

# FOR SALE

## 9.56 Acres - 4700 Manor Road, Austin, Texas 78723

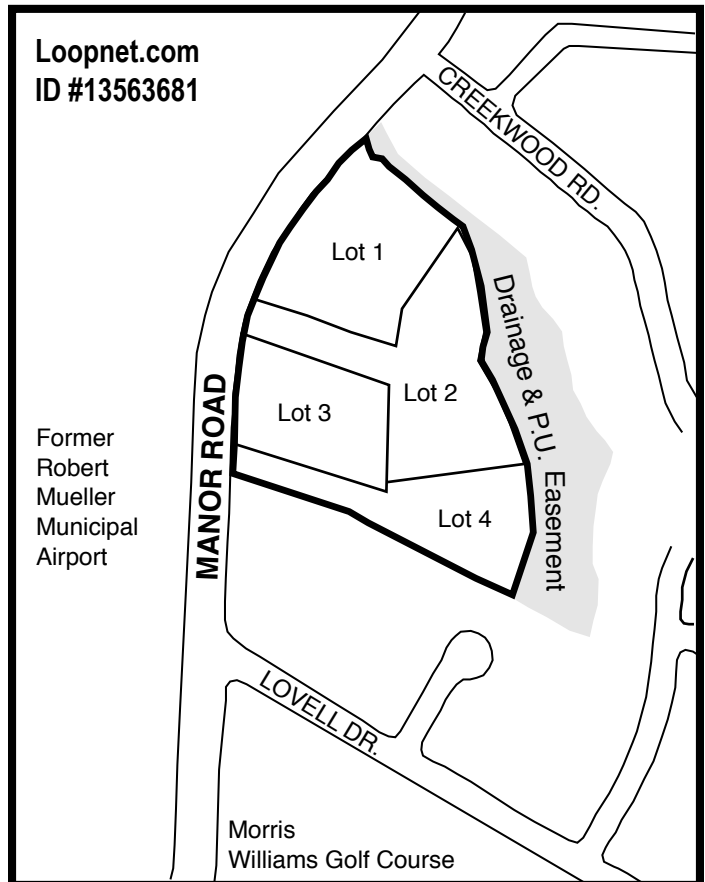
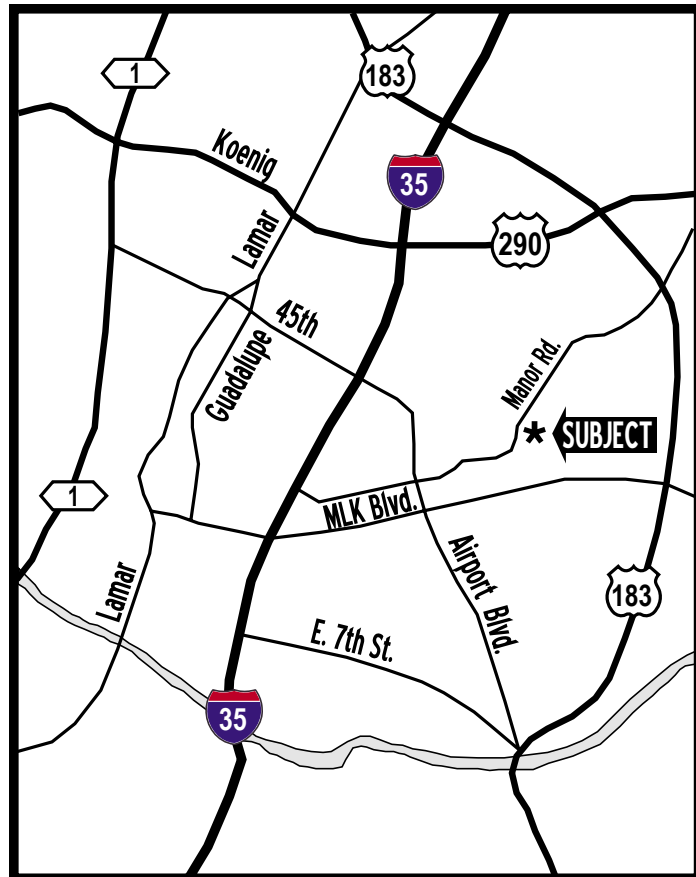
Property Size: 9.563 Acres as follows:

Gross Size	Drainage Easement	Net Size
Lot 1 - 2.383 ac.	.156 ac.	2.270 ac.
Lot 2 - 2.714 ac.	.497 ac.	2.217 ac.
Lot 3 - 2.238 ac.	- 0-	2.238 ac.
Lot 4 - <u>2.223 ac.</u>	<u>.597 ac.</u>	<u>1.626 ac.</u>
9.563 ac.	1.250 ac.	8.351 ac.

**Approved Site Plan:** The property has an approved site plan which shows building footprints totalling 104,145 sq. ft., thus only civil engineering drawings are required prior to application for building permits.

**Taxes:** \$ 2,417.65

View this property on our company website:  
[www.ausvestinc.com/saleproperties/meadowcreek.html](http://www.ausvestinc.com/saleproperties/meadowcreek.html)



**Zoning:** The tract is designated as a "PUD, Planned Unit Development District allowing uses under "GR", Community Commercial and "LO" Limited Office and more specifically referred to in Ordinance Number 870730-E of the City of Austin and a January 26, 1988, letter from the City of Austin referencing the "Status of Property located at 4700 Manor Road". The MLK Neighborhood Plan established "MU" Mixed Use as the future use for the property.

**EXCLUSIVE AGENT:**

William B. Stringer  
Ausvest Inc., 1135 W. 6th Street, Ste. 115  
Austin, TX 78703  
[billstringer@ausvestinc.com](mailto:billstringer@ausvestinc.com)  
Fx (512) 472-5701  
(512) 472-5606

*The information contained herein, while obtained from sources deemed reliable is in no way warranted by William B. Stringer, Ausvest Inc.*

# ausvest

Commercial/Investment Real Estate Services

[www.ausvestinc.com](http://www.ausvestinc.com)