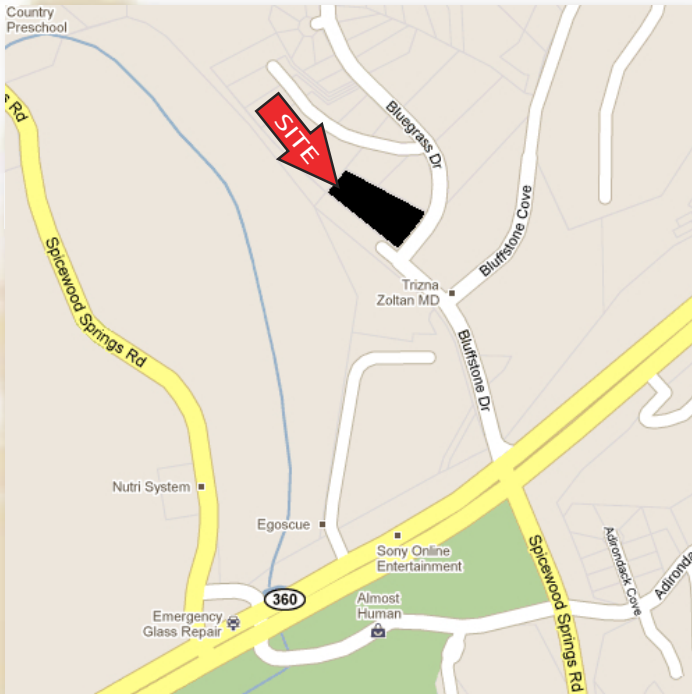


OFFICE SITE FOR SALE

8500 Bluegrass Drive, Austin, Texas



LOCATION: The Subject Property is located approximately 1 mile south of the Arboretum in Northwest Austin at the Northwest corner of Bluffstone Dr. and Bluegrass Dr. in the City of Austin, Travis County, Texas.

LAND AREA: Approximately 2.05 Acres

FRONTAGE: Approximately 220 feet along Bluegrass Dr.
Approximately 440 feet along Bluffstone Dr.
(Bluffstone Drive ends +/- 111 feet from Bluegrass Drive)

UTILITIES: All public utilities are available to the site.

ZONING: LR - "Neighborhood Commercial"
(per the City of Austin, DAC)

TOPOGRAPHY: Gentle slope with natural drainage to the South/Southeast corner of the Property

FLOODPLAIN: None

COMMENTS: Neighborhood Commercial allows for Office and retail uses. Allowed impervious cover totals 40% of site. Maximum building square footage for site = 17,500 square feet. Individual buildings are allowed a maximum of 6,000 square feet. 28' building height allowed (not including sloped or pitched roof height).

SALES PRICE: \$599,000.00

**McALLISTER
& ASSOCIATES**
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