

# BUCKNER RD PAD

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



**1.33 AC  
AVAILABLE**



PRICE  
**\$450,000**



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	\$450,000
FRONTAGE	(+/-) 200' on Buckner Rd
LOT SIZE	1.33 AC
ZONING	GR: Neighborhood Commercial
COUNTY	Travis
PARCELS	0170280103
UTILITIES	Well on property, Septic, Gas, Electricity



## DEMOGRAPHIC SNAPSHOT (3 MILES)



**58,403**  
2025 POPULATION  
3 MILE RADIUS



**\$172,888**  
2025 AVERAGE INCOME  
3 MILE RADIUS



**32,236**  
2025 DAYTIME POPULATION  
3 MILE RADIUS



**38,679 VPD**  
RR 620

## AREA TRAFFIC GENERATORS

VOLVO

SPEC'S  
WIDE SMILES • FAIR PRICES

CUBESMART

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

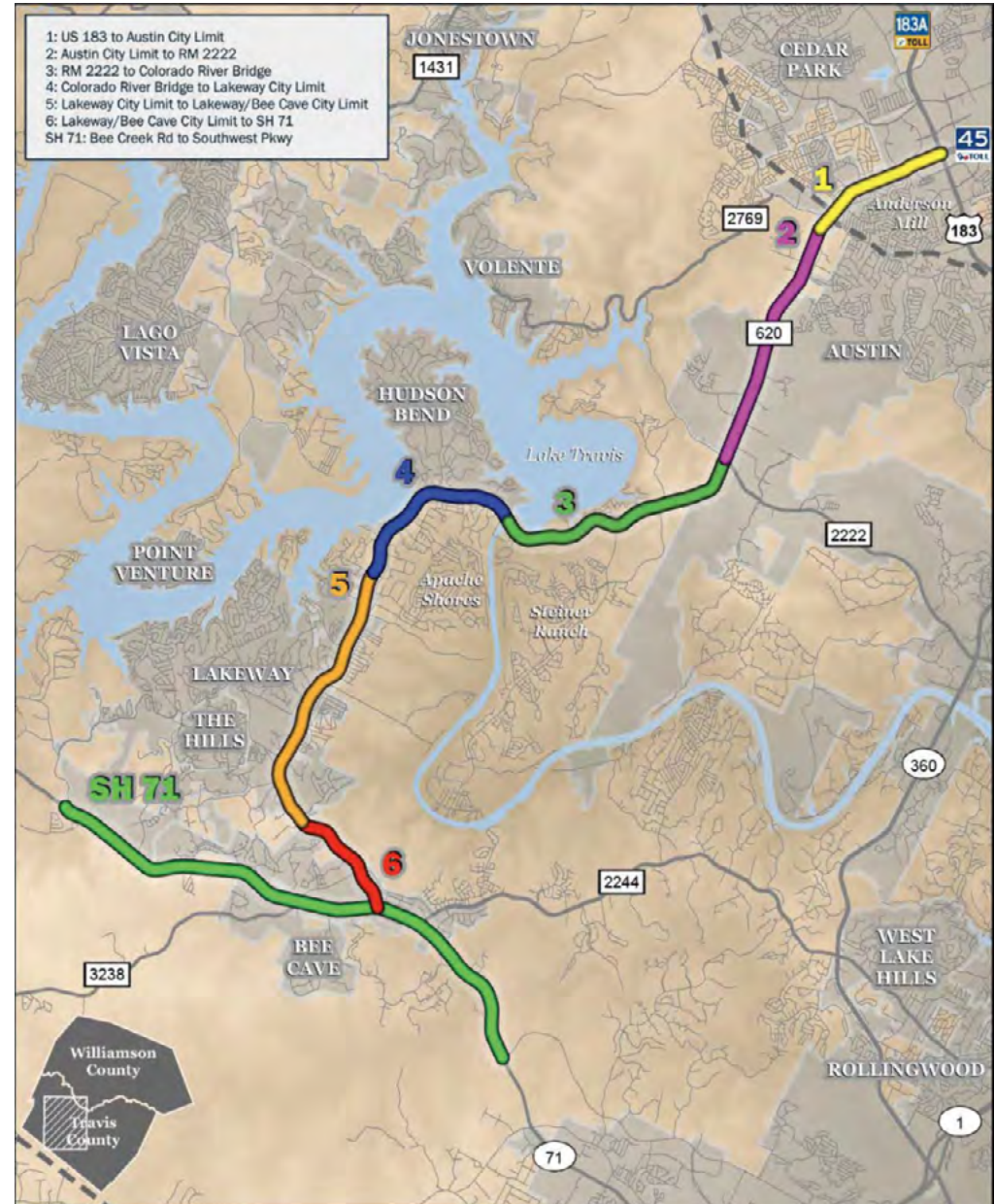
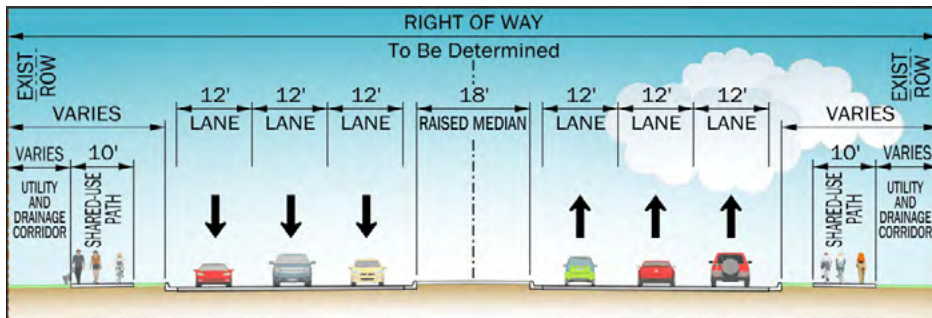
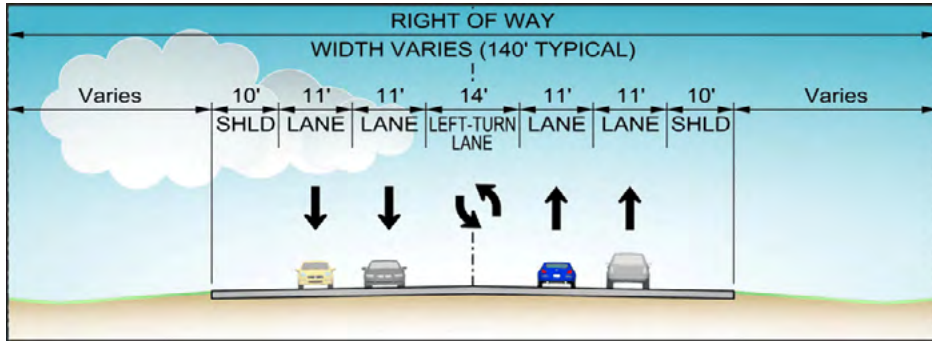
- Recent Zoning Change: From Limited Office to Neighborhood Commercial
- Utilities Available On-Site
- Ingress/Egress
- Development Potential for neighborhood retail, restaurant, medical office, services, custom manufacturing
- Well on property



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)

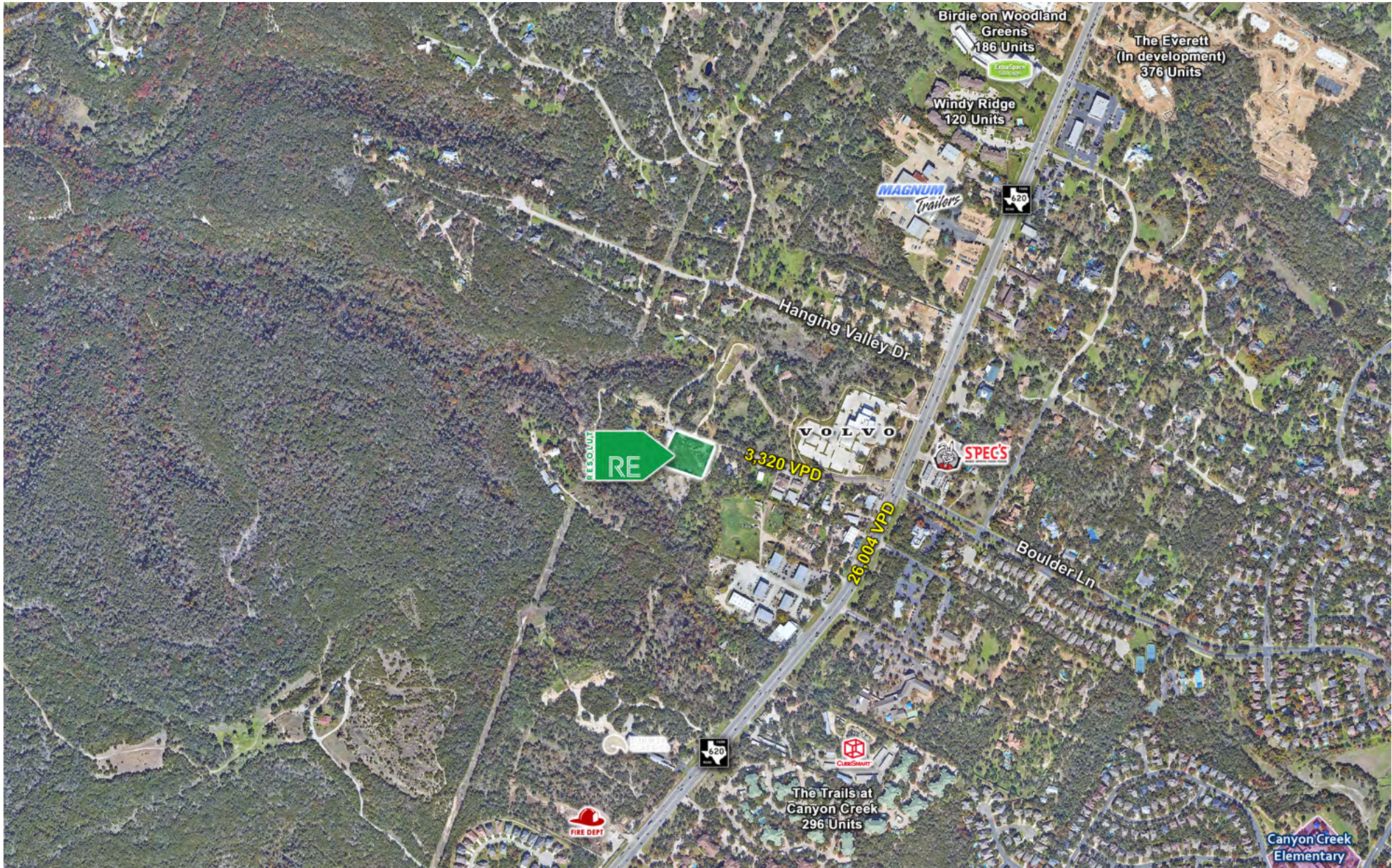
Business or Trade School Business Support Services Commercial Off-Street Parking Communications Services Consumer Convenience Services Consumer Repair Services Drop-Off Recycling Collection Facility *	Medical Offices—exceeding 5,000 sq/ft of gross floor space
Exterminating Services	Off-Site Accessory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

### Industrial

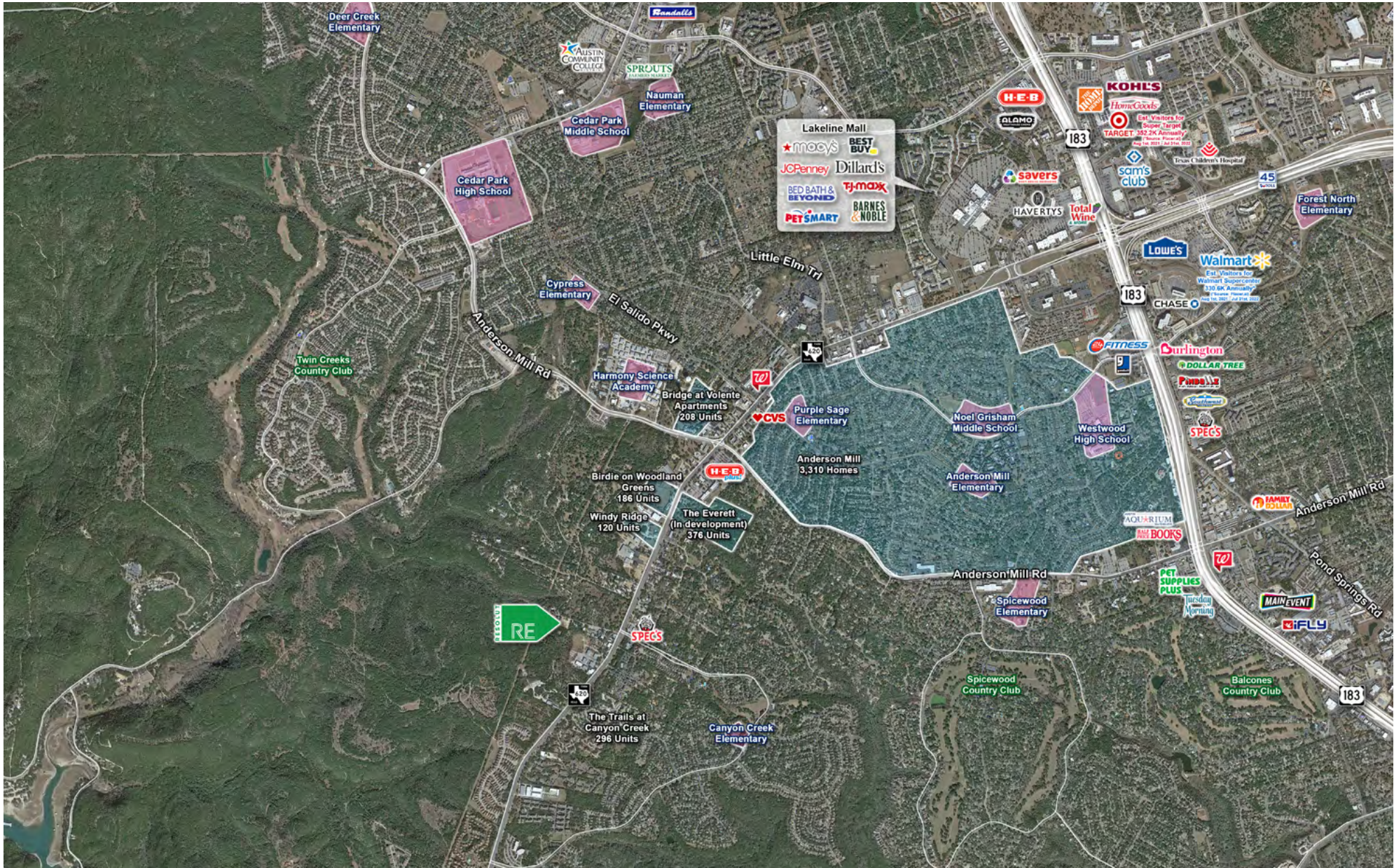
Custom Manufacturing (c)

### Agricultural

Community Garden  
Urban Farm \*



## LOCATION OVERVIEW | BUCKNER ROAD PAD





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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:

[resolutre.com](https://www.resolutre.com)

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Matt Stone is an emerging talent in commercial real estate, currently serving as a Commercial Advisor at RESOLUT RE. After graduating from the University of Texas at Austin in 2018, Matt and his friend started a nonprofit college ministry called Turn Ministries and served as CEO until it merged with The Oaks Collaborative. Beginning in the summer of 2024, Matt made the transition to Commercial Real Estate with the help of Foresite Commercial Real Estate's CRE Launch Program, where he finished third in his cohort. He finished his internship with RESOLUT RE in the spring of 2025.

Matt has demonstrated impressive potential and a strong commitment to learning the nuances of retail leasing with a trajectory toward becoming a developer. Passionate about retail properties and dedicated to building a thriving community in the office and the industry as a whole, Matt's goal is to serve his clients with kindness and integrity, and with their goals ahead of his own.

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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