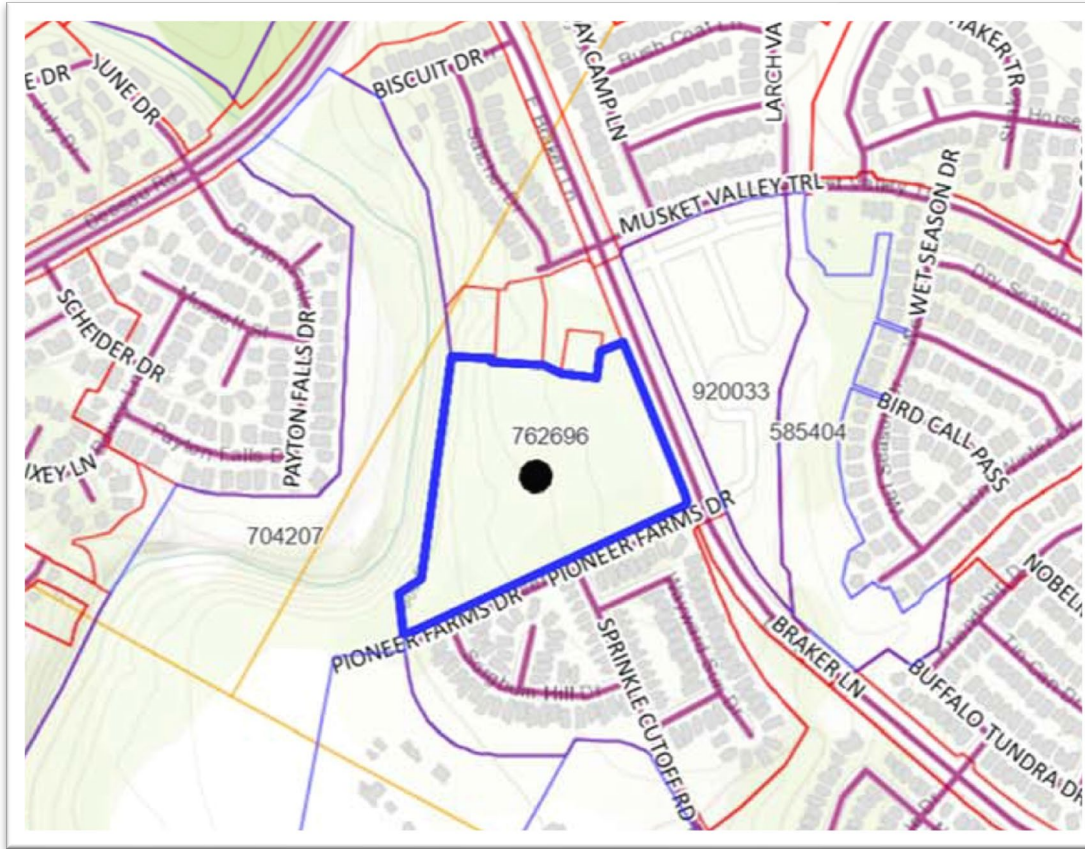


FOR SALE: Braker Ln Development Opportunity

1801 E. Braker Ln
Austin, Texas | 78754



- **±15.02-acre development tract** located at the southeast corner of E. Braker Lane and Pioneer Farms Drive
- **List Price: \$14.00/SF**
Total Price: **\$9,162,300**
- **Potential mixed-use development opportunity** with preliminary discussions indicating possible future multifamily, single-family, and commercial uses (subject to zoning approvals)
- **Adjacent to Walnut Creek and Austin's planned trail network** with no known floodplain impacts (buyer to verify)

Disclaimer: The Broker is submitting the attached information in its capacity as an agent and representative of the owner, but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representation concerning it.

IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAR STATUS, NATIONAL ORIGIN OR HANDICAP STATUS.



RUSS BOLES 512-244-9707 | russ@summit-commercial.com

Summit Commercial | 20 Chisholm Trail, Round Rock, Texas 78681 | www.summit-commercial.com