

CENTURY 21[®]

Judge Fite Company



8504 HIGHWAY 290 HIGHWAY W

AUSTIN, TX 78736



\$1,480,000



2,401 sqft

DESCRIPTION

Positioned at the prominent corner of Thunderbird Rd and Highway 290, this exceptional offering combines two parcels into a single, strategic investment opportunity. Located within the highly desirable 290 corridor, this 1.64 +/- acre site benefits from outstanding visibility, strong traffic counts, and convenient ingress/egress from both US 290 frontage and Thunderbird Road. Additionally, the properties fall within the Austin LTD jurisdiction, providing further flexibility for a wide range of commercial uses. The ongoing Oak Hill Parkway project is expected to significantly enhance accessibility and traffic flow, further elevating the long-term value of this location. Currently suited for a variety of uses, the property is equipped with city water, electricity, and septic in place. Surrounded by rapid growth, including a brand-new multifamily development underway nearby, this site is ideally positioned for a convenience store, retail development, professional office, daycare, or a variety of other commercial ventures. Whether utilizing the existing improvements or pursuing new development, this is a rare opportunity to secure a highly visible, well-located asset in one of Central Texas' most active growth corridors.

PROPERTY TYPE: Commercial - MixedUse

MLS STATUS: Active

MLS: 9591839

YEAR BUILT: 1982

COUNTY: Travis

TRACT OR SUBDIVIION: Forest Park

LIST DATE: 10/30/2024

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800.451.8055

AREA: W

SQUARE FEET: 2,401

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.64

LOT SIZE (SQFT): 71,438

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- SeeRemarks

EXTERIOR FEATURES

PARKING:

- SeeRemarks

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Josh Friedman

PHONE: 512.892.9934

BROKERED BY: Friedman Real Estate, Inc.

century21judgefite.com

each office is independently owned and operated