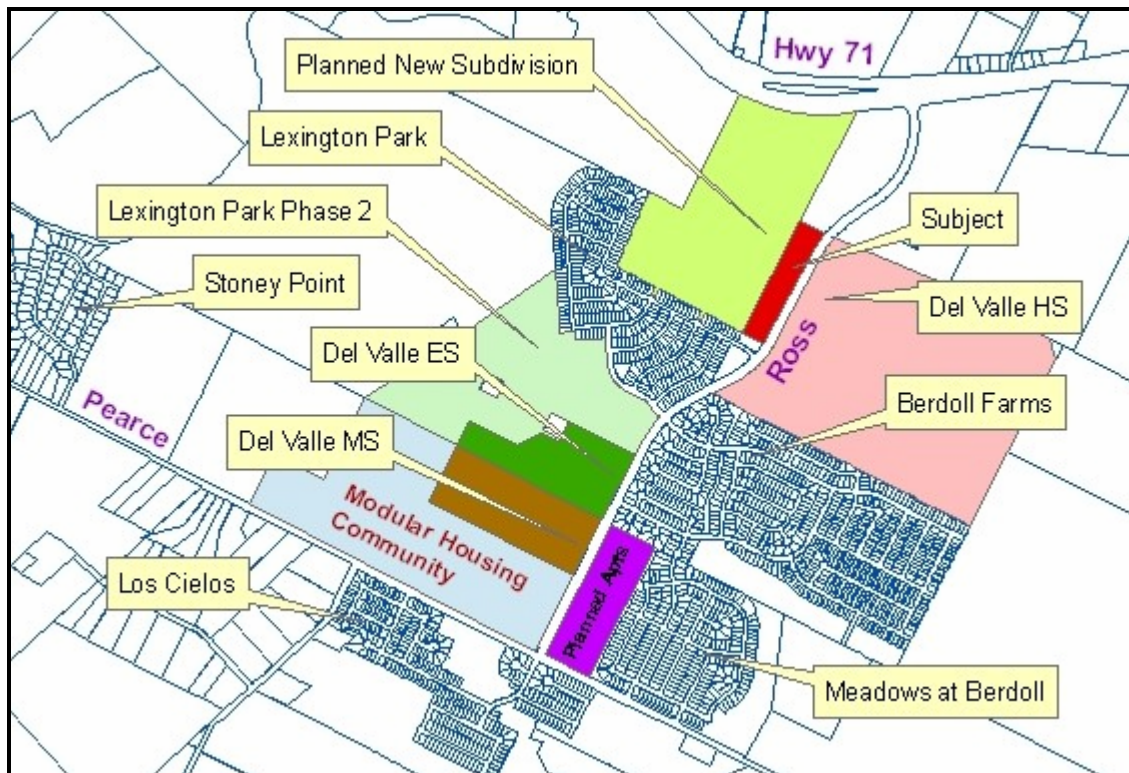


FOR SALE: 9 RETAIL PAD SITES +/- 8.006 ACRES / 348,741 SF

5000 ROSS ROAD OPPOSITE DEL VALLE HIGH SCHOOL
BETWEEN HWY 71 AND PEARCE LANE
DEL VALLE, TEXAS 78617
MAPSCO: 678-J

- 9 PAD SITES AVAILABLE OUT OF 10 PAD SITE COMMERCIAL SUBDIVISION
- AVERAGE DEPTH IS +/- 260 FEET
- CITY OF AUSTIN 2-MILE ETJ
- ALL UTILITIES AVAILABLE
- LEVEL, CLEAR TRACT OPPOSITE DEL VALLE HIGH SCHOOL
- DEL VALLE ELEMENTARY AND MIDDLE SCHOOLS LOCATED ONE-HALF MILE SOUTH
- NO FLOOD PLAIN OR ENVIRONMENTAL ISSUES
- THERE ARE NO RESTAURANTS OR RETAIL IN THE AREA
- DENSE NEWLY BUILT SUBDIVISIONS NEARBY WITH MANY MORE COMING
- LOCATED JUST EAST OF NEWLY COMPLETED SH-130
- SUBJECT PARCEL IS HIGHLIGHTED IN RED ON THE MAP BELOW

PAD SITE ASKING PRICE: \$6.50/sf



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