

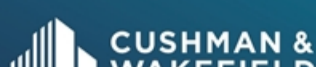
# 5800 & 5900 PATTON RANCH ROAD LAND SITES

SOUTHWEST AUSTIN | AUSTIN, TX 78735

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



RARE 8.0 ACRE LAND SITE IN HIGHLY SOUGHT-AFTER SOUTHWEST AUSTIN LOCATION



[VIEW LANDING PAGE](#)

[VIEW ASSETS ON MAP](#)

## OFFERING OVERVIEW

Cushman & Wakefield is pleased to offer a unique opportunity to acquire a two-tract assemblage totaling 8.0 acres in the highly sought-after Southwest Austin submarket. The property is strategically located near the NXP Semiconductor Headquarters, across from Oak Hill Elementary School, and just 0.3 miles north of Highway 290. Additionally, the 334-unit multifamily complex, Alameda at Oak Hill, is currently under construction due east of the subject tracts.

The site boasts approximately 800 feet of frontage along Patton Ranch Road and has connections to city utilities on the northeast corner of the 2.0-acre tract. Situated in a high-demographic area with an average household income of \$110,000 within a three-mile radius, the property is only a 10-minute drive from downtown Austin. **The tracts are available for purchase individually or as a portfolio.**



### Tract 1 - 6.0 AC Tract

- ±450 feet of frontage along Patton Ranch Road
- Located directly across from Oak Hill Elementary School
- Approximately 2.4 acres of cleared, flat area ideal for imperviously cover footprint along frontage

### Tract 2 - 2.0 AC Tract

- ±326 feet of frontage along Patton Ranch Road
- Existing 2,086 SF ranch home with a 550 SF detached garage which can be converted for commercial use
- On site septic tank with city water

## LOCATION OVERVIEW



## INVESTMENT CONTACTS

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