

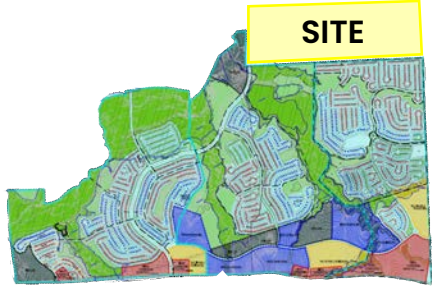


FOR SALE

OPPORTUNITY ZONED DEVELOPMENT/INVESTMENT LAND

MIRADOR DEVELOPMENT

SITE



AUSTIN CBD



7020 WOLF LANE | +/- 150 AC

7020 WOLF LANE, DEL VALLE, TX 78617

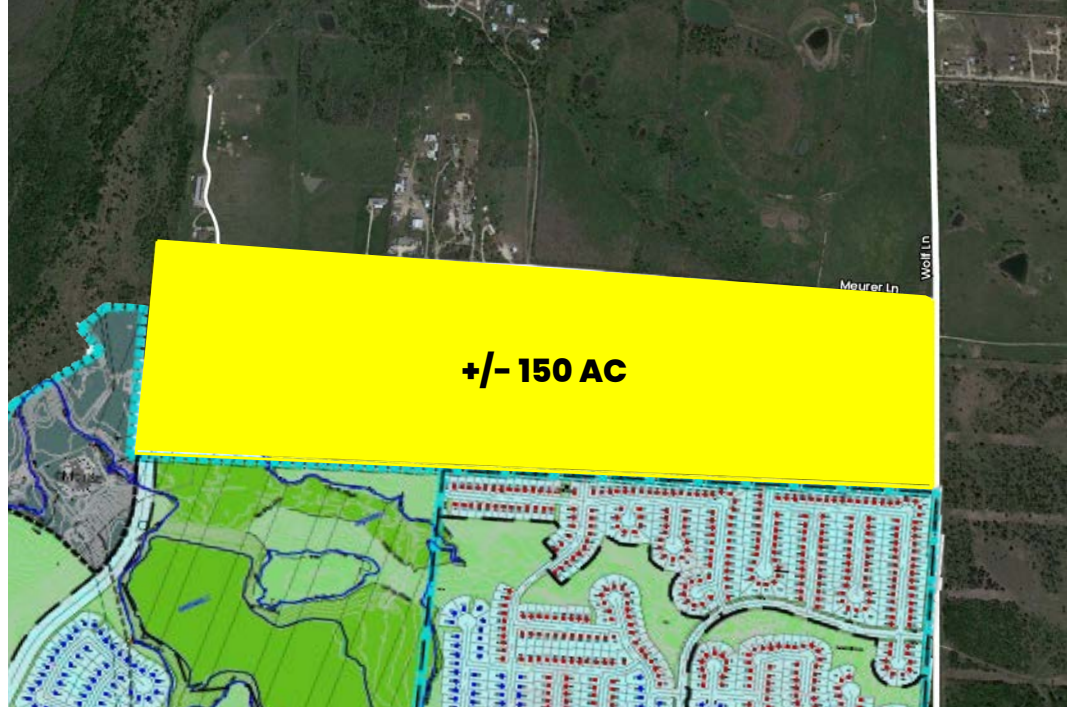
AUSTIN CBD VIEWS • AUSTIN ETJ • CLOSE PROXIMITY TO TESLA GIGAFACTORY, CIRCUIT OF THE AMERICAS, THE BORING COMPANY, ABIA, MIRADOR DEVELOPMENT • LOCATED IN OPPORTUNITY ZONE

• JOHN W. COLLINS IV • 512.645.6353 • 901 S MOPAC EXPY STE 160, AUSTIN, TX 78746 • WWW.STCROIXCRA.COM

7020 WOLF LANE

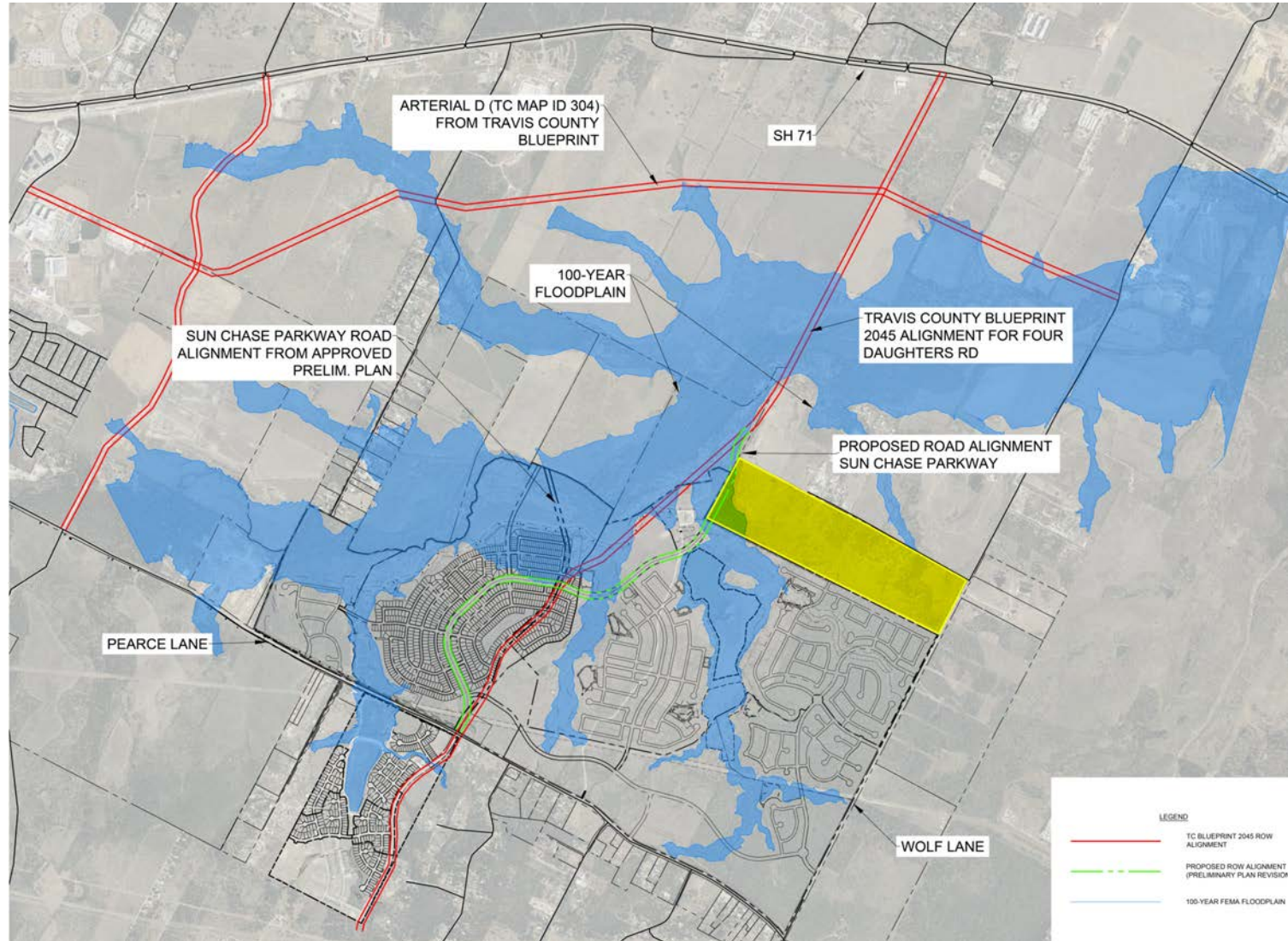
Address:	7020 Wolf Lane Del Valle, TX 78617
Size:	+/- 150 AC
Asking Price:	Negotiable
Zoning:	Austin ETJ

- Adjacent to Mirador (1400 AC single family residential development).
- Connectivity to Mirador through proposed Sun Chase Parkway as shown in attached proposed road map, in addition to Wolf Lane frontage.
- Sewer capacity available at facility adjacent to site controlled by City of Austin.
- Water available within Mirador. Mirador developer available to discuss connectivity and potential annexation into one of Mirador's MUDs.



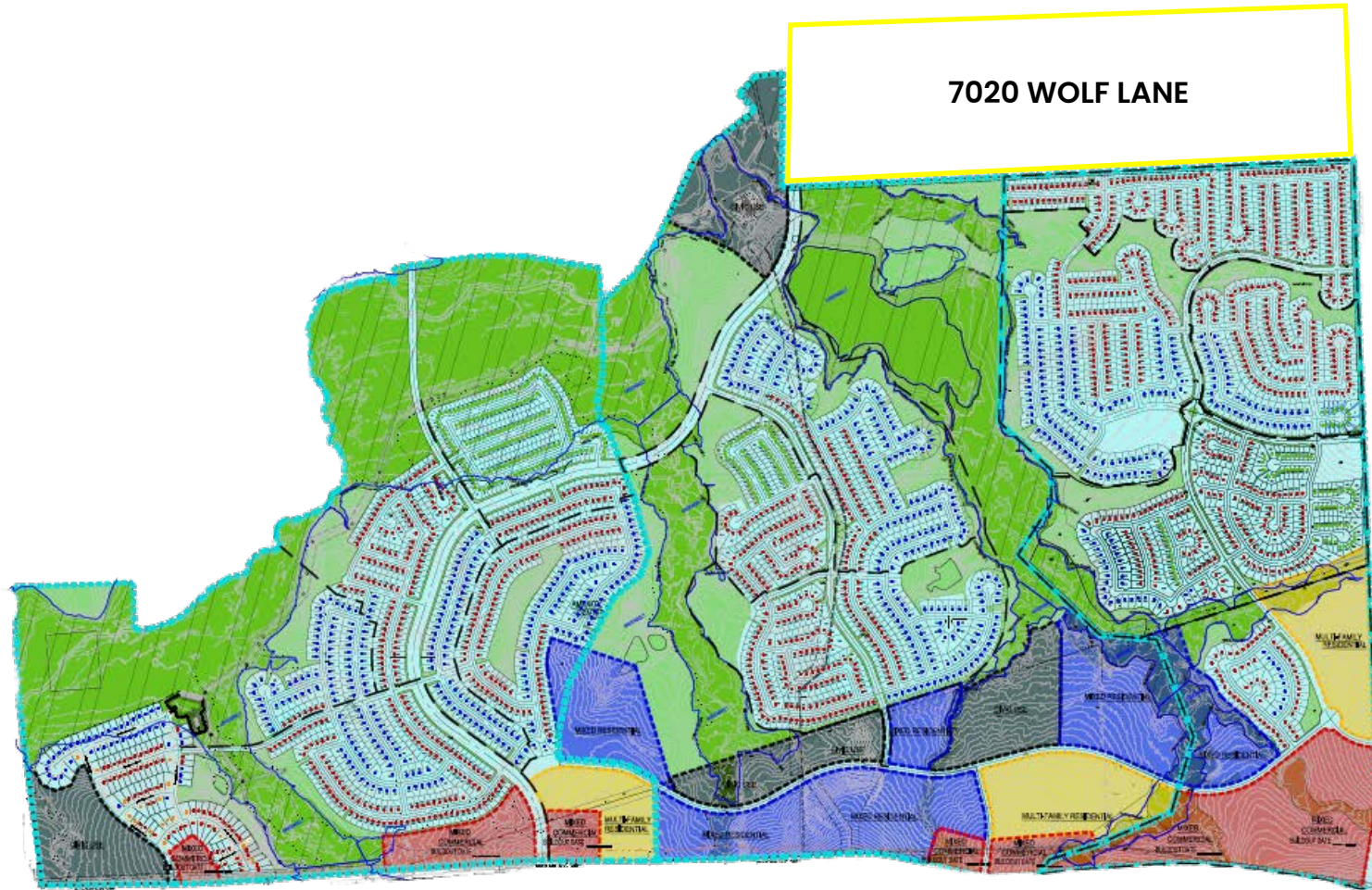
7020 WOLF LANE

PROPOSED ROAD MAP



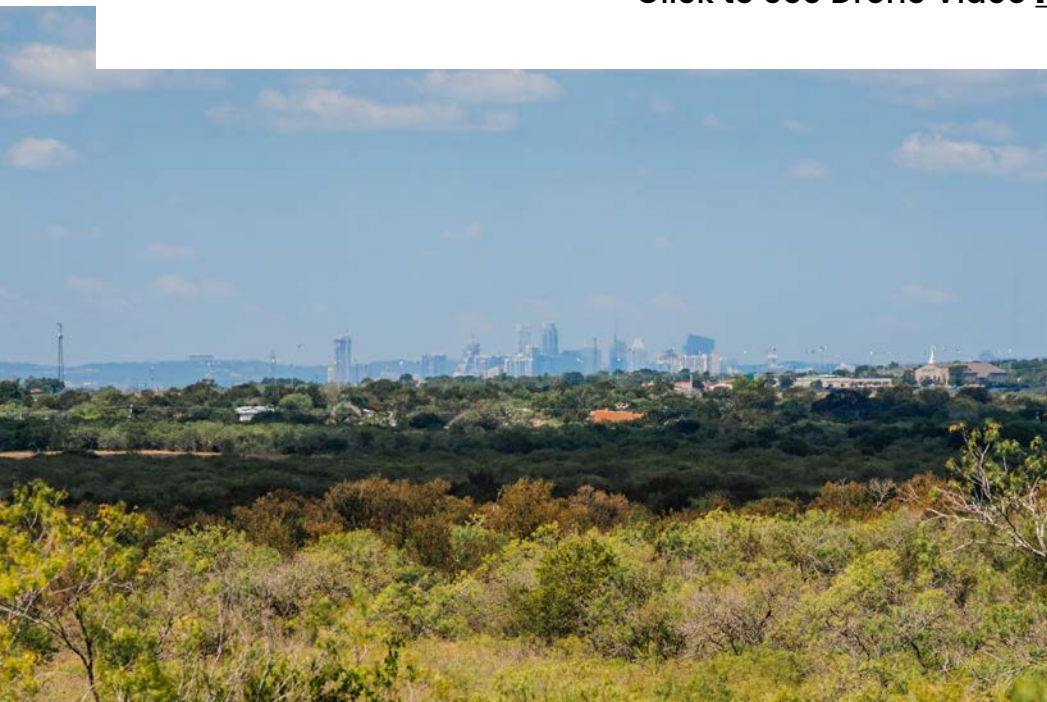
7020 WOLF LANE

MIRADOR SITE PLAN

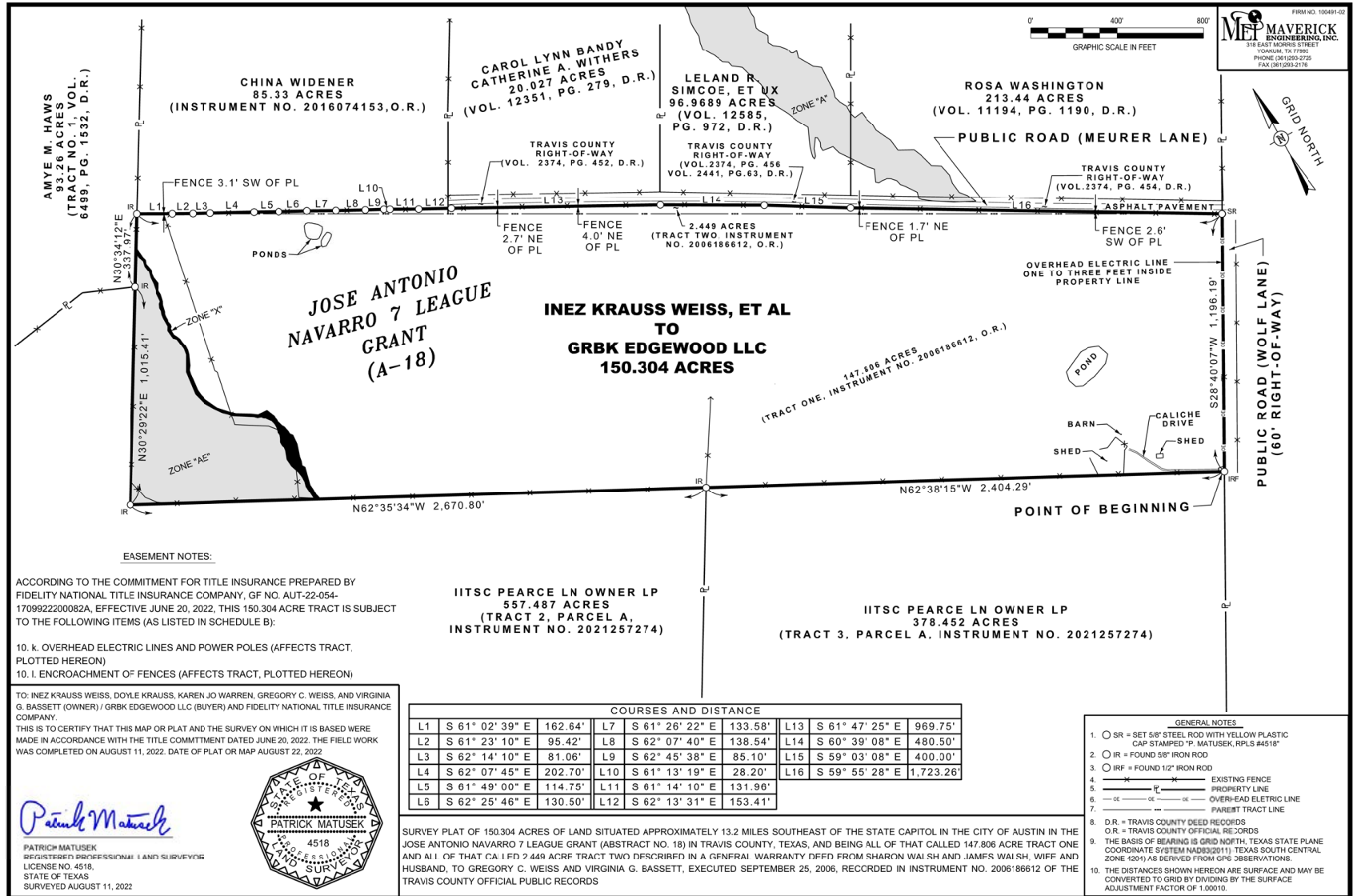




Click to See Drone Video [HERE](#) and Driving Video [HERE](#)

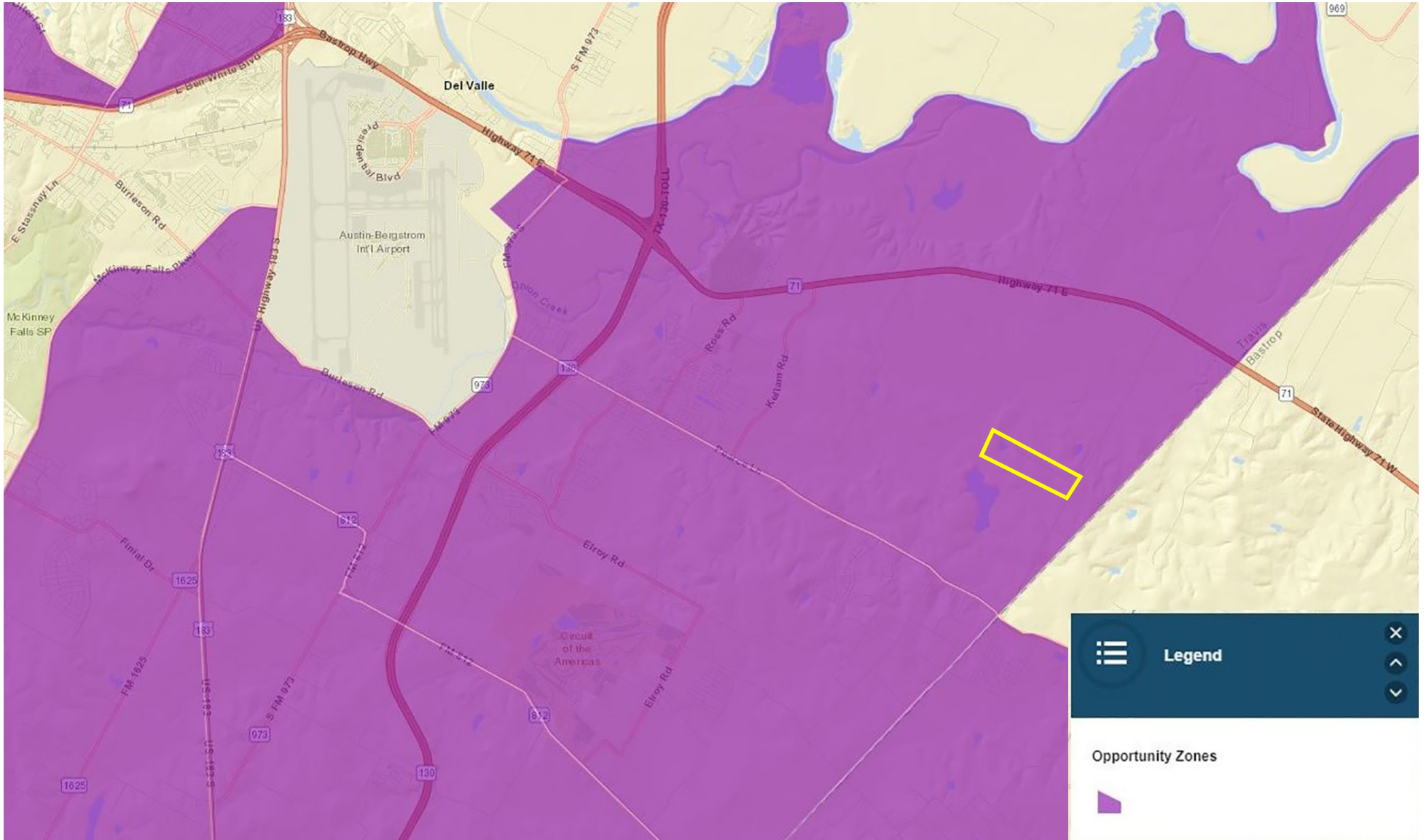


SURVEY



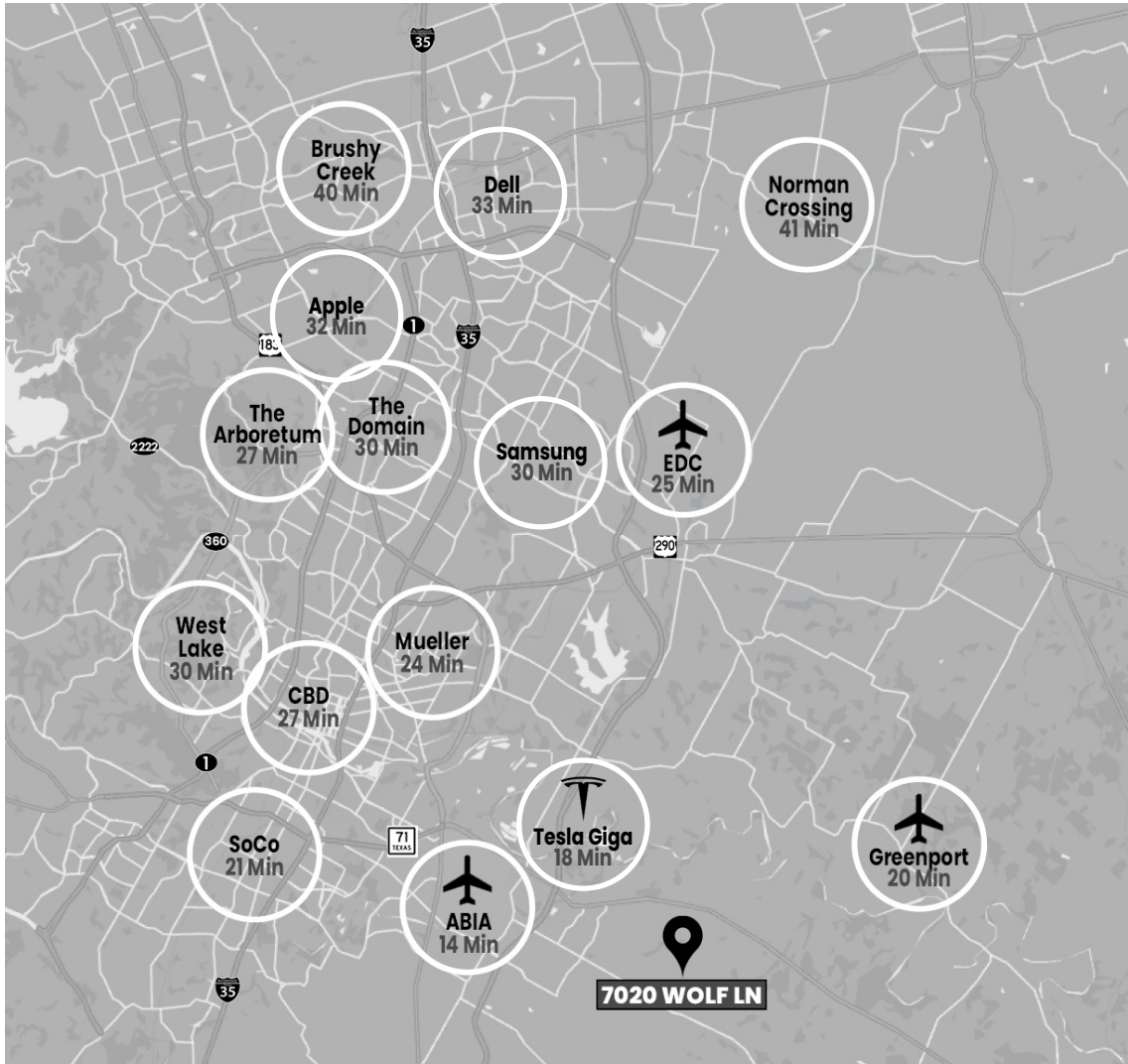
7020 WOLF LANE

OPPORTUNITY ZONE



7020 WOLF LANE

LOCATION



AUSTIN-BERGSTROM INTERNATIONAL AIRPORT



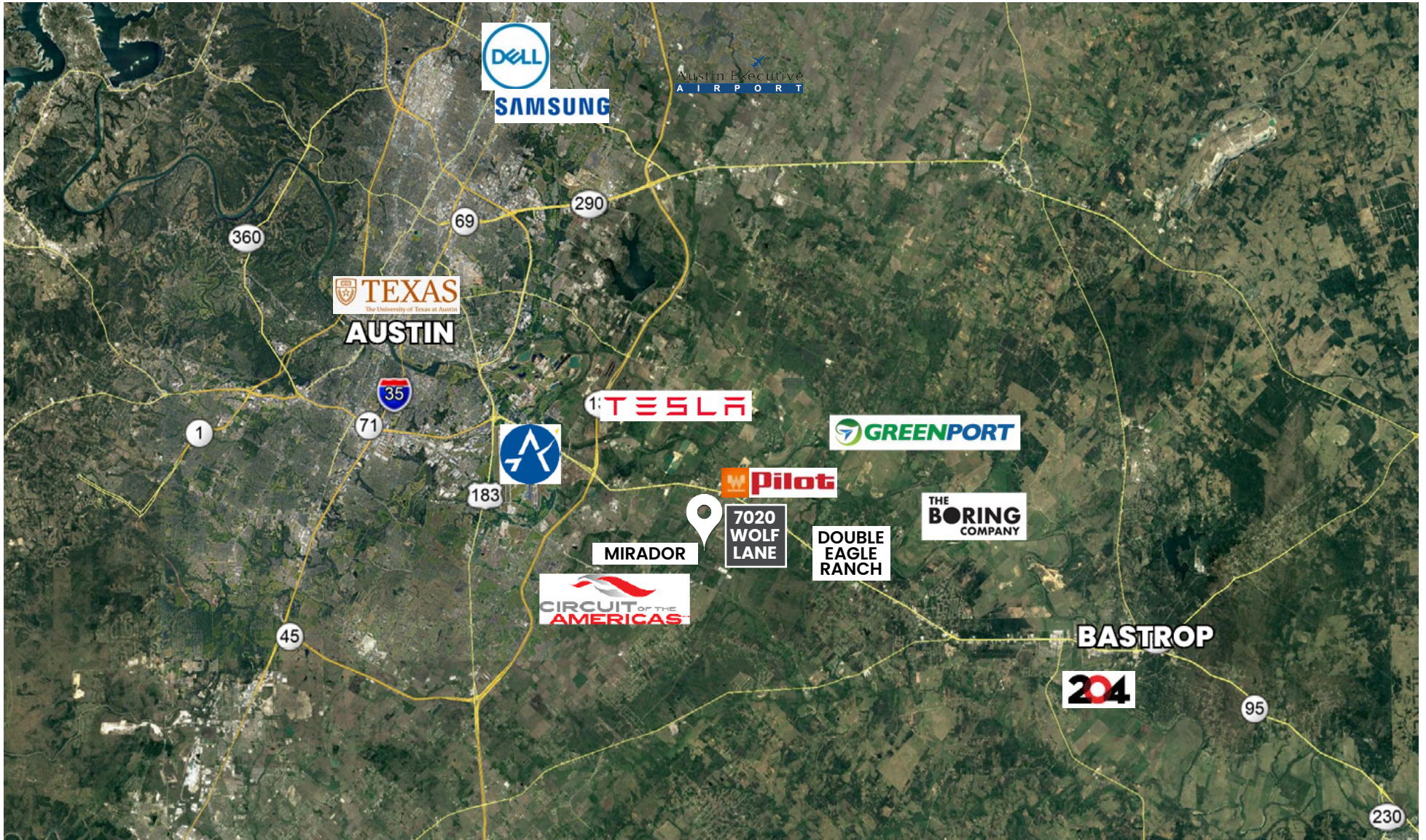
DOWNTOWN



TESLA GIGAFACTORY TEXAS

7020 WOLF LANE

AERIAL MAP



7020 WOLF LANE

#1 BEST PLACE TO LIVE – AUSTIN, TEXAS

COMPANY	# OF EMPLOYEES
Apple	15,000
Ascension Seton	13,807
Austin Independent School District	11,101
City of Austin	13,531
Dell Technologies	14,030
HEB	24,161
IBM Corp.	6,000
Round Rock Independent School District	6,311
Samsung Austin Semiconductor	8,935
St. David's HealthCare Partnership	12,191
State of Texas	63,900
University of Texas at Austin	23,925





Please forward all inquiries to:

JOHN W. COLLINS IV

Executive Managing Director

512.645.6353

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www.stcroixcra.com

[TREC Information on Brokerage Services](#)