



# 183 DEVELOPMENT SITE

1701 E. Anderson Ln, Austin, TX 78757



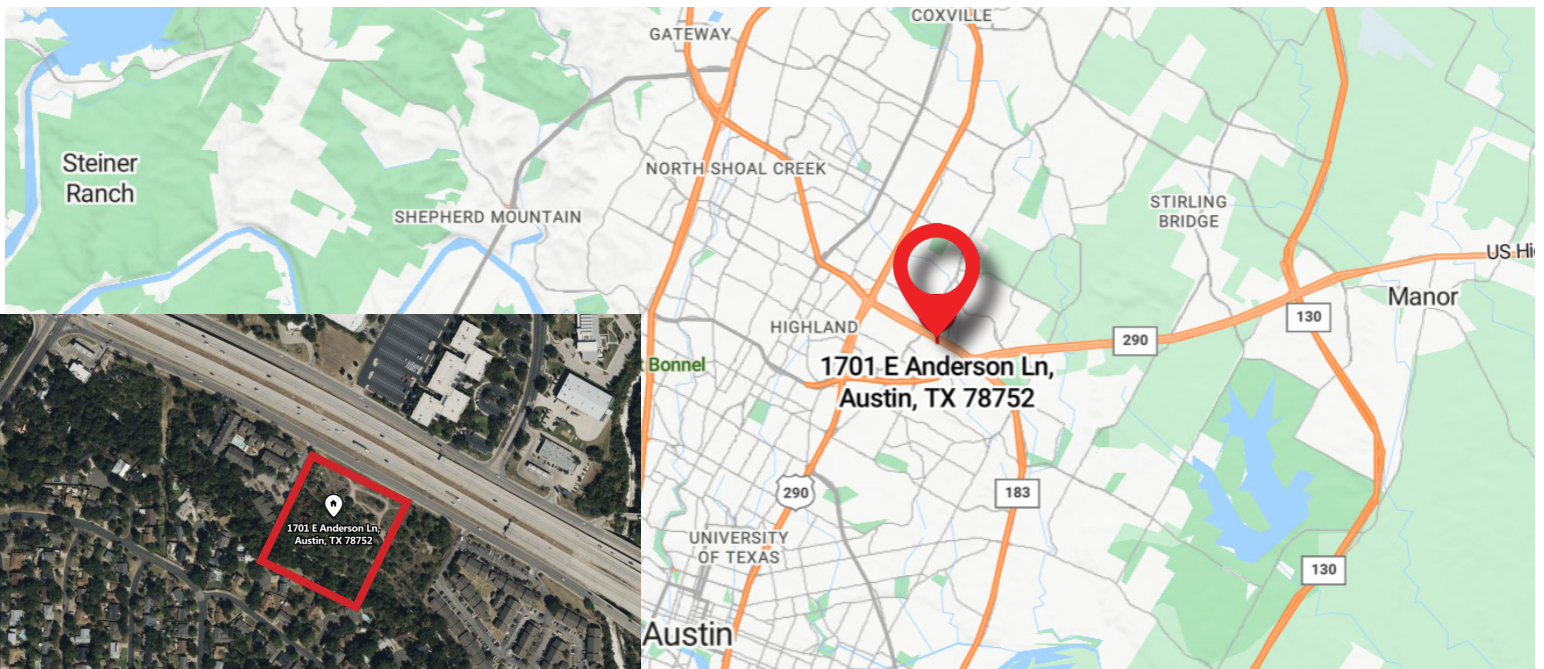
View of public thoroughfare from subject property.

## Property Description

Gold Eagle Investments is pleased to announce this opportunity for development land. The site is currently vacant and zoned for commercial use.

- The site is a 4.225-acre parcel with 100% of the land usable
- No observed drainage issues and at street grade
- All utilities available
- Mid-block with no street intersection
- Density is currently approved for up to a 35' height structure with around 90 apartment units on this 4.2 acres. The proposed configuration would need to be submitted to gain further clarity on what would be approved.
- Currently GR-CO-NP, applying for MU.

Appraised Price: \$4,230,000



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