

FOR SALE OR LEASE

2.17 Acres

4810 US Highway 290 West
Austin, Texas 78745

LOCATION: Southwest Austin on the southbound side of Highway 290 in the City of Sunset Valley between the major intersections of Highways 290 & 71 (Ben White) with Lamar Boulevard and Loop 1 (MoPac).

MARKET AREA RETAILERS: Walmart, Home Depot, Petsmart, Target, Sears, Foleys, Dillards, Pennys, Lacks, Best Buy, Circuit City, Toys R Us, Academy, Lillens & Things, Michaels, World Market, Old Navy, Petco, Barnes & Noble.

UTILITIES: 14" water line along front property line paralleling Hwy 290 and 8" waste water line along the west property line. A 2" gas line is in Highway 290 approximately 1,500' north of subject property.

ZONING: (Sunset Valley) Single Family Residential subject to be rezoned "Neighborhood" or "Highway Commercial."

IMPERVIOUS ALLOWABLE: 18% or approximately 17,015 sq. ft.

TRAFFIC COUNT: 82,000 cars per day
North & Southbound, 2004, TXDOT

2006 TAXES: \$4,470.43

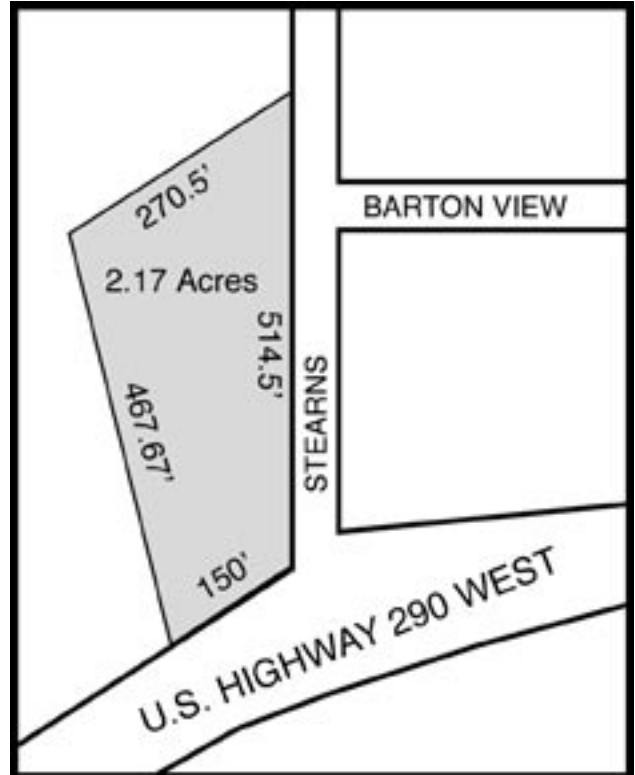
IMPROVEMENTS: None

DESCRIPTION: Relatively flat with no substantial vegetation.

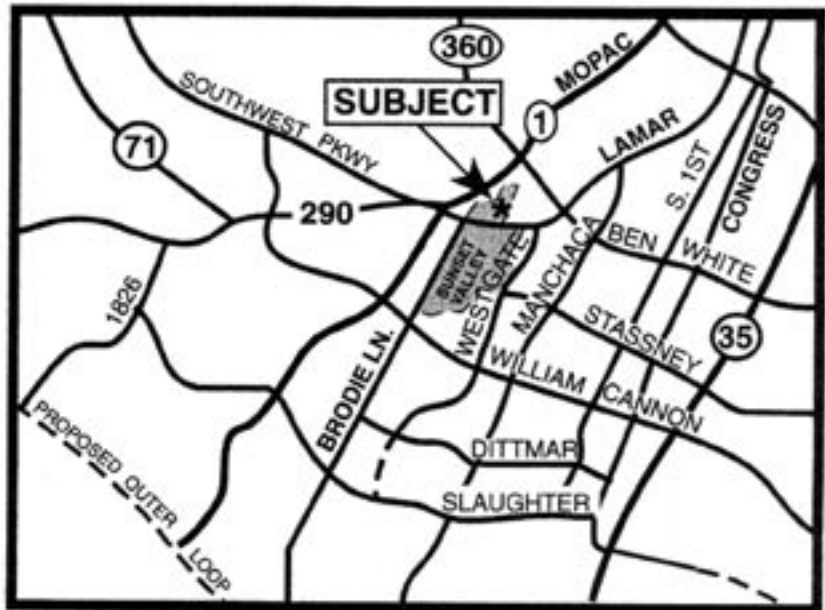
TERMS: \$384,000 cash or owner shall ground lease on a long term basis without subordination.

EXCLUSIVE AGENT

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View this property on our website at:
www.ausvestinc.com/saleproperties/stehwy290.html
Also available on Loopnet.com - Listing ID#13420451



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