

14 ACRES - \$5,000,000

12905 LOWDEN LANE – AUSTIN, TEXAS

SOUTH AUSTIN DISTRIBUTION/INDUSTRIAL DEVELOPMENT SITE

RARE SOUTH AUSTIN INDUSTRIAL LAND OPPORTUNITY

Mikhail Investments presents a premier +/-14 Acre development tract in one of Austin's most supply-constrained and rapidly growing corridors.

The site supports up to +/-225,000 SF of distribution or industrial space (subject to site planning). Ideal for regional distribution, last mile logistics, or flex industrial use. No zoning required, thus offering maximum flexibility.

OFFERING HIGHLIGHTS

- +/-14 Acres
 - Price: \$5,000,000
 - 3% Commission to Buyer's Agent
 - No zoning required
 - Supports up to +/-225,000 SF facility
 - Ideal for distribution, warehouse, logistics or industrial development
 - Located in the high growth South Austin corridor
 - Strong workforce and demographic support
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STRATEGIC LOCATION

- Near Slaughter Lane and Manchaca Road
 - Immediate access to IH-35 and Mopac (Loop 1) and SH-45
 - Area with major residential growth corridors and key Austin employment centers
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INVESTMENT POSITIONING

- Industrial demand in the Austin MSA continues to outpace supply, especially in South Austin.
 - Large contiguous tract with flexible development options are rare.
 - At \$5,000,000, this offering represents a unique opportunity to secure a prime development site capable of delivering a +/- 14 SF distribution asset in a top-tier growth corridor.
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SERIOUS INQUIRIES ONLY - SAM MIKHAIL, BROKER

CONTACT:

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MIKHAIL INVESTMENTS

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