

# FOR SALE

**RETAIL LAND +/- 11.067 ACRES  
PADS ADJACENT TO WALGREEN'S & TACO CABANA  
TRACTS WRAP NORTHEAST CORNER OF  
WEST SLAUGHTER LANE & MANCHACA ROAD  
AUSTIN, TEXAS 78748**

- ⊗ +/- 11 ACRES ZONED RETAIL (GR) FOR SALE
- ⊗ WRAPS NEC OF SLAUGHTER & MANCHACA
- ⊗ WATER QUALITY PONDS IN PLACE
- ⊗ +/- 100,000 VPD COMBINED TRAFFIC COUNT
- ⊗ 80 PERCENT IMPERVIOUS COVER LIMIT
- ⊗ TRACT IS READY FOR DEVELOPMENT
- ⊗ NO FLOOD PLAIN OR ENVIRONMENTAL ISSUES
- ⊗ LOCATED IN MIDDLE OF INTENSE RETAIL HUB
- ⊗ HEB ANCHORED CENTER AND WALGREEN'S NEARBY
- ⊗ SEE EXHIBITS ON WEB SITE: [BLUNT COMMERCIAL PROPERTIES](http://BLUNTCOMMERCIALPROPERTIES.COM)

⊗ **SALES PRICE: \$2,900,000**

PLEASE CALL OR EMAIL FOR ADDITIONAL INFO



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\*All square footage measurements are approximate.  
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