

FOR SALE

East Austin 2.4 Acre Development Opportunity

2110 THRASHER LANE | AUSTIN, TX 78741

Montopolis Dr

Subject Property
2.4 Acres

Thrasher Ln

Thrasher Ln

NEW REDUCED PRICING
SELLER FINANCING & LAND BANKING AVAILABLE

Sullivan Johnston

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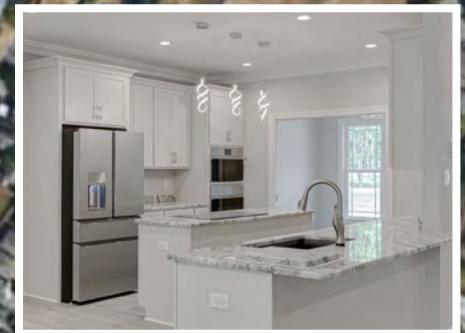
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Highlights

Opportunity

2110 Thrasher Lane is an excellently-located 2.4 acre development parcel in the heart of the East Riverside corridor with easy access to Highway 71, Highway 183, TX-130, I-35 & Austin-Bergstrom.

The Property is located in an *Opportunity Zone* and is surrounded by exponential population growth and major employers.

Size

2.4 Acres (TCAD parcel ID: 290504)

Zoning

SF-6-NP - Townhouse & Condominium Residence. View full zoning description & permitted uses [here](#).

Potential Uses

Townhome, Condominium, Duplex

Infrastructure & Utilities

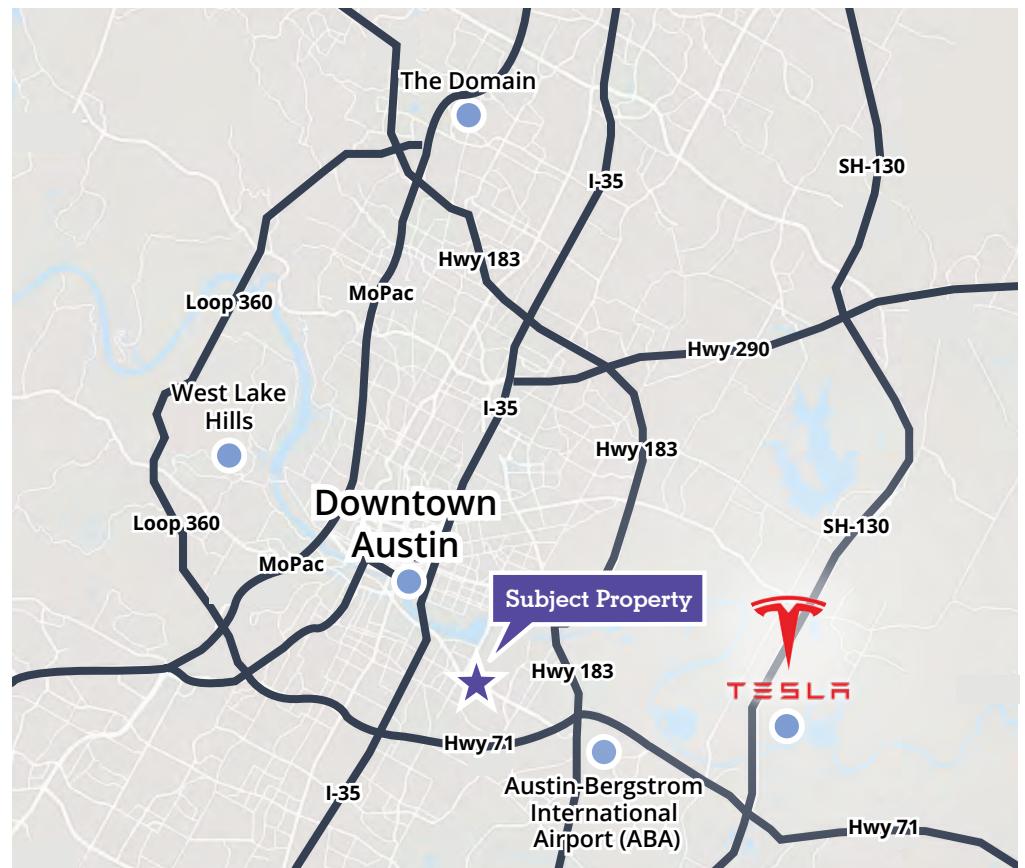
Water + wastewater lines are in Thrasher Lane (capacity and service are to be independently verified by Purchaser).

In-place onsite detention offers developers a quicker and less costly path to development.

Price

\$2,248,000

Seller financing & land banking available.



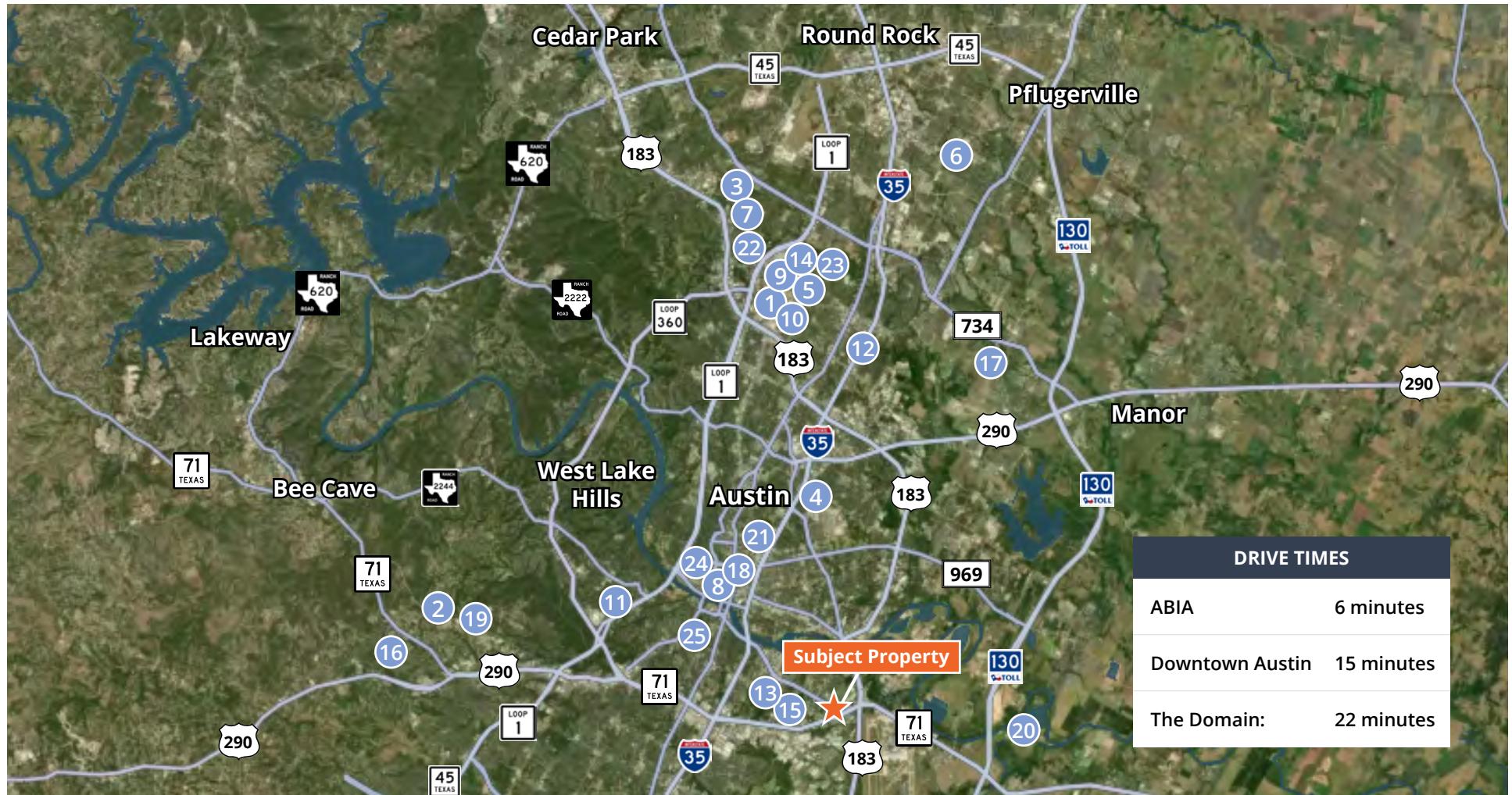
Area overview



Surrounding multi-family developments



Major area employers



1 Amazon	6 Dell	11 Intel Corporation	16 Progressive	21 The University of Texas
2 AMD	7 eBay	12 Internal Revenue Service	17 Samsung	22 Visa Inc.
3 Apple	8 Google	13 Meta	18 Silicon Labs	23 VRBO
4 Austin Energy	9 IBM	14 National Instruments	19 SolarWinds	24 Whole Foods
5 Charles Schwab	10 Indeed, Inc.	15 Oracle	20 Tesla	25 Yeti

Austin market overview

Austin is the fastest-growing metro in the nation with approximately 2.3 million residents. Known for its vibrant culture, live music, and renowned universities, Austin has seen its GDP nearly double since 2010, with a 36% population growth. The city's economy is strong, driven by industries like advanced manufacturing, clean technology, and tech, with 17% of jobs in the tech sector. In 2022, venture capital investments in Austin totaled \$4.9 billion.

The region boasts a robust higher-education system with over 160,000 students, ensuring a skilled workforce. Major universities include the University of Texas at Austin and Texas State University. Over 90% of residents are high school graduates, and nearly 47% hold a bachelor's or advanced degree.

Austin is also famous for its music festivals, South by Southwest (SXSW) and Austin City Limits, which contribute to its dynamic social environment. This environment has helped retain talent and foster the growth of local corporations like Dell Computers and Tito's Vodka.



For more information, please contact:

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Thrasher Ln

SITE

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Visit us online

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