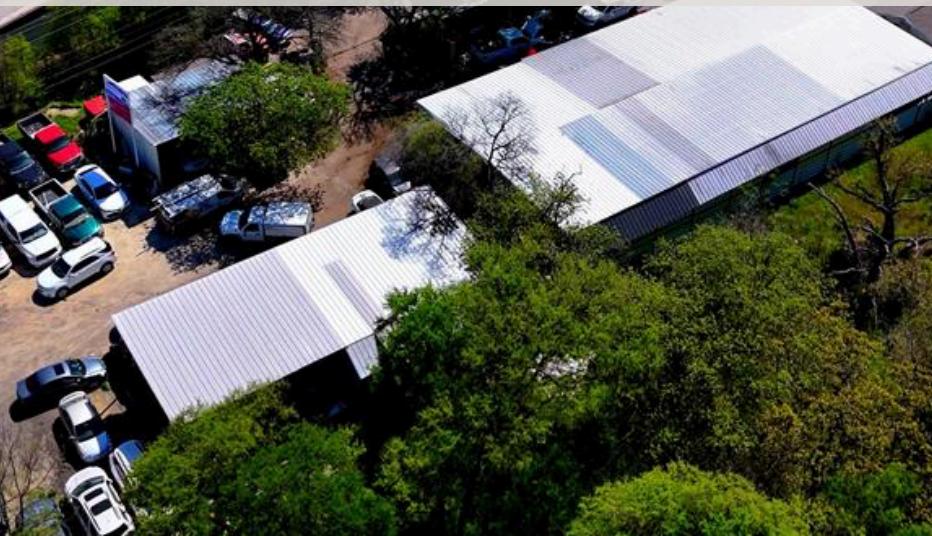


AVAILABLE FOR SALE

**6504 WILCAB RD.
AUSTIN TEXAS 78721**



This property, strategically located with high visibility to Hwy 183, benefits from high-demand industrial zoning and proximity to key developments like Alto and Springdale Green, positioning it at the heart of East Austin's booming business landscape. The area's transformation, influenced by significant projects and Tesla's nearby Giga Texas, makes it an attractive destination for businesses and residents. Additionally, the property generates immediate revenue from multiple short-term tenants while retaining flexibility for future development.

PROPERTY HIGHLIGHTS

- 1.07 Acres
- Easy access and high visibility to Hwy 183
- Profit generating property with four (4), month-to-month leases
- Highly sought after East Austin location
- Industrial-zoned
- No restrictive covenants

CONTACT

Dillar Schwartz
512-645-1327
dillar@thedillargroup.com

Jane Villarreal
512-696-1359
realtybyjane@gmail.com

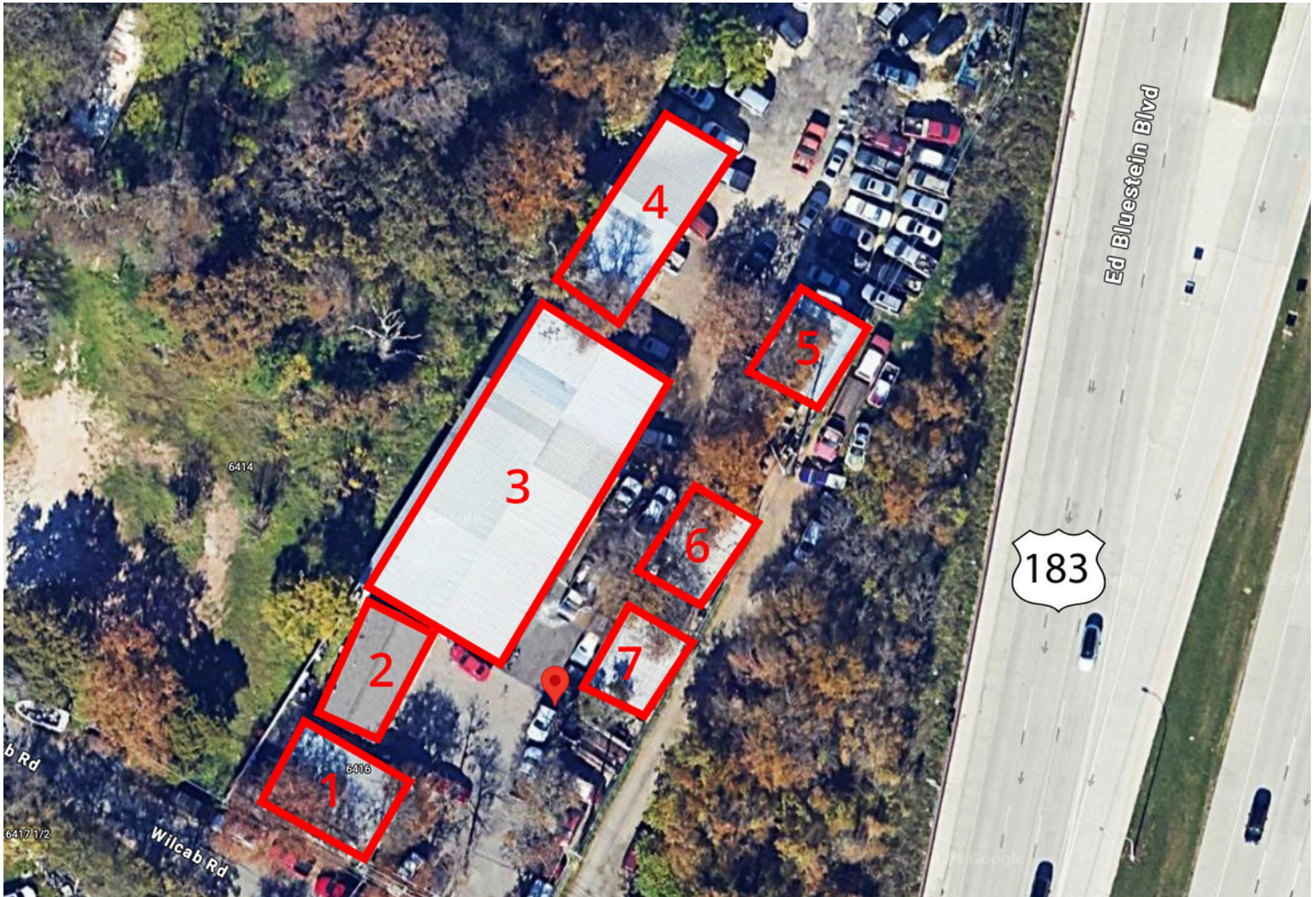


<https://rebrand.ly/6504wilcab>

6504 WILCAB RD. AUSTIN TEXAS 78721

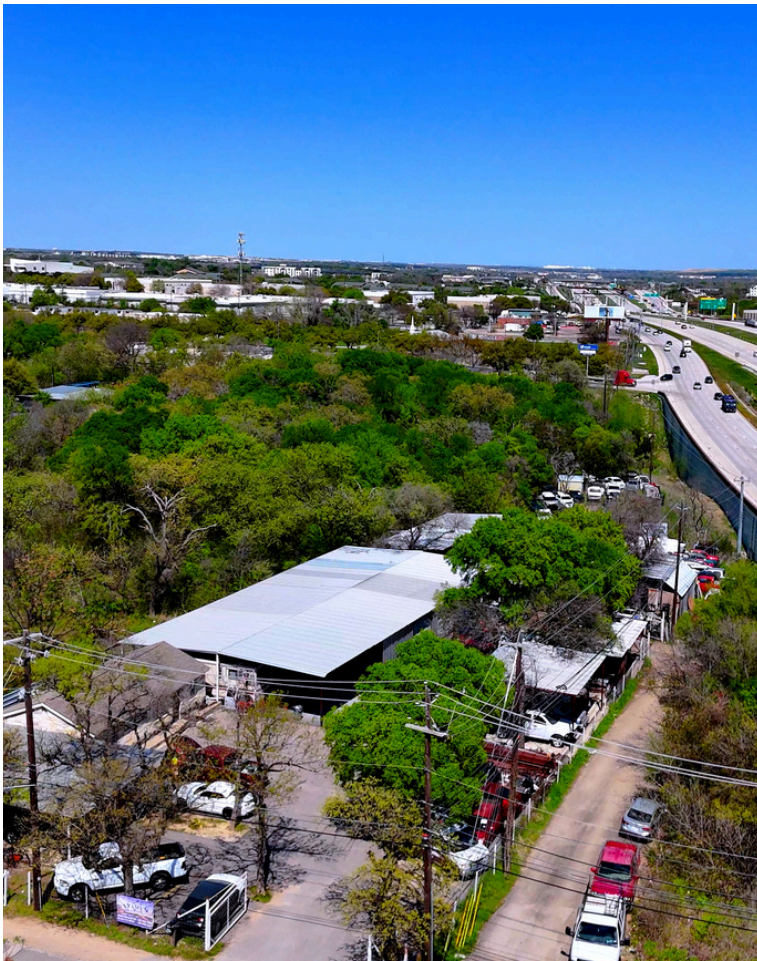
SITE PLAN

1.07 ACRES



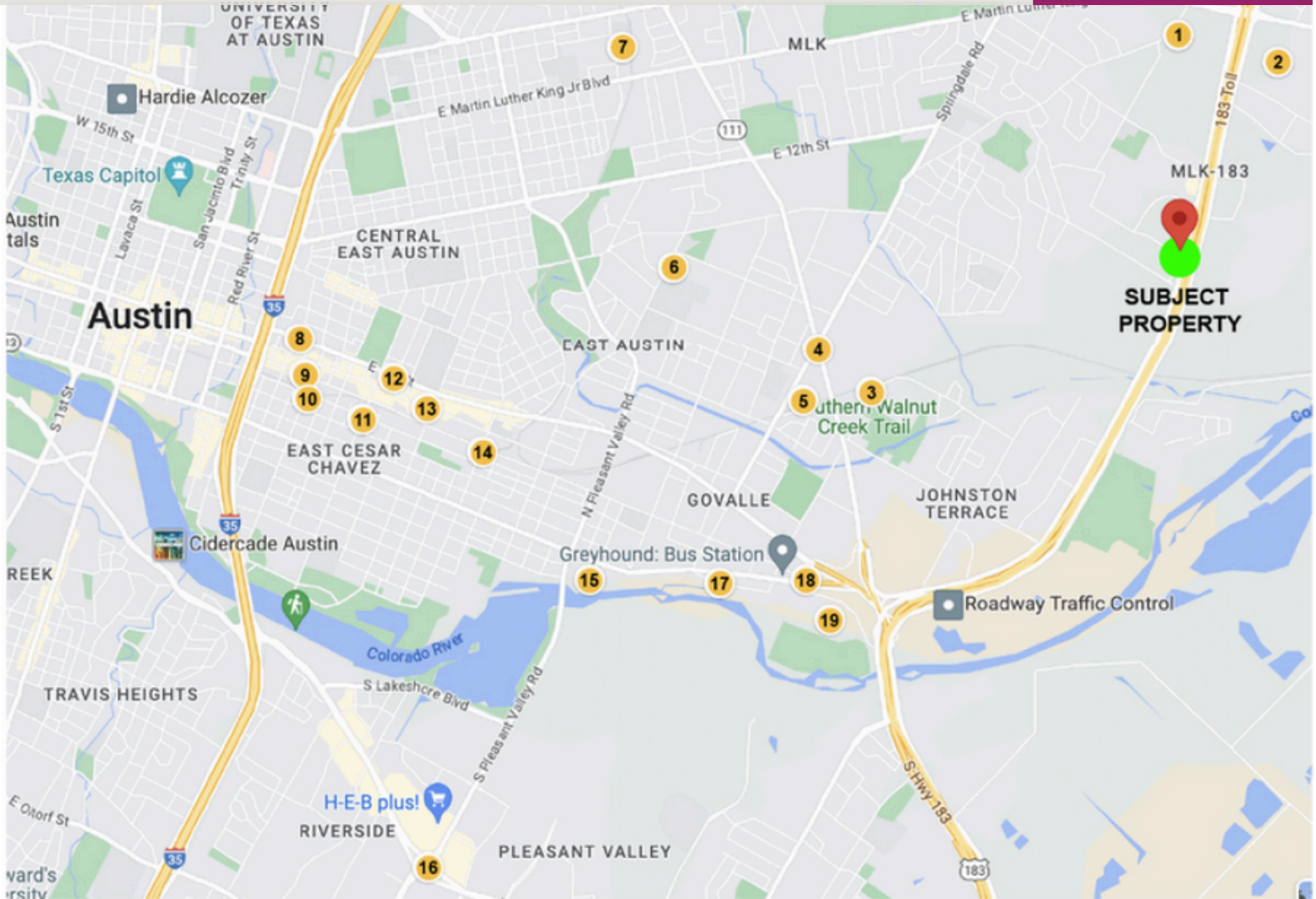
BUILDING/BUILDING CANOPIES

1. Canopy 900 sqft
2. Building 520 sqft
3. Building 6,600 sqft
4. Building 1,800 sqft
5. Canopy 900 sqft
6. Canopy 900 sqft
7. Canopy 900 sqft



6504 WILCAB RD. AUSTIN TEXAS 78721

FUTURE EAST AUSTIN AREA DEVELOPMENT



- | | | | |
|---|-------------------|----|------------------------------|
| 1 | Atlas Eastside | 10 | T3 Eastside |
| 2 | Citizen House MLK | 11 | Juno East |
| 3 | ShadySide II | 12 | AC Hotel by Marriott |
| 4 | The Goodwin | 13 | Sixth and Chicon |
| 5 | Springdale Green | 14 | Home2 Suites by Hilton |
| 6 | The Duke | 15 | Trinsic Cesar Chavez |
| 7 | The Block Yard | 16 | River Park |
| 8 | Alto | 17 | Red Bluff |
| 9 | Fair Market Site | 18 | The Eclectic |
| | | 19 | Borden Dairy Co. Development |

Property Profile Report

General Information

Location: **6504 WILCAB RD**
Parcel ID: **0209260806**
Grid: **MM22**

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Industry**

Regulating Plan: **No Regulating Plan**

Zoning: **IP-NP**

Zoning Cases: **None:**

Zoning Ordinances: **021107-Z-12b**
19990225-070b

Zoning Overlays: **Airport Overlay: CONTROLLED COMPATIBLE LAND USE AREA**
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances
Wildland Urban Interface:
Proximity Class - Within 1.5 miles of a Wildland Area

Neighborhood Plan: **MLK-183: ED-BLUESTEIN**

Infill Options: **Urban Home Infill Option, Secondary Apartment Infill Option, Small Lot Amnesty Infill Option, Cottage Lot Infill Option**

Neighborhood Restricted Parking Areas: **--**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **Yes**

Zoning Guide

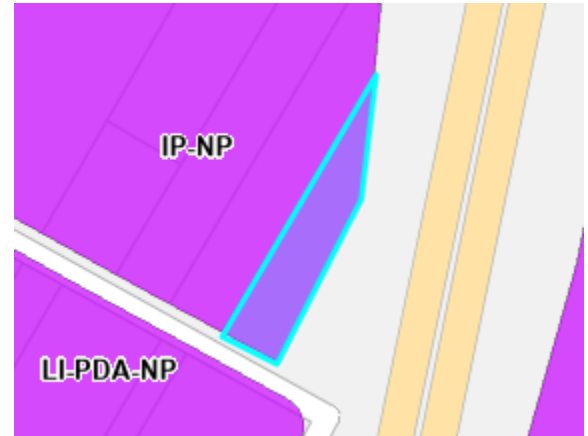
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

| | | |
|---|---------------------|-----------|
| Fully Developed Floodplain: | No | No |
| FEMA Floodplain: | SUBURBAN | |
| Austin Watershed Regulation Areas: | Walnut Creek | |
| Watershed Boundaries: | No No No No | |
| Creek Buffers: | | |
| Edwards Aquifer Recharge Zone: | | |
| Edwards Aquifer Recharge Verification Zone: | | |
| Erosion Hazard Zone Review Buffer: | | |

Political Boundaries

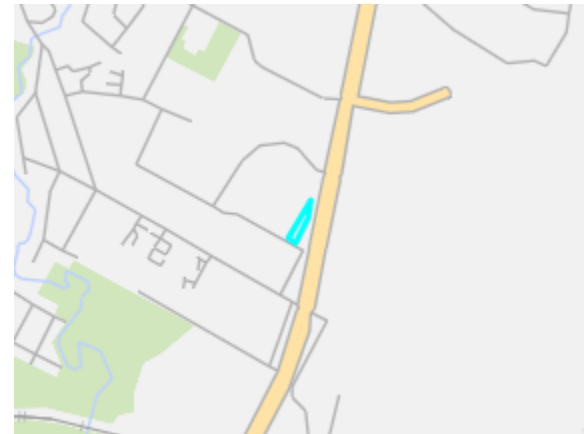
Jurisdiction: **AUSTIN FULL PURPOSE 1 TRAVIS**
Council District: **Austin ISD Austin Independent School District, Austin Lost and Found**
County: **Pets,**
School District: **Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, East MLK Combined Neighborhood Plan**
Community Registry: **Contact Team, Friends of Austin Neighborhoods, Hog Pen, NA, Homeless Neighborhood Association, Lincoln Garden Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, Reissig Group, SELTexas, Sierra Club, Austin Regional Group**



Zoning Map



Imagery Map



Vicinity Map

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