

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 8108 EXCHANGE DRIVE

AUSTIN, TX 78754



\$650,000



0 sqft

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## DESCRIPTION

Superb investment and development opportunity in an established Walnut Creek Business Park. This property is zoned Light Industrial (LI) within the City of Austin, offering flexibility for warehouse, flex industrial, contractor yards, distribution, and small-bay industrial uses. Strategically positioned with direct access from the Hwy 290 E frontage road and a joint access drive from Walnut Creek, the site provides excellent ingress/egress and visibility. Utilities are available along Exchange Blvd, supporting streamlined development timelines. Located within a major growth corridor with close proximity to Hwy 183, Downtown Austin, Apple, Samsung, Tesla, and Austin-Bergstrom International Airport, this location benefits from strong demand fundamentals and continued industrial expansion in the submarket. Ideal for developers or owner-users targeting small-bay industrial or startup warehouse spaces, which continue to experience high occupancy and rental demand. All information is deemed reliable. Buyers to verify all information.

**PROPERTY TYPE:** Commercial - Business

**MLS STATUS:** Active

**MLS:** 7793617

**YEAR BUILT:** 2025

**COUNTY:** Travis

**TRACT OR SUBDIVISION:** Walnut Creek Bus Park Ph

**LIST DATE:** 02/05/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** NE

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 1.28

**LOT SIZE (SQFT):** 55,756

## INTERIOR FEATURES

**KITCHEN:**

- None

**FLOOR COVERINGS:**

- SeeRemarks

## EXTERIOR FEATURES

**PARKING:**

- Unpaved

## UTILITIES

**HEATING/COOLING:**

- None

**UTILITIES:**

- UndergroundUtilities

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Robert Fischer

**PHONE:** 512.994.0247

**BROKERED BY:** Keller Williams Realty-RR