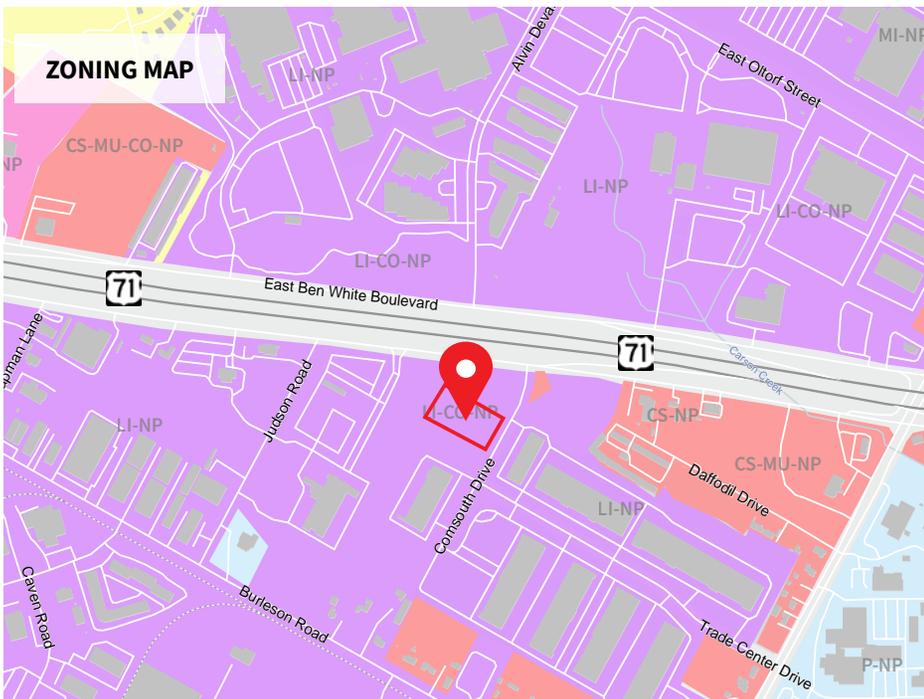


3400 Comsouth Dr.

FOR SALE | 1.663 AC AVAILABLE

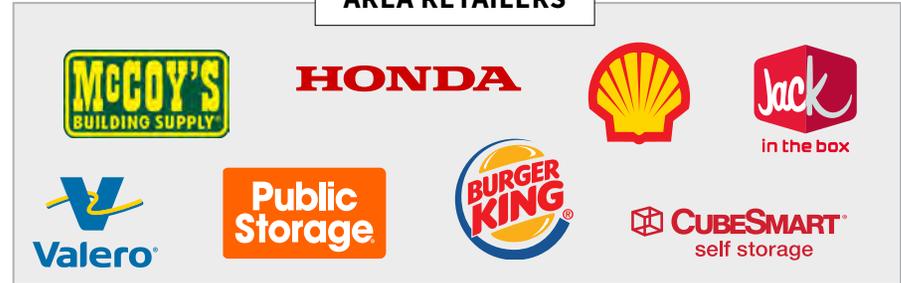




THE HIGHLIGHTS

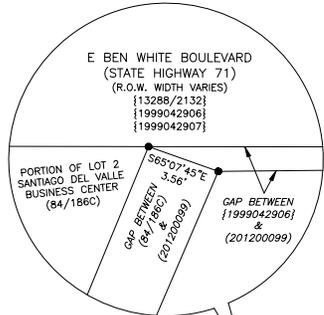
- 1.663 -AC build-to-suit opportunity
- Water quality detention in place
- Site location boasts easy access to E Ben White Blvd., one of Austin’s main East-West thoroughfares
- Situated next to future GhostLine Kitchens site in thriving Southeast Austin
- Close proximity to IH-35, SH-130, and to Austin-Bergstrom International Airport (ABIA)

AREA RETAILERS

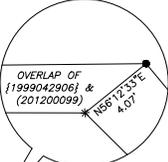


Land Details

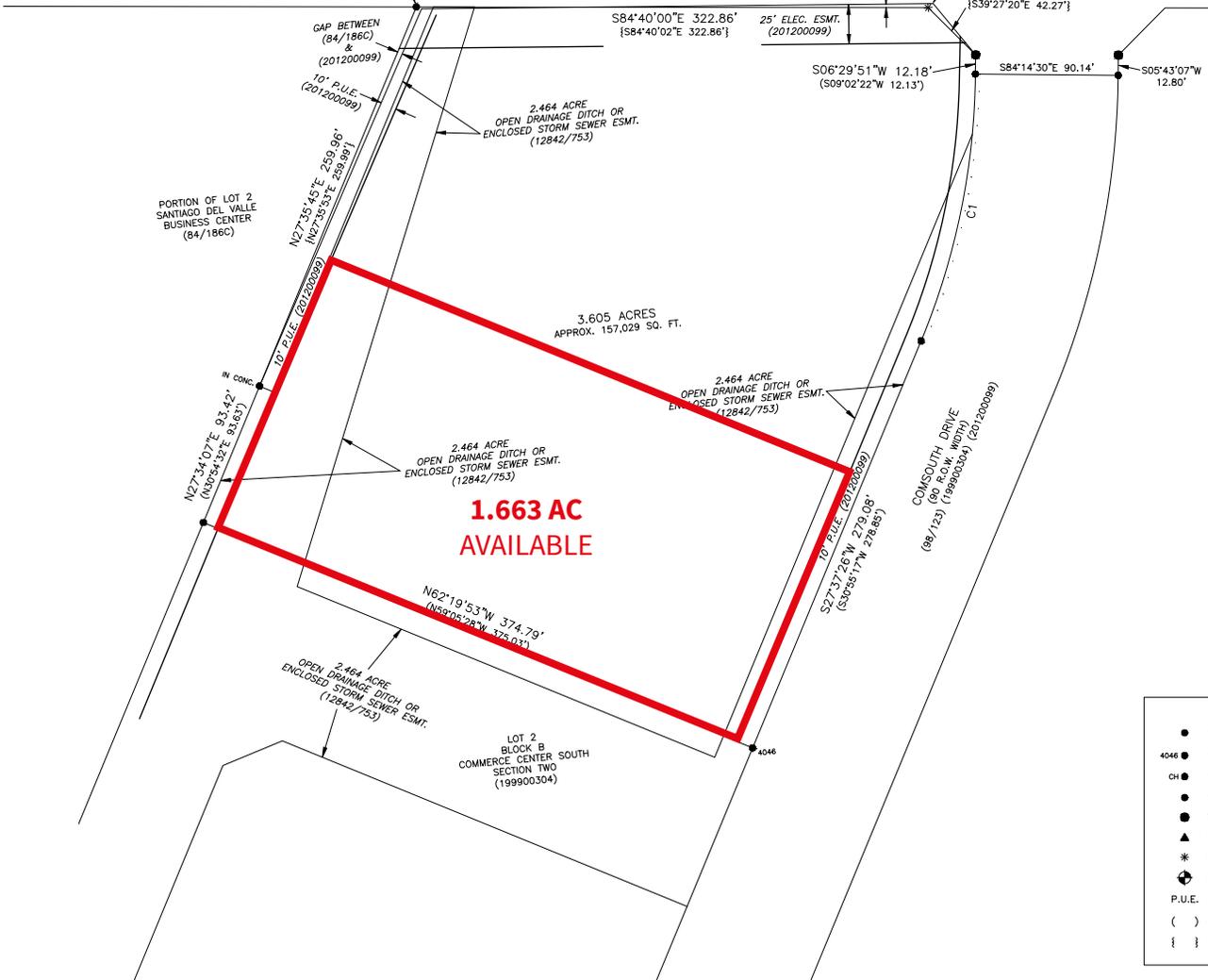
PROPERTY SIZE	±1.663 AC (±72,440 SF)
ADDRESS	3400 Comsouth Drive - Austin, Texas 78744
SUBMARKET	Southeast Austin
ZONING	LI-CO-NP (Zoning Profile Report)
FUTURE LAND USE (FLUM)	Industry
FRONTAGE	Comsouth Drive
TRAFFIC COUNTS	<ul style="list-style-type: none"> » Hwy 71: 118,011 CPD » Comsouth Dr.: 3,358 CPD



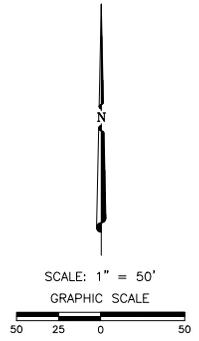
E BEN WHITE BOULEVARD
(STATE HIGHWAY 71)
(R.O.W. WIDTH VARIES)
{13288/2132}
{1999042906}
{1999042907}



CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	455.00'	21°51'59"	173.65'	S16°40'21\"W	172.59'	(S19°58'50\"W 172.72')



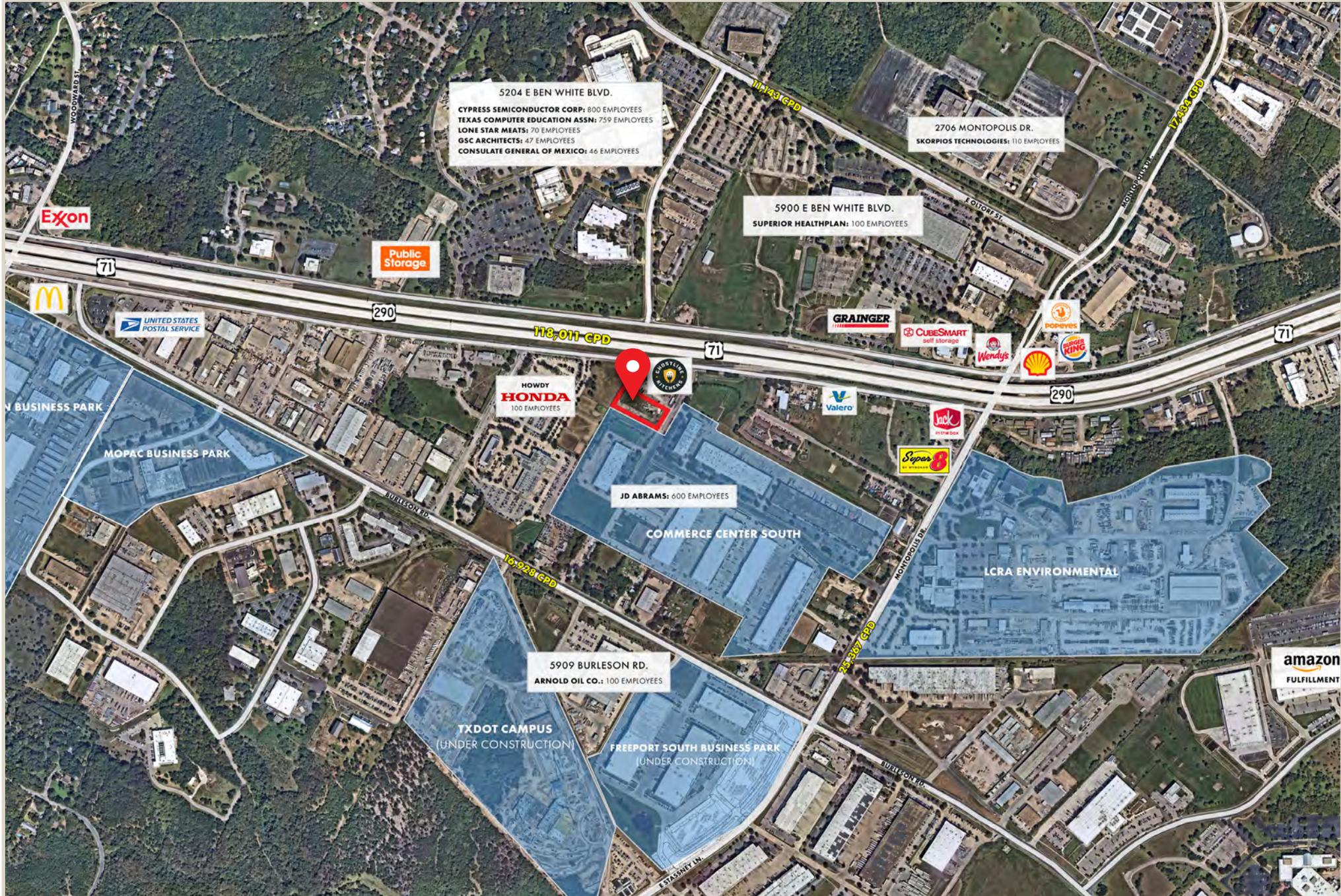
1.663 AC AVAILABLE

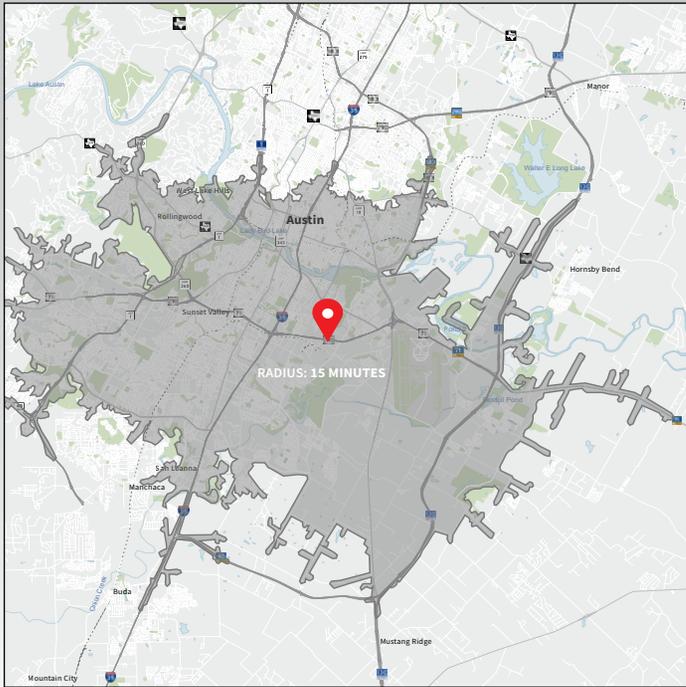


- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 4046 ● 1/2" REBAR WITH "4046" CAP FOUND
 - CH ● 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH "KBGE" CAP SET
 - TXDOT TYPE II DISK FOUND
 - ▲ MAG NAIL WITH "CHAPARRAL" WASHER FOUND
 - * COTTON SPINDLE FOUND
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () RECORD INFORMATION
 - { } RECORD INFORMATION FROM TXDOT DEEDS



*CONCEPTUAL SITE PLAN IS SUBJECT TO CHANGE

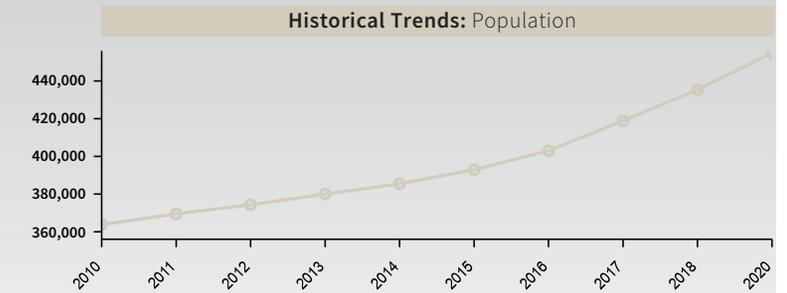




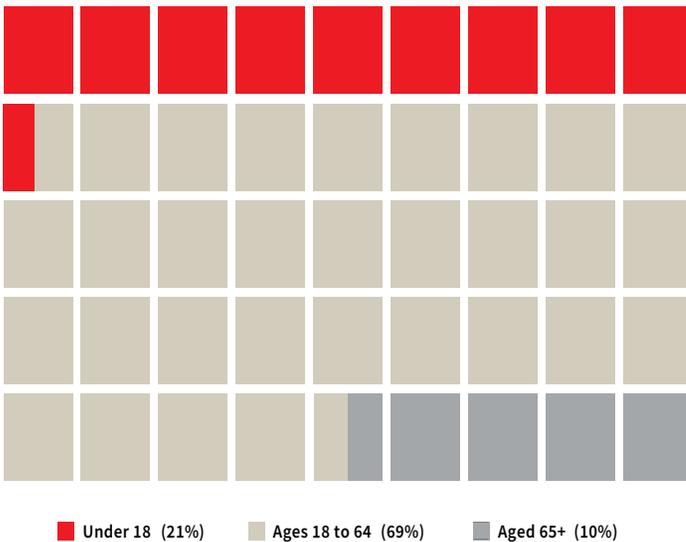
DEMOGRAPHIC SUMMARY

454,936 POPULATION	185,163 HOUSEHOLDS	2.38 AVG. SIZE HOUSEHOLD	32.6 MEDIAN AGE	\$68,424 MEDIAN HOUSEHOLD INCOME	\$332,604 MEDIAN HOME VALUE	77 DIVERSITY INDEX	301,935 DAYTIME POPULATION (EMPLOYEES)	105,062 POP. 3+ ENROLLED IN SCHOOL
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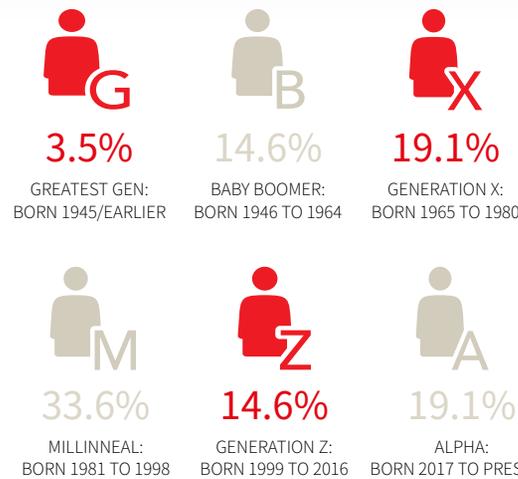
MORTGAGE INDICATORS



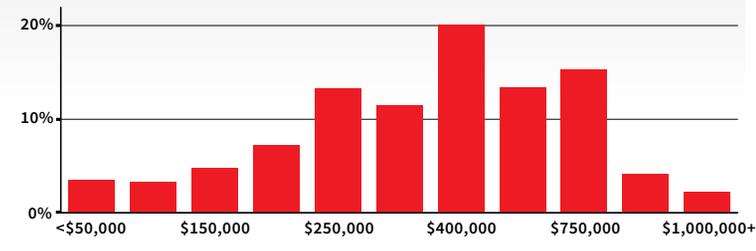
POPULATION BY AGE



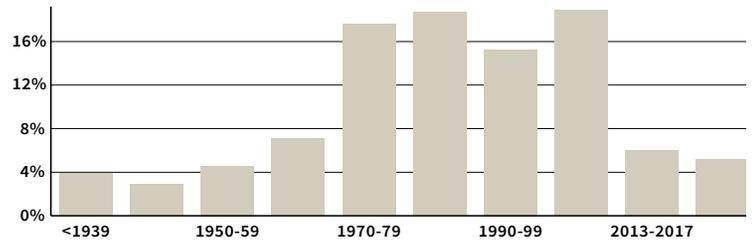
POPULATION BY GENERATION



Home Value



Housing: Year Built





BROKER CONTACTS

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*Achieve
Ambitions*