





Land Area

4041 Combined SF 0.4338 Acres



Utilities

Water, Waste Water, Electric, Fiber





Price

\$2,000,000



Parcel ID

509195 and 509194 (Travis County)



Zoning

Limited Office Neighborhood Plan LO-NP



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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.

Covered Land Development Site

 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