

BUCKNER RD PAD

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



PRICE
\$495,000



AVAILABLE LAND
1.33 AC

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PROPERTY OVERVIEW

PROPERTY ADDRESS	11833 Buckner Rd, Austin, TX 78726
LOCATION	Buckner Rd 1/4 mile from N FM-620
SALE PRICE	\$495,000
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



MAGNUM Trailers



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

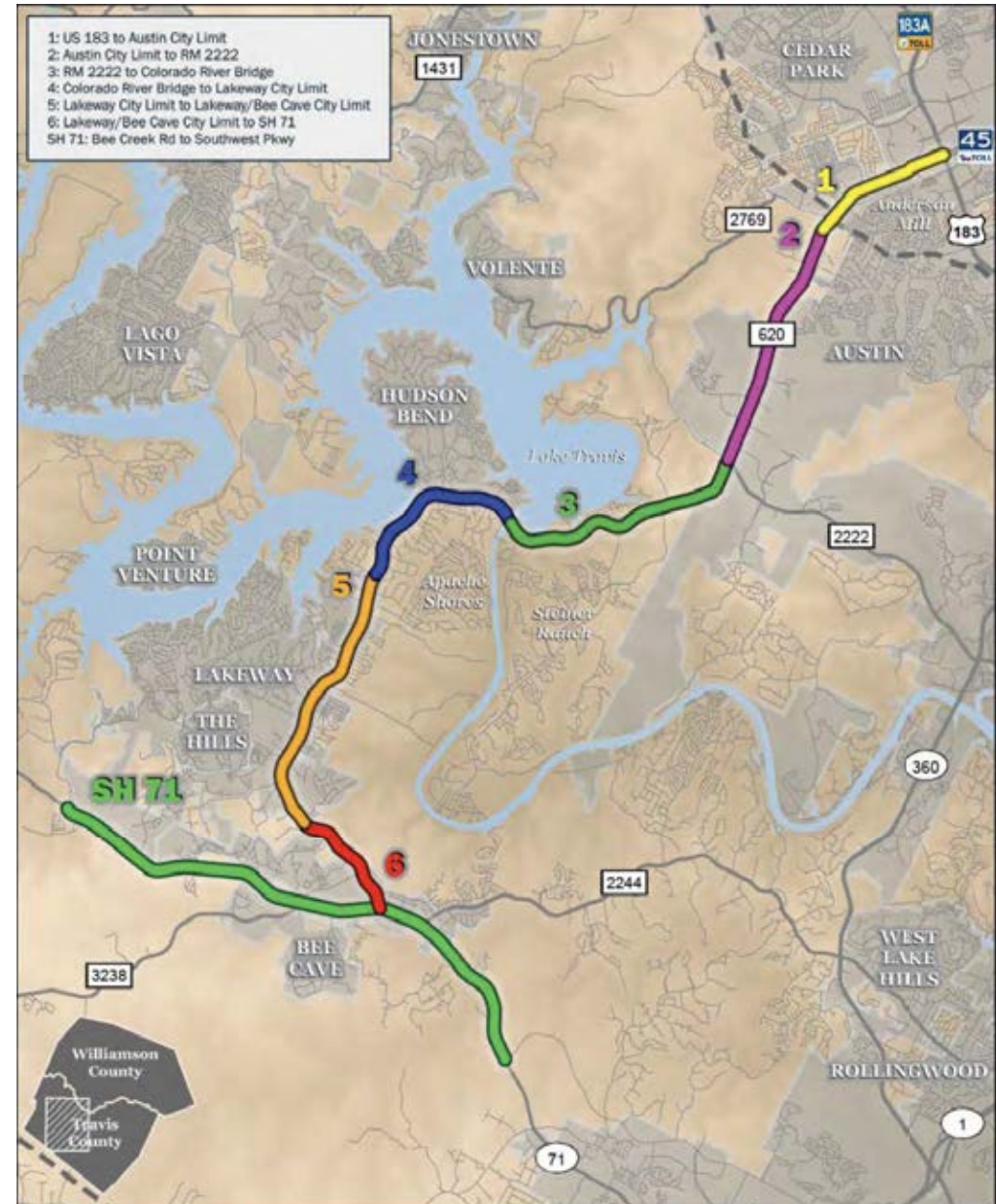
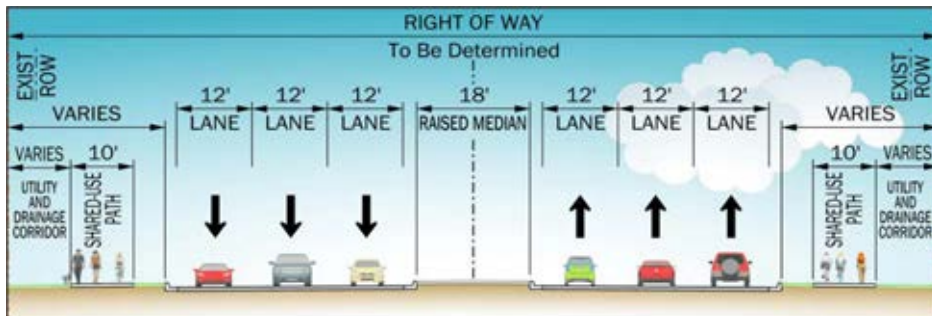
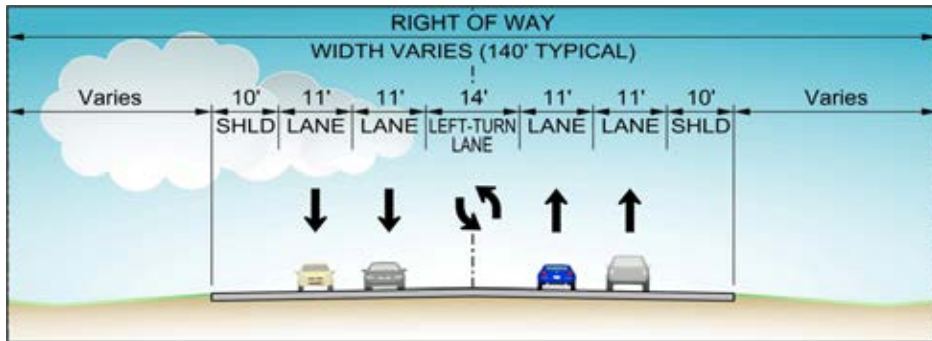
- Available for sale or lease
- Recent Zoning Change: From Limited Office to Neighborhood Commercial
- Utilities Available On-Site
- Ingress/Egress
- Development Potential for neighborhood retail, restaurant, medical office, services, custom manufacturing



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	40%	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)	Group Home Class I—Limited *
College and University Facilities *	Group Home Class II *
Communication Service Facilities *	Guidance Services
Community Events *	Hospital Services—General (c)
Community Recreation—Private *	Hospital Services—Limited
Community Recreation—Public *	Local Utility Services
Congregate Living	Private Primary Educational Services *
Counseling Services	Private Secondary Educational Services *
Cultural Services	Public Primary Educational Services *
Day Care Services—Commercial	Public Secondary Educational Services *
Day Care Services—General	Religious Assembly
Day Care Services—Limited	Residential Treatment
Family Home *	Safety Services
Group Home Class I—General *	Telecommunication Tower (PC) *

Commercial

Art Gallery	Automotive Repair Services
Alternative Financial Services	Automotive Sales
Art Workshop *	Automotive Washing of any type
Administrative and Business Offices	Bail Bond Services (PC)
Automotive Rentals	

GR (continued)

Commercial (continued)

Business or Trade School Business	Medical Offices—exceeding
Support Services Commercial Off-Street Parking Communications	5,000 sq/ft of gross floor space
Services Consumer Convenience	Off-Site Accessory Parking
Services Consumer Repair Services	Outdoor Entertainment (c)
Drop-Off Recycling Collection Facility *	Outdoor Sports and Recreation
Exterminating Services	Pawn Shop Services
Financial Services	Pedicab Storage and Dispatch
Food Preparation (c)	Personal Improvement Services
Food Sales	Personal Services
Funeral Services	Pet Services
General Retail Sales—Convenience	Plant Nursery (c)
General Retail Sales—General	Printing and Publishing
Hotel-Motel	Professional Office
Indoor Entertainment	Research Services
Indoor Sports and Recreation	Restaurant—General
Medical Offices—not exceeding	Restaurant—Limited
5,000 sq/ft of gross floor space	Service Station
	Software Development
	Special use Historic (c)
	Theater

Industrial

Custom Manufacturing (c)

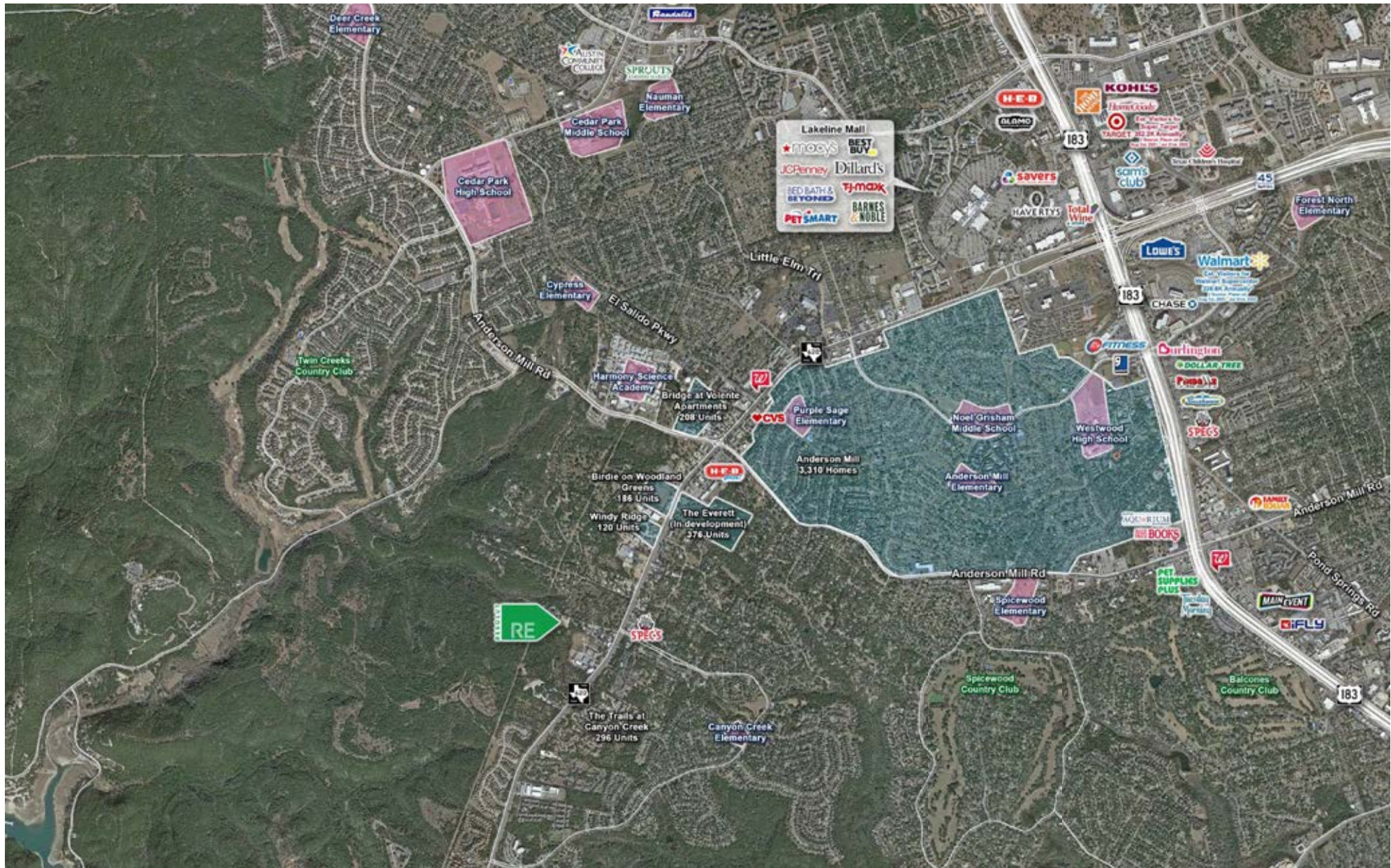
Agricultural

Community Garden
Urban Farm *

An aerial photograph of a suburban area with a green arrow pointing to a location labeled 'RE'. The map includes labels for 'Birdie on Woodland Greens 186 Units', 'The Everett (In development) 376 Units', 'Windy Ridge 120 Units', 'MAGNUM Trailers', 'Hanging Valley Dr', 'volvo', '3,320 VPD', '26,004 VPD', 'Boulder Ln', 'The Trails at Canyon Creek 296 Units', 'Canyon Creek Elementary', and 'FIRE DEPT'. A road with a '620' shield is also visible.

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LOCATION OVERVIEW | BUCKNER ROAD PAD





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Austin Aguilar graduated in 2021 with a BBA in Finance and then joined RESOLUT RE excelling as a Research Associate. During his first year with the company, he completed his MBA from the McCoy College of Business at Texas State University. Austin has been mentored by some of the best brokers in the region. He quickly secured a position as a full-time commercial advisor and earned the company's Rookie of the Year award in 2022. As a native to the city of Austin, he is able to use his extensive knowledge of the city to help his tenant and landlord clients fulfill their real estate needs. Currently as Assistant Vice President, Austin represents prominent Landlords, including ACR Property Management, Malabar Hill Capital, FMOC, LTD, and Routh Properties, as well as Tenants such as Studio Pilates and Circle K.

Austin's achievements in Commercial Real Estate have also been recognized with accolades that include winning the CREXI Power Broker award in 2022 and being named an Austin Business Journal Heavy Hitter in 2022 and 2023. He is also an active member of the International Council of Shopping Centers (ICSC).

FOR MORE INFORMATION PLEASE VISIT:

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Matt Stone is an emerging talent in commercial real estate, currently serving as a Commercial Advisor at RESOLUT RE. With a solid foundation from the University of Texas, where he earned his degree in History and Sociology and a Teaching certificate through the UTeach Liberal Arts program. Matt brings a unique blend of analytical skills and educational prowess to the industry. His leadership and interpersonal skills were honed during his tenure as CEO of Turn Ministries, a nonprofit college ministry, and he continues to leverage these soft skills to effectively guide clients through the complexities of commercial real estate.

Recently finishing third in Foresite Commercial Real Estate's CRE Launch Program, Matt has demonstrated impressive potential and a strong commitment to the field. Passionate about retail properties and dedicated to building a thriving community, Matt is poised to make significant strides in leasing and development.

Outside of his professional pursuits, he enjoys sports, spending quality time with his wife Hannah, and contributing as a deacon at his church.

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