



# COMMERCIAL MIXED USE LAND **FOR SALE**

**4308 S US HWY 183, AUSTIN TEXAS 78744**

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High visibility commercial lot with direct frontage on HWY 183, one of Austin's major traffic arteries. Located just minutes from Austin Bergstrom Airport.

**Property: CS-MU-CO-NP**  
zoning

- ✓ .65 acre
- ✓ 161' of road frontage
- ✓ High exposure development land
- ✓ Long term value

Call for more information :

**Robert Foradory:**

512-800-3595

robert@teamprice.com

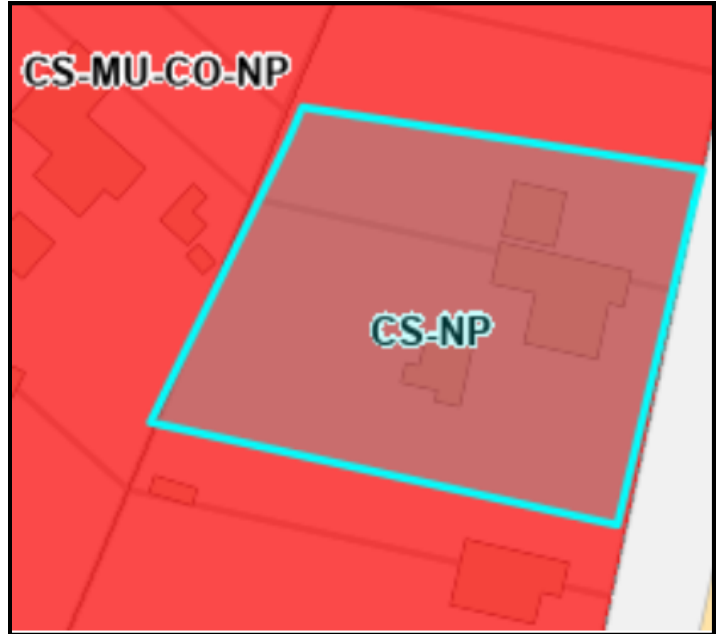
**Kelly Siegler**

512-667-4214

kelly@teamprice.com

## MIXED USE LAND FOR SALE

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Future Land Use (FLUM): **Commercial, Mixed Use**

Regulating Plan: **No Regulating Plan**

Zoning: **CS-NP**

Zoning Cases: [C14-03-0013](#)

Zoning Ordinances: [021010-12C](#)  
[030424-28](#)  
[19990225-070b](#)

Zoning Overlays: **Airport Overlay: AO-3**  
**Hazardous Pipelines Overlay: CITGO**  
**Scenic Roadways Overlay: US 183**  
**Wildland Urban Interface:**  
Proximity Class - Within 1.5 miles of a Wildland Area

Neighborhood Plan: [SOUTHEAST](#)

Infill Options: **Small Lot Amnesty Infill Option**

## OPPORTUNITY ZONE

### Interior Details

1st Floor	1368 sq ft
Garage	400 sq ft
Porch - Open	78 sq ft
Porch Enclosed Unfinished	96 sq ft

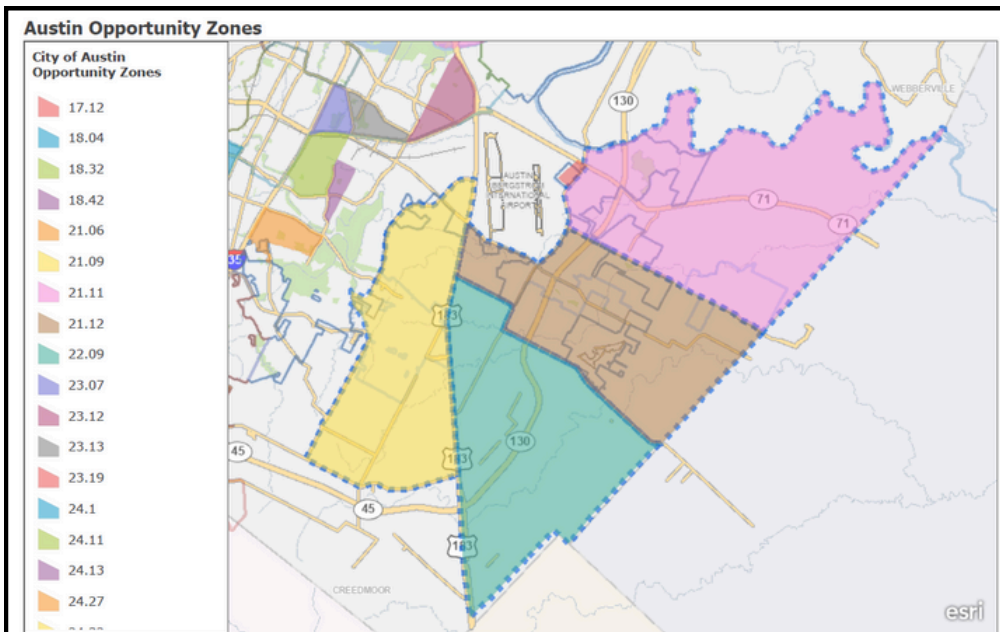
### Exterior Details

Lot Size - Square Feet	28,488 sq ft
Lot Size - Acres	0.65 acres
Roof Type	Gable

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## OPPORTUNITY ZONE



PRIME INVESTMENT PROPERTY LOCATED IN AN AUSTIN **OPPORTUNITY ZONE OFFERING SIGNIFICANT TAX INCENTIVES FOR INVESTORS**. IDEAL FOR DEVELOPMENT OR LONG-TERM GROWTH IN ONE OF THE CITY'S FASTEST-GROWING AREAS

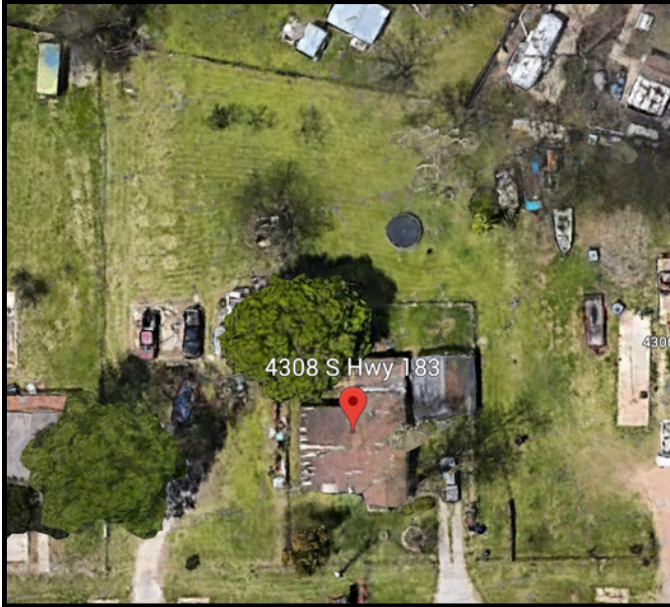
**ESTIMATED TAX RATE: 2.0%**

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## Highway Road Frontage



- ✓ .65 acre
- ✓ 161' of road frontage
- ✓ High exposure development land
- ✓ Long term value



## High Traffic Counts



**Development ready land**  
.65 acre / 161' HWY 183 Road Frontage  
**Prime Location**



**Price: \$800,000**

