

FOR SALE — INVESTMENT OPPORTUNITY — WEST AUSTIN LAND HOLD

Total Price - All 3 Lots

Saracen / Lancer RV Park

1702 Saracen Rd • 1703 & 1605 Lancer Ln • Austin, TX 78733 • Travis County

\$1,375,000

All three lots sold together only

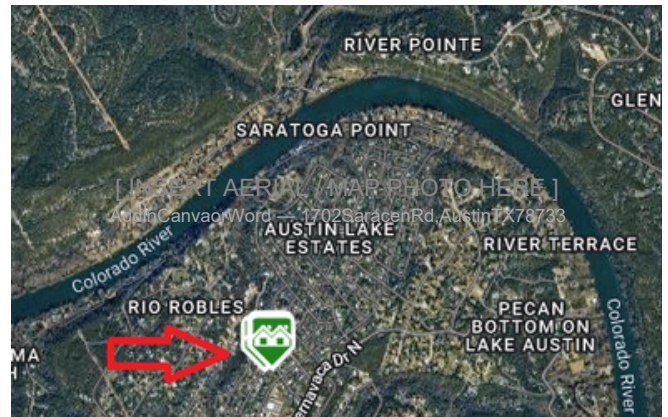


1702 Saracen Rd + 1703 & 1605 Lancer Ln

Austin, Texas 78733 — Travis County

PROPERTY FEATURES

- Just under 1 acre — 3 contiguous lots, all sold together only
- 1702 Saracen Rd, 1703 Lancer Ln & 1605 Lancer Ln, Austin TX 78733
- 13 RV rental spots
- Garage with lift — rented
- Each lot has its own independent septic system
- Non-residential zoning confirmed by Travis County TNR
- Can be permitted back to residential if desired
- No deed restrictions found of record
- Run your business on one lot — other two keep generating income
- Develop all at once or one at a time — site carries your costs
- Eanes ISD — top-rated school district in Texas – Westlake High School
- Surrounded by million-dollar new construction homes
- 1.1 miles to Lake Austin water access
- Drive-bys welcome — please do not disturb tenants



\$70K+

ANNUAL NOI

3 Lots

SOLD TOGETHER ONLY

13

RV SPOTS

1.1 mi

TO LAKE AUSTIN

INCOME / NOI BREAKDOWN

RV Spots (13)	\$7,800/mo
Garage with Lift	\$300/mo
Annual NOI	70K+/yr

CONFIRMED BY TRAVIS COUNTY TNR

Currently non-residential zoning—nearly any commercial or mixed use permitted. Can also be re-permitted to residential if desired. No deed restrictions found of record.

Bare lots in area: \$325K–\$350K

This is not a bare lot — it is a running business with income in place and maximum zoning flexibility.

For Sale: \$1,375,000 | All Three Lots Sold Together Only | No Individual Lot Sales

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