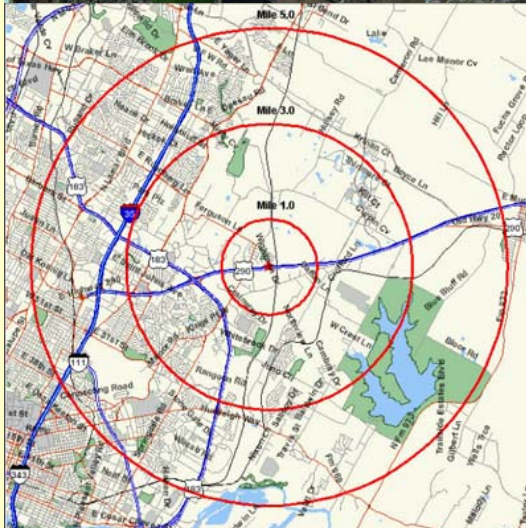


Dessau Rd. Multi-Family Site Austin, Texas

+/- 23.83 Acres FOR SALE



Location: NEQ Dessau Rd. & E. Rundberg, Austin TX 78753
Austin, TX (Mapsc0 #526 MM 29 & 30)

Offering: +/- 23.83 acres Multi-Family

Frontage: Dessau Rd.

Traffic: Dessau Rd. +/- 27,206 vpd 2004

Zoning: Traditional Neighborhood Design (TND) Multi-Family

Utilities: All available

Price: \$4,500,000 cash (450 M-F units @ \$10,000/unit)

Demos:	Radius	Population	Avg. HH Inc.
	1-mile	9,616	\$57,460
	3-mile	96,088	\$49,781
	5-mile	216,771	\$54,409

Comments: This great in-fill location is now ready to develop. The utility issues have been resolved. This site is surrounded by major employers and has great access to all of Austin. Located in the desirable Manor school district. This will be a part of a mixed-use City of Austin Traditional Neighborhood Design project.

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