



Ideal re-development play for commercial use!



4.477 Acres



MLS #9300052

8701-03 US 290 Highway W, Austin, Texas 78736

Ideal re-development play for commercial use. Outside the city in the Austin 2 mile ETJ. No zoning, no parking requirements. Two homes, pool, 1,200 sq.ft. metal storage bldg. 1,152 sf cinderblock storage bldg. On well and septic, but city water and sewer are nearby. With 318 feet of frontage on Hwy 290 West feeder road, where the highway is being widened, this property is perfect for multi-use commercial or industrial users. The property has potential for 75% impervious cover if grandfathered under Chapter 245 of the Local Government Code, however we make no representations or warranties that the City will ultimately approve that amount of impervious cover or that the property will otherwise be fit for the buyer's intended use. Buyer should perform their own Due Diligence.



Eddie Karam

Broker Associate

512-969-8527

eddiekaram@realtyaustin.com



**REALTY
AUSTIN**



8701-03 US 290 Highway W, Austin, Texas 78736

[Click here to view the Virtual Tour](#)

[Click here to view the Property Video](#)



Eddie Karam

Broker Associate

512-969-8527

eddiekaram@realtyaustin.com



**REALTY
AUSTIN**