

# PREMIER DEVELOPMENT LAND ADJACENT TO COTA

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SIERRA  
COMMERCIAL

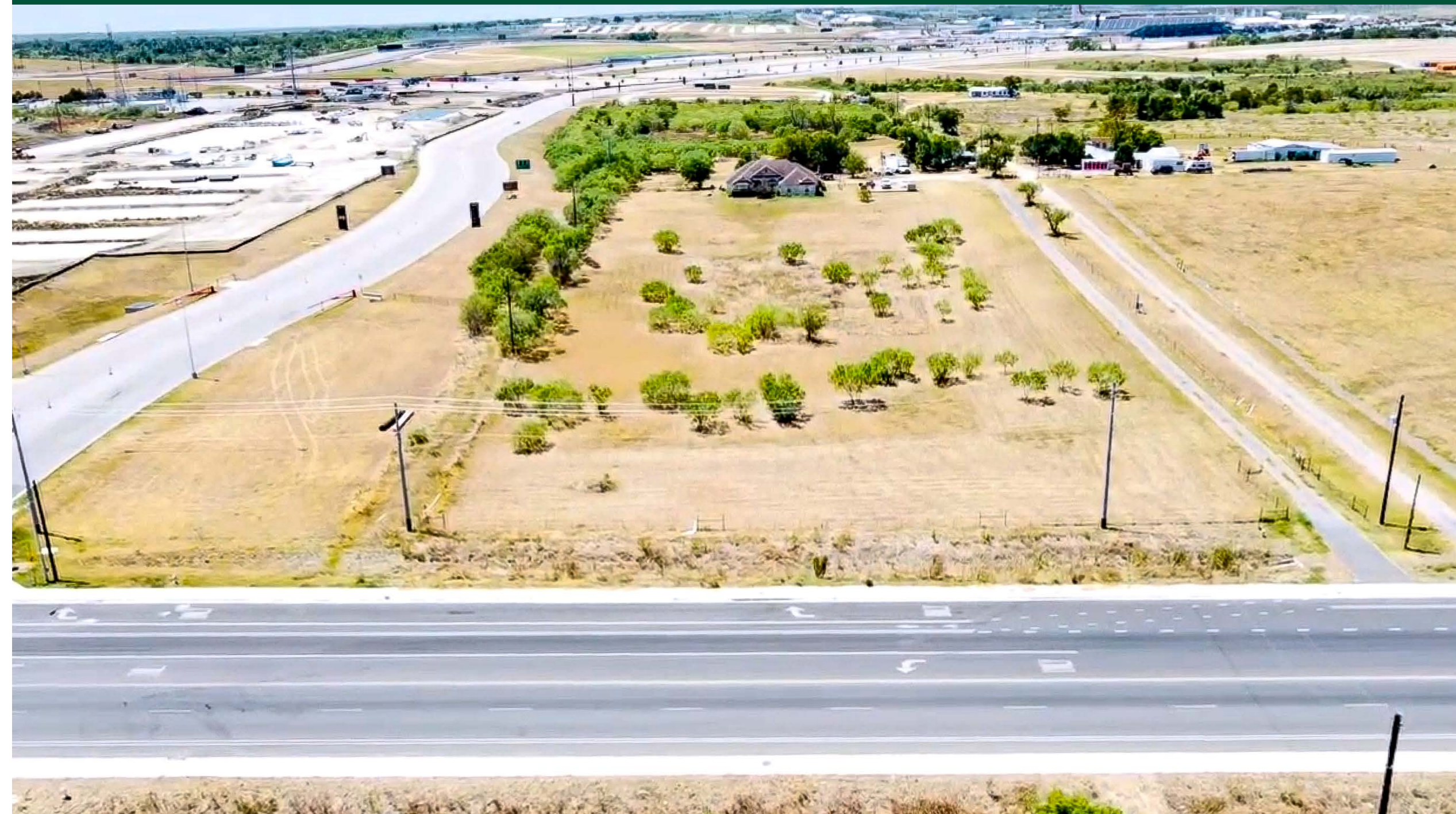
+/- 10 ACRES

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7710 ELROY ROAD

# THE OFFERING

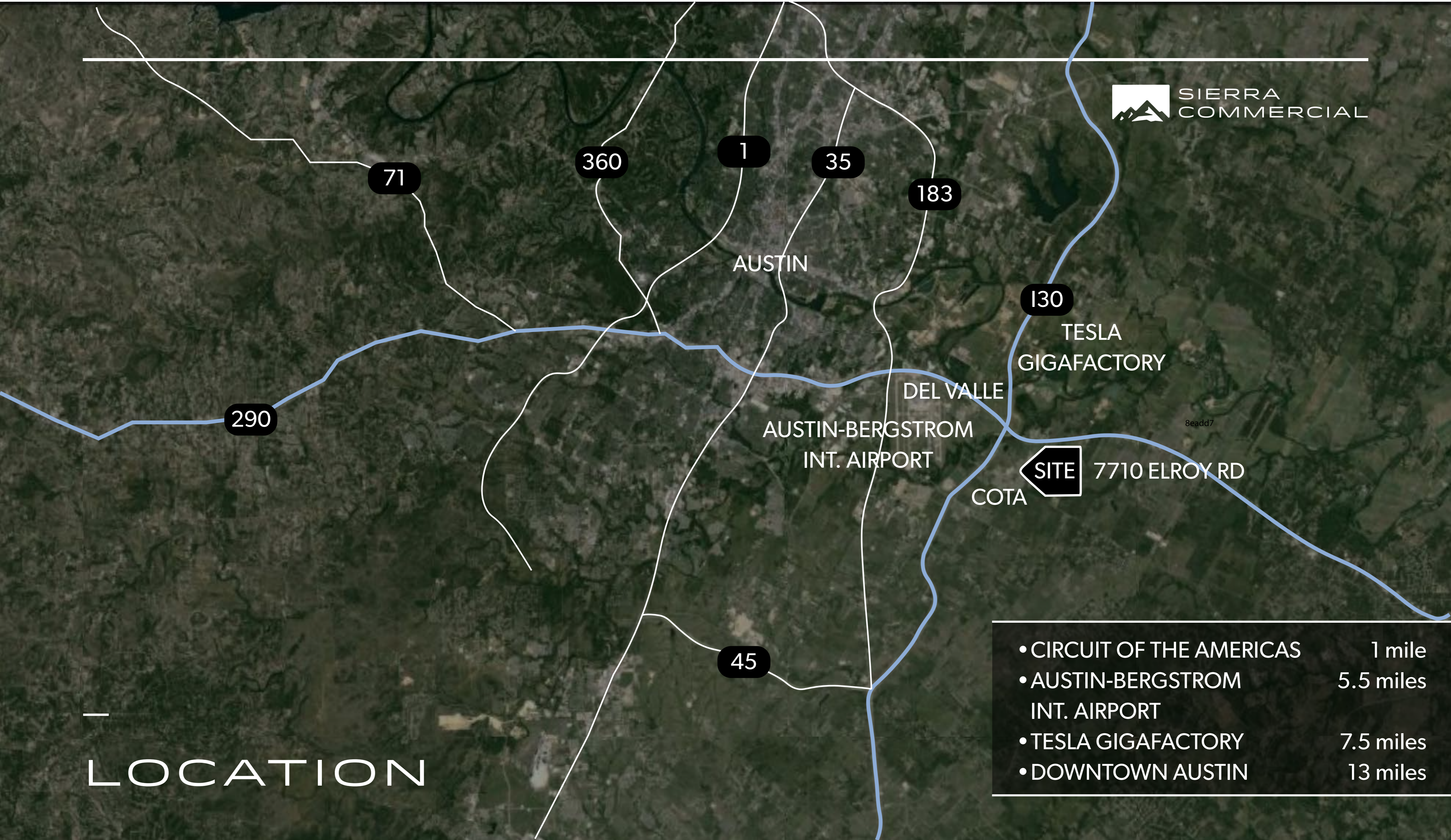
7710 Elroy Road, a 10 acre +/- property in Del Valle, is located just down the road from Circuit of The Americas and within close proximity to major landmarks. Situated within the 2-mile ETJ and Dry Creek East suburban watershed, there are no waterway setbacks or water quality zones required. Additionally, the property is located in an opportunity zone, providing potential tax incentives for developers.



Within a 5-mile radius, nearly 100 million SF of retail, commercial, and residential development are planned, making this property a prime location for future growth. The 7 million SF Velocity Development will unfold over the next decade. Greenport Airport is planning a 5,000-acre "World Trade Center Austin" with a mixed-use industrial campus and technology park. Local infrastructure improvements include the KB Homes Stoney Ridge subdivision, Hines's Mirador mixed-use development, and major arterial corridors like Pearce and Elroy. The 4-lane expansion of Kellam Rd. from Hwy 71 to Elroy and the new Maha Loop road to the east are underway.

# INVESTMENT OVERVIEW

ACREAGE	9.86 +/-
BEST USE	Commercial Development
ZONING	ETJ, within Dry Creek East Watershed
COUNTY	Travis
WATER	Line available along Elroy
WASTEWATER	Accessible & adjacent to property
SPECIAL DESIGNATION	Located in Opportunity Zone
SALES PRICE	\$6,700,000



AUSTIN

130  
TESLA  
GIGAFACTORY

DEL VALLE  
AUSTIN-BERGSTROM  
INT. AIRPORT

8eadd7  
SITE 7710 ELROY RD  
COTA

• CIRCUIT OF THE AMERICAS	1 mile
• AUSTIN-BERGSTROM INT. AIRPORT	5.5 miles
• TESLA GIGAFACTORY	7.5 miles
• DOWNTOWN AUSTIN	13 miles

# LOCATION

MCKINNEY FALLS  
STATE PARK

AUSTIN-BERGSTROM  
INTERNATIONAL AIRPORT

TESLA GIGAFACTORY

DEL VALLE

GREENPORT AIRPORT  
(5,000-ACRES)

DEL VALLE  
HIGH SCHOOL

KB HOMES STONE RIDGE  
(500 SFR UNITS)

SITE

MIRADOR (1400  
ACRE MIXED-USE)

CIRCUIT OF  
THE AMERICAS

# NEIGHBORHOOD



# INQUIRIES

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