

THE KUCERA COMPANIES
REAL ESTATE SERVICES

1.9 ACRES FOR SALE

3059 E. HWY. 71

AUSTIN BERGSTROM INTERNATIONAL AIRPORT

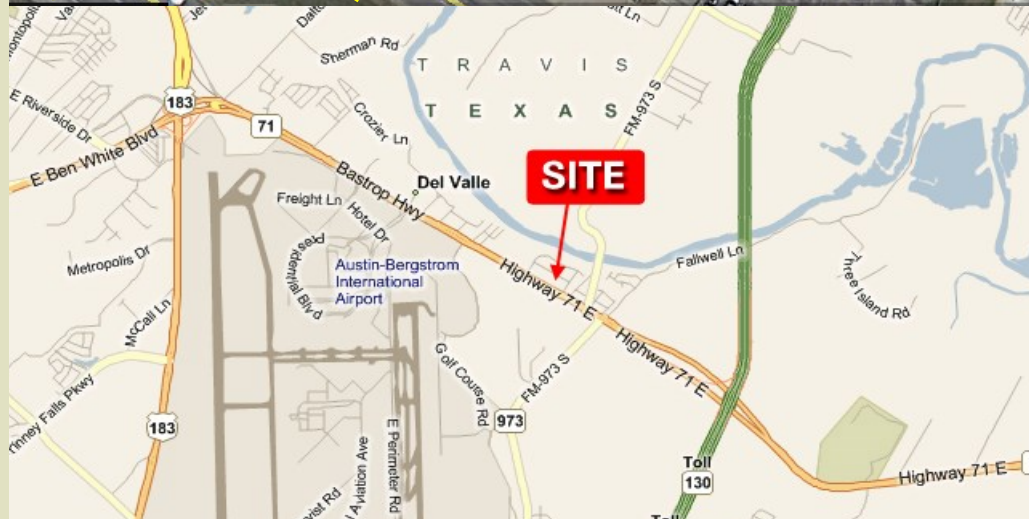
AUSTIN, TX 78617

Size: 1.9 acre (2 lots)
Price: \$823,300
Taxes: \$4,780/year +/-
Tax Rate: \$2.6278/\$100 value
Zoning: CS-CO
Frontage: Hwy 71: 150 Ft.
Meldrum Rd: 290 Ft.
2015 Traffic Count: 62,285 VPD
Utilities: City of Austin water,
wastewater & electric
Buffer: 15' vegetative Buffer
along Meldrum Rd.,
underground utilities
& drainage allowed

Curb Cut: Tx Department of
Transportation is expanding 973
& 71 both sides. A 24' curb cut
placed 45' east of west property
line was approved by TXDOT with
a site plan review required for a
wider curb cut.

Prohibited Uses: Adult oriented
businesses, vehicle storage,
stables, theater, custom manu-
facturing, funeral services, hotel,
motel, indoor/outdoor sports,
recreation and entertainment,
pawn shop, bed & breakfast,
campground, cocktail lounge,
commercial blood, scrap salvage,
plasma center, marina.

**Buyer allowed time to re-zone
property for hotel or other use
that is reasonable for the site.



Contact: Gay Ruggiano

The Kucera Companies

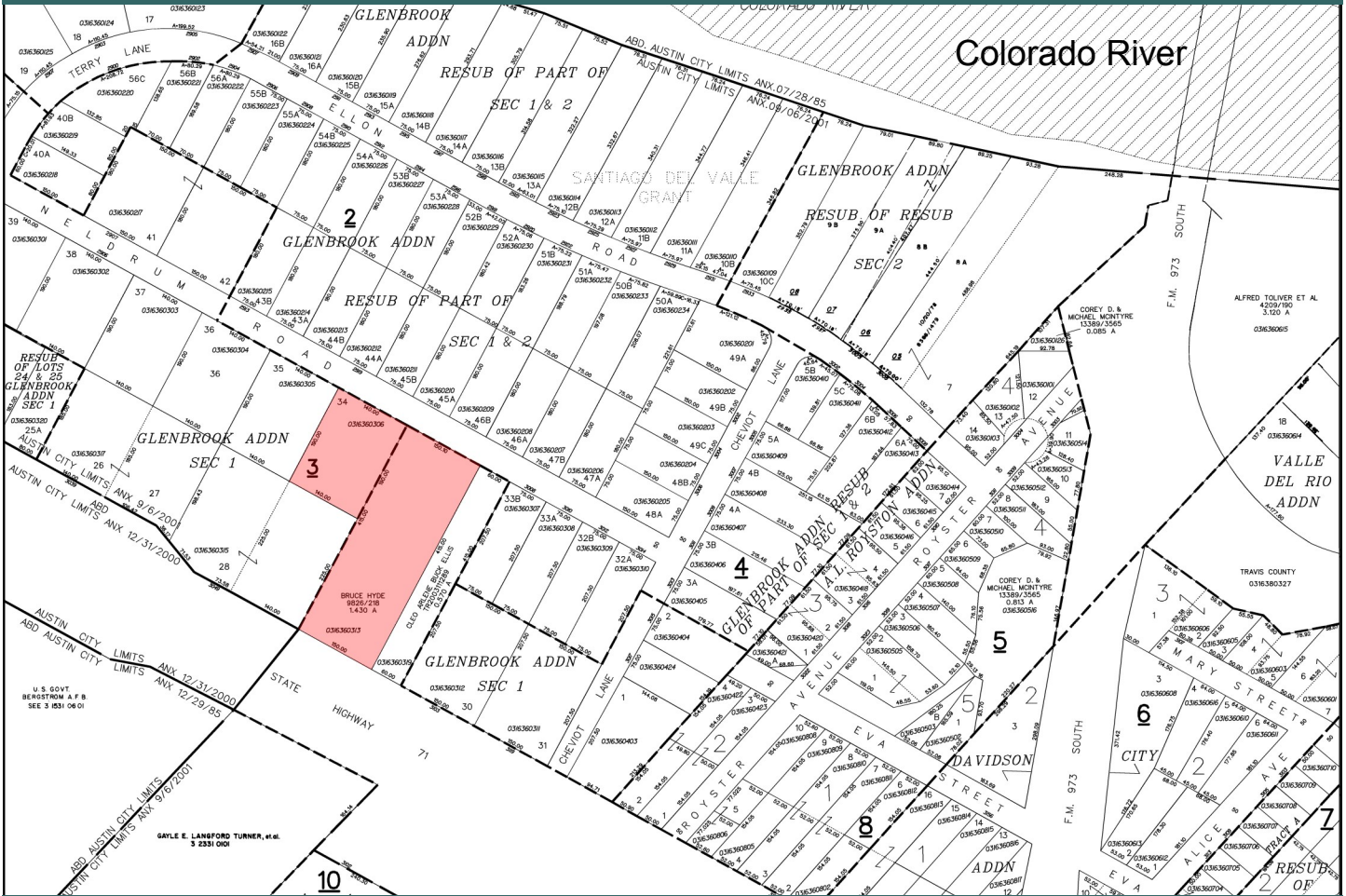
Phone: 512-346-0025

Direct: 512-279-9233

Cell: 512 228-8555

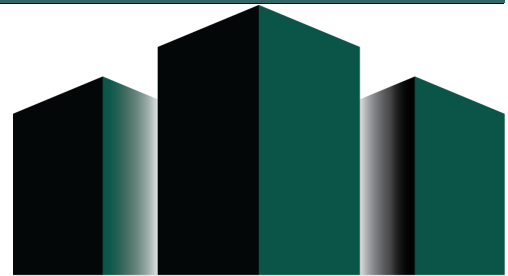
gay.ruggiano@kuceraco.com

3059 E. Hwy. 71 & 3000 Meldrum Rd., Del Valle, Tx 78617



PLAT MAP

DEMOGRAPHICS:	3 mi.	5 mi.	10 mi.
2014 Population	10,613	58,285	463,938
2019 Projected Pop.	12,312	66,664	529,969
Median Age	28	29	31
Age 0-4	933	5,066	39,100
Civilian Employed	64%	63%	66%
Civilian Unemployed	5.27%	4.8%	4.6%
2014 Households	2,967	17,640	180,127
Married Households	1,465	6,285	53,348
Married HH + Children	959	3,744	26,010
Some High School	33%	30%	20%
High School Grads.	24%	23%	17%
Some College	21%	23%	21%
Bachelor Degree	11%	11%	20%
1-2 person HH Size	20%	24%	32%
3-4 person HH Size	17%	17%	12%
2014 HH Income	\$54,205	\$47,298	\$59,352
2014 Median Income	\$45,629	37,786	\$40,873
2014 Med. Home Value	\$126,867	\$125,572	\$177,298
Hispanic Origin	71%	64%	50%



THE KUCERA COMPANIES
REAL ESTATE SERVICES

1.9+/- acres 3059 E. Hwy. 71
Austin, Travis County, Texas

Zoning :CS-CO
C14-01-0186

All utilities to site

For more information contact:

Gay Ruggiano
512 279-9233

gay.ruggiano@kuceraco.com