

PROPERTY DETAILS AND HIGHLIGHTS

As exclusive agent for the owner, **CB Richard Ellis** is pleased to offer the opportunity to purchase three tracts totaling approximately **30.26 acres**, located on City Park Road in **Austin, Texas**.

OFFERING SUMMARY

Asking Price \$3,955,000

Price Per Lot \$282,500

Site Location On the east side of City Park Road, across from the entrance to the Westminster Glen subdivision.

Legal Description City Park Road, City of Austin 78730, County of Travis, State of Texas, further described as:

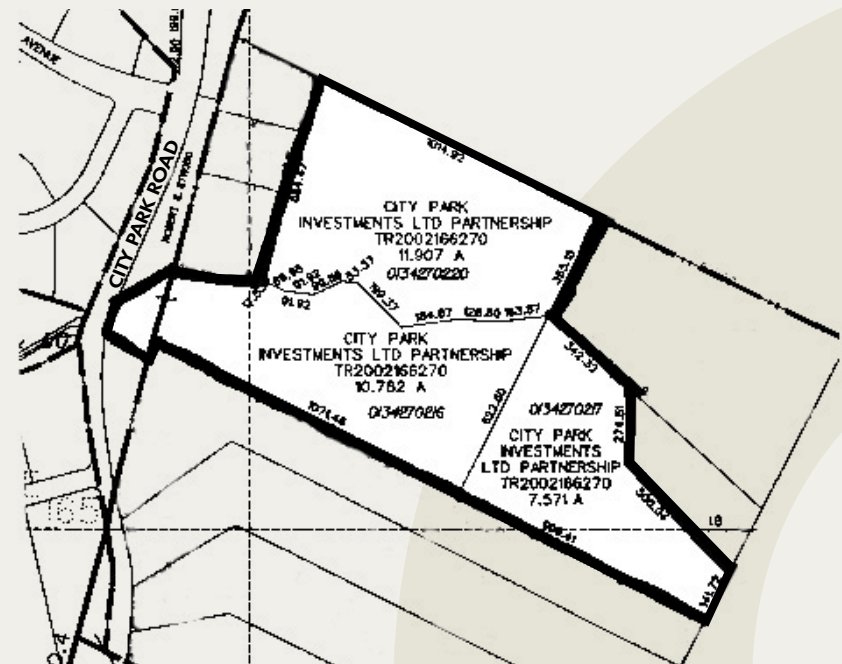
- ABS 192 SUR 703 CLARK C ACR 11.907
- ABS 192 SUR 703 CLARK C ABS 165 SUR 542 COLE J ACR 10.782
- ABS 192 SUR 703 CLARK C ACR 7.571

Land Area ±30.2 Acres

Average Lot Size 2.16 Acres

INVESTMENT HIGHLIGHTS

- Surrounded by high-end homes
- Suitable for estate lots accommodating approximately 14 home sites
- Hill country views that will not be obstructed because of canyon land preserve below the property
- Broad spectrum of retail nearby
- Lake Austin and Lake Travis nearby
- Easy access to office sectors of Arboretum, Bridge Point and Downtown



AREA INFORMATION

Located in Central Texas, on the Interstate 35 corridor, the Austin metro area experienced record breaking growth and is expected to double in size over the next 20 years. Austin has been recognized as a "new economy city," and is continuing to be a strong hub for technology companies. Emerging industries such as semiconductors and software development will continue to play a significant role in Austin's future growth and successes, reinforced by the traditional industries of government and education that result from being the state capital of Texas, and the home of the University of Texas.



FOR DETAILED PROPERTY INFORMATION, PLEASE VISIT www.pcglistings.com/property/1992

DEVELOPMENT OPPORTUNITY

RESIDENTIAL LAND
AUSTIN, TEXAS
APPROXIMATELY 30.26 ACRES



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VISIT THIS WEBSITE AT: www.pcglistings.com/property/1992

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