

For Sale

JAMES MORENO

Commercial Advisor

512.669.6280

james@lifebydesignrealty.com

3 Acre Redevelopment Opportunity / Close to the Airport

8808 SOUTH HIGHWAY 183, AUSTIN, TX 78747



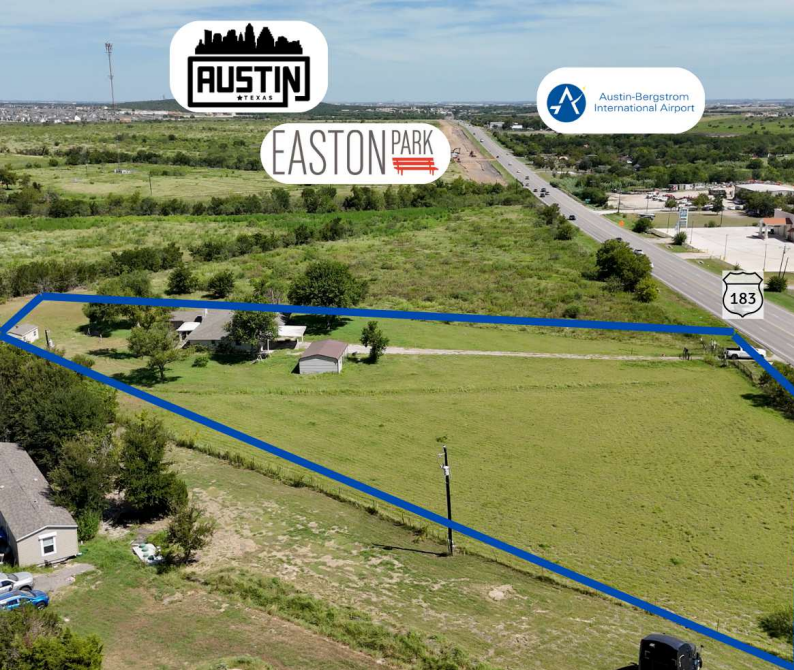
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Property Description

Discover a prime Development opportunity with the property at 8808 South Highway 183, Austin, TX, 78747. Boasting a flexible ETJ zoning, this land parcel presents an exceptional prospect for a User looking to be close to the Airport region. With its prime location in the growing South Austin market, this property offers immense potential for a range of different ventures. Embrace the opportunity to purchase a property with unlimited potential, strategically positioned for maximum impact and growth over the next 10+ years. Don't miss the chance to make your mark in this sought-after location!

Property Highlights

- 3 Acres on Highway 183
- 349 ft of Frontage on 183
- ETJ Zoning
- Utilities On- Site
- 5 miles from Austin Bergstrom International Airport
- No Flood Plain issues

Offering Summary

Sale Price:	\$1,499,000
Lot Size:	3 Acres
Price PSF:	\$11.47psf

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	11	44	210
Total Population	36	139	626
Average HH Income	\$119,213	\$122,083	\$136,121

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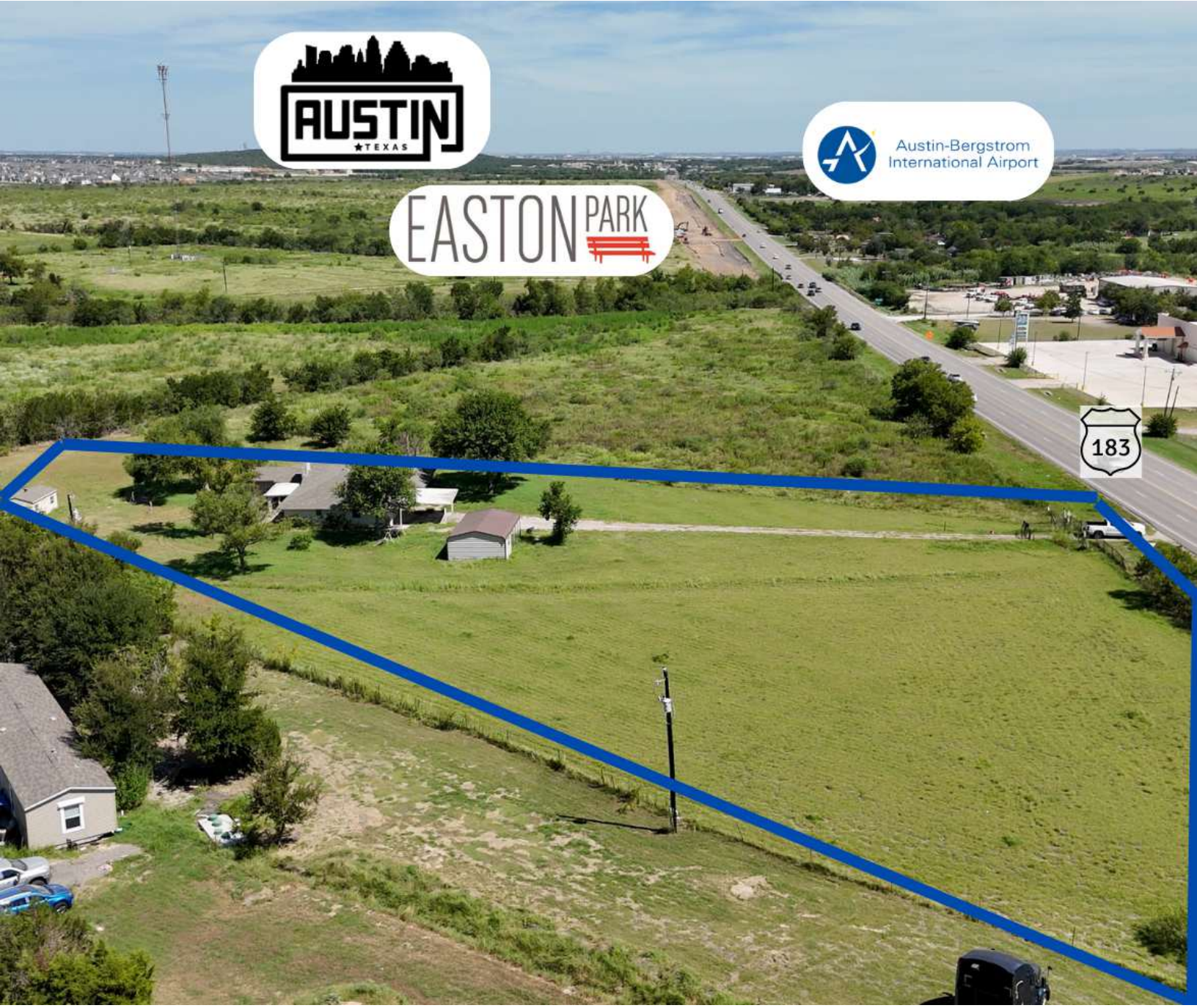
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3 Acre Redevelopment Opportunity / Close to the Airport & Easton Park

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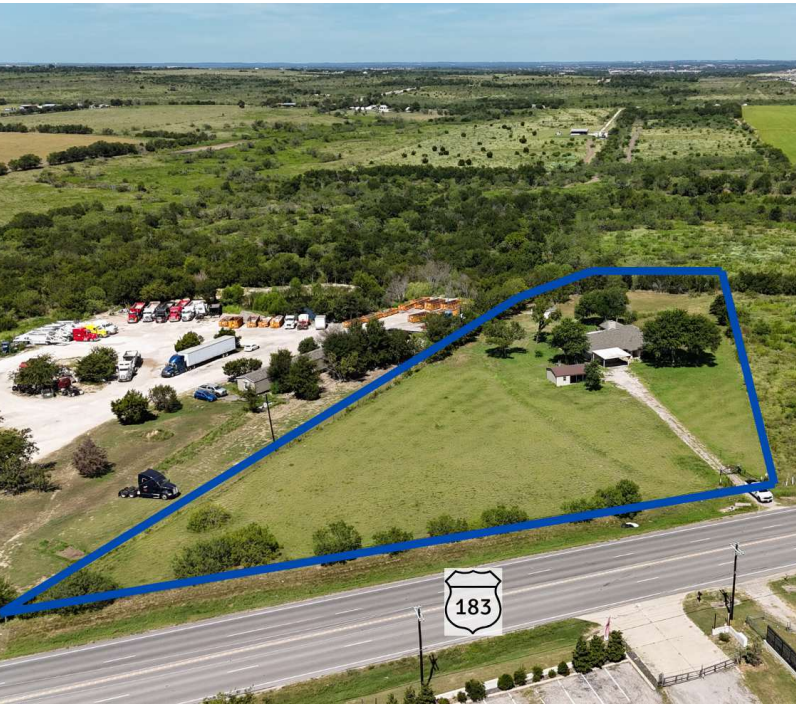
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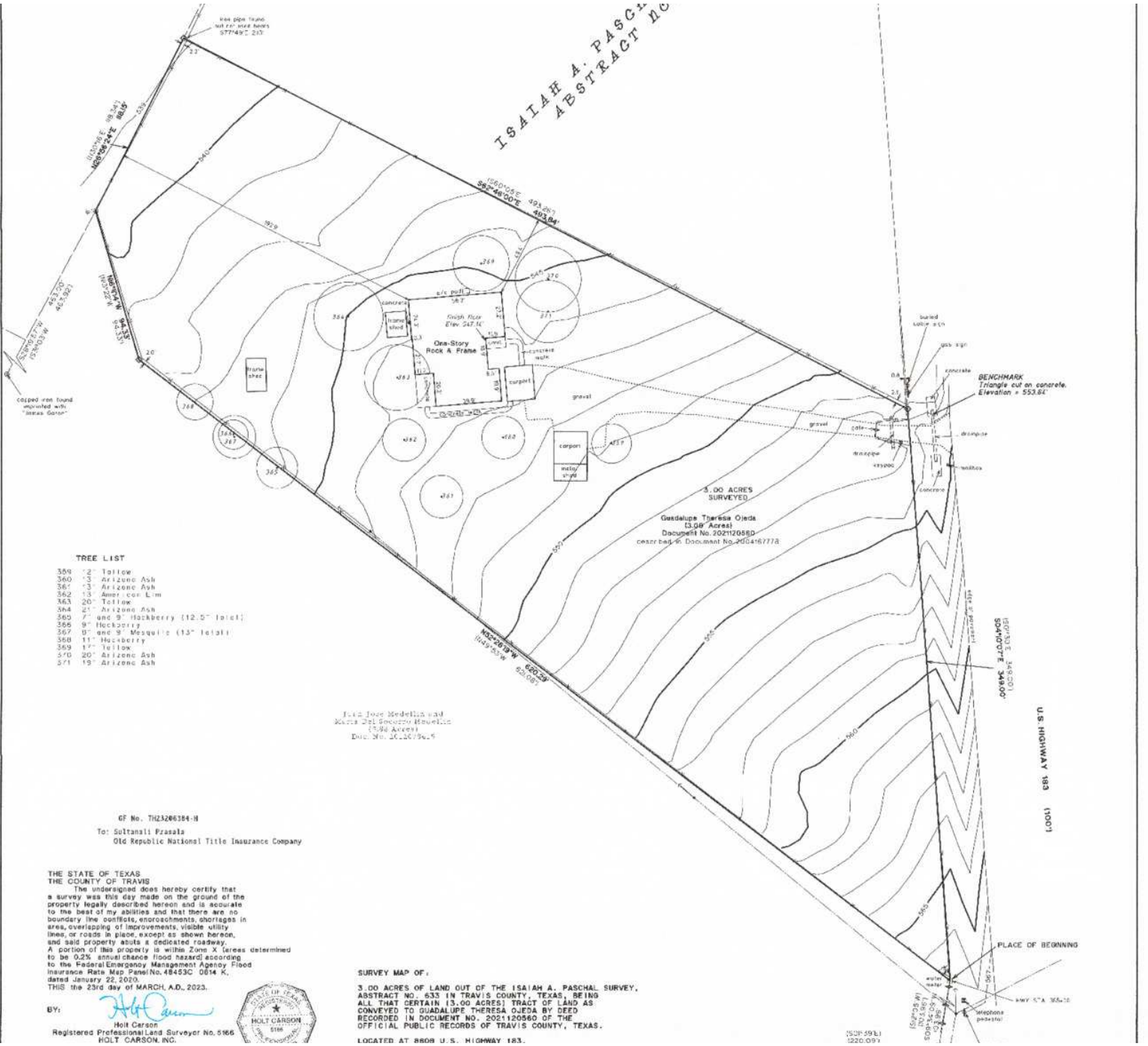
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Survey

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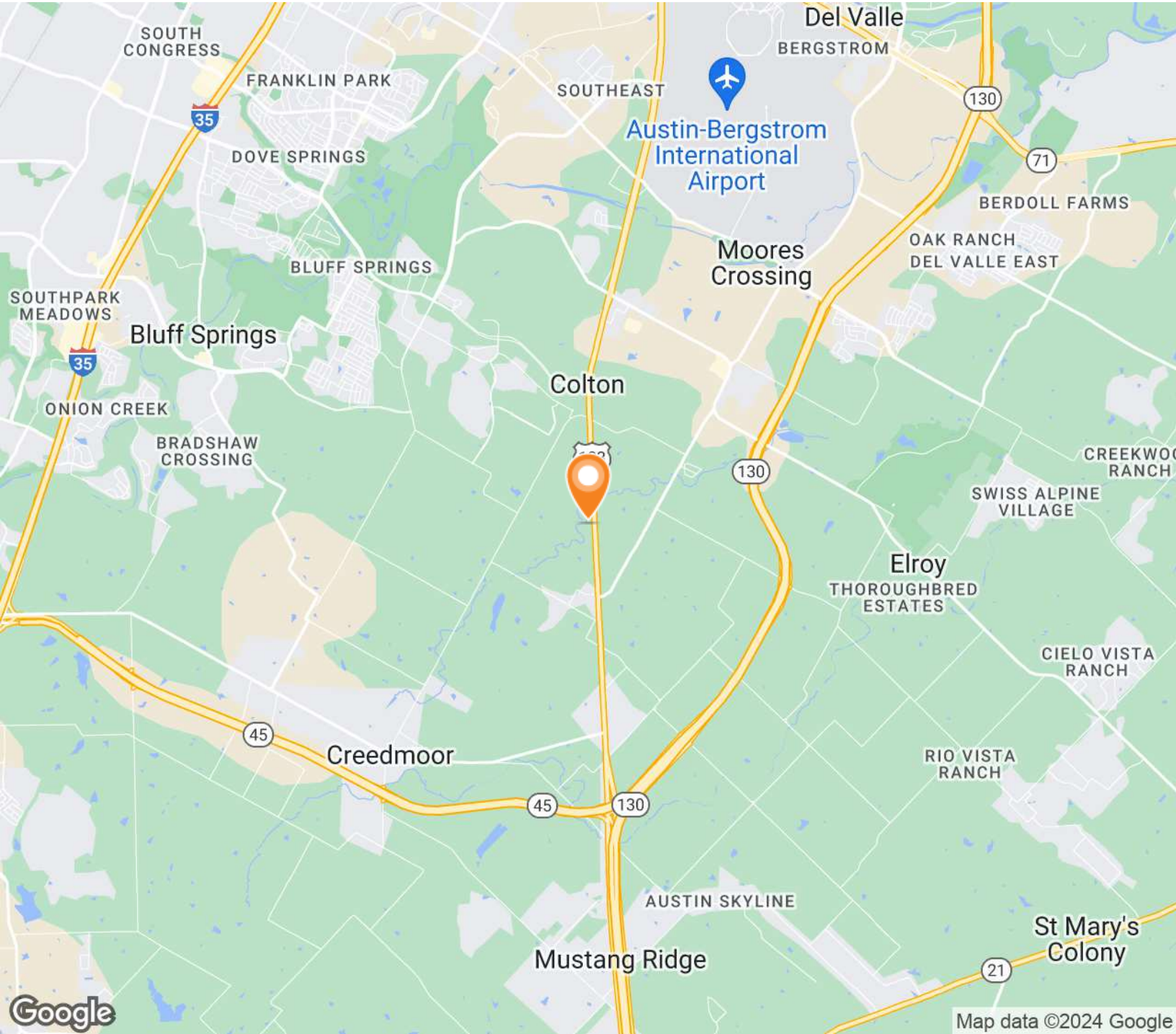
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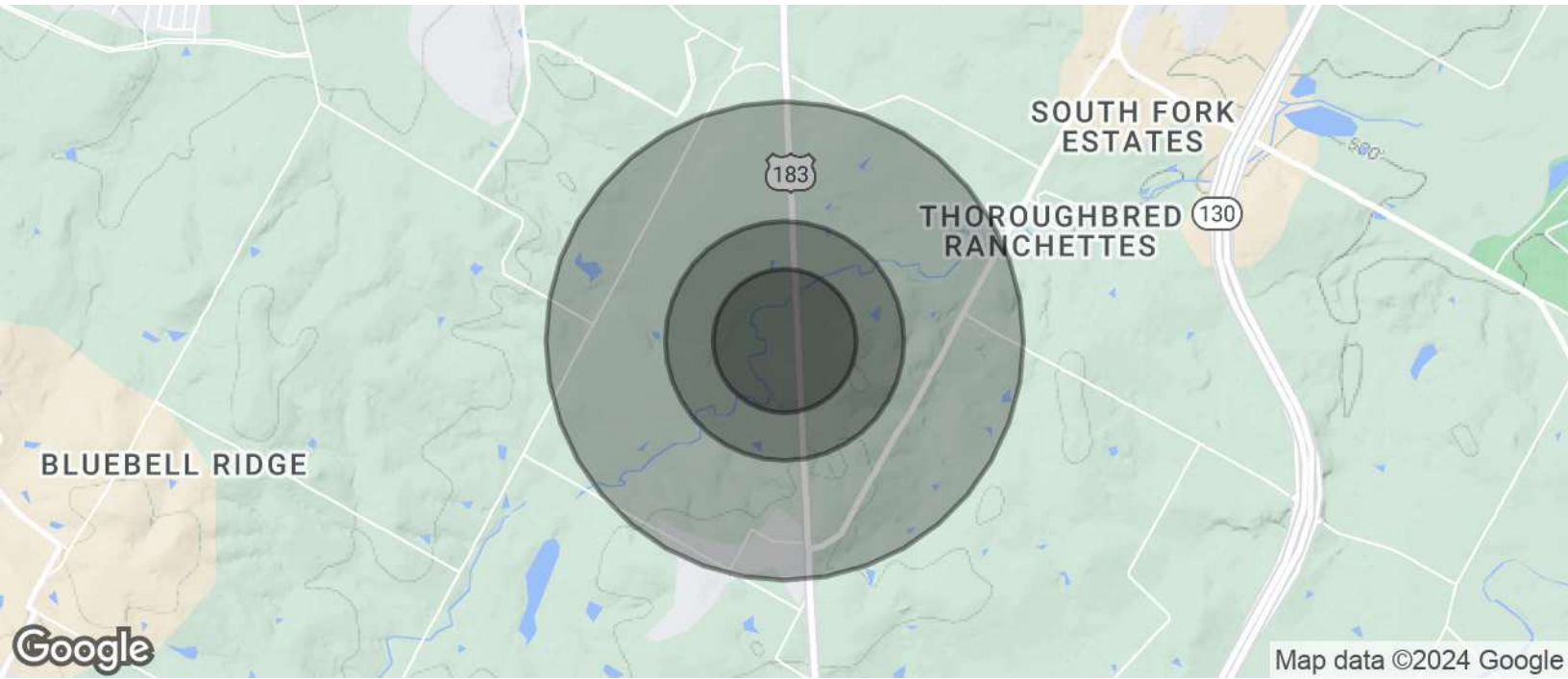
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	36	139	626
Average Age	36	36	35
Average Age (Male)	35	35	35
Average Age (Female)	36	36	36

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	11	44	210
# of Persons per HH	3.3	3.2	3
Average HH Income	\$119,213	\$122,083	\$136,121
Average House Value	\$688,651	\$678,955	\$629,821

Demographics data derived from AlphaMap

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