



• COMMERCIAL LAND FOR SALE •



6817 LEE MANOR COVE

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at WWW.KUCERACO.COM.**

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

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DESCRIPTION

Rare opportunity to purchase two+ (2+) acres in the Austin ETJ just off the "high-growth" corridor of TX-130 between Manor and Pflugerville

Large businesses nearby include Samsung, Tesla, Amazon and Applied Materials

ASKING PRICE

\$659,000

ZONING

AUSTIN ETJ

IMPERVIOUS COVER

65%

LAND AREA

2.02 ACRES

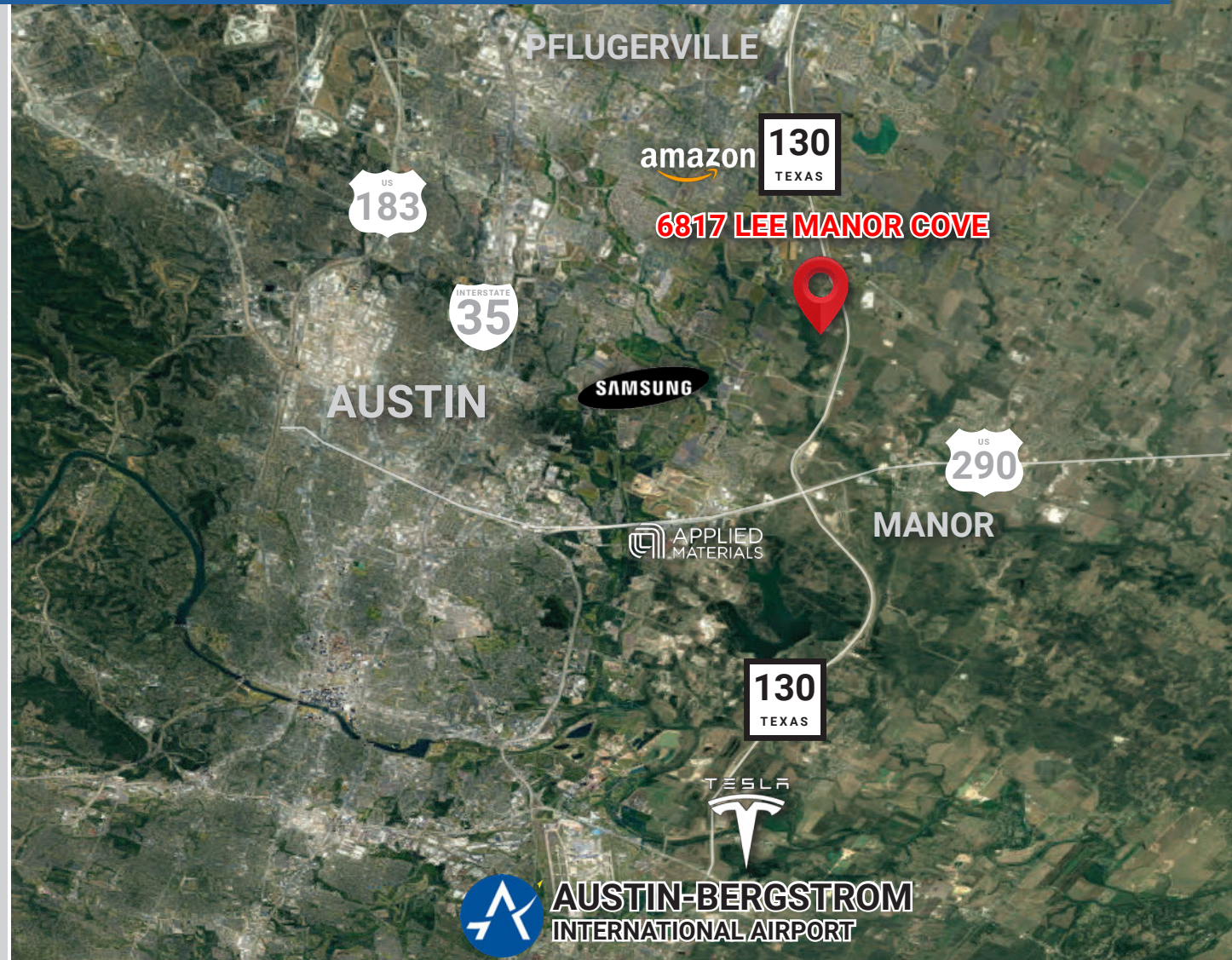
UTILITIES

Electric (Oncor)

Water (Manville)

Wastewater (Septic)

Gas (Texas Gas)



6817 LEE MANOR COVE | AUSTIN, TX 78653

David Stojanik | 512.785.5016 | david.stojanik@kuceraco.com

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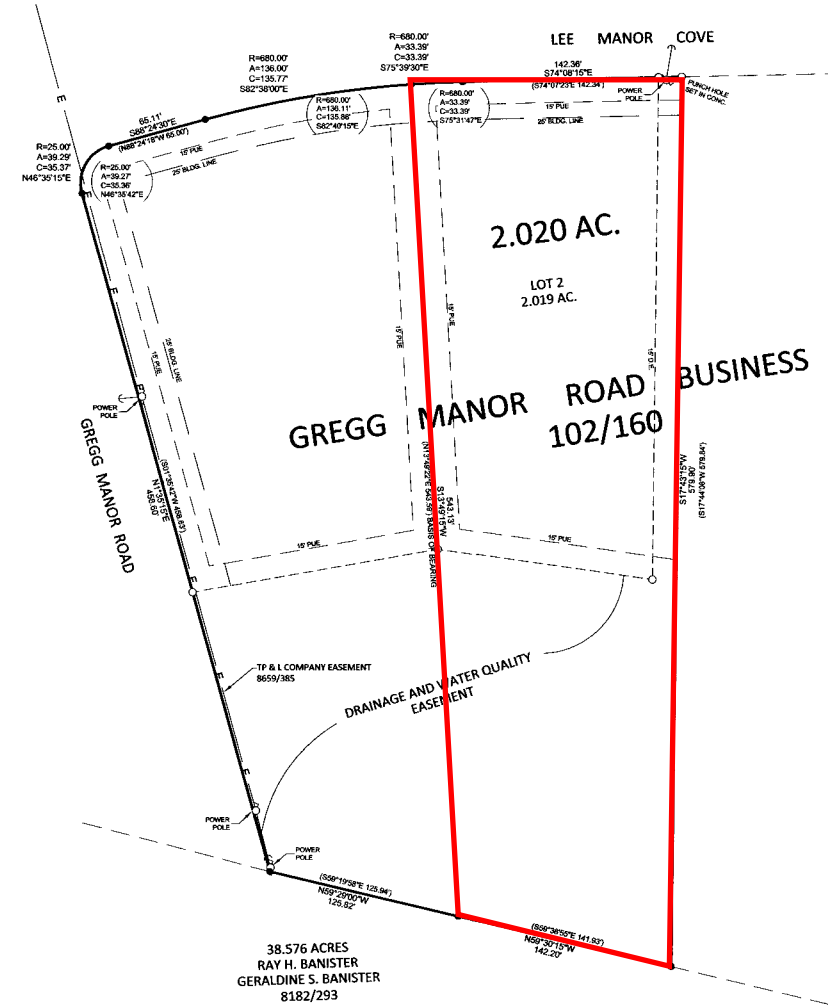
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PROPERTY DEMOGRAPHICS & SURVEY

	2 Mile	5 Miles	10 Miles
Total Population (2022)	2,517	99,624	592,554
Projected Population (2027)	2,900	114,690	687,713
Total Households (2022)	855	35,543	226,340
Average Household Size	2.9	2.8	2.6
Median Home Value	\$202,482	\$241,120	\$274,576
Median Household Income	\$73,049	\$84,217	\$74,713
Total Specified Consumer Spending	\$29.1M	\$1.2B	\$7.2B



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