

**4407 and 4409 Pack Saddle Pass, Austin, Texas, 78745**

**Covered Land Development Site**



## ABOUT THE PROPERTY



### Land Area

4041 Combined SF  
0.4338 Acres



### Price

\$2,000,000



### Utilities

Water, Waste Water,  
Electric, Fiber



### Parcel ID

509195 and 509194  
(Travis County)



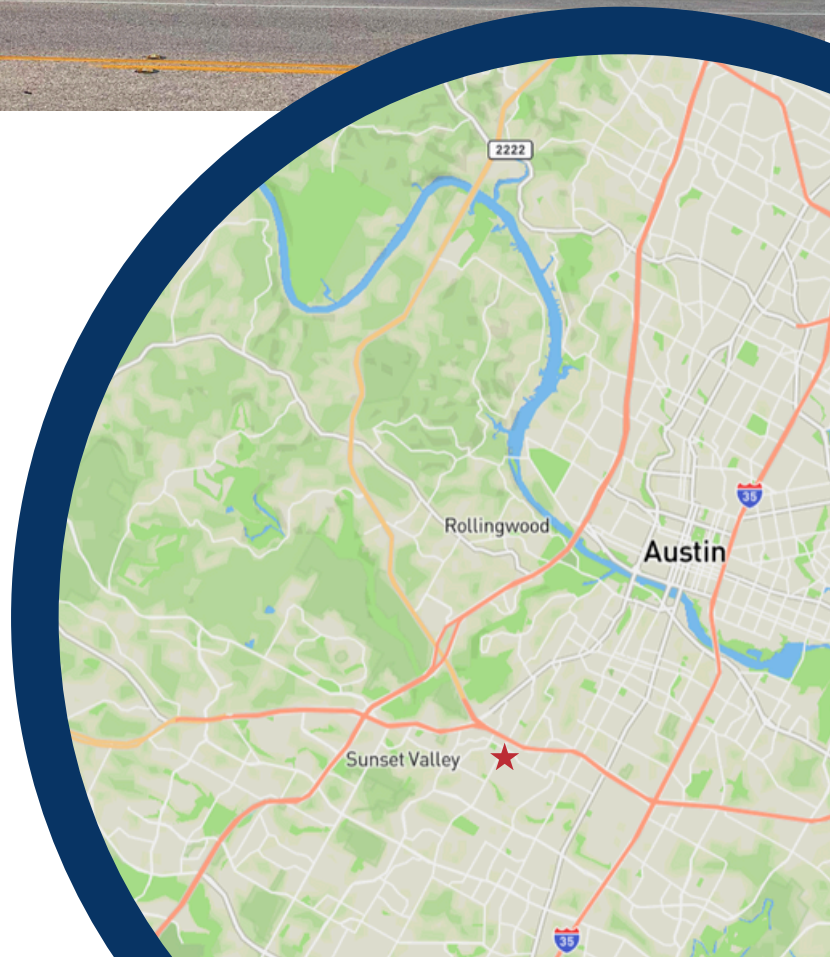
### Property Type

Medical Office



### Zoning

Limited Office  
Neighborhood Plan  
LO-NP







## Property Highlights

### Prime Development Opportunity

- Walking distance to Central Market, Austin Bouldering Project, Juiceland, Regal Westgate Cinema. Property is within 1 mile of the new Brodie Oaks Development.

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- Established medical tenant (BrightPath ABA Therapy) generates \$104,000+ NOI, covering your carry costs during development planning

### Strong Demographics

- Demographics within this zip code indicate an average household income of \$106,803 with a total of 61,322 people living in 78745. More specific demographic info can be provided upon request

### High Visibility and Accessibility

- Property has approximately 140 feet of frontage and a prime location in the thriving South Austin Area, offering immediate cash flow while sitting directly in the path of Austin's next major transformation



**Contact Us**



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