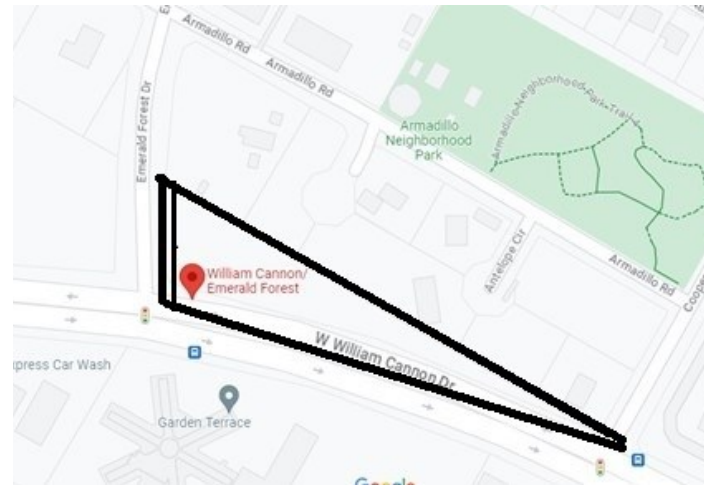


Land for Sale > 1.56 Acres

Corner of W William Cannon Dr & Emerald Forest Dr
Austin Texas 78745



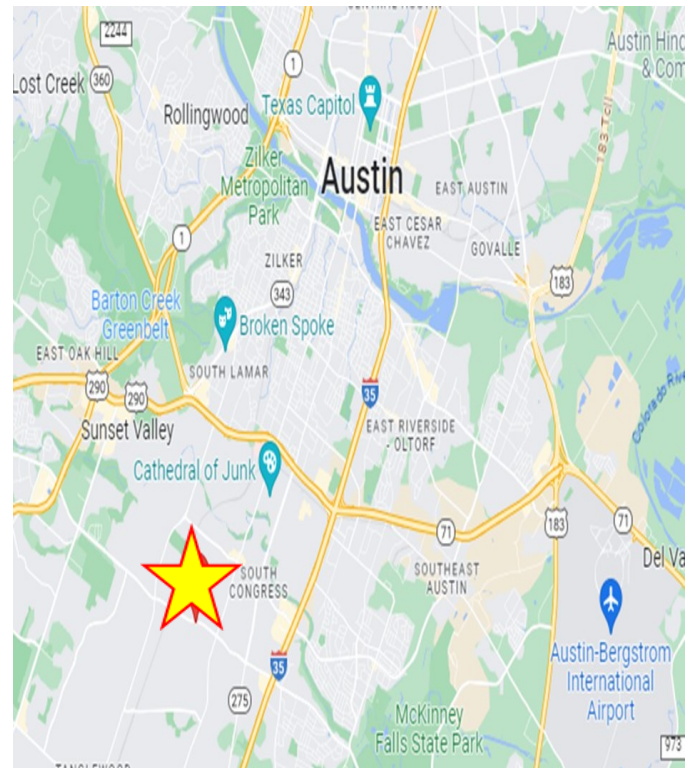
Purchase Price: \$800,000

Land Area: +/- 1.56 acres +/- 67,954 SF Parcel

Prime location on W William Cannon Drive on South side of Austin, Texas.

- ◆ Commercial land development opportunity in densely populated area of South Austin.
- ◆ Located on heavily traveled William Cannon Dr between Mopac and Interstate 35.
- ◆ Site offers Excellent Drive-by Visibility between 2 lighted corners with road frontage on West William Cannon Drive.
- ◆ Parcel has continuous street frontage of the entire block between Emerald Forest Dr to Cooper Lane.
- ◆ Parcel is surrounded by multiple residential subdivisions and multi-family apartments.
- ◆ Commercial Zoning Code: per the City of Austin is LR Neighborhood Commercial.
- ◆ Site is also for Lease at \$85,000 per Year

***Parcel Outlines are approximate for this flyer**



Linsalata
Realty Services

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