

ENTERTAINMENT VENUE/POTENTIAL MIXED USE DEVELOPMENT FOR SALE

7704 S FM 973, AUSTIN, TX 78719

7704 FARM TO MARKET ROAD 973, AUSTIN, TX 78719



±10 Acres

± 12,000 SF



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

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Property Summary

Lot Size:	10 AC
Indoor Venue	12,000
AC	5, 5 Ton Units
Outdoor Seating	+/- 800

Property Overview

Whether you're envisioning the continuation of its current operations as a premier dance club and concert venue, or seeking to transform it into a hub for community events and diverse commercial ventures, this property offers the ideal setting to realize your vision. With its versatile indoor spaces, and expansive outdoor amenities, it transcends the mere label of an event venue—it becomes a stage for crafting cherished memories and unforgettable experiences. This property also presents an enticing opportunity for mixed-use development. Nestled in a prime location within a high-growth area, it stands as a beacon for innovative projects seeking to thrive in one of Austin's most dynamic locales. With its strategic positioning and abundant space, it invites exploration and promises boundless potential for those looking to make their mark in the bustling landscape of commercial ventures.

Location Overview

Conveniently located just minutes away from both Highway 183 and 130, and a mere 10-minute drive from Austin-Bergstrom International Airport (ABIA). 7704 FM 973 offers unparalleled accessibility in the heart of Austin, Texas. Whether for commuting, travel, or logistics, this prime location ensures seamless connectivity to key transportation arteries, making it an ideal hub for businesses and ventures seeking strategic positioning and easy access to major routes.

AERIAL, ROAD ENTRANCE, WATER TANK

7704 FARM TO MARKET ROAD 973



EVENT VENUE ENTRANCE

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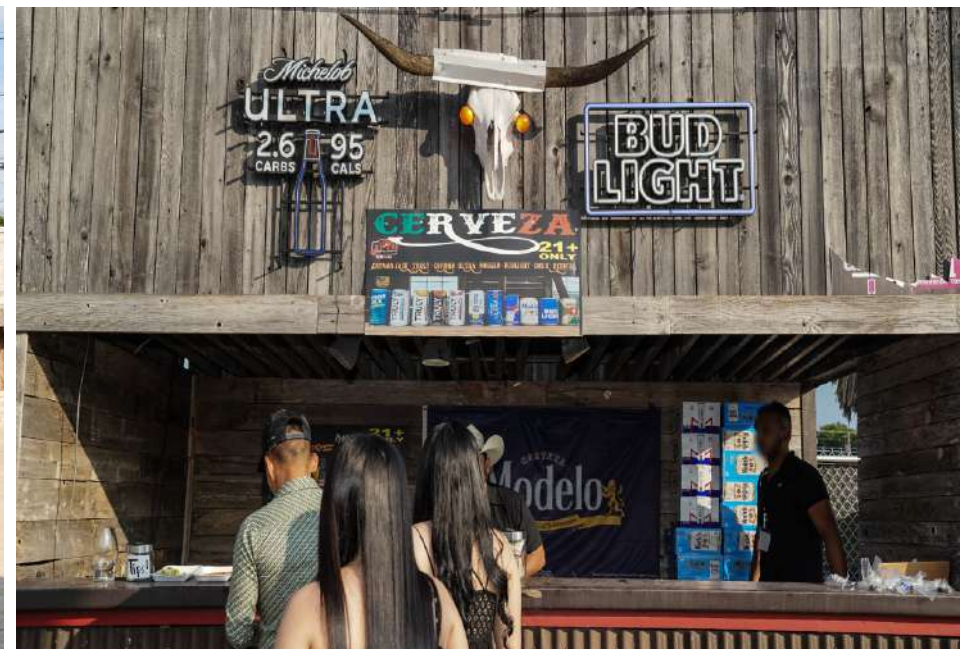
OUTDOOR STAGE

7704 FARM TO MARKET ROAD 973



OUTDOOR CONCESSIONS

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OUTDOOR SEATING/ARENA/RESTROOMS

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OUTDOOR SEATING/ARENA

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INDOOR EVENT VENUE/DANCE HALL/BAR

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INDOOR STAGE

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ZONABILITY

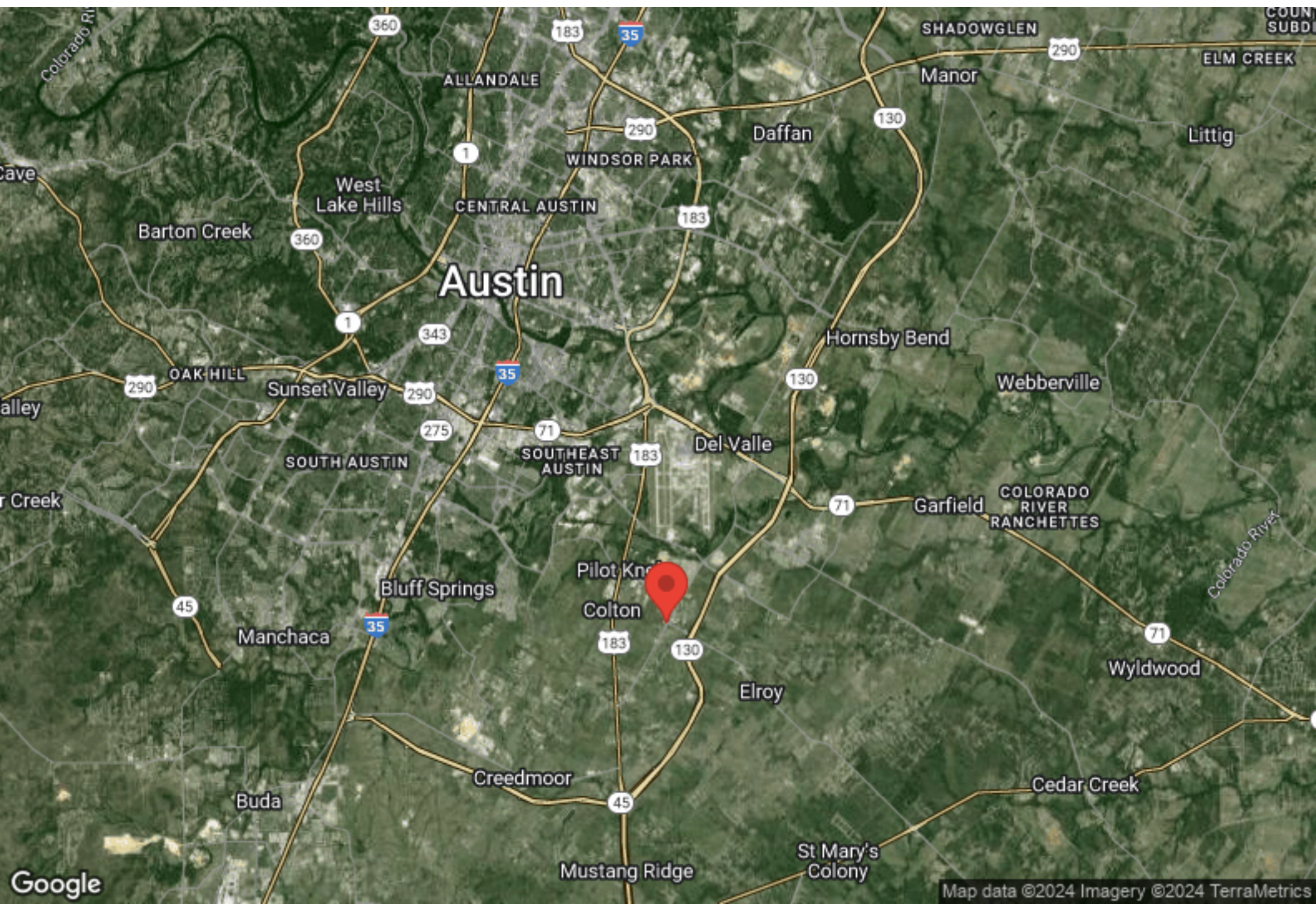
7704 FARM TO MARKET ROAD 973



Legend			
Agricultural	Commercial	Industrial	Government
Mixed	Multifamily	Planned Special	Residential
No Zonability Coverage	City Limits	Potential City Expansion (ETJ)	Potential Zoning (ex. ETJ)
Subject			

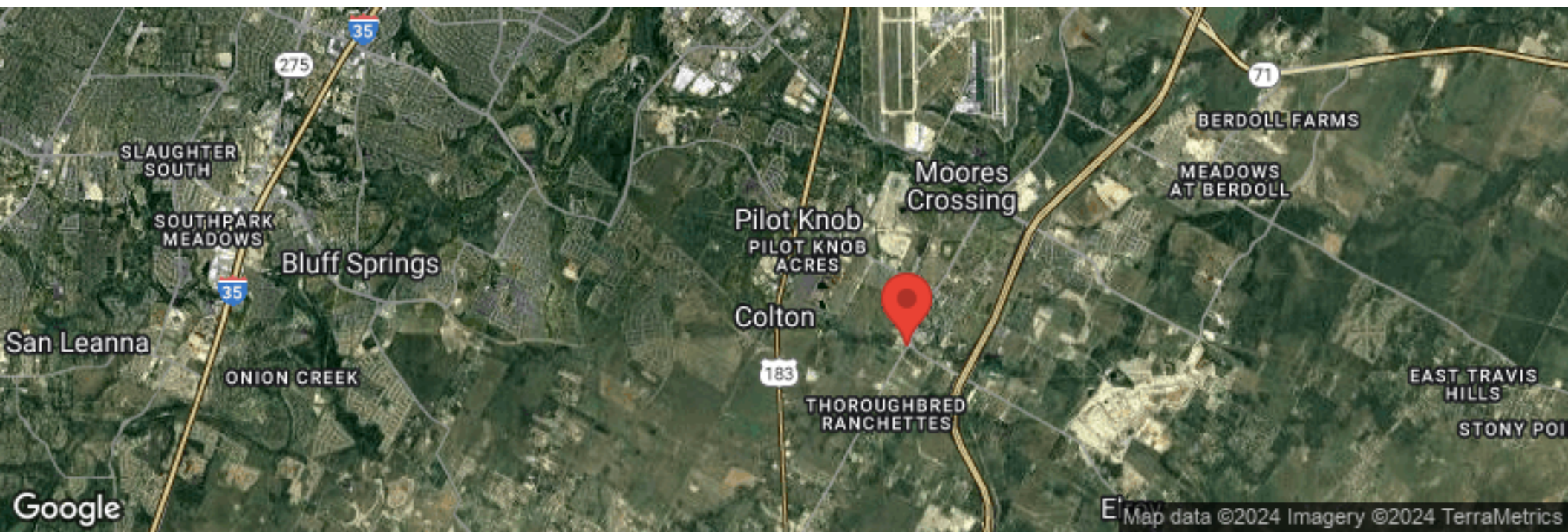
AERIAL MAP

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LOCATION MAPS

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POINTS OF INTEREST & DRIVE TIMES

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01
7704 S FM 973,
Austin, TX 78719

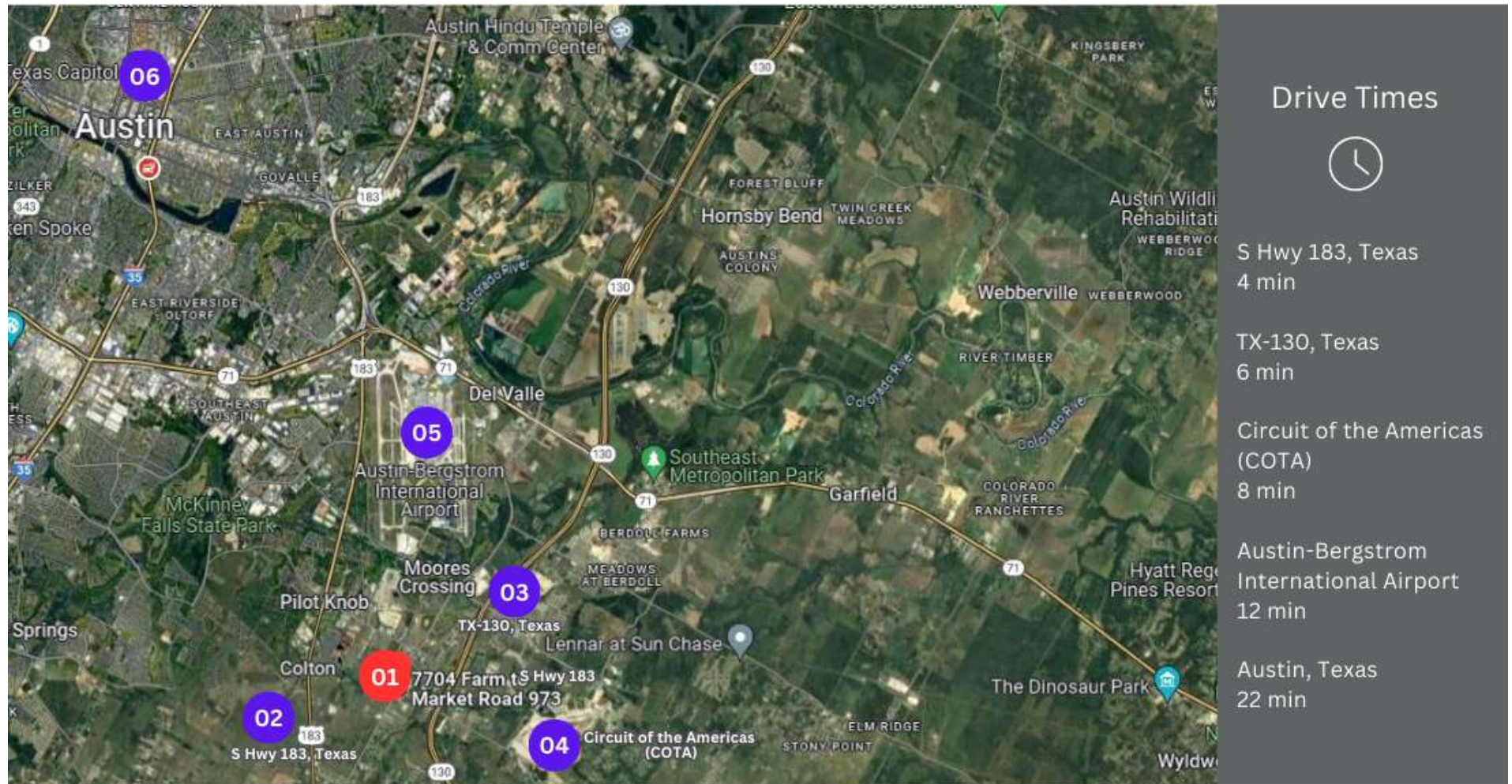
02
S Hwy 183, Texas

03
TX-130, Texas

04
Circuit of the Americas
(COTA)

05
Austin-Bergstrom
International Airport

06
Austin, Texas



DEMOGRAPHICS

7704 FARM TO MARKET ROAD 973



10 miles	32.76 MEDIAN AGE
\$75,683 MEDIAN HOUSEHOLD INCOME	397,581 INDIVIDUALS

25 miles	33.68 MEDIAN AGE
\$82,907 MEDIAN HOUSEHOLD INCOME	1,669,516 INDIVIDUALS

40 miles	34.74 MEDIAN AGE
\$85,867 MEDIAN HOUSEHOLD INCOME	2,324,775 INDIVIDUALS

*Source: census.gov

DISCLAIMER

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