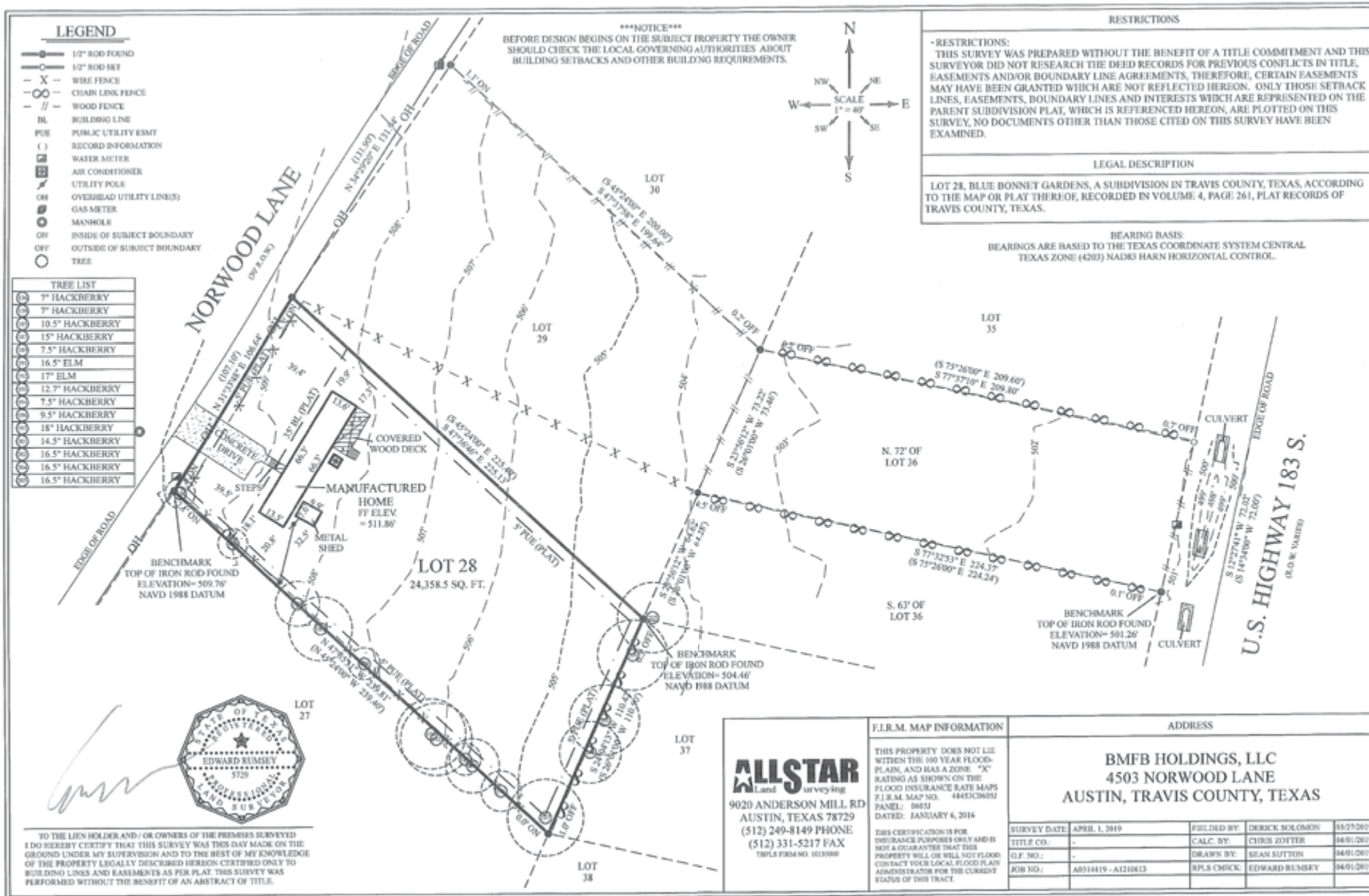
**BEARING BASIS:**  
 BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

- LEGEND**
- 1/2" ROD FOUND
  - 1/2" ROD SET
  - X - WIRE FENCE
  - ○ CHAIN LINK FENCE
  - // - WOOD FENCE
  - HL BUILDING LINE
  - PUE PUBLIC UTILITY ESMT
  - ( ) RECORD INFORMATION
  - ☒ WATER METER
  - ☒ AIR CONDITIONER
  - ☒ UTILITY POLE
  - OH OVERHEAD UTILITY LINES
  - GAS METER
  - MANHOLE
  - ON INSIDE OF SUBJECT BOUNDARY
  - OFF OUTSIDE OF SUBJECT BOUNDARY
  - TREE
- TREE LIST**
- 8" HACKBERRY
  - 12.5" HACKBERRY
  - 16" HACKBERRY
  - 21" HACKBERRY
  - 16.5" HACKBERRY



TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

<p><b>ALLSTAR</b>                  and surveying                  9020 ANDERSON MILL RD                  AUSTIN, TEXAS 78729                  (512) 249-8149 PHONE                  (512) 331-5217 FAX                  TPLS F90430, 1015000</p>	<p><b>F.I.R.M. MAP INFORMATION</b></p> <p>THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 4843C(0605) PANEL: 0605J DATED: JANUARY 6, 2016</p> <p>THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOODPLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.</p>		<p><b>ADDRESS</b></p> <p><b>BMFB HOLDINGS, LLC</b>                  4411 NORWOOD LANE                  AUSTIN, TRAVIS COUNTY, TEXAS</p>	
	<p>SURVEY DATE: APRIL 1, 2019</p> <p>TITLE CO.: -</p> <p>G.F. NO.: -</p> <p>JOB NO.: A6514319 - A1210643</p>	<p>FILED BY: DERRICK SOLOMON 03/27/2019</p> <p>CALC. BY: CHRIS ZOTTER 04/01/2019</p> <p>DRAWN BY: SEAN SUTTON 04/01/2019</p> <p>R.P.L.S. CHECK: EDWARD RUMSEY 04/01/2019</p>		



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<p><b>ALLSTAR</b> Land surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TITLE FIRM NO. 1010000</p>	<p><b>F.I.R.M. MAP INFORMATION</b></p> <p>THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C00017 PANEL: 0605J DATED: JANUARY 6, 2014</p> <p>THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.</p>		<p><b>ADDRESS</b></p> <p><b>BMFB HOLDINGS, LLC</b> 4503 NORWOOD LANE AUSTIN, TRAVIS COUNTY, TEXAS</p>	
	<p><b>SURVEY DATE:</b> APRIL 1, 2019</p> <p><b>TITLE CO.:</b> -</p> <p><b>G.F. NO.:</b> -</p> <p><b>JOB NO.:</b> A0314819 - A1210413</p>	<p><b>FILED BY:</b> DERICK SOLOMON</p> <p><b>CALC. BY:</b> CHRIS ZOFFER</p> <p><b>DRAWN BY:</b> SEAN SUTTON</p> <p><b>SPLS CHECK:</b> EDWARD RUMSEY</p>	<p>05/21/2019</p> <p>04/01/2019</p> <p>04/01/2019</p> <p>04/01/2019</p>	

# Location Demographics



Population

	1 Mile	3 Miles	5 Miles
Population	1,546	28,331	145,203



Avg Household Income

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$121,865	\$92,580	\$81,752

## Traffic Counts

Street	Cross	Traffic	Year	Distance
S Hwy 183	Norwood	25,695	2025	.08 mi
Burleson Rd	S Hwy 183 SE	13,162	2025	.25 mi
Lockhart Hwy	S Hwy 183 S	30,293	2024	.27 mi
S Hwy 183	S Hwy 183 S	31,802	2025	.27 mi
Burleson Rd	Colton Rd NW	12,144	2025	.48 mi
Burleson Rd	Colton Rd NW	11,263	2025	.52 mi
S Hwy 183 S	Colton Rd N	30,596	2025	.57 mi
S Hwy 183	Colton Rd N	30,385	2023	.57 mi
Lockhart Hwy	Colton Rd N	31,439	2024	.57 mi

Radius	1 Mile	3 Miles	5 Miles
Households	549	9,147	54,401
Households by Marital Status			
Married	253	3,476	15,476
Married No Children	150	1,825	8,289
Married w/Children	103	1,651	7,187
Education			
Some High School	13.75%	21.81%	18.63%
High School Grad	19.47%	25.13%	21.54%
Some College	26.35%	16.26%	19.17%
Associate Degree	7.29%	10.16%	11.29%
Bachelor Degree	24.86%	21.03%	21.51%
Advanced Degree	8.29%	5.61%	7.86%
Annual Consumer Spending (\$000)			
Apparel	\$1,107	\$16,861	\$88,269
Entertainment	\$2,801	\$38,475	\$206,524
Food & Alcohol	\$5,458	\$80,856	\$434,661
Household	\$3,619	\$46,236	\$232,520
Transportation	\$6,153	\$80,023	\$416,252
Health Care	\$822	\$11,693	\$60,687
Education/Day Care	\$1,344	\$7,470	\$92,573

# AUSTIN'S 2025 RANKINGS

- #1** FASTEST GROWING MAJOR METRO  
EXPLODINGTOPICS.COM
- #1** BEST PLACE TO START A BUSINESS  
CNBC
- #1** BEST METRO FOR STEM PROFESSIONALS  
WALLETHUB
- #5** COLLEGE EDUCATED ADULTS  
CITYLAB
- #1** PEOPLE WANTING TO RELOCATE  
MONEY.CO.UK
- #6** BEST PERFORMING LARGE CITY IN THE US  
MILKEN INSITUTE
- #2** BEST MARKET FOR REAL ESTATE  
WALLETHUB
- #7** MOST FUN CITY IN THE US  
WALLETHUB
- #1** BEST JOB MARKET(2024)  
WALL STREET JOURNAL
- #2** BEST CITY FOR YOUNG PROFESSIONALS  
ROCKET HOMES
- #5** MOST RECESSION RESISTANT CITY  
SMARTASSET
- #9** BEST EDUCATED MAJOR METRO  
WALLETHUB
- #1** BEST STATE CAPITAL TO LIVE IN  
WALLETHUB
- #2** BEST CITY FOR JOB OPPORTUNITIES  
BUSINESS INSIDER
- #6** SAFEST LARGE CITY IN U.S.  
SAFEWISE
- 53** WORLDS BEST CITIES  
AUSTINCULTUREMAP

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# Market Overview

# AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km<sup>2</sup>), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

## Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

## Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

# Contact



**Tami Greenberg**  
**Partner**

512.773.3705

TGreenberg@asterra.com



**Riley Perry**  
**Associate**

936.615.2662

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Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Asterra	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone