

# FOR SALE

## SF-6 Residential Land

### Southwest Austin, Texas



**LOCATION:** The site is located north of Slaughter Lane and one half mile east of Brodie Lane at the corner of Cameron Loop and Longview Road in Southwest Austin

**ADDRESS:** 8420 Longview Road

**SIZE:** Approximately 15.025 acres

**ZONING:** SF-6-CO Townhome and Condominium Residence - Conditional overlay. The conditional overlay restricts the property to 130 residential units and may not exceed 8.652 units per acre.

**COMMENTS:** Approximately 9.43 acres lies within the suburban watershed which allows 55% impervious cover.

Approximately 5.54 acres lies within the Edwards Aquifer Recharge Zone (Barton Springs Zone) Should you look for a condominium regime, you are allowed 20% impervious cover and might achieve 13 or 14 units. If you platted, you could achieve 1 unit per acre.

There is a pipeline easement that goes through the property with a 50' setback from the easement.

An engineers concept plan seen as page 2 allows for approximately 51 units in the suburban watershed. Adding 13-14 units in a proposed condo regime for a total of 64 or 65 units.

**PRICE:** \$850,000.00

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51 Units in the Suburban Watershed  
44% Impervious cover  
3,500 s.f. Impervious Cover per Unit

# 8420 LONGVIEW ROAD

10 OCTOBER 2007



NORTH



