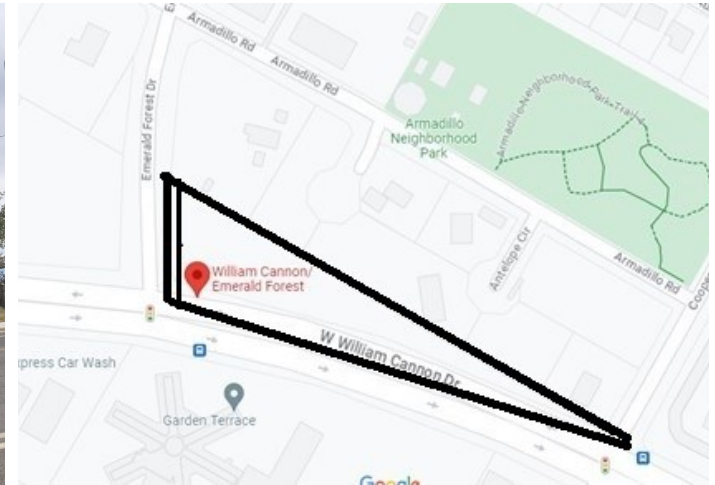


# Land for Sale > 1.17 Acres

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



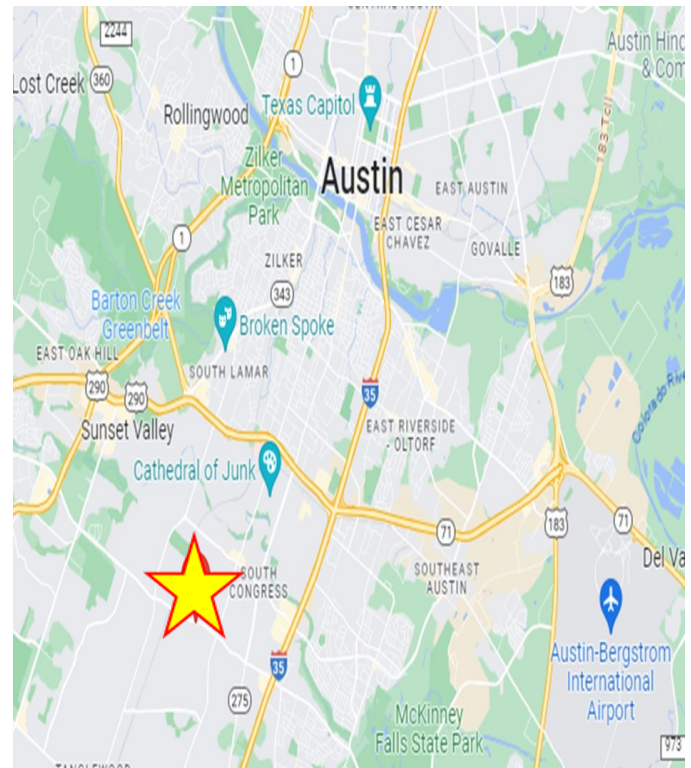
**Purchase Price: \$800,000 Per SF: \$15.70**

**Land Area: +/- 1.17 acres +/- 50,965 SF Parcel**

**Prime corner location on W William Cannon Dr & Emerald Forest Dr , 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**



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