

FOR LEASE

11,053 SF | 3.036 Acres | CS-CO-NP Zoning
301 W Anderson Ln, Austin, TX



Headwater Commercial Realty, LLC

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PROPERTY DETAILS

The property features an existing 11,053 SF building situated on approximately 3.03 acres with flexible commercial zoning and significant redevelopment potential. Located within one of North Austin's fastest evolving corridors, the site offers outstanding visibility, access and long-term investment value.

PROPERTY FEATURES

- ±3.03 Acre Redevelopment Opportunity
- ±11,053 SF Existing Commercial Building
- Available For Sale or Ground Lease
- Qualified Opportunity Zone
- Existing paved parking field with 84 surface spaces
- Class B building constructed in 1980

SITE FEATURES

- ±131,987 SF site
- Level commercial site
- Existing utility infrastructure
- Existing access drives and parking improvements
- Highway frontage with strong site visibility
- Existing building footprint allows for phased redevelopment

DEVELOPMENT FEATURES

- CS-CO-NP (General Commercial Services) zoning
- Flexible redevelopment potential
- Suitable for retail, office, mixed-use, multifamily or self-storage
- Owner-user or investment opportunity



LOCATION AND PROXIMITY

MAJOR EMPLOYERS

Apple
Dell Technologies
Tesla
Oracle
IBM
Indeed
University of Texas
St. David's HealthCare

North Austin Tech Corridor • Downtown Austin

SHOPPING & GROCERY

The Domain
Target
H-E-B
Central Market
Costco
IKEA
Walmart
Mueller District

Minutes from Burnet Rd & The Domain

DINING & ENTERTAINMENT

Bartlett's
Fonda San Miguel
Hopdoddy Burger Bar
Alamo Drafthouse
Topgolf
Q2 Stadium
Pinthouse Pizza
Starbucks

Burnet Road • Anderson Lane • North Lamar

EDUCATION & ACCESS

University of Texas
Austin Community College
Austin Bergstrom Int'l Airport
Downtown Austin
I-35
US-183
MoPac (Loop 1)
US-290

Excellent Regional Connectivity

SUBJECT — 301 W Anderson Ln

The Domain

Mueller

**Downtown
Austin**



**Austin-Bergstrom
International Airport**

LOCATION AND DEMOGRAPHICS



DEMOGRAPHICS

106.9K

Population
(2025)

source: ACS 2021-2025

\$94,726

Median Household Income
(2025)

source: ACS 2021-2025

46,823

Households
(2025)

source: ACS 2021-2025

38.7

Median Age
(2025)

Georgetown, TX
Source: U.S. Census / ACS
2021-2025

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