



RESIDENTIAL DEVELOPMENT SITE OPPORTUNITY
±0.8611 ACRES FOR SALE

3406 Burleson Road, Austin, TX 78741



FranklinStreet
CENTRAL TEXAS LAND TEAM

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents as whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set forth through the due diligence period.

PROPERTY SUMMARY

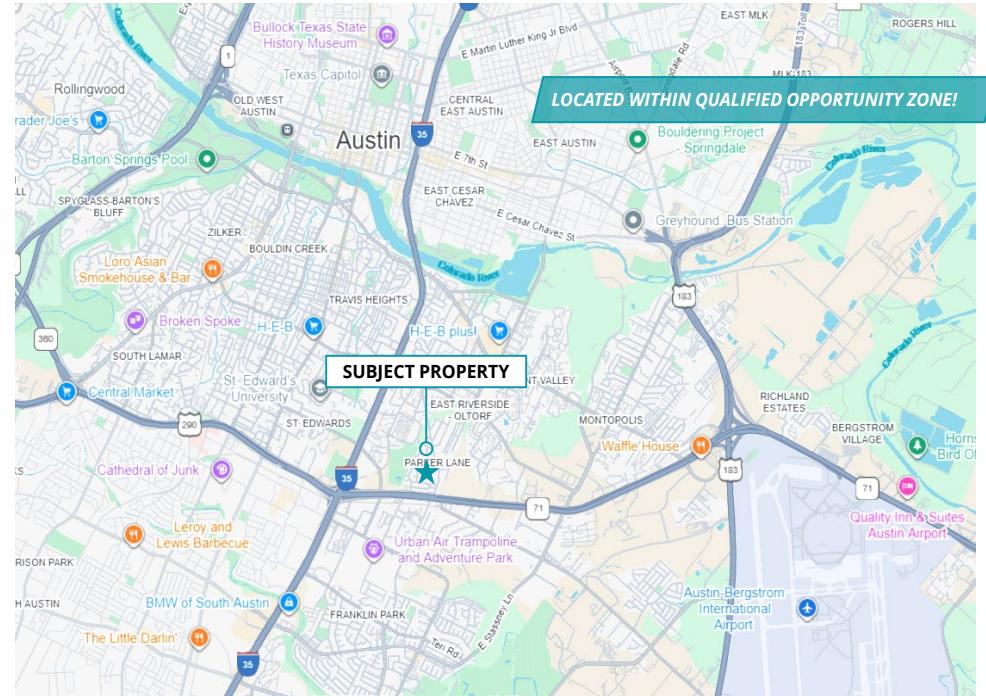


PROPERTY DESCRIPTION

Franklin Street is pleased to present 3406 Burleson Road - a ±0.8611-acre development site located along Burleson Road and Highway 71 in the heart of Southeast Austin. Currently zoned SF3-NP, the property is well-positioned for residential development, offering a rare infill opportunity in one of Austin's fastest-growing submarkets. With its convenient access to major throughfares, employment hubs, and lifestyle amenities, this site is ideally suited for investors and/or developers seeking to deliver housing in a high-demand corridor.

PROPERTY HIGHLIGHTS

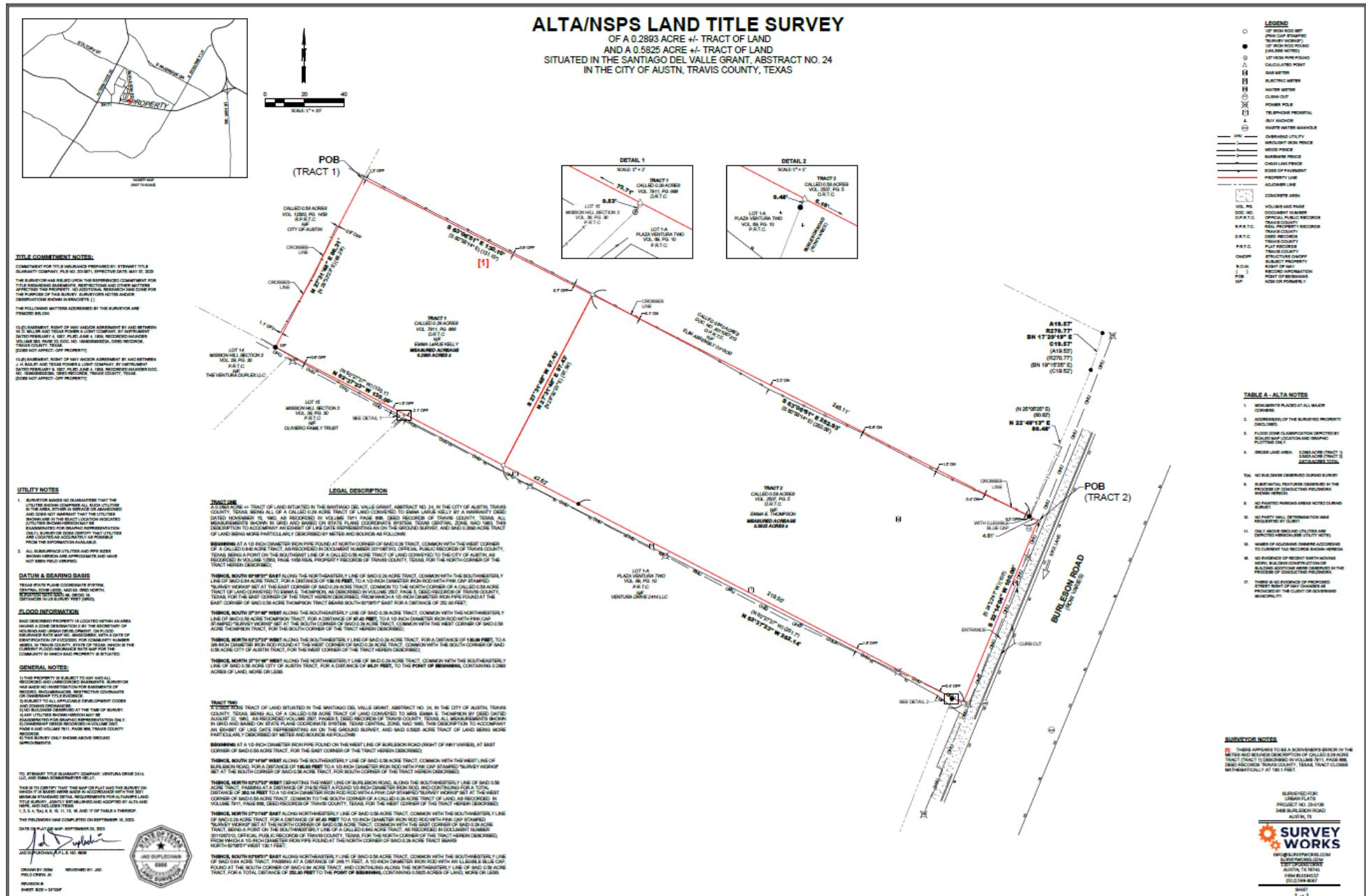
- No existing entitlements, offering a blank canvas for future development
- Infill location with strong connectivity and proximity to Central Austin
- Surrounded by established neighborhoods and new developments
- Minutes to Central Austin, Downtown, and Austin Bergstrom International Airport
- Quick access to Ben White Blvd. (Highway 71), US-183 and IH-35



OFFERING SUMMARY

Address:	3406 Burleson Road, Austin, TX 78741
Asking Price:	\$1,750,000 (\$46.65/PSF)
Acreage:	±0.8611 Acres
Parcel ID Number:	R291161
County:	Travis
Legal Description:	ABS 24 DELVALLE S ACR 0.8611
Zoning:	SF3-NP (Single Family Residence District w/ Neighborhood Plan)
Utilities:	Available at Site
Foodplain:	None
AADT Traffic Counts:	Burleson Road: 8,366 VPD
Survey:	Yes
Entitlements:	No

PROPERTY SURVEY



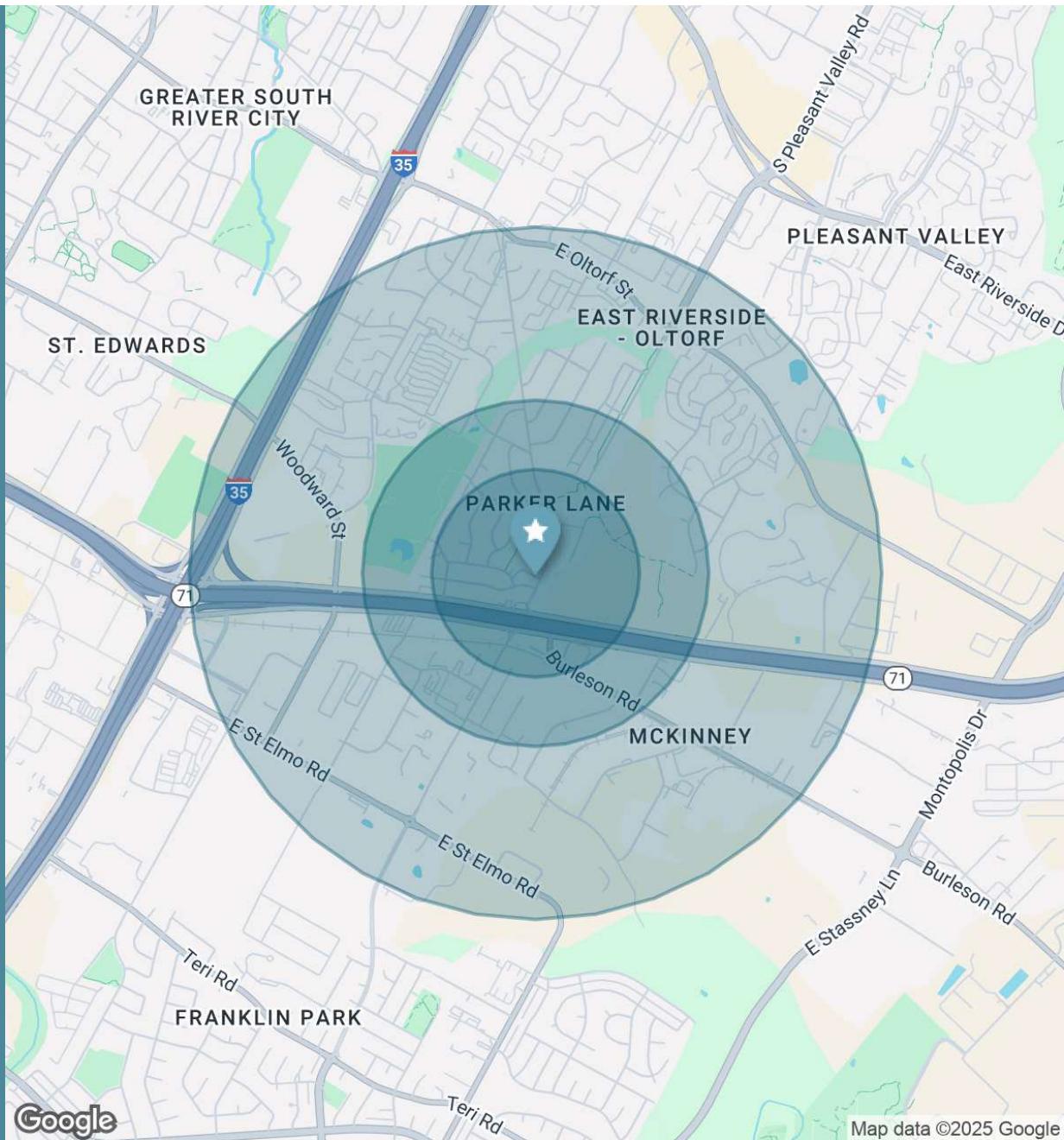
AREA AMENITIES



AREA DEMOGRAPHICS

DEMOCRAPHICS

	3 MI	5 MI	7 MI
POPULATION			
	3 mi	5 mi	7 mi
Estimated Population (2025)	136,105	322,794	502,625
Projected Population (2030)	132,331	325,073	498,971
Census Population (2020)	140,096	309,331	484,923
HOUSEHOLDS			
Estimated Households (2025)	62,453	148,646	228,458
Projected Households (2030)	61,176	150,294	227,899
Census Households (2020)	56,803	129,309	204,576
HOUSEHOLD INCOMES			
Estimated Average Household Income (2025)	\$130,268	\$143,593	\$149,775
Estimated Median Household Income (2025)	\$91,529	\$100,702	\$103,391
Estimated Per Capita Income (2025)	\$60,204	\$66,663	\$68,570



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Presented By:

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