

PREMIER DEVELOPMENT LAND ADJACENT TO COTA



SIERRA
COMMERCIAL

+/- 10 ACRES

7710 ELROY ROAD

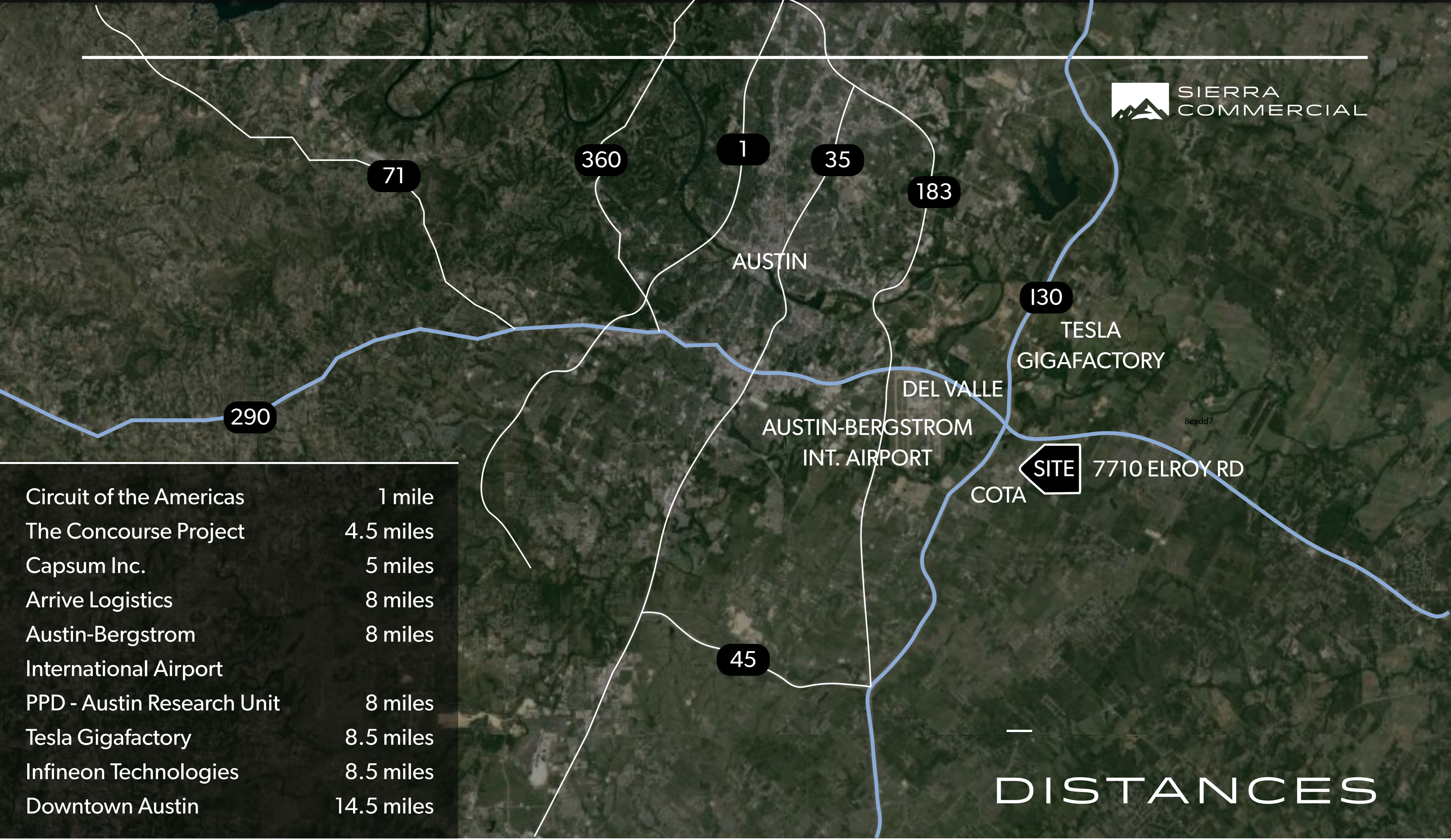
THE OFFERING

7710 Elroy Road, a 10 acre +/- property in Del Valle, is located just down the road from Circuit of The Americas and within close proximity to major landmarks. Situated within the 2-mile ETJ, there are no waterway setbacks or water quality zones required. Additionally, the property is located in an opportunity zone, providing potential tax incentives for developers.

Within a 5-mile radius, nearly 100 million SF of retail, commercial, and residential development are planned, making this property a prime location for future growth. The 7 million SF Velocity Development will unfold over the next decade. Greenport Airport is planning a 5,000-acre "World Trade Center Austin" with a mixed-use industrial campus and technology park. Local infrastructure improvements include the KB Homes Stoney Ridge subdivision, Hines's Mirador mixed-use development, and major arterial corridors like Pearce and Elroy. The 4-lane expansion of Kellam Rd. from Hwy 71 to Elroy and the new Maha Loop road to the east are underway.



SITE LOCATION



Circuit of the Americas	1 mile
The Concourse Project	4.5 miles
Capsum Inc.	5 miles
Arrive Logistics	8 miles
Austin-Bergstrom International Airport	8 miles
PPD - Austin Research Unit	8 miles
Tesla Gigafactory	8.5 miles
Infineon Technologies	8.5 miles
Downtown Austin	14.5 miles

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DISTANCES

5-MILE RADIUS

- CIELO VISTA RANCH
- CREEKWOOD RANCH
- KB HOMES STONE RIDGE
- JACOBSON ESTATES
- MIRADOR
- STONY POINT
- STONY RIDGE
- SUN CHASE
- SWISS ALPINE VILLAGE
- THOROUGHBRED ESTATES

MCKINNEY FALLS
STATE PARK

AUSTIN-BERGSTROM
INTERNATIONAL AIRPORT

DEL VALLE

TESLA GIGAFACTORY

GREENPORT AIRPORT
(5,000-ACRES)

DEL VALLE
HIGH SCHOOL

KB HOMES STONE RIDGE
(500 SFR UNITS)

SITE

MIRADOR (1400
ACRE MIXED-USE)

CIRCUIT OF
THE AMERICAS

NEIGHBORHOOD



PROPERTY OVERVIEW



INTERSECTION

Located at the corner of Elroy Rd and Circuit of the Americas Blvd.

ACREAGE

9.86 +/-

JURISDICTION

City of Del Valle, Travis County, and ETJ

BEST USE

General Commercial Development

FRONTAGE

1,455' +/- frontage on Circuit of the Americas Blvd. and 296' frontage on Elroy Rd.

HEIGHT RESTRICTIONS

*There are currently no city or county restrictions on building height.

SPECIAL DESIGNATIONS

Located in an opportunity zone.

IRS Details: [Opportunity Zones - IRS](#)

General Information: [Opportunity Zone](#)

[Investments - Pine Financial Group](#)

*It is important to note that once the property is developed and incorporated into its intended use, height restrictions may apply at that time based on jurisdictional requirements.



INVESTMENT OVERVIEW

ZONING:

ETJ

WATER:

Line available along Elroy

WASTEWATER:

Accessible & adjacent to property

WATER/SEWER/LUE INFORMATION:

[Water/Sewer/LUE Documentation](#)

PIPELINE:

[Pipeline Documentation](#)

SALES PRICE:

Ask Broker

INQUIRIES

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