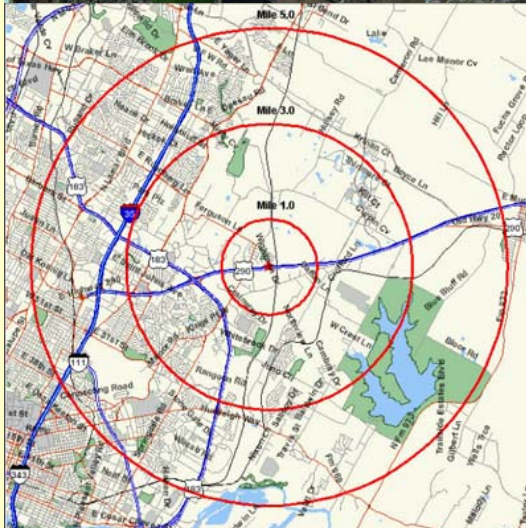


Hwy 290 E Multi-Family Site Austin, Texas

+/- 65 Acres FOR SALE



Location: SEQ Hwy 290 E & Springdale Rd., Travis Co., TX
Austin, TX (Mapsc0 #557 MN & MP 27)

Offering: +/- 65 acres Multi-Family

Hwy Frontage: Hwy 290 E & Fronts Old Manor Rd.

Traffic: Hwy 290 E +/- 59,111 vpd 2004

Zoning: County (M-F, Office or Industrial)

Utilities: 72" WW and 16" Water

Price: \$4,140,000 cash (414 M-F units @ \$10,000/unit)

Demos:	Radius	Population	Avg. HH Inc.
	1-mile	1,643	\$70,344
	3-mile	54,263	\$50,867
	5-mile	162,659	\$48,560

Comments: The access to this area has been significantly improved with the addition of Hwy 130 to the East of this site and the improvements to the Hwy 183/Hwy 290 E interchange to the West of this site. The site has a great building area at its highest elevation offering views. Location and views, coupled with rolling hills and nice trees, creates the best setting for a desirable Multi-Family site.

Contact: Blackburn Commercial, LLC www.blackburncommercial.com
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