
11320 Ranch Road 2222

1.019 Acres

Austin, TX

Commercial Lot with Improvements near Four Points

Property Information

The Property is located on the north side of RR 2222 approximately 1/2 mile west of RR 620 within Austin's Four Points retail corridor. The site sits in front of Target, adjacent to Wells Fargo, and benefits from cross-access to the H-E-B Four Points Center.

- 1.019-acre rectangular site with mature trees
- Two single-story buildings totaling ~3,395 SF
- ~1,450 SF stone retail building and ~1,945 SF metal warehouse
- 32 parking spaces and pylon signage
- Zoned GR-CO (Community Commercial)
- Overlays: Wildland Urban Interface, Scenic Roadways, Hill Country Roadway

Asking Price: \$1,250,000.00

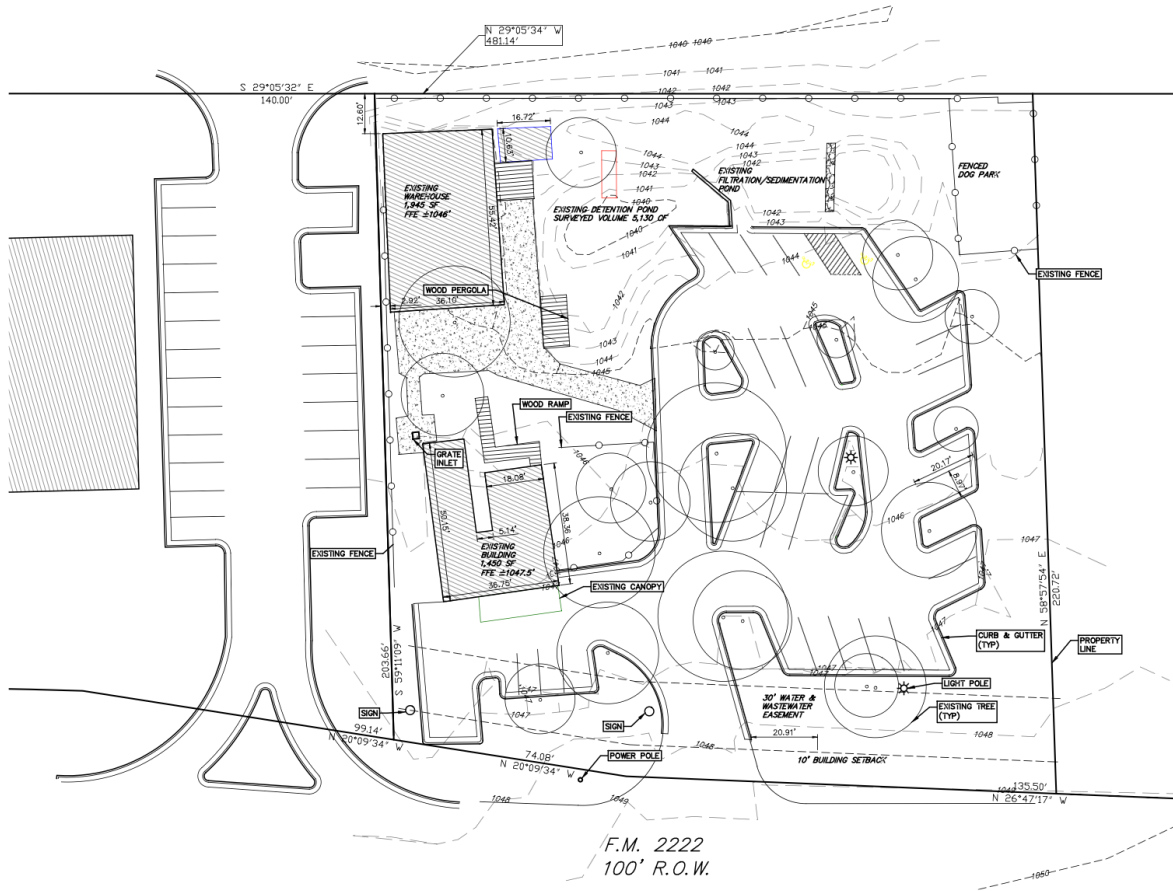
Location







Site Layout



F.M. 2222
100' R.O.W.

PARKING SUMMARY TABLE:

REQUIRED PARKING TABLE			
USE	PARKING RATIO	UNITS	REQUIRED PARKING
CAR DEALER	1 PER 500 SF	3,600 SF	8

PROVIDED PARKING TABLE	
OFF-STREET	28
ADA PARKING	2
TOTAL	30

PREVIOUS IMPERVIOUS COVER

GRASS	22,520 SF	0.517 AC.	
BUILDING	879 SF	0.02 AC.	
CONCRETE & ASPHALT	19,296 SF	0.443 AC.	
TOTAL	42,836 SF	0.98 AC.	
TOTAL IMPERVIOUS COVER			47.24 %

CURRENT IMPERVIOUS COVER

GRASS	19,819 SF	0.455 AC.	
BUILDING	3,600 SF	0.124 AC.	
CONCRETE & ASPHALT	17,452 SF	0.401 AC.	
TOTAL	42,836 SF	0.98 AC.	
TOTAL IMPERVIOUS COVER			53.57 %

IMPERVIOUS COVER ADDED 2,700 SF

SIZE DATA:
ZONING OR-00
HEIGHT 60'
FRONT YARD 10'
MAX BUILDINGS%
MAX I.C. 90%
SIDE SETBACK 0'
REAR SETBACK 0'



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