

CO/MF/SF/LI 55 Acres

US 183 and Loyola (North East Corner)

Ed Bluestien Blvd. (US 183) & 5500 Loyola Ln, Austin, Texas

Area

Details



Location/Use:

- Retail, Commercial, Residential Land at the North East Corner of US 183 and Loyola in Austin,
- Retail trade area East/North Austin
- Affordable, in a growing area, with excellent access to IH 35, US 290, US 71, US 183.

Description:

- Total of Six lots for sale totaling 55 acres or a net developable area of 43.42 Acres detailed below:
- Tract 1 - 1.48 Acres - Retail - \$6.00 PSF
- Tract 2 - 1.24 Acres - Retail - \$6.00 PSF
- Tract 3 - 9.20 Acres - Commercial & Retail - \$6.00 PSF
- Tract 4 - 4.60 Acres - Commercial & Industrial - \$4.00 PSF
- Tract 5 - 6.40 Acres - Commercial & Industrial - \$4.00 PSF
- Tract 6 - 20.5 Acres - Single Family/Multifamily - \$1.25 PSF (opportunity to upgrade zoning to MF-3 or Light Office)
- For Sale as a package 43.42 developable acres at \$2.40 PSF

Topography: Slopping terrain from US 183, Walls needed on west side of the property to land in lot 3, 4 & 5. 500 year flood plain runs through the center of the site, and creates a pleasant green belt to incorporate into your projects.

Utilities: All available and to the property.

Area Demographics:

	1 mile	3 mile	5 mile
Housing Units (2006)	2,351	26,051	74,020
Employed (2006)	3,782	40,830	89,163
Population (2006)	7,032	73,597	189,460
Population (2011)	7,595	81,543	206,498

(ESRI, US Census 2000 - 03/2007)

Traffic Counts:

Loyola Ln. @ Site	15,480 v/d
US 183 @ 51st	57,870 v/d
US 183 North of HEB	54,030 v/d
West Loyola Ln	6,661 v/d

(2004, Texas Dept. of Transportation)

Asking Price:

The entire 55 acres or 43.42 developable acre package is available at \$2.40 PSF or approximately \$4,539,300.

Property Offered by:



TEXAS REALTY PARTNERS, LLC

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For More Details Please Visit:
<http://www.txrlty.com/loyola.htm>

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