

IH 35 COMMERCIAL SITE



- Keesee-Slaughter Tract
7.38± acres, all or part available
- Located on the east side of IH 35 South, approximately one half mile north of the main entrance into the Onion Creek subdivision
- Zoning (per City of Austin):
GR-MU-CO on eastern portion of the tract and CS-MU-CO on western portion of the tract; Conditional Overlay prohibits specific uses
- Frontage on IH 35 is approximately 600 linear feet
- Utility Services:
Water: City of Austin
Wastewater: City of Austin
Electric: Austin Energy
Gas: Texas Gas
- Owner will consider Build-To-Suit opportunities
- Per TxDOT, traffic counts in 2008 were 114,000 vehicles/day

- Located in a trade area that includes:

Apartments in the immediate vicinity	1,438 units
Onion Creek Homeowners Assn.	1,200 homes
Southpark Meadows Shopping Center	1,600,000 sf
Single family	330 homes
Multifamily	650 units
Townhomes	70 units
Assisted Living Center	120 beds

- Please call for pricing



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