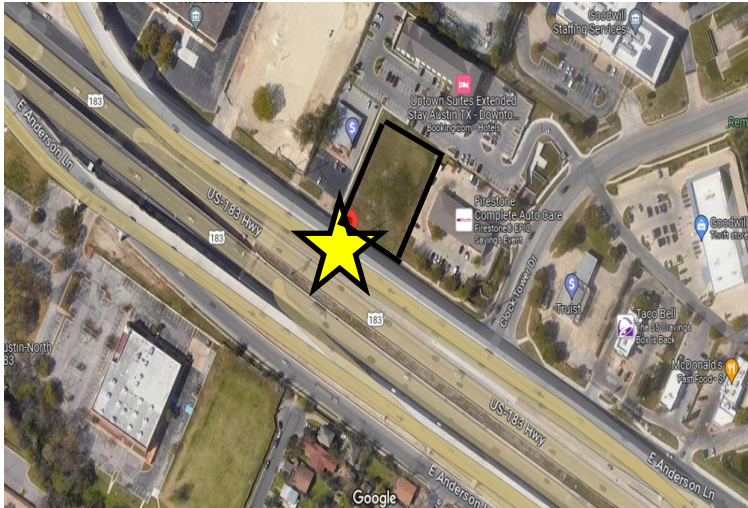


Land for Sale > 0.857 Acres

US Highway 183 S
(E. Anderson Lane)
Austin, Texas 78752



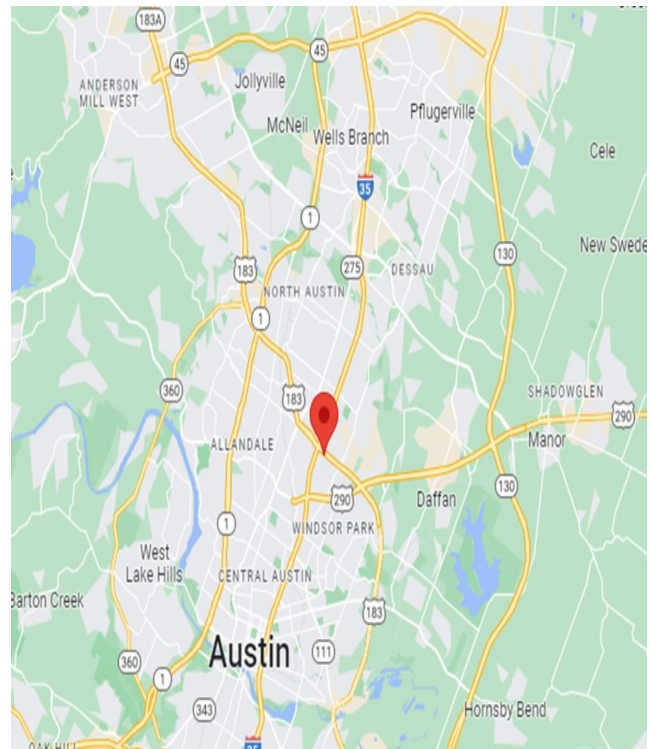
Purchase Price: \$1,450,000

\$38.84 per SF

Land Area: +/- 0.857 acres

+/- 37,334 SF Parcel

- **City of Austin CH Zoning Uses shows that convenience store & service station is permitted. *Based on Zoning Guide**
- **Great commercial land development opportunity with high traffic counts.**
- **Site offers Excellent Drive-by Visibility from E Anderson Lane/US Hwy 183S.**
- **0.857 Acres with approximately 170 Ft of frontage on E Anderson Ln.**
- **Per Travis CAD Parcel is 37,334 SF**
- **The approximate Lot dimensions are 170' W x 220' D (Subject to Survey Measurements)**
- **Cleared lot ready for development with all utilities available.**
- **City of Austin Zoning defined as CH-Commercial Highway Services District & NP-Neighborhood Plan Combining District**



**Please Contact:
Joe Linsalata, Broker**

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Email: Joe@askLRS.com**

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