



**SUBJECT
PROPERTY**

FOR SALE

**±13.225 AC
(±6.5 USABLE AC)**

**NORTHEAST CORNER OF FM 1431 &
SENDERO SPRINGS DRIVE**

ROUND ROCK, TX 78681

Contact

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FOR SALE

NEC of FM 1431 & Sendero Springs Dr.
Round Rock, TX 78681



Property Highlights

Address	NEC of FM 1431 & Sendero Springs Dr. Round Rock, TX 78681
Size	±13.225 AC
Usable Size	±6.5 AC (See Exhibit A)
WCAD Parcel ID	R055388, R542617
Asking Price	\$3,500,000
Jurisdiction	City of Round Rock
Floodplain	Yes - East portion of property
Environmental	GeoTech Report Available
On-Site Detention	Required
Utilities	24" waterline along the front of property 8" wastewater line along the back of property 15" wastewater line in the creek east of property
Zoning	PUD 23
Frontage	1,172' ft along FM 1431
Potential Uses	Religion Facility, Medical Condos, Office Condos, Retail, Restaurant, etc.

Property Description

North Austin vacant land opportunity in Round Rock, Texas, located 24 miles north of Downtown Austin. The site is situated on the north side of FM 1431 fronting the established Preserve at Mayfield Ranch subdivision. The immediate area is surrounded by dense rooftops and commercial development. The site is located along the highly trafficked FM 1431 corridor and has great roadway visibility.

Zoning Information

The PUD (Planned Unit Development) is intended to encourage mixed uses, allow a more flexible response to the market, encourage innovative subdivision or site plan design and promote superior development which is compatible with adjacent land uses.

LOCATION MAP



amazon

SAMSUNG
AUSTIN SEMICONDUCTOR

★
NEC OF FM 1431 & SENDERO SPRINGS DR.
ROUND ROCK, TX 78681



DELL

The DOMAIN

DOWNTOWN AUSTIN

 Austin-Bergstrom
International Airport

AMENITY MAP



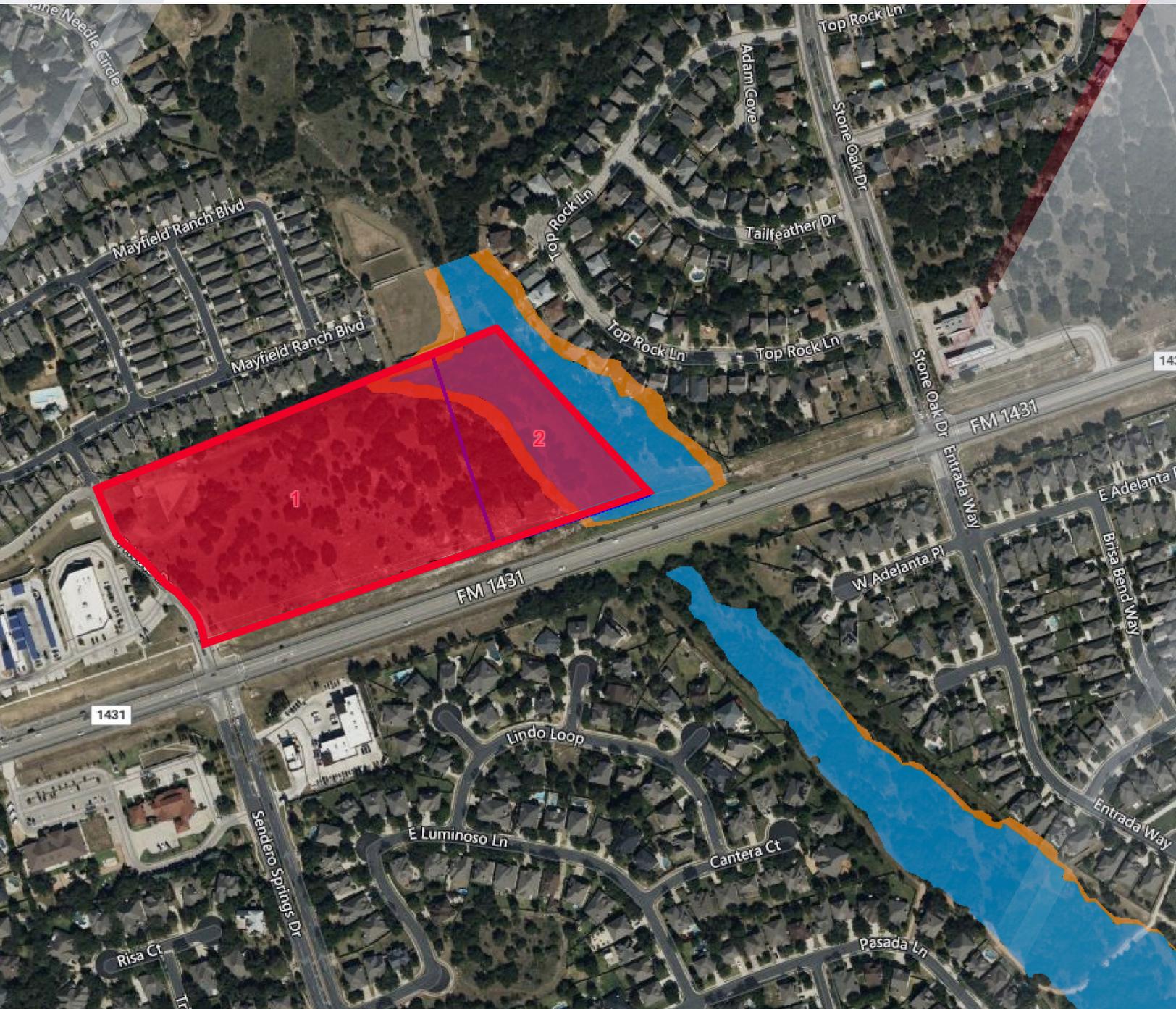
Demographics

	1 Mile	3 Mile	5 Mile
Population	10,331	55,013	167,865
AVG. HH Income	\$169,155	\$182,410	\$148,710

Traffic Counts

FM 1431 25,760 VPD

FLOODPLAIN MAP



Contact

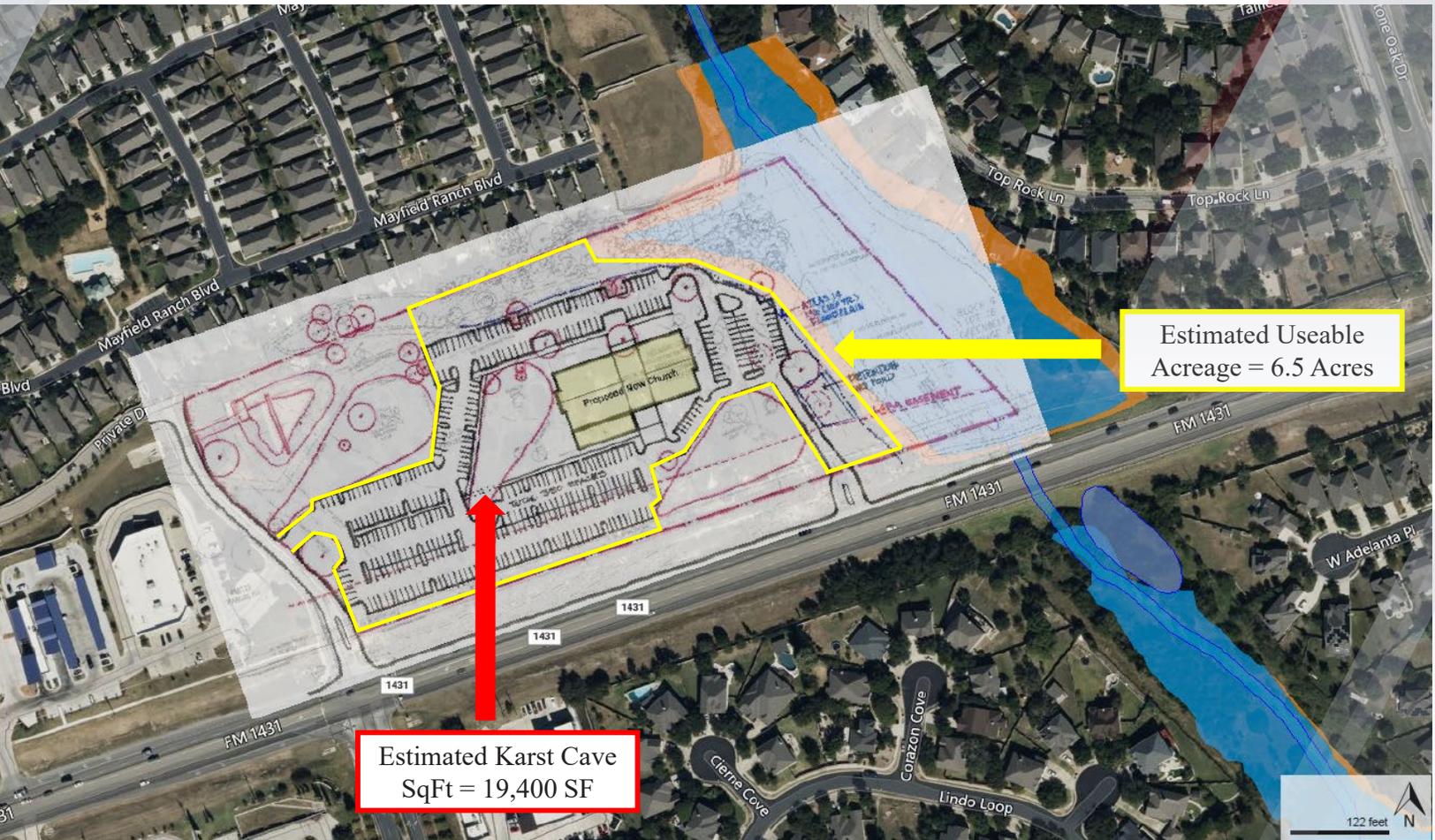
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