

# BUCKNER RD PAD

BUCKNER RD 1/4 MILE FROM N FM 620  
11833 BUCKNER RD, AUSTIN, TX 78726



**1.33 AC  
AVAILABLE**

## OFFERING MEMORANDUM



PRICE  
**\$550,000**



AVAILABLE LAND  
**1.33 AC**

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Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

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## BUILDING OVERVIEW

PROPERTY ADDRESS	11833 Buckner Rd, Austin, TX 78726
LOCATION	Buckner Rd 1/4 mile from N FM-620
SALE PRICE	\$550,000
GROUND LEASE RATE	Call for Pricing
FRONTAGE	(+/-) 200' on Buckner Rd
LOT SIZE	1.33 AC
ZONING	GR: Neighborhood Commercial
COUNTY	Travis
PARCELS	0170280103
UTILITIES	Water, Septic, Gas, Electricity



## DEMOGRAPHIC SNAPSHOT (3 MILES)



**61,695**  
2024 POPULATION  
3 MILE RADIUS



**\$154,814.00**  
2024 AVERAGE INCOME  
3 MILE RADIUS



**33,470**  
2024 DAYTIME POPULATION  
3 MILE RADIUS



**26,004 VPD**  
FM-620

## AREA TRAFFIC GENERATORS

VOLVO

SPEC'S  
WHEELS SPORTS PAINT FOODS

CUBE SMART

MAGNUM  
TrailersExtraSpace  
Storage

## OFFERING SUMMARY

Located at 11833 Buckner Rd, Austin, TX 78726, this 1.33-acre property offers excellent development potential with +/- 200 ft of frontage. This location benefits from quick access to Ranch Road 620, making it ideal for neighborhood retail, restaurants, medical offices, custom manufacturing or bed & breakfast. The planned TxDOT expansion of RR 620, set to begin in 2028, will further enhance accessibility.

Utilities are available on-site, including water, gas, and electricity. The property is zoned GR (Community Commercial), allowing for a variety of commercial and office uses that serve neighborhood and community needs. With traffic counts of 26,004 vehicles per day on RR 620 and 3,320 vehicles per day on Buckner Rd (Costar 2022), it's well-suited for businesses seeking a convenient, accessible location to acquire or lease.

## PROPERTY HIGHLIGHTS

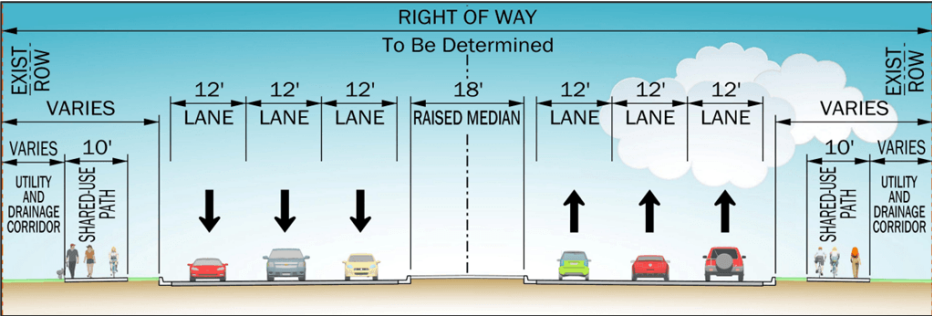
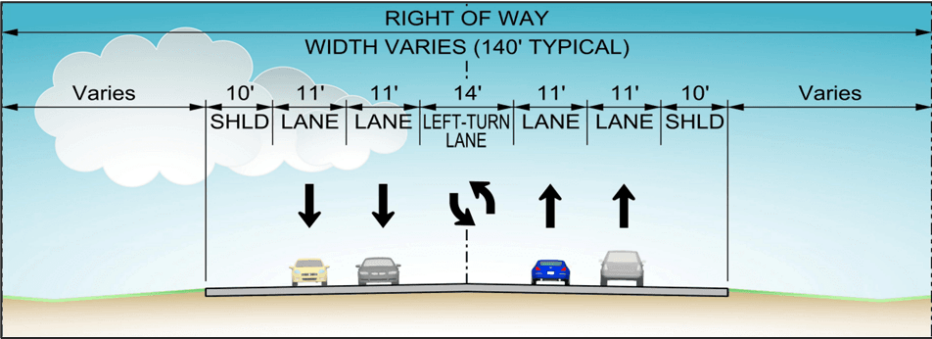
- Available for sale or lease
- Recent Zoning Change: From Limited Office to Neighborhood Commercial
- Utilities Available On-Site
- Ingress/Egress
- Development Potential for neighborhood retail, restaurant, medical office, services, custom manufacturing



**WIDENING OF FM-620**

The FM-620 Overlay Zoning District is being developed to manage the impacts of the upcoming FM-620 expansion. The TxDOT project will widen FM-620 to six lanes with medians, turn lanes, and shared-use paths. While TxDOT focuses on engineering, the overlay district study considers the broader transportation, economic, and social impacts. It will address both positive and negative effects on commercial properties along the expanded road. The expansion runs from US-183 in Austin to SH-71 in Bee Cave.

<https://www.lakeway-tx.gov/2066/620-Widening-Project>



## GR Community Commercial

Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

### Site Development Standards

Lot	Massing		
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	75%	Front yard	10 ft
Maximum Impervious Cover	90%	Street side yard	10 ft
Maximum Floor Area Ratio	1:1	Interior side yard	n/a
		Rear yard	n/a

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group 1) \*      Bed and Breakfast Residential (Group 2) \*

#### Civic

Club or Lodge (c)  
College and University Facilities \*  
Communication Service Facilities \*  
Community Events \*  
Community Recreation—Private \*  
Community Recreation—Public \*  
Congregate Living  
Counseling Services  
Cultural Services  
Day Care Services—Commercial  
Day Care Services—General  
Day Care Services—Limited  
Family Home \*  
Group Home Class I—General \*

Group Home Class I—Limited \*  
Group Home Class II \*  
Guidance Services  
Hospital Services—General (c)  
Hospital Services—Limited  
Local Utility Services  
Private Primary Educational Services \*  
Private Secondary Educational Services \*  
Public Primary Educational Services \*  
Public Secondary Educational Services \*  
Religious Assembly  
Residential Treatment  
Safety Services  
Telecommunication Tower (PC) \*

#### Commercial

Art Gallery  
Alternative Financial Services  
Art Workshop \*  
Administrative and Business Offices  
Automotive Rentals

Automotive Repair Services  
Automotive Sales  
Automotive Washing of any type  
Bail Bond Services (PC)

## GR (continued)

### Commercial (continued)

Business or Trade School Business  
Support Services Commercial Off-Street Parking Communications Services Consumer Convenience Services Consumer Repair Services Drop-Off Recycling Collection Facility \*  
Exterminating Services  
Financial Services  
Food Preparation (c)  
Food Sales  
Funeral Services  
General Retail Sales—Convenience  
General Retail Sales—General  
Hotel-Motel  
Indoor Entertainment  
Indoor Sports and Recreation  
Medical Offices—not exceeding 5,000 sq/ft of gross floor space

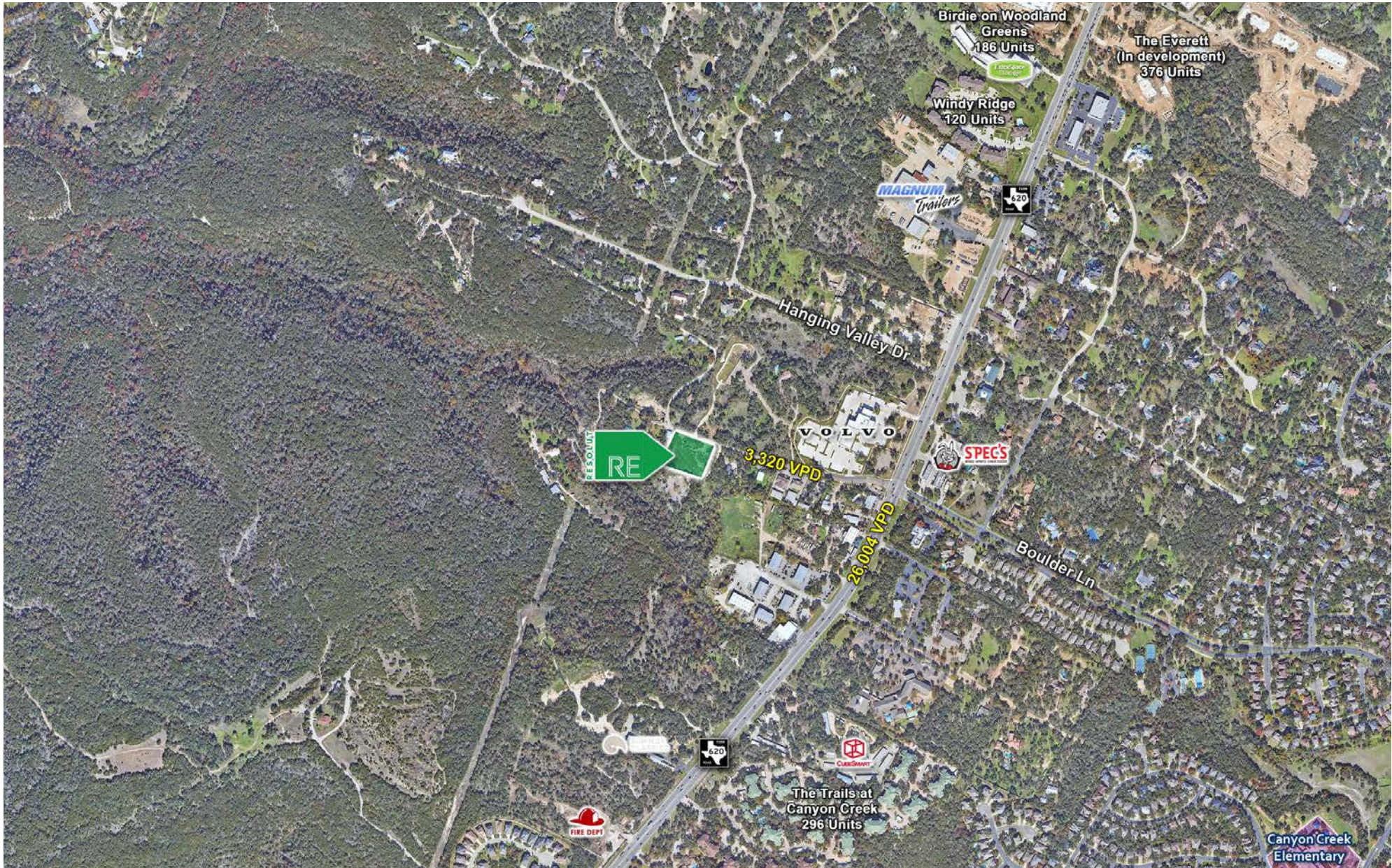
Medical Offices—exceeding 5,000 sq/ft of gross floor space  
Off-Site Accessory Parking  
Outdoor Entertainment (c)  
Outdoor Sports and Recreation  
Pawn Shop Services  
Pedicab Storage and Dispatch  
Personal Improvement Services  
Personal Services  
Pet Services  
Plant Nursery (c)  
Printing and Publishing  
Professional Office  
Research Services  
Restaurant—General  
Restaurant—Limited  
Service Station  
Software Development  
Special use Historic (c)  
Theater

### Industrial

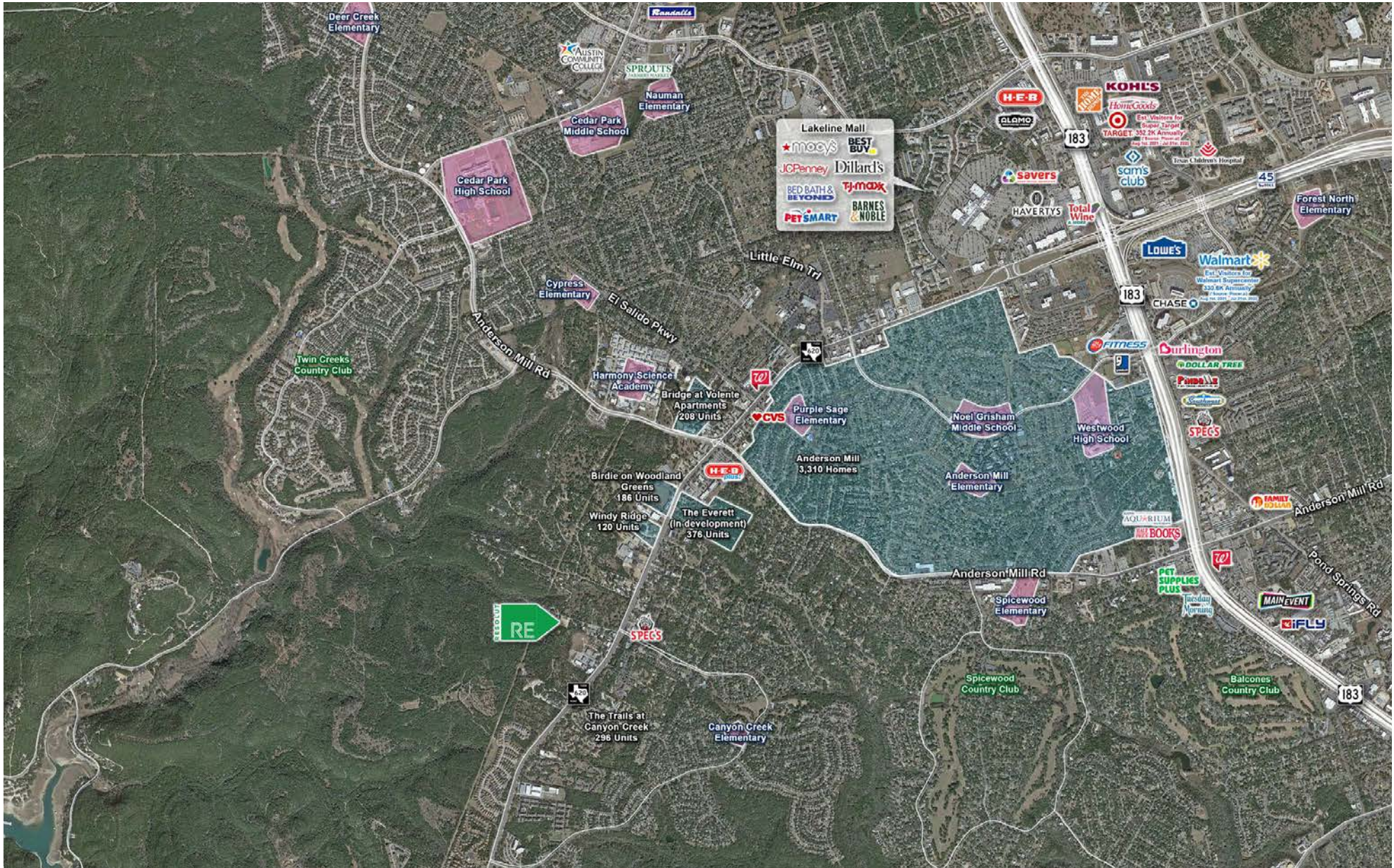
Custom Manufacturing (c)

### Agricultural

Community Garden  
Urban Farm \*



## LOCATION OVERVIEW | BUCKNER ROAD PAD







**CHRISTOPHER HERNANDEZ**  
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Chris Hernandez, a commercial advisor based in Austin, Texas, specializes in Retail Investment Sales & Leasing across the Lone Star state. Born in Fort Worth and raised in Waxahachie, Chris has lived in cities throughout Texas before settling in the state capital. With a background in sales and distribution at PepsiCo and servicing clients like Bayer and Pfizer during his tenure at Chemtrade, Chris gained invaluable experience in production, client management, and sales.

Transitioning into commercial real estate, he earned an Argus Enterprise certification before joining Marcus & Millichap, where he represented landlords of single-tenant retail properties. There, Chris developed a niche in dark retail spaces for adaptive re-use and fostered nationwide relationships with investors, buyers and developers.

Now at RESOLUT RE, Chris leverages the firm's resources in leasing and tenant representation to enhance his client service capabilities, offering comprehensive guidance throughout their property journey.

FOR MORE INFORMATION PLEASE VISIT:

[resolutre.com](http://resolutre.com)

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Joey Mendez started his real estate career interning at Transwestern while pursuing his B.B.A in Real Estate Finance & Development at The University of Texas-San Antonio. Joey joined RESOLUT RE as an intern in 2013 and transitioned into full-time brokerage working in San Antonio and the Rio Grande Valley prior to moving to Austin.

Born and raised in Austin, he uses his extensive knowledge of the city to help his tenant and landlord clients fulfill their real estate needs while educating them on the market. Joey represents landlords such as HEB, Anchor Equities, Timmerman Capital, Hudson Properties, Barr Invest, and various other local landlords. He also represents tenants such as Gabriela's Downtown, Halal Bros, Taquero Mucho, Crumbl Cookie, Dominos Pizza, Modern Nails, Poke Bowl, and many more. Joey has made Austin Business Journal's The List: Austin-area Heavy Hitters and has been awarded most leasing deals closed company-wide in back to back years.

Joey is also a member of the International Council of Shopping Centers (ICSC) and Central Texas Commercial Association of Realtors (CTCAR).

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