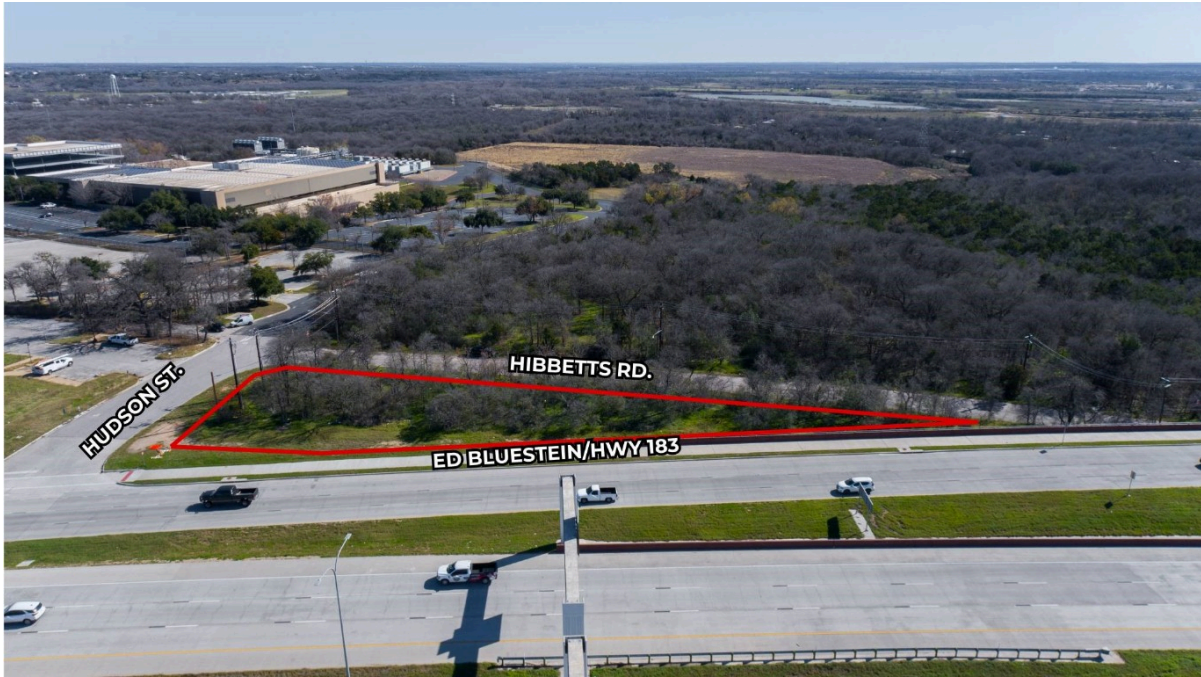


CENTURY 21

Judge Fite Company



3408 HIBBETTS ROAD

AUSTIN, TX 78725



\$1,200,000



20,000 sqft

DESCRIPTION

LOCATION! LOCATION! LOCATION! 1/2-acre lot, with great access to Ed Bluestein/Hwy 183 toll. Be creative! City has recently assigned the address as 3408 Hibbetts and made the zoning- CS- commercial services. Also, tax record states .71 acre lot but it's actually .57 acres. Property was recently surveyed. Survey in documents. TxDot estimates 27,000 daily traffic count for the main northbound lanes of Hwy 183 and about 20,000 daily traffic count for south bound lanes. Part of the property has a guard rail/retaining wall that runs on the side of it parallel with the access road. Property needs water meter, all utilities available through City of Austin. Buyer and buyer agent to verify all details. Tree study on file.

PROPERTY TYPE: Commercial - Other
MLS STATUS: Active
MLS: 3041346
YEAR BUILT:
COUNTY: Travis
TRACT OR SUBDIVIION: Tannehill J C
LIST DATE: 01/07/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 5E
SQUARE FEET: 20,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.57
LOT SIZE (SQFT): 24,829

INTERIOR FEATURES

KITCHEN:

- None

EXTERIOR FEATURES

PARKING:

- None

UTILITIES

UTILITIES:

- ElectricityAvailable
- PhoneAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Natalie Freeman

PHONE: 512.296.8805

BROKERED BY: United Real Estate Austin