



John B. Sanford Real Estate

For Sale—9,868 SF Assisted Living

11013 Signal Hill Dr, Austin, TX 78737

Price: Contact Agent

Utilities: Water: West Travis County PUA
Sewer: Septic
Electricity: PEC

Year Built: 2008

Units: 22—132 SF each

Parking: 28

Acreeage: 2.8 +/- Multiple Lots

Notes: Excellent Memory Care facility between Austin and Dripping Springs just off of US 290. No active use- ideal for memory care, senior living, hospice, or a conversion. Outside of city limits, no ETJ. Detailed floorplan, survey, septic plans, and additional documents available. Site has room for 9,000 SF +/- of additional building space— plans from 2008 showing additional development available. Septic in place to support additional development.



J.D. Sanford

512-924-1459

JDsanfordreal@gmail.com

www.johnbsanford.com

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512-922-5633

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The information contained herein is from sources deemed reliable, however John B. Sanford, his employees and his agents have not made an independent confirmation of the information and no warranty or guarantee of accuracy is made. A prospective tenant or buyer should confirm any important information with the assistance of an engineer and/or attorney during a feasibility period prior to closing the sale or leasing the property.



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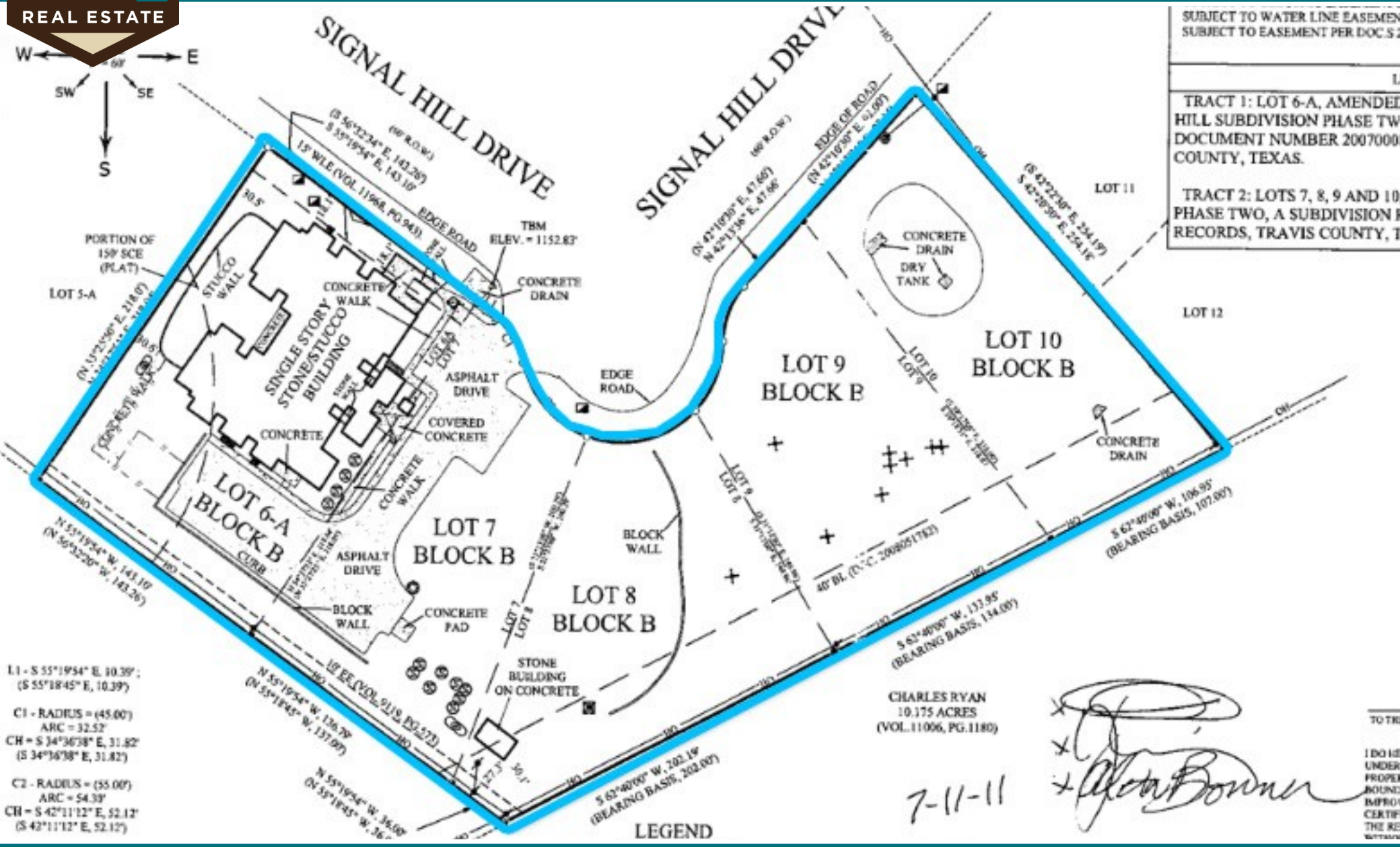
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SUBJECT TO WATER LINE EASEMENT
SUBJECT TO EASEMENT PER DOC. S 2

TRACT 1: LOT 6-A, AMENDED
HILL SUBDIVISION PHASE TWO
DOCUMENT NUMBER 20070006
COUNTY, TEXAS.

TRACT 2: LOTS 7, 8, 9 AND 10,
PHASE TWO, A SUBDIVISION B
RECORDS, TRAVIS COUNTY, T

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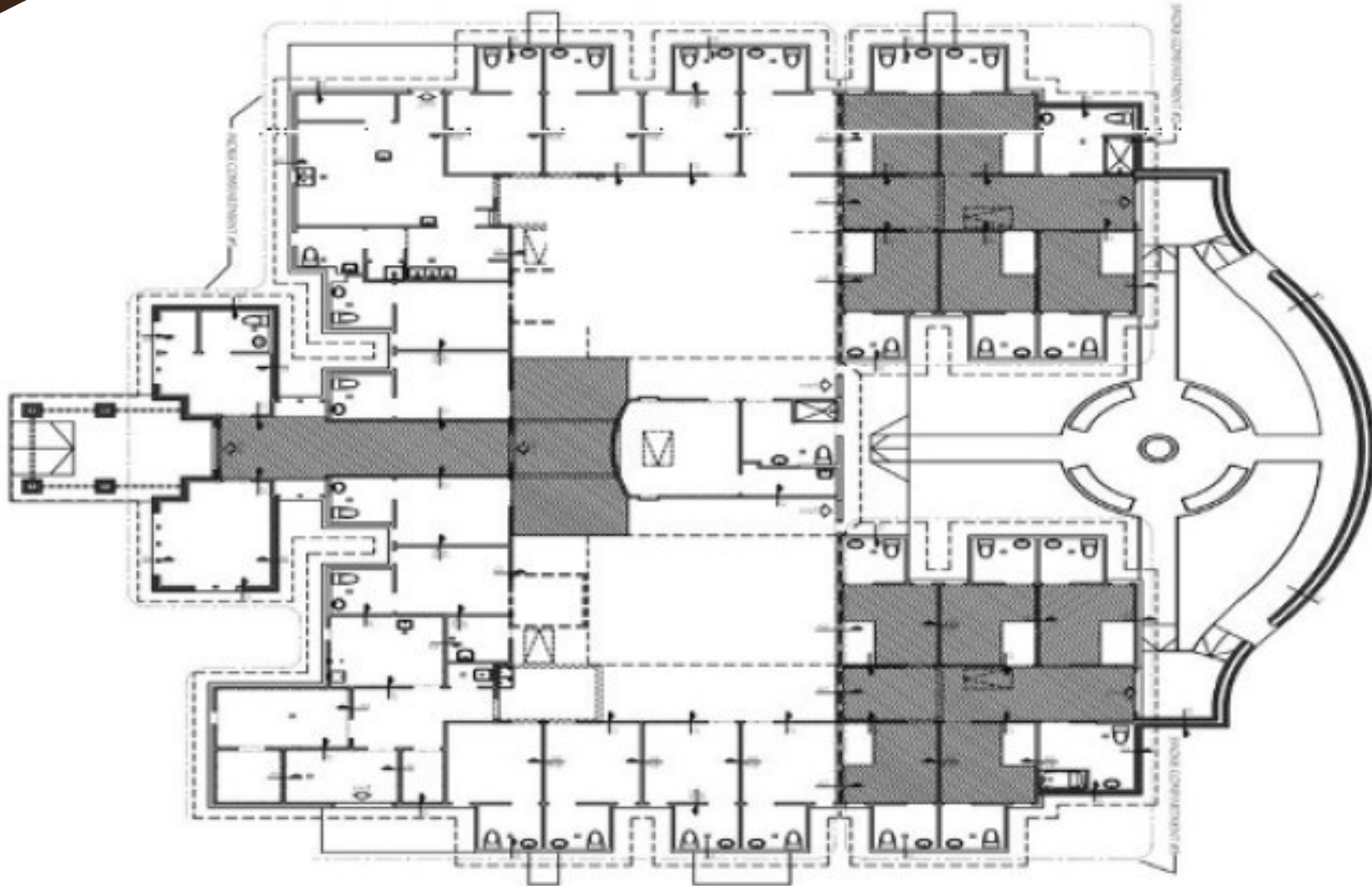
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