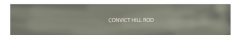
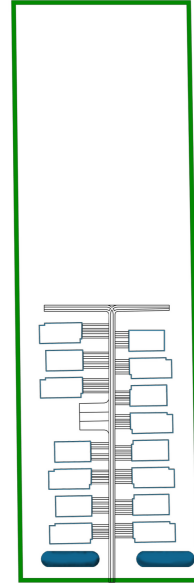
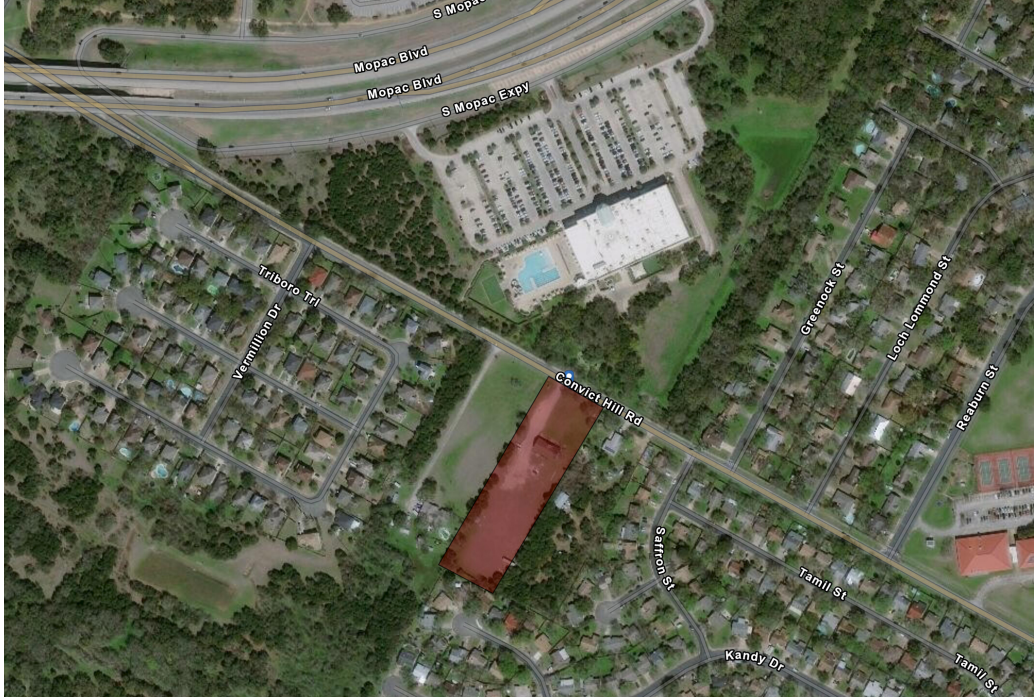


FOR SALE

DEVELOPMENT OPPORTUNITY

2.986 ACRE SF-6 CONDO SITE

4011 CONVICT HILL RD AUSTIN, TX 78749



DETAILS

- TYPE: CONDO DEVELOPMENT SITE
- ACRES: 2.986 - 130,200 SQFT
- COUNTY: TRAVIS
- ZONING: SF-6
- IMPERVIOUS COVERAGE - 15%
- MAX # OF UNITS - 15
- ~200 FT FRONTAGE CONVICT HILL RD
- HEIGHT RESTRICTION - 35 FEET

WATER

- 8" CAST IRON ON CONVICT HILL RD (DISTRIBUTION MAIN)
- 24" DUCTILE IRON ON CONVICT HILL RD (TRANSMISSION MAIN)

WASTE WATER

- 8" PVC ALONG CONVICT HILL RD

4011 Convict Hill Rd is a 2.986 Acre multifamily development site in South Austin with easy access to MoPac and a short commute away from Downtown Austin. SF-6 zoning recently approved with 15-unit conceptual site plan (maximum allowable units due to location over the Edwards Aquifer Recharge Zone).

The conceptual site plan submitted to the City of Austin includes 8 units at ~2,100 sqft and 7 units at 1,900 sqft. The south end of the property can be utilized as a dedicated green space for community garden or other pervious community amenities.

Conveniently located steps away from the best South Austin has to offer!

Life Time Fitness - 322 feet
Green Belt Hike & Bike Trails - 1,000 feet
The Shops at Arbor Trails - 1.3 miles
DT Austin - 8 miles



COMMERCIAL
ACQUISITION
DISPOSITION &
DEVELOPMENT

JOHNNY DEVORA, CCIM
512.961.9084

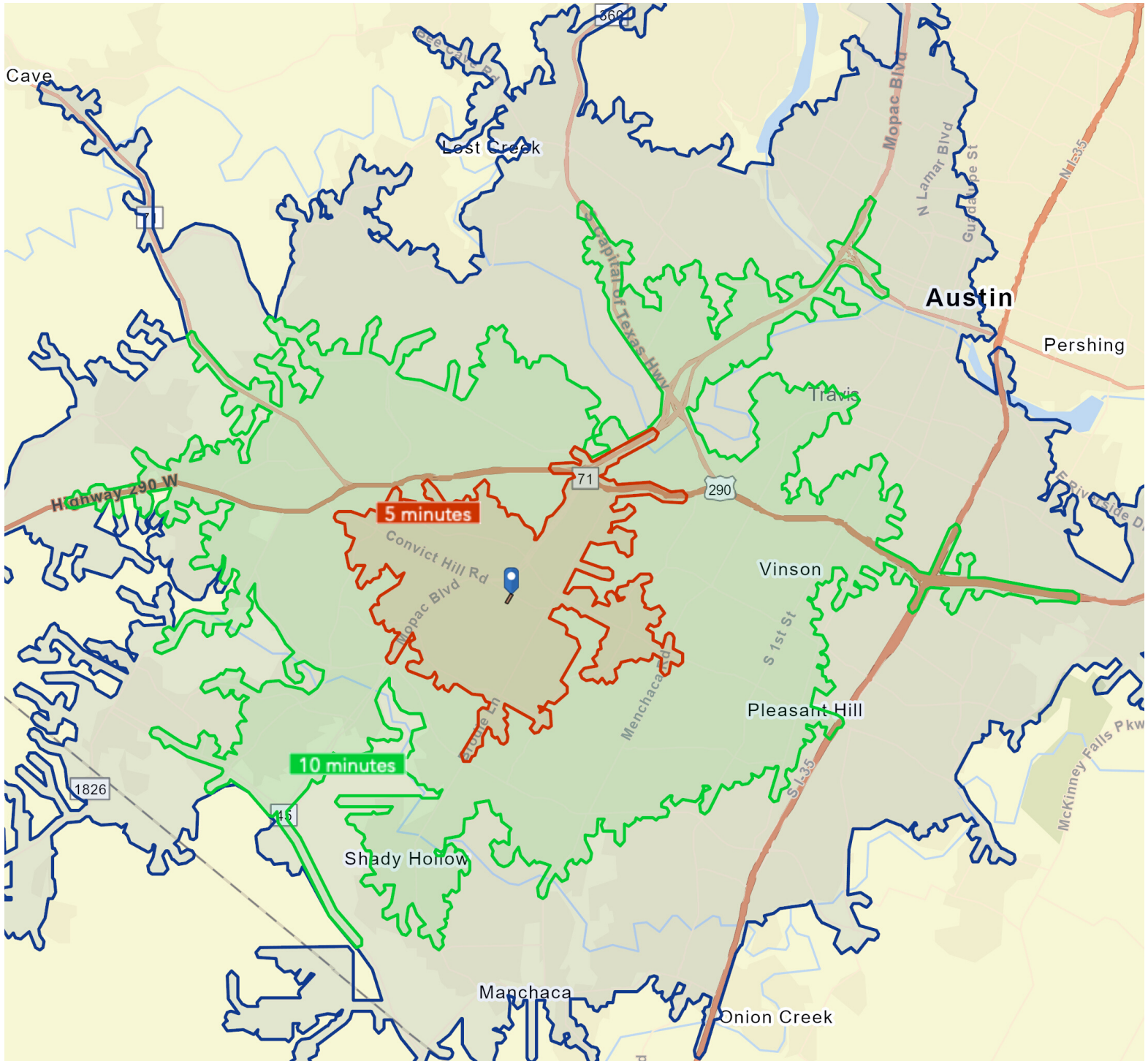
JOHNNYDEVORA@DEVORAREALTY.COM



FOR MORE INFORMATION, CALL JOHNNY DEVORA AT (512) 961-9084
DEVORA REALTY LLC ▪ AUSTIN, TX ▪ DEVORAREALTY.COM

LOCATION

5,10 & 15 MIN DRIVE TIME



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DEVORA REALTY LLC ▪ AUSTIN, TX ▪ DEVORAREALTY.COM

DEMOGRAPHICS

5 MIN DRIVE TIME

KEY FACTS

27,563

Population



2.3

Average
Household Size

37.0

Median Age

\$84,779

Median Household
Income

EDUCATION

4%

No High School
Diploma



13%

High School
Graduate



27%

Some College



56%

Bachelor's/Grad/Pr
of Degree

BUSINESS



791

Total Businesses



8,246

Total Employees

EMPLOYMENT



77%

White Collar



9%

Blue Collar



15%

Services



Unemployment
Rate

INCOME



\$84,779

Median Household
Income



\$44,680

Per Capita Income



\$127,448

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (24.0%)

The smallest group: \$15,000 - \$24,999 (3.0%)

Indicator	Value	Difference	
<\$15,000	3.8%	-3.8%	
\$15,000 - \$24,999	3.0%	-3.5%	
\$25,000 - \$34,999	4.0%	-2.7%	
\$35,000 - \$49,999	10.6%	-0.7%	
\$50,000 - \$74,999	19.6%	+1.9%	
\$75,000 - \$99,999	18.9%	+6.3%	
\$100,000 - \$149,999	24.0%	+6.5%	
\$150,000 - \$199,999	10.2%	+1.3%	
\$200,000+	5.8%	-5.3%	

Bars show deviation from
Travis County

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DEMOGRAPHICS

10 MIN DRIVE TIME

KEY FACTS

164,371

Population



2.3

Average Household Size

36.8

Median Age

\$79,726

Median Household Income

EDUCATION

6%

No High School Diploma



14%

High School Graduate



25%

Some College



55%

Bachelor's/Grad/F of Degree

BUSINESS



6,145

Total Businesses



64,618

Total Employees

EMPLOYMENT



76%

White Collar



11%

Blue Collar



14%

Services

3.2%

Unemployment Rate

INCOME



\$79,726

Median Household Income



\$44,441

Per Capita Income



\$104,694

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.3%)

The smallest group: \$15,000 - \$24,999 (5.0%)

Indicator	Value	Difference	
<\$15,000	5.3%	-2.3%	
\$15,000 - \$24,999	5.0%	-1.5%	
\$25,000 - \$34,999	5.7%	-1.0%	
\$35,000 - \$49,999	11.2%	-0.1%	
\$50,000 - \$74,999	19.3%	+1.6%	
\$75,000 - \$99,999	14.7%	+2.1%	
\$100,000 - \$149,999	20.3%	+2.8%	
\$150,000 - \$199,999	9.6%	+0.7%	
\$200,000+	9.0%	-2.1%	

Bars show deviation from Travis County

DEMOGRAPHICS

15 MIN DRIVE TIME

KEY FACTS

410,934

Population



2.4

Average Household Size

33.8

Median Age

\$75,808

Median Household Income

EDUCATION

9%

No High School Diploma



15%

High School Graduate



23%

Some College



53%

Bachelor's/Grad/I of Degree

BUSINESS



20,486

Total Businesses



250,797

Total Employees

EMPLOYMENT



73%

White Collar



12%

Blue Collar



15%

Services

3.3%

Unemployment Rate

INCOME



\$75,808

Median Household Income



\$44,504

Per Capita Income



\$81,235

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.7%)

The smallest group: \$15,000 - \$24,999 (6.1%)

Indicator	Value	Difference	
<\$15,000	7.7%	+0.1%	
\$15,000 - \$24,999	6.1%	-0.4%	
\$25,000 - \$34,999	6.7%	0	
\$35,000 - \$49,999	11.2%	-0.1%	
\$50,000 - \$74,999	17.7%	0	
\$75,000 - \$99,999	12.9%	+0.3%	
\$100,000 - \$149,999	17.7%	+0.2%	
\$150,000 - \$199,999	9.0%	+0.1%	
\$200,000+	11.0%	-0.1%	

Bars show deviation from
Travis County