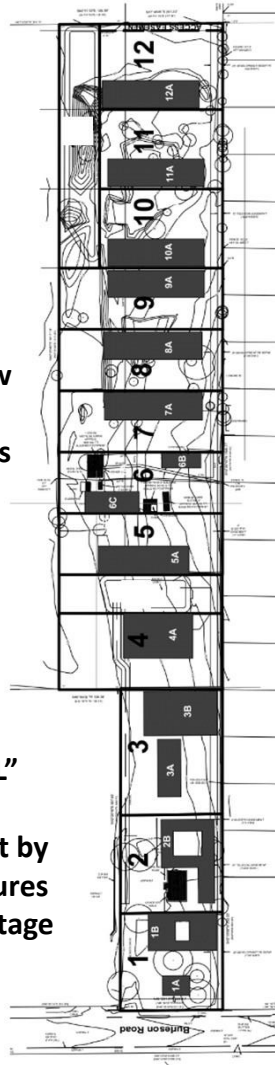
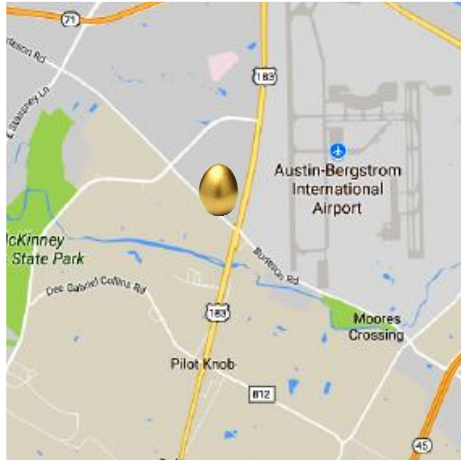




# FOR SALE: OPPORTUNITY ZONE LAND - 8008 BURLSON, AUSTIN - / 183 / ABIA



**Lots 9-12  
AVAILABLE**

**Lots 5-8 New  
corporate  
headquarters  
in planning  
stage**

**Lot 4  
AVAILABLE**

**Lots 1-3  
"HEY BURL"  
A new  
development by  
Rainey Ventures  
in planning stage**

## FIVE ACRES AVAILABLE DIVISIBLE INTO 1 ACRE PARCELS

**Submarket: Southeast Austin, ABIA Business Corridor**

**Zoning: CS-CO-NP**

**Utilities: All available, City of Austin**

**Ownership: Condominium**

**Price: \$10/SF or \$435,600/Acre**

- One to five acres available
- Build your own project
- Build to suit options available
- Level tract, no flood plain
- 95% impervious cover, estimated
- Complete due diligence package including tree/topo, environmental, zoning, and other information
- Pricing includes water and sewer and finished road to lot 8
- Buyer will benefit from site plan/site work currently in development
- Restaurant/pub, commercial kitchen spaces, and high end office warehouse development in progress on lots 1-3
- Corporate headquarters on lots 5-8, also currently under development
- 15 minutes to downtown Austin, 5 minutes to ABIA (Austin Bergstrom International Airport), with quick access to US HWY 183, Toll Road 130, Ben White/HWY 71