

CONCEPT RENDERING

803 WESTLAKE DRIVE

Austin, Texas 78746 • The Moore Estate — Westlake Hills

OVERVIEW

803 Westlake Drive is an 8.40-acre, six-lot estate subdivision in the heart of Austin's Westlake submarket. Individually platted lots from roughly one to nearly two acres surround a shared private drive, with water and wastewater available to the site, six LUEs paid for, and two curb cuts approved off Westlake Drive — the entitlement work is done. Perfect for a developer or a single owner seeking a rare, large-acreage estate in infill Austin.

\$7.5M

PRICE

8.40 AC

TOTAL SITE • 6 LOTS

6

LUES PAID FOR

2

APPROVED CURB CUTS

PRICE: \$7,500,000

PROPERTY HIGHLIGHTS

- 8.40 total acres across 6 individually platted lots
- Lots range from ± 1.02 to ± 1.76 acres
- ± 3.39 acres of buildable area
- ~\$300,000 worth of entitlement work done
- Two curb cuts approved off Westlake Drive
- Water and wastewater utilities committed to the site — 6 LUEs paid for
- Approved building pads from $\pm 5,100$ to $\pm 6,000$ SF
- One existing water well on site

78746 AT A GLANCE

Westlake / West Lake Hills • ACS-based estimates

\$188K

MEDIAN HH INCOME

\$1.49M

MEDIAN HOME VALUE

\$115K

PER CAPITA INCOME



Approved site plan — Exhibit C, Land Strategies Inc.



COTTON VENTURES

REAL ESTATE

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