

**2110 THRASHER LN
AUSTIN, TX 78741**

±2.4-ACRE RESIDENTIAL DEVELOPMENT SITE

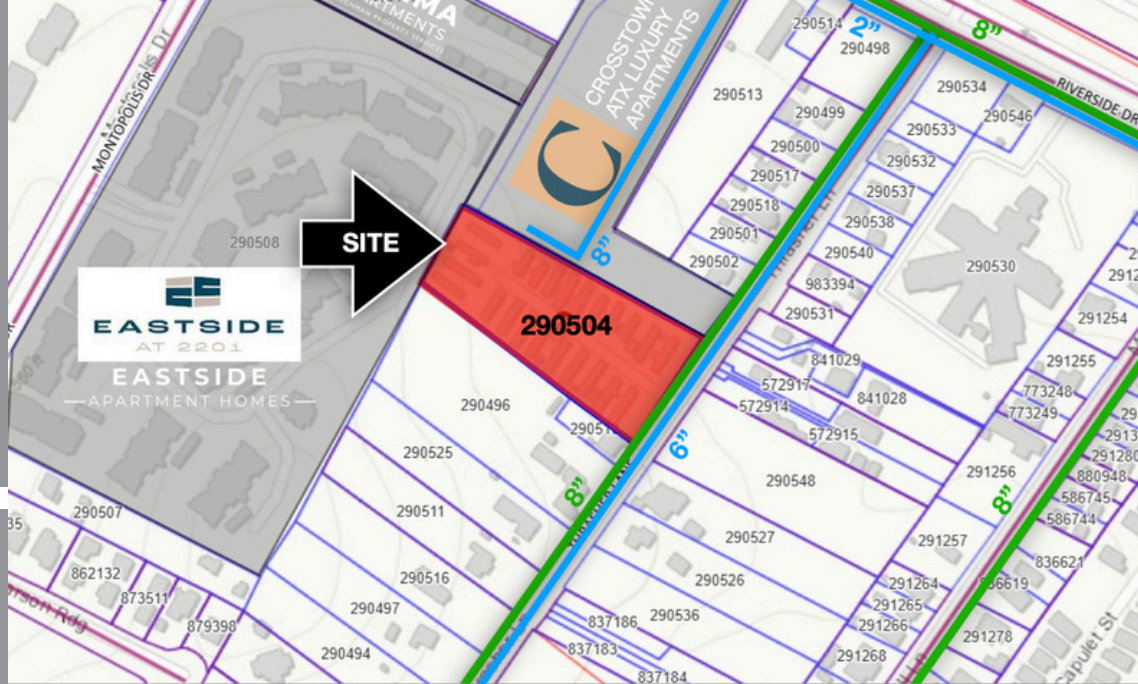
Downtown Austin



\$1,698,000 (Seller Financing or JV Available)

For More Information:
SPENCE COLLINS
E: spence@matexas.com
P: 512.789.0909

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Property *Highlights*

SIZE: ± 2.40 ACRES
Detention Pond in place

ZONING: SF-6-NP

FRONTAGE: ± 203 feet on Thrasher Ln.

FEMA: No portion of the property lies within the 100-year floodplain.

JURISDICTION: City of Austin

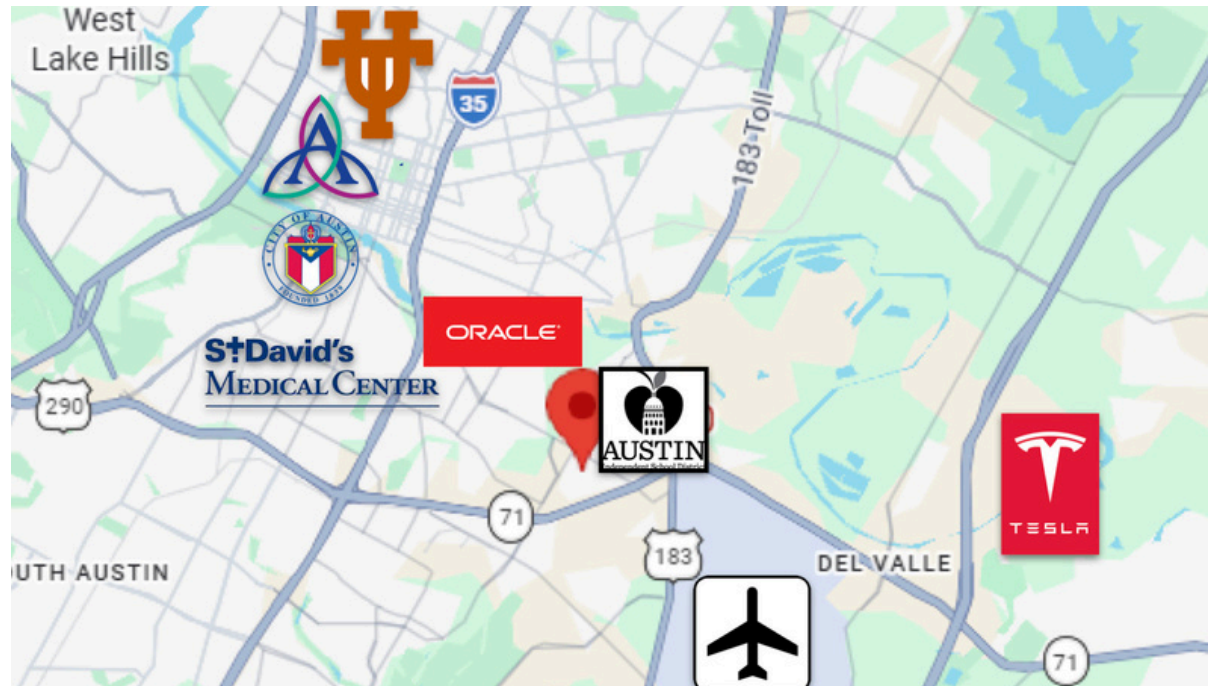
TAX INCENTIVE: Located in Texas Opportunity Zone 2.0

OVERLAYS: E Austin Corridor Regulating Plan | Montopolis NP | ETOD Overlay Subdistrict 1

UTILITIES: Water - City of Austin (8" line), Wastewater - city of Austin (8" line), Electricity - Austin Energy, Gas - Texas Gas Service.

Access to Major Austin Employment Centers

2110 Thrasher Lane offers residential developers access to a strong and diverse employment base, with major nearby employers including Oracle, Tesla, UT Austin, Austin ISD, the City of Austin, St. David's, Ascension Seton and ABIA. Together, these employment centers represent approximately 77,000 jobs within roughly 8 miles of the property, supporting strong housing demand and reinforcing the site's appeal as a well-located East Austin infill opportunity.



2.6 Miles / +4,200 Employees

ORACLE

4.5 Miles / +10,900 Employees

AUSTIN ISD

5.0 Miles / +14,000 Employees

**CITY OF AUSTIN
/DOWNTOWN**

5.5 Miles / 1,720 Employees

**ST DAVIDS SOUTH
AUSTIN CENTER**

6.5 Miles / +19,600 Employees

**UNIVERSITY OF
TEXAS, AUSTIN**

7.2 Miles / +8,000 Employees

**AUSTIN-BERGSTROM
INTERNATIONAL
AIRPORT**

9.0 Miles / +2,000 Employees

**ASCENSION SETON
MEDICAL**

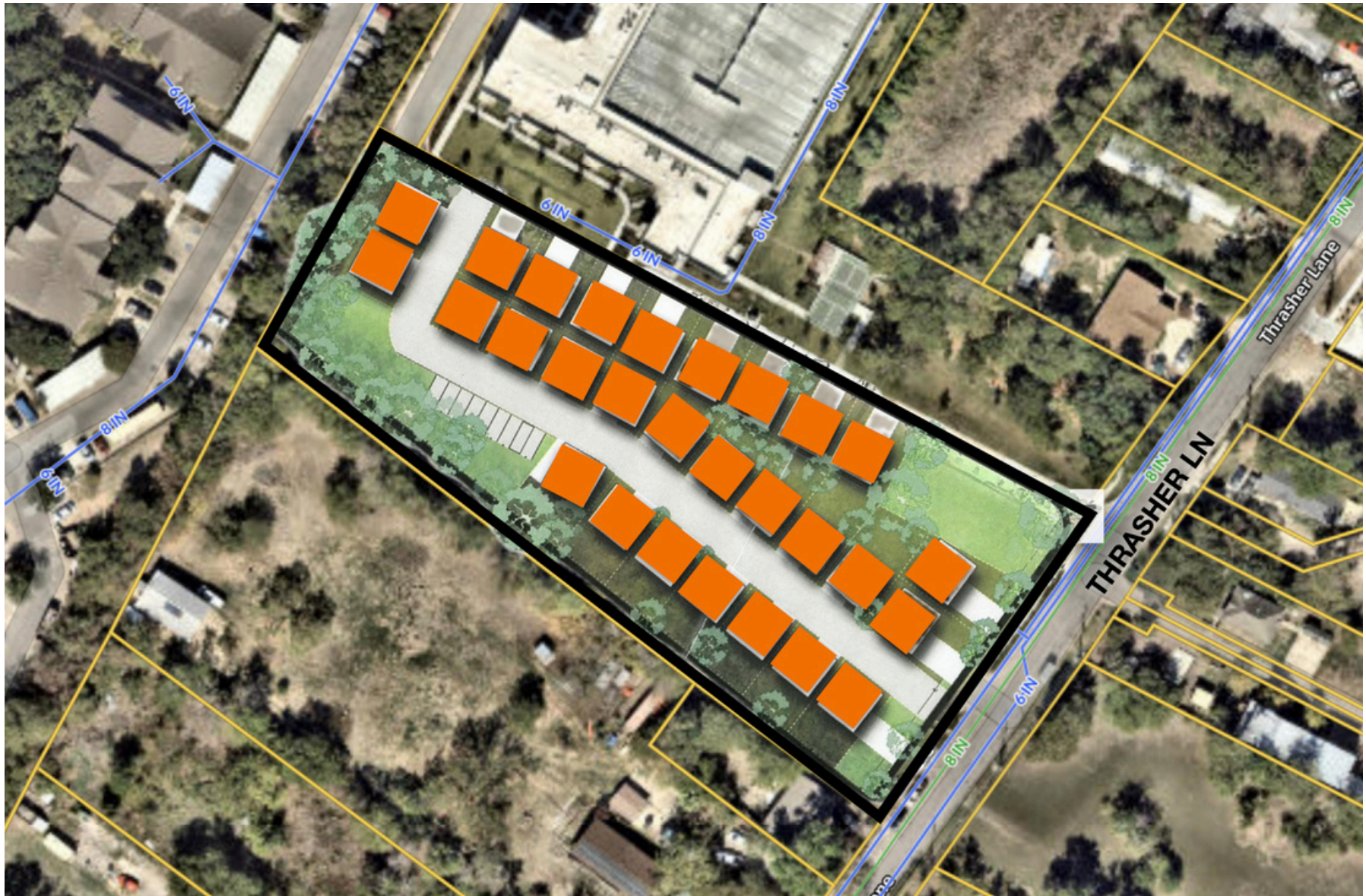
8.0 Miles / +16,500 Employees

TESLA GIGAFACTORY

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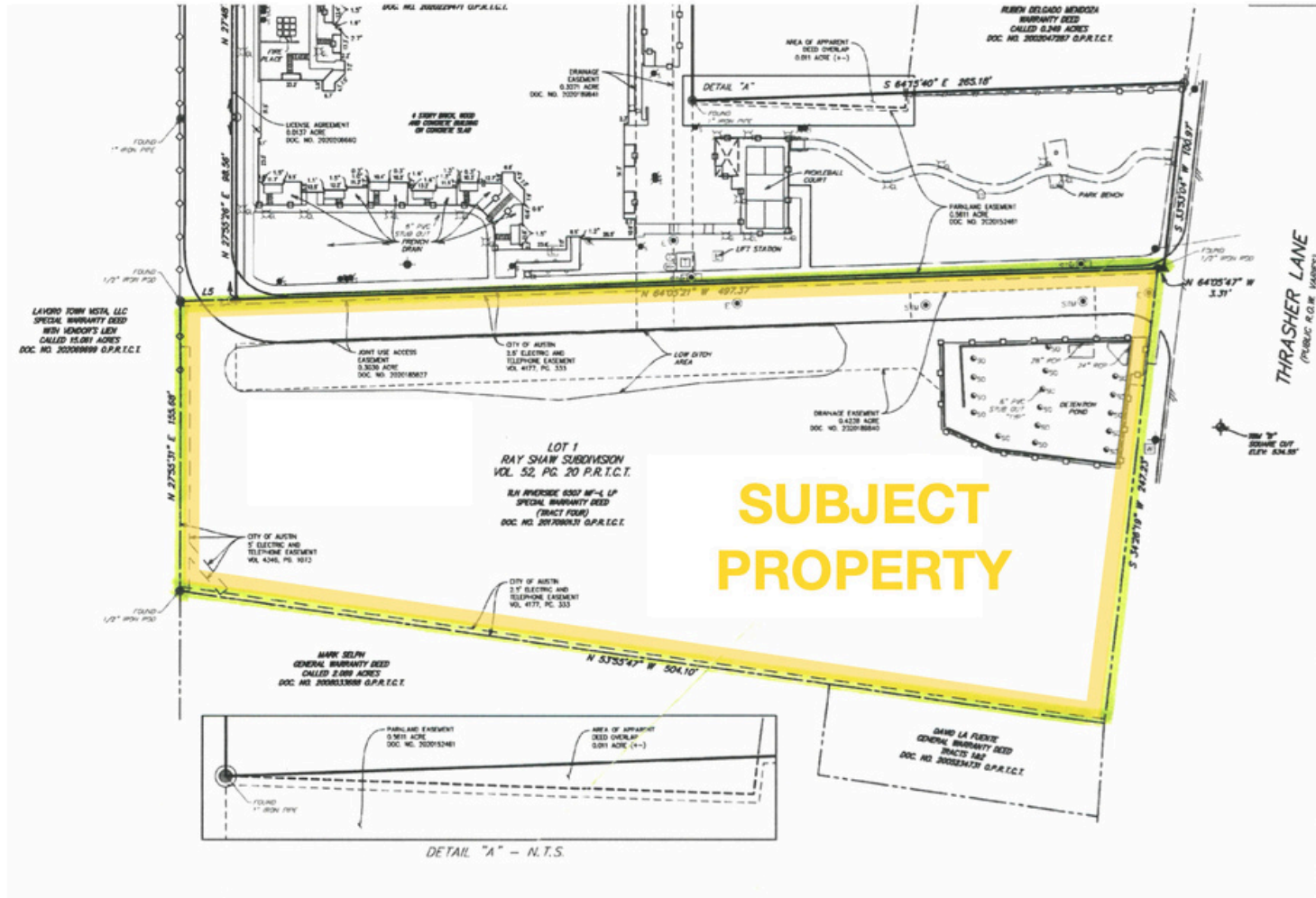
Concept Plan



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Survey

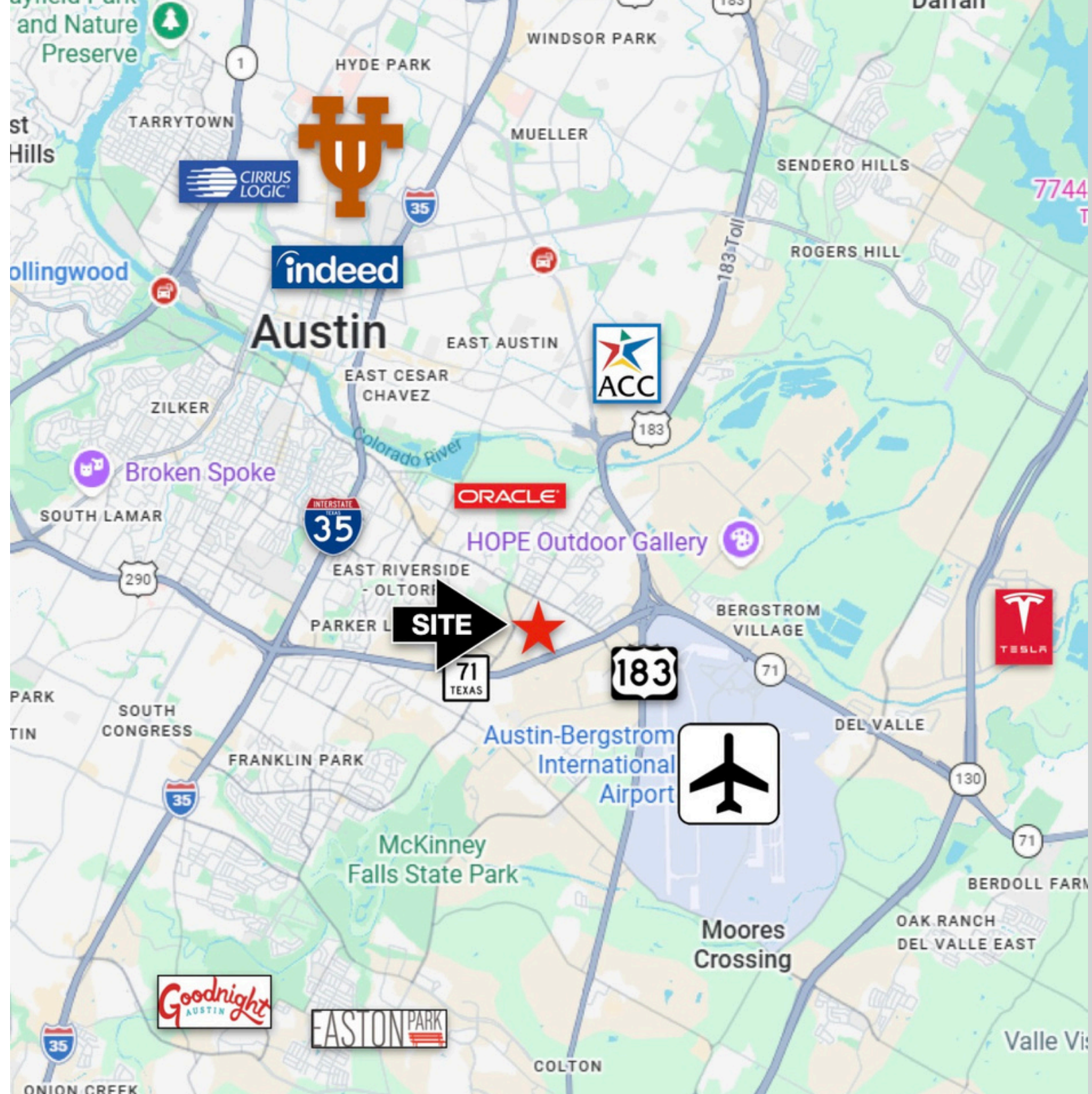
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Premier Location

2110 Thrasher Lane offers a rare ± 2.4 -acre residential infill opportunity in Austin's East Riverside/Montopolis area, with SF-6-NP zoning supporting townhome and condominium development. With city water and wastewater in Thrasher Lane, existing detention, and quick access to Downtown Austin, ABIA, SH 71 and US 183, the site is well positioned for developers seeking attainable housing opportunities in a rapidly evolving urban corridor. Contact us for due diligence materials and submit an offer..

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2110

THRASHER LN

LISTED BY:

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**201 BARTON SPRINGS ROAD,
AUSTIN, TX 78704**

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