

FOR SALE

Premier infill development opportunity in NE Austin

SUBJECT PROPERTY
±12.83 ACRES

±12.83 acre development parcel

10620 DESSAU ROAD | AUSTIN, TX 78753

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Overview

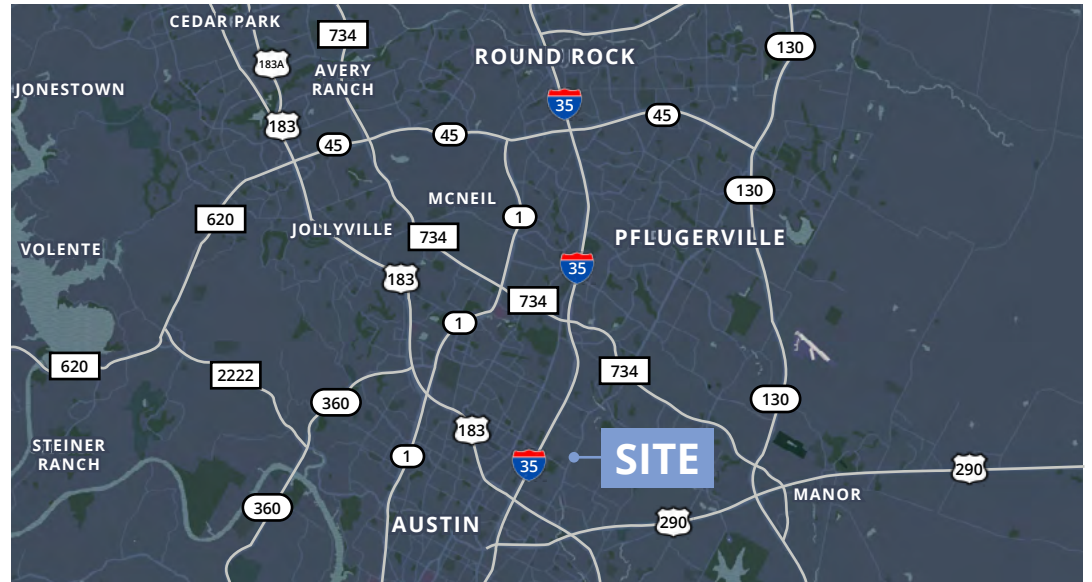
Surrounded by established neighborhoods and sustained growth, 10620 Dessau Road offers developers a rare opportunity to deliver a strategically positioned project within one of the most active and in-demand corridors in the Austin MSA. This two-parcel assemblage totaling 12.83 acres features more than 470 feet of frontage along Dessau Road, providing exceptional visibility and convenient access.

The Property is zoned SF-6 – Townhouse & Condominium Residence, allowing for moderate-density residential development including townhomes, condominiums, single-family homes, duplexes, and two-family residences.

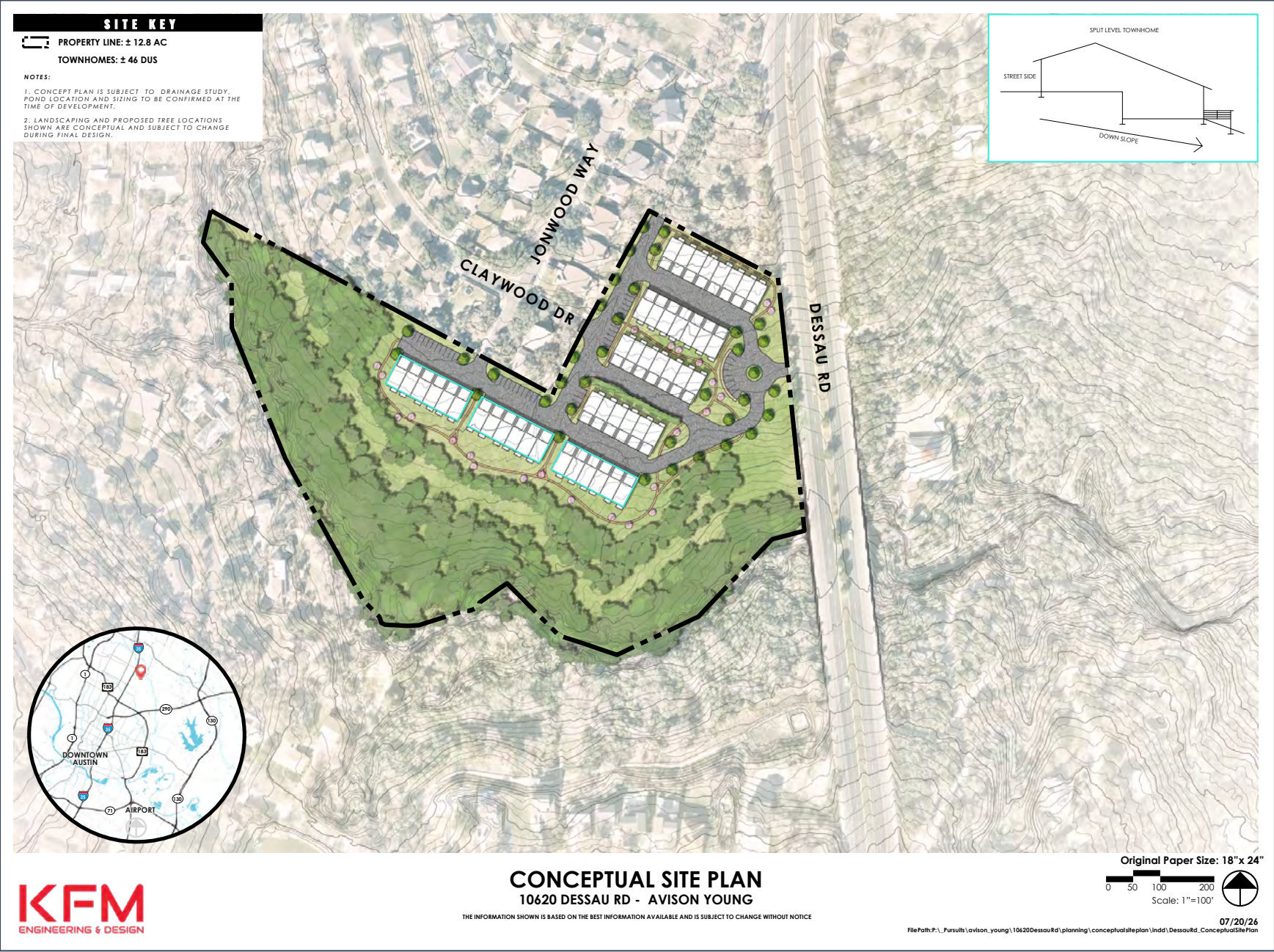
With significant growth occurring throughout the surrounding area in recent years, this infill opportunity allows developers to capitalize on both the immediate momentum and long-term upside of the market.

HIGHLIGHTS

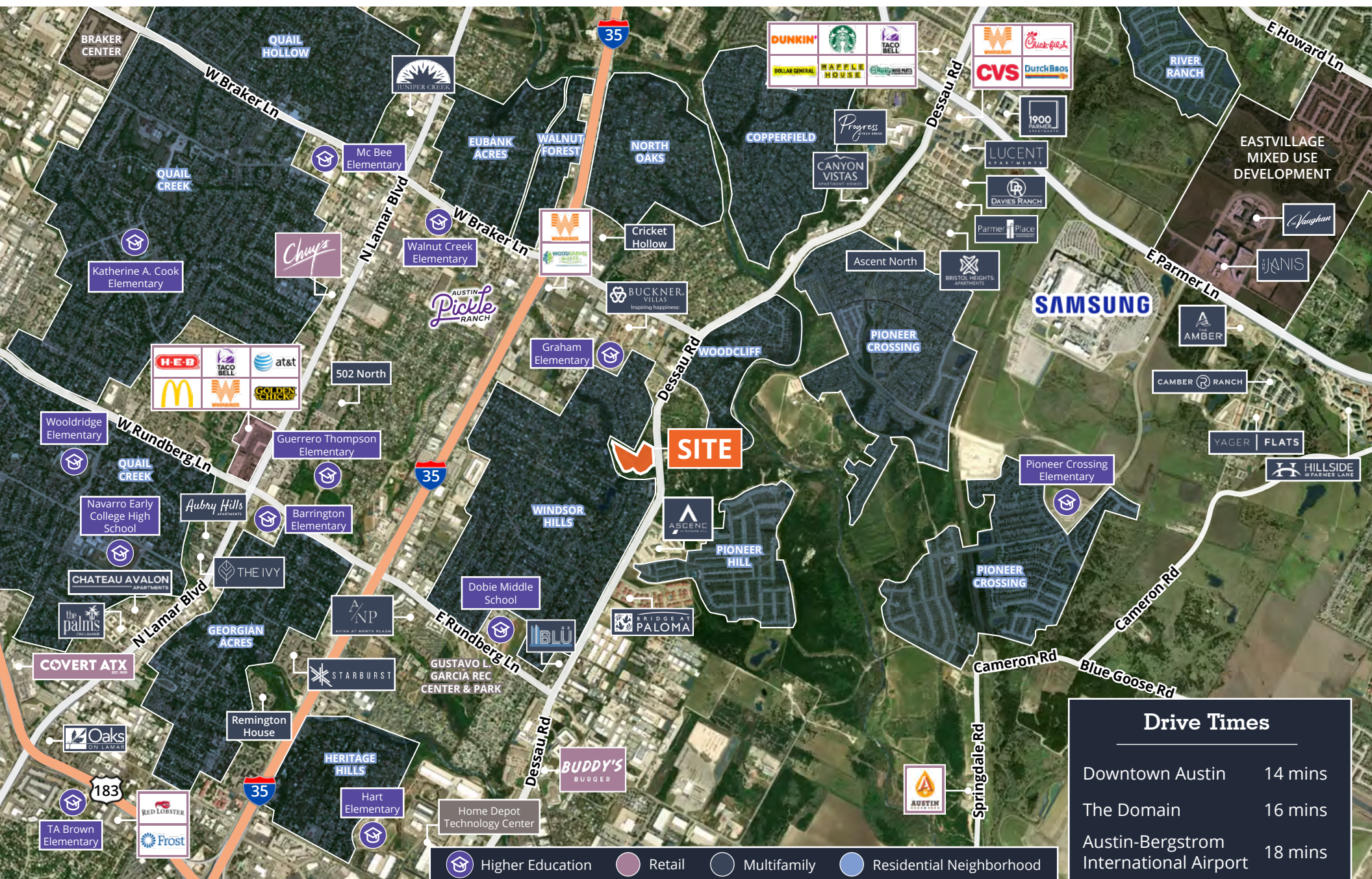
Size	12.83 Acres Total Lot A - 7.34 Acres Lot B - 5.49 Acres
Zoning	Lot A: SF-6-CO-NP / SF-2-NP Lot B: SF-6-NP
Jurisdiction	Austin Full Purpose - Travis County
Watershed regulation	Walnut Creek Watershed - Suburban
Utilities	In Dessau Rd
School district	Austin ISD
Interactive Map	View Interactive Map Here



Potential townhome concept

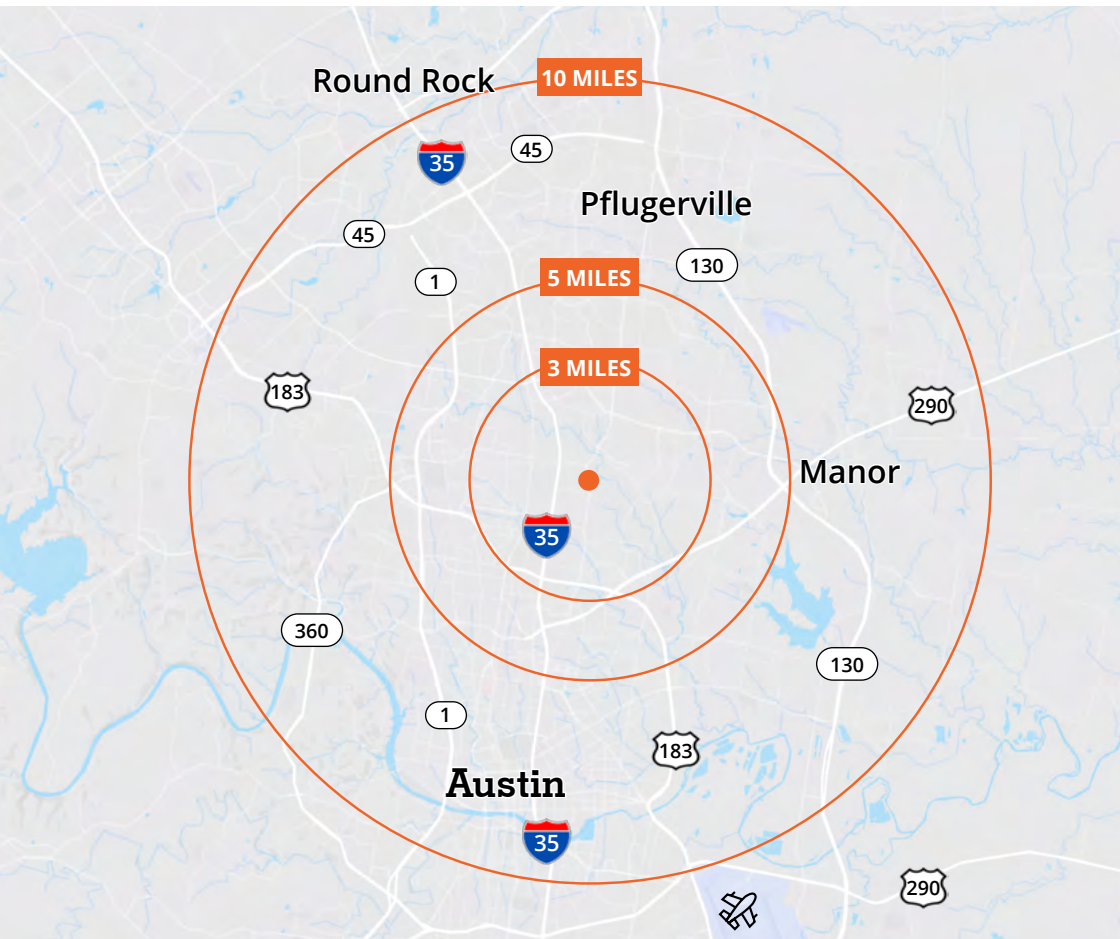
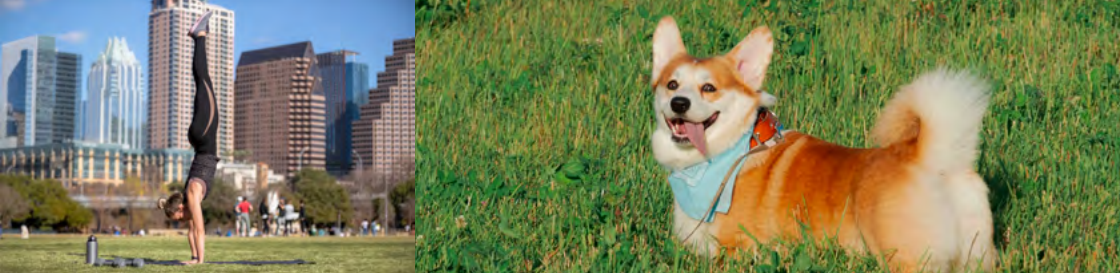


Area overview



Area employers

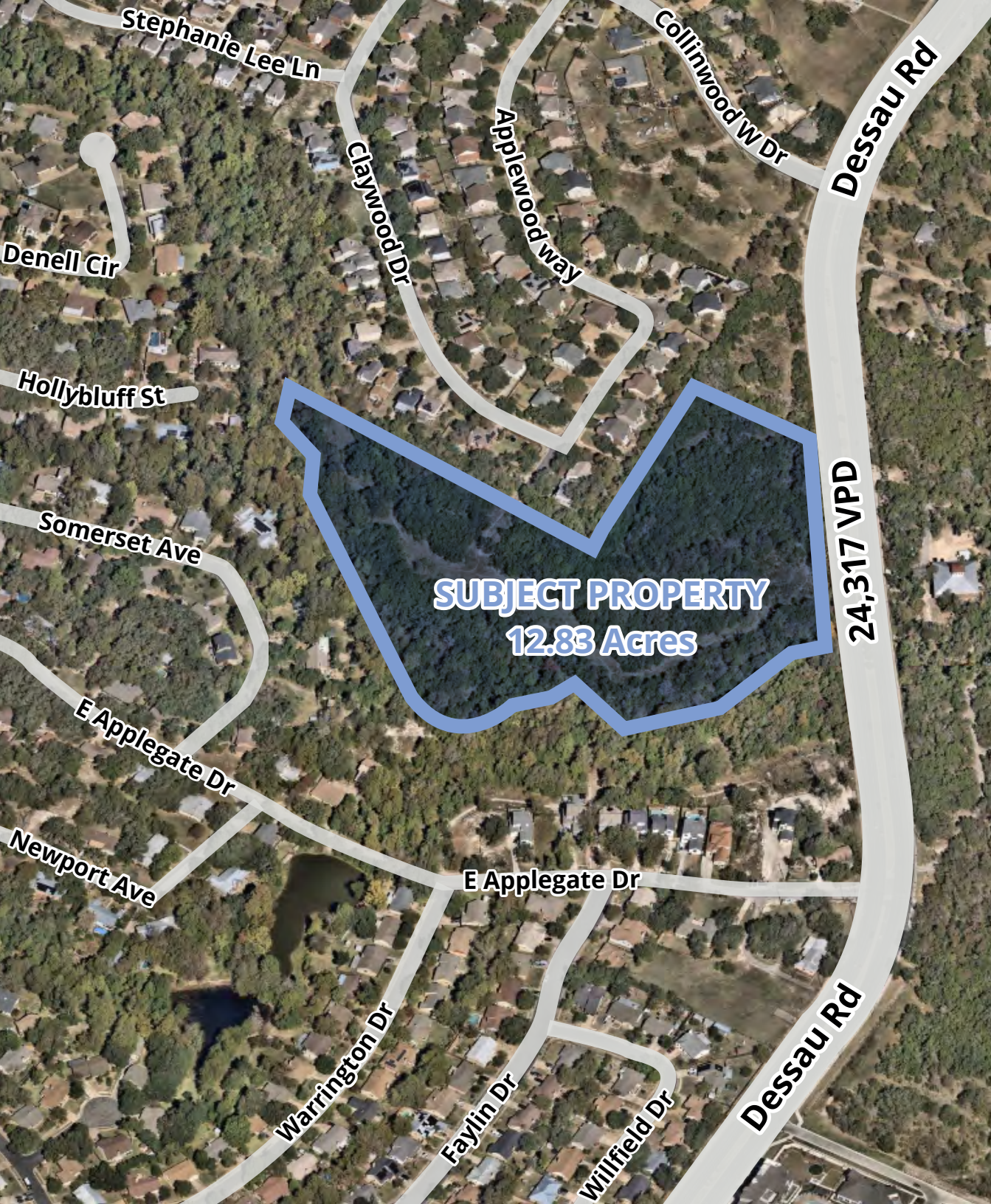




Demographics

Population	3 miles	5 miles	10 miles
Total population	120,268	309,044	897,192
Median age	34	34.1	34.1
Income	3 miles	5 miles	10 miles
Median income	\$69,467	\$81,280	\$95,765
Average income	\$95,217	\$111,570	\$134,365
Household	3 miles	5 miles	10 miles
Total households	47,995	134,580	385,914
# of persons per HH	2.48	2.27	2.27
Average home value	\$477,034	\$585,664	\$690,503
Median home value	\$430,829	\$493,029	\$560,669

Source: ESRI



GET MORE INFORMATION

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