

# 319 Addie Roy Rd

**10.2 Acres**

Marketed By  
**Forrest Higdon & Grant Williams**



- **Views**  
Views of both Downtown Austin and Barton Creek from either side of the vista.
- **Location**  
Close proximity to Barton Creek, Westlake Amenities & less than 7 miles from Downtown Austin. Next to Rob Roy Subdivision.
- **Access & Frontage**  
Access on Addie Roy with frontage on Bee Cave Rd. Both West & East access on Bee Cave via signaled light on Addie Roy.





# Prime Redevelopment Opportunity



\*Property outline is estimated

## 10.2 Acres on Bee Caves Rd

The property contains a total of 10.2 acres with access on Addie Roy & frontage on Bee Caves Parkway. It is currently an operating wedding venue with lodging on site. The tract features significant topography that provides impressive views to the west & northeast. The tract would be ideal for large residential lots or a small condominium regime. Few tracts of this size remain along the Bee Cave corridor.

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# Amazing views & location

## Highlights

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- Impressive views of the Barton Creek Greenbelt to the west & Downtown Austin to the northeast
- Average Household Income in a 1-mile radius \$293,481
- Property backs to Rob Roy
- Frontage on Addie Roy & Bee Cave Parkway
- Travis County & Austin ETJ
- Impervious coverage limited to 20%
- Population in a 3-mile radius 24,255

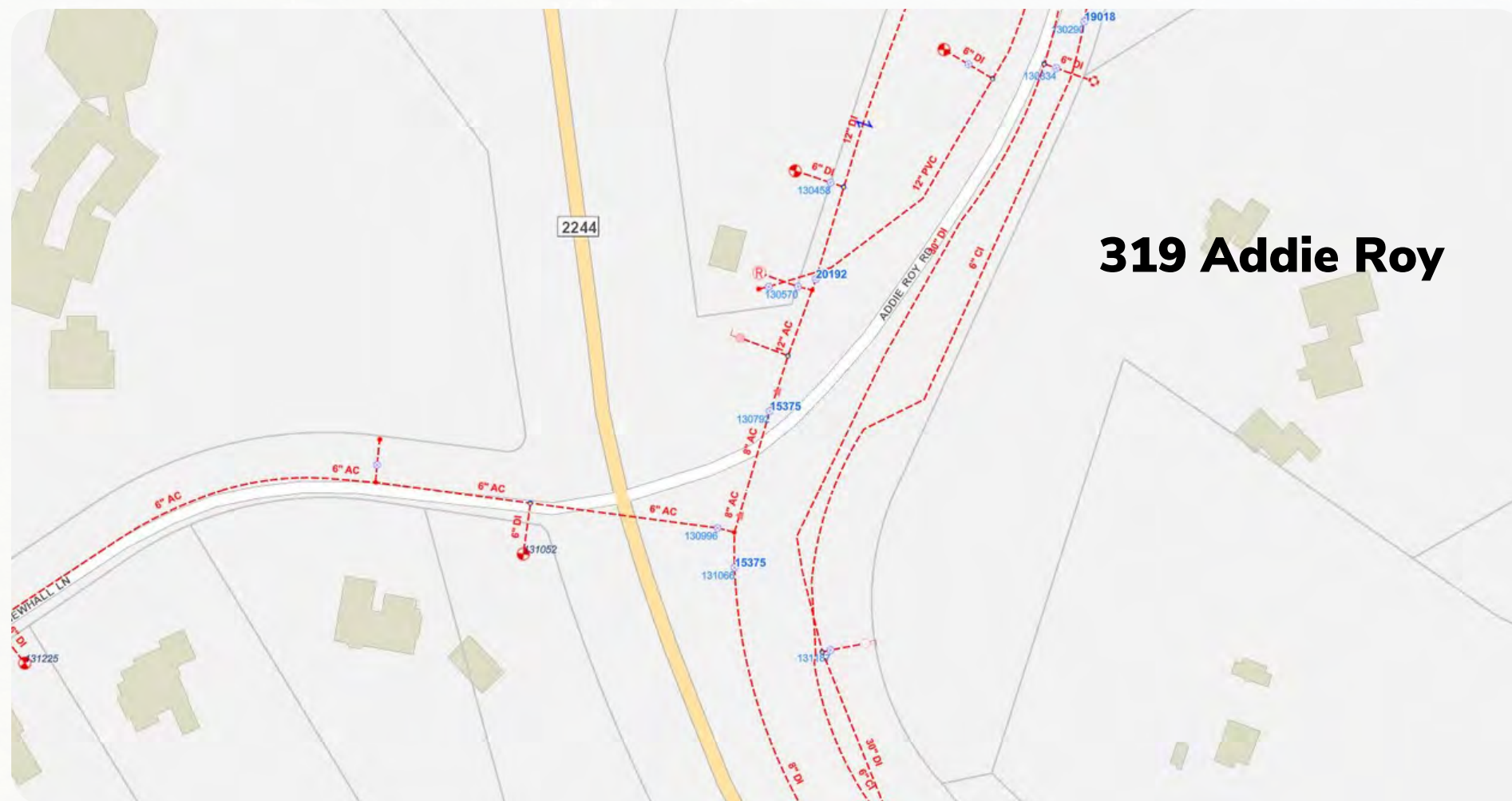
\*Data provided by Esri 2022

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# Utilities

## Highlights



- Water supplied by Travis Co. WCID 10
- 6" & 30" Water line on Addie Roy
- Condominium Regime could utilize shared community septic.
- Homesites would allow for septic
- Travis County & Austin ETJ
- Electric - Austin Energy

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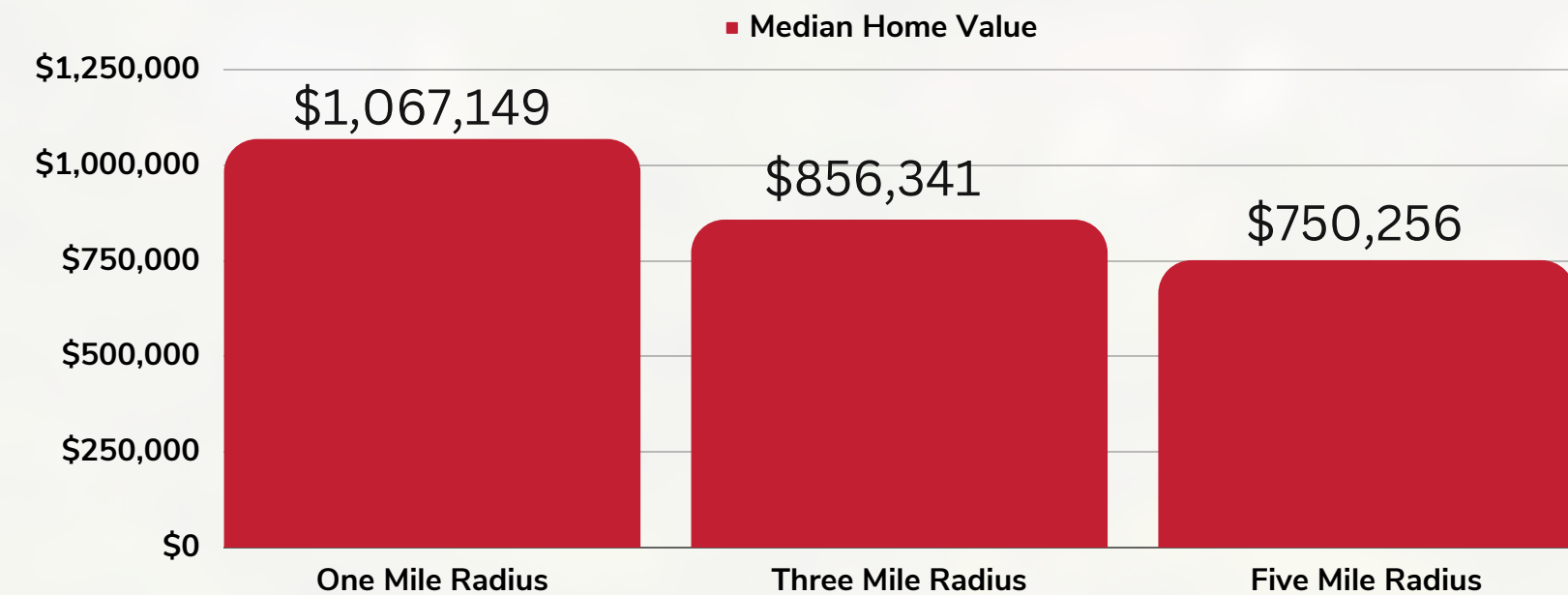
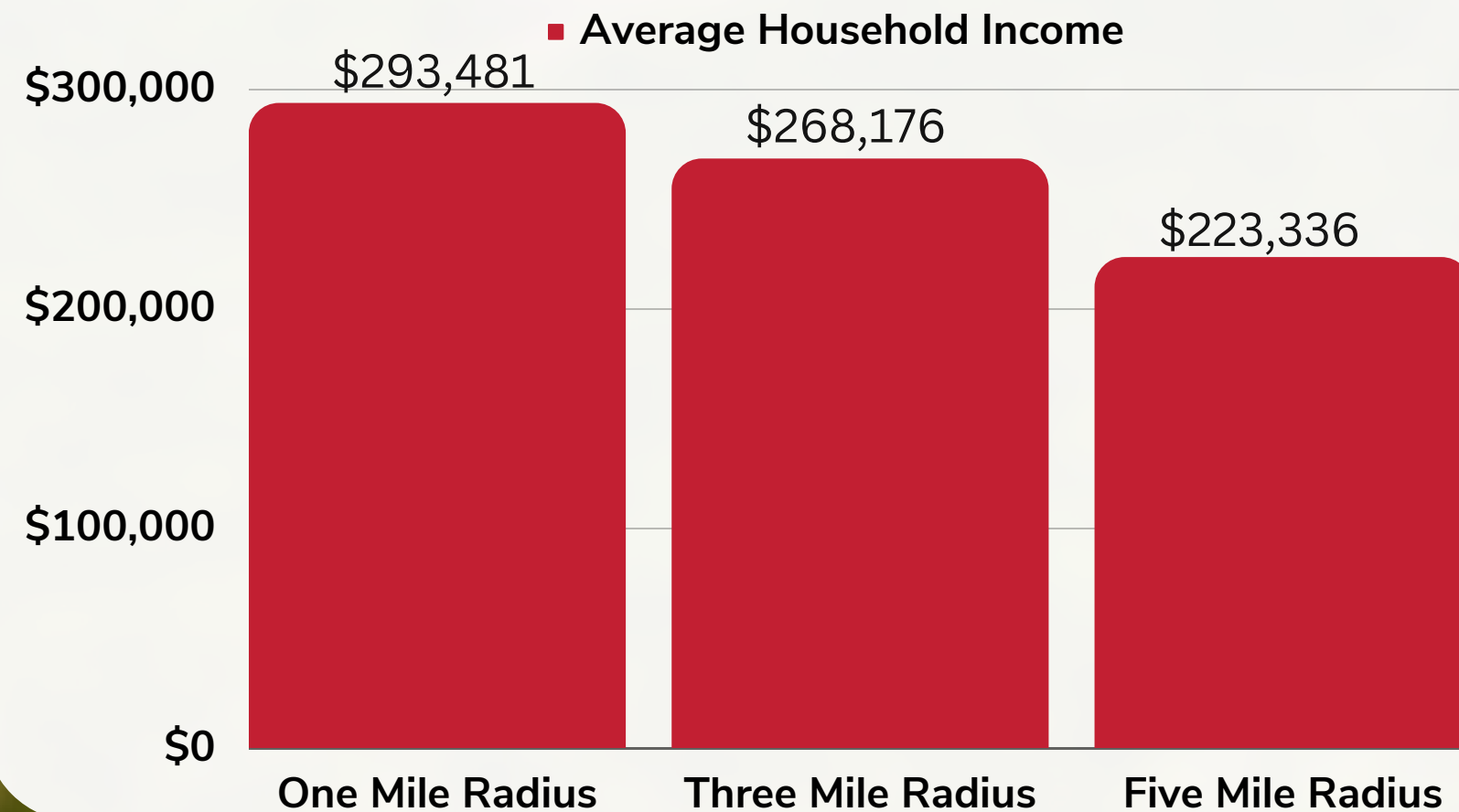
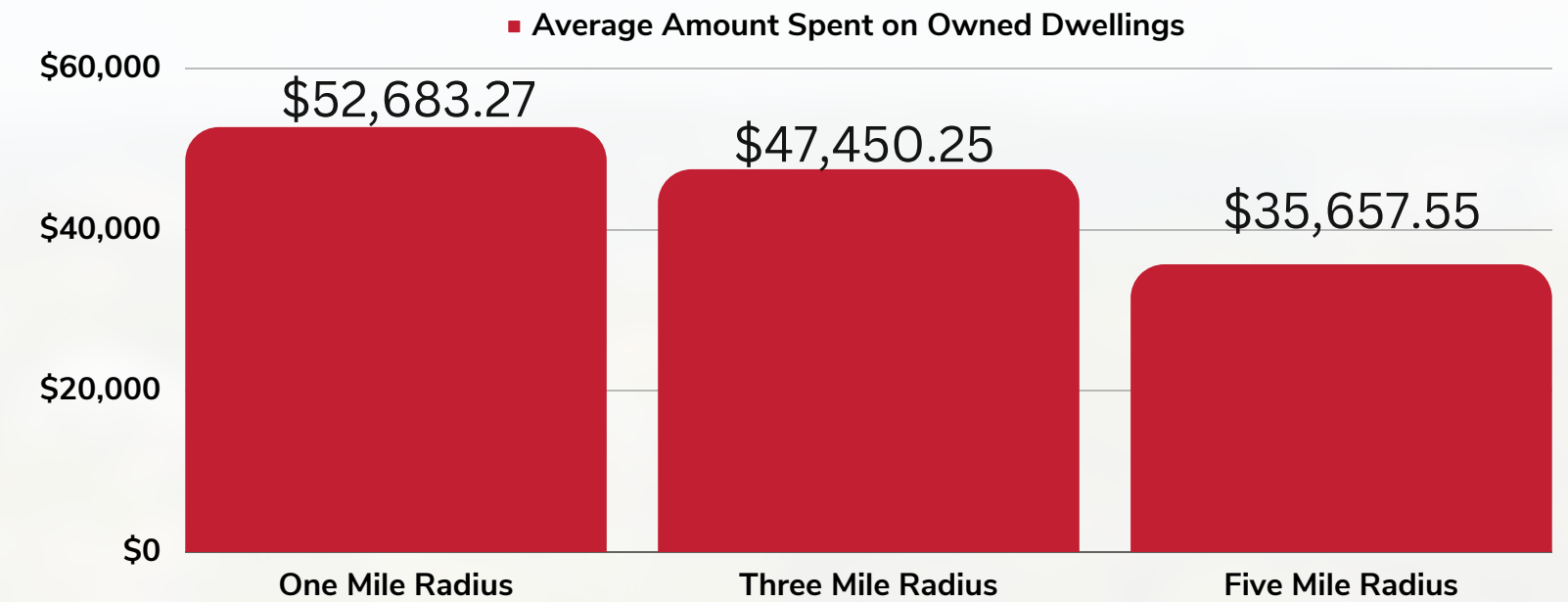
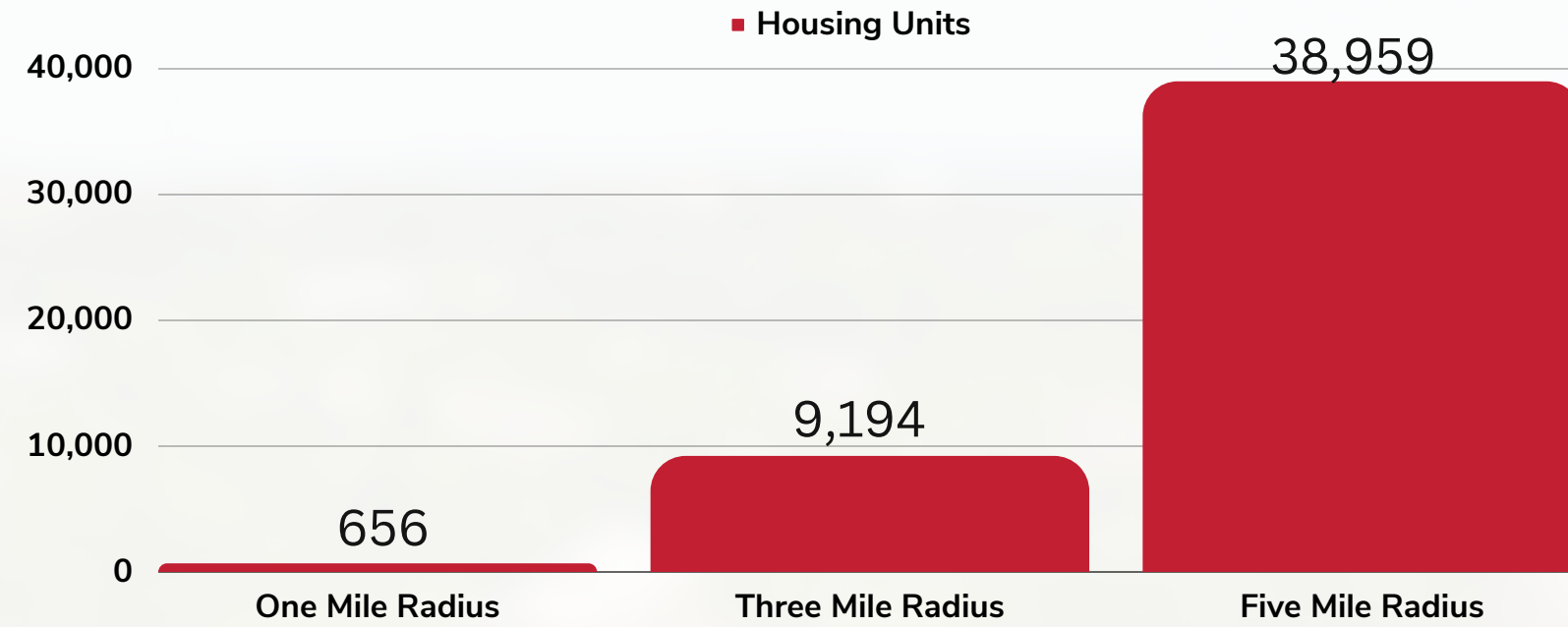
# Traffic Counts



Source: ©2022 Kalibrate Technologies (Q3 2022).



# Area Demographics



## Source

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

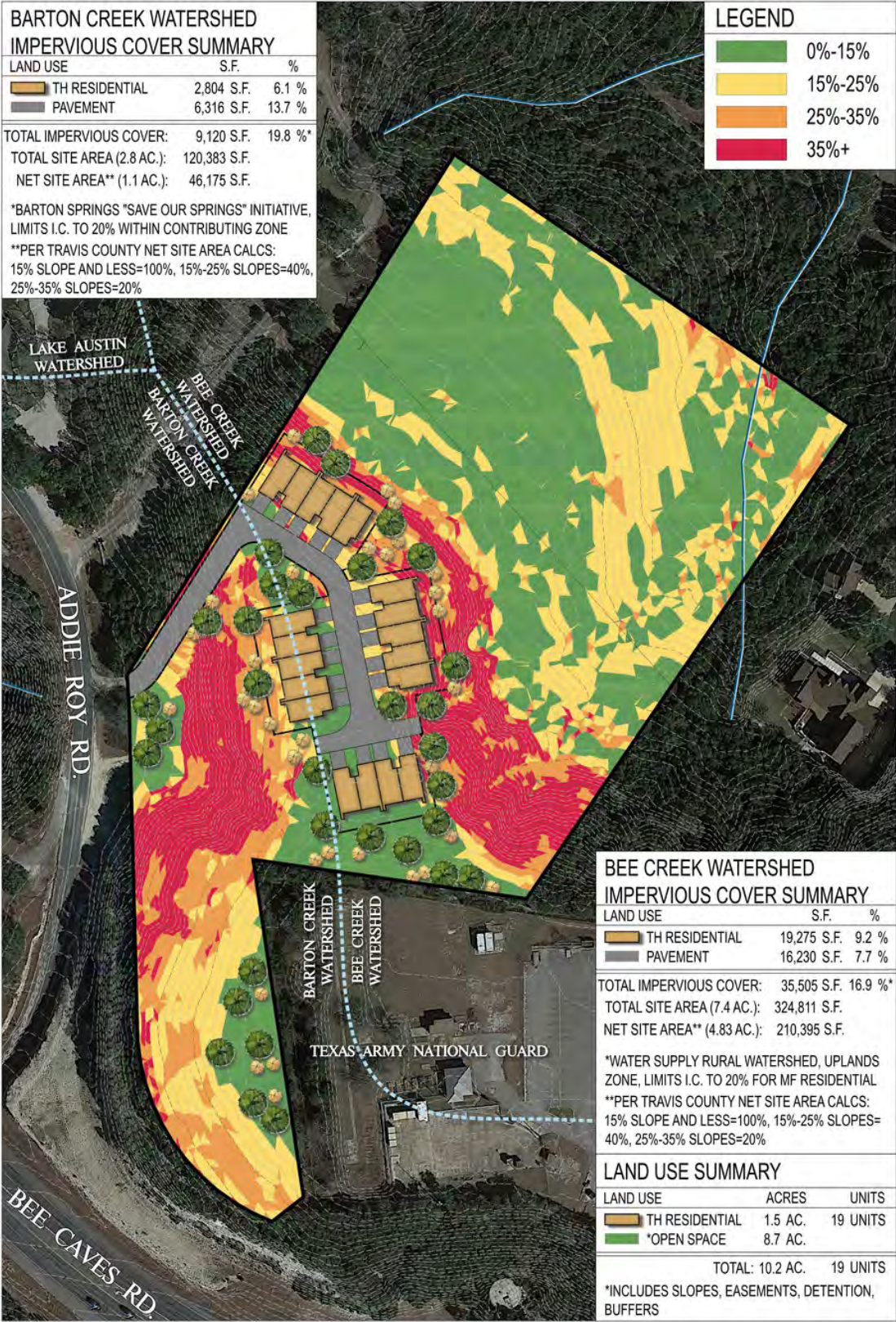
Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics



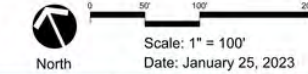
# Multiple Development Possibilities



# Condominuims

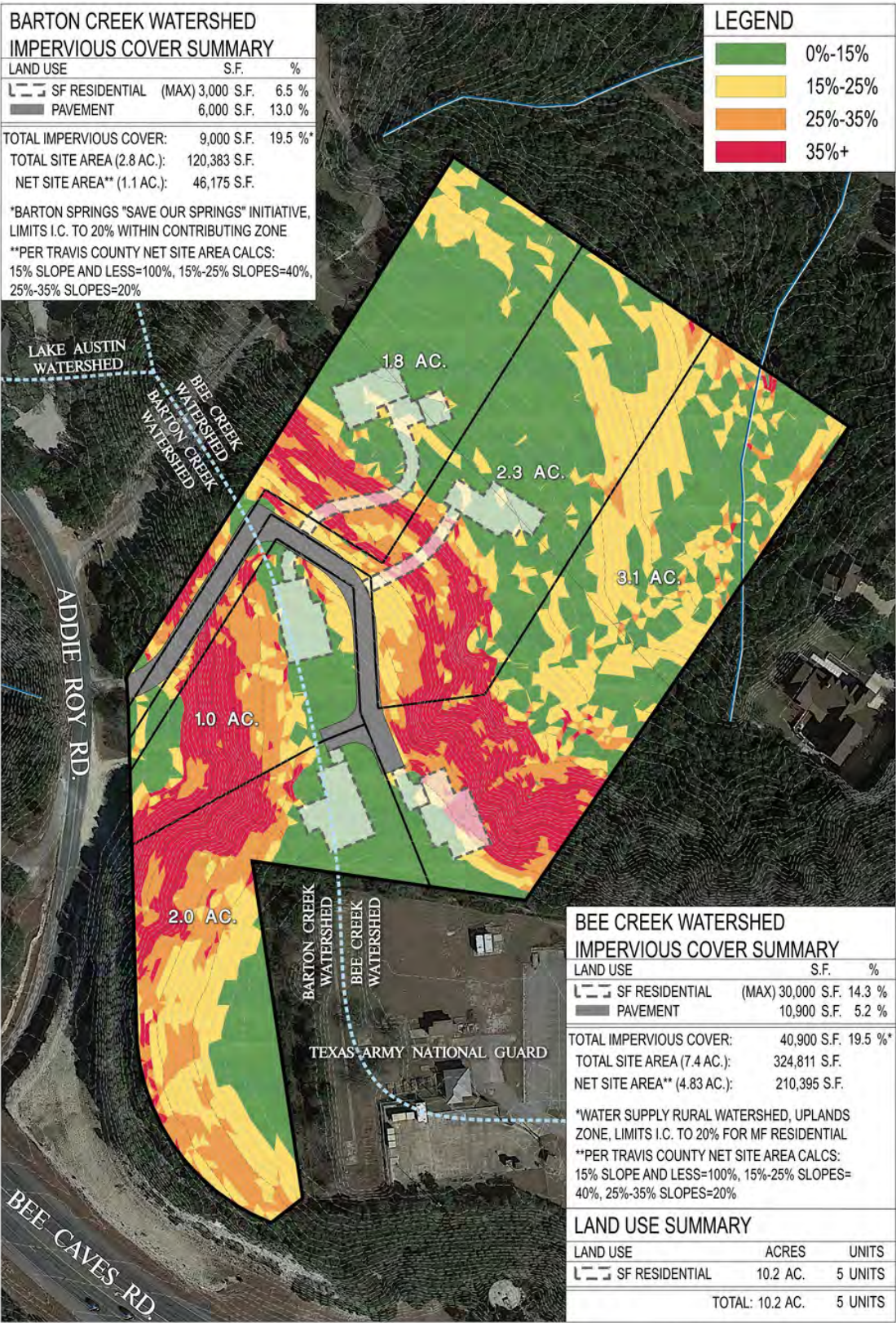


CONCEPT E  
ADDIE ROY TRACT  
AUSTIN, TEXAS

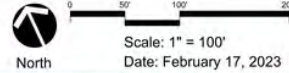


Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

# Large Acreage Lots



LOTING B  
ADDIE ROY TRACT  
AUSTIN, TEXAS



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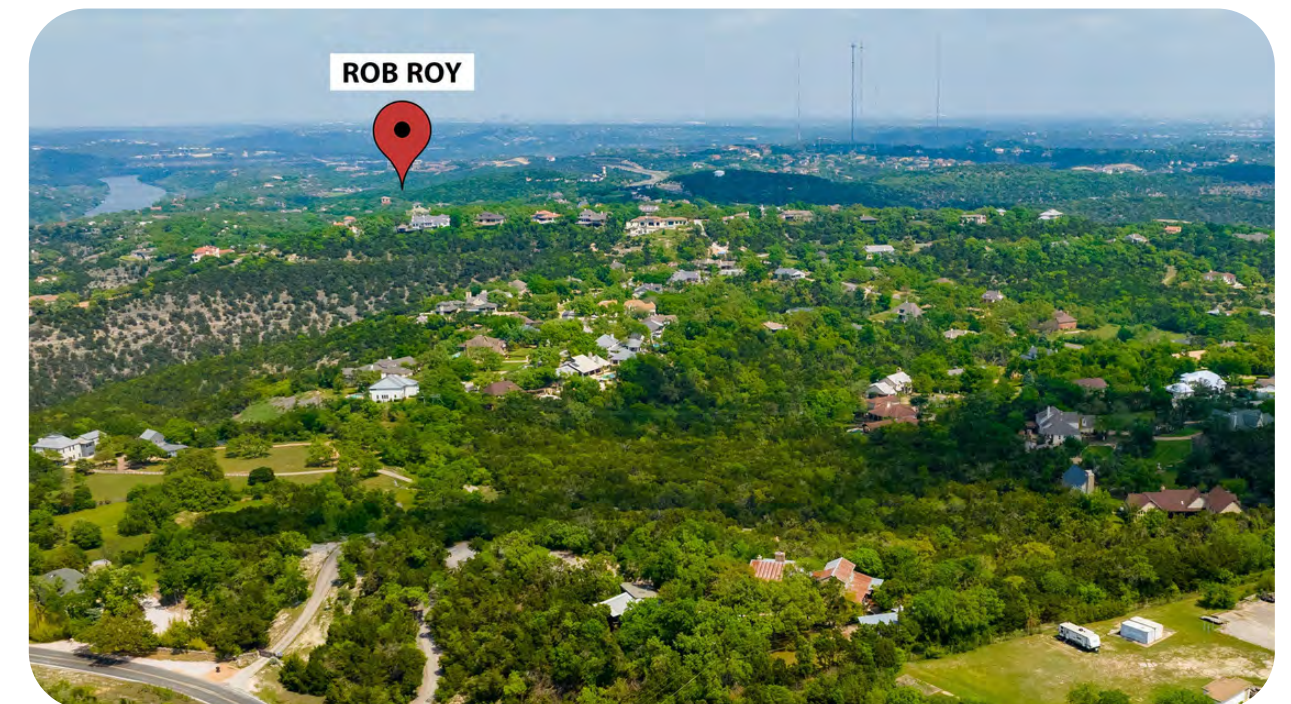


West Facing View Including Lake Austin

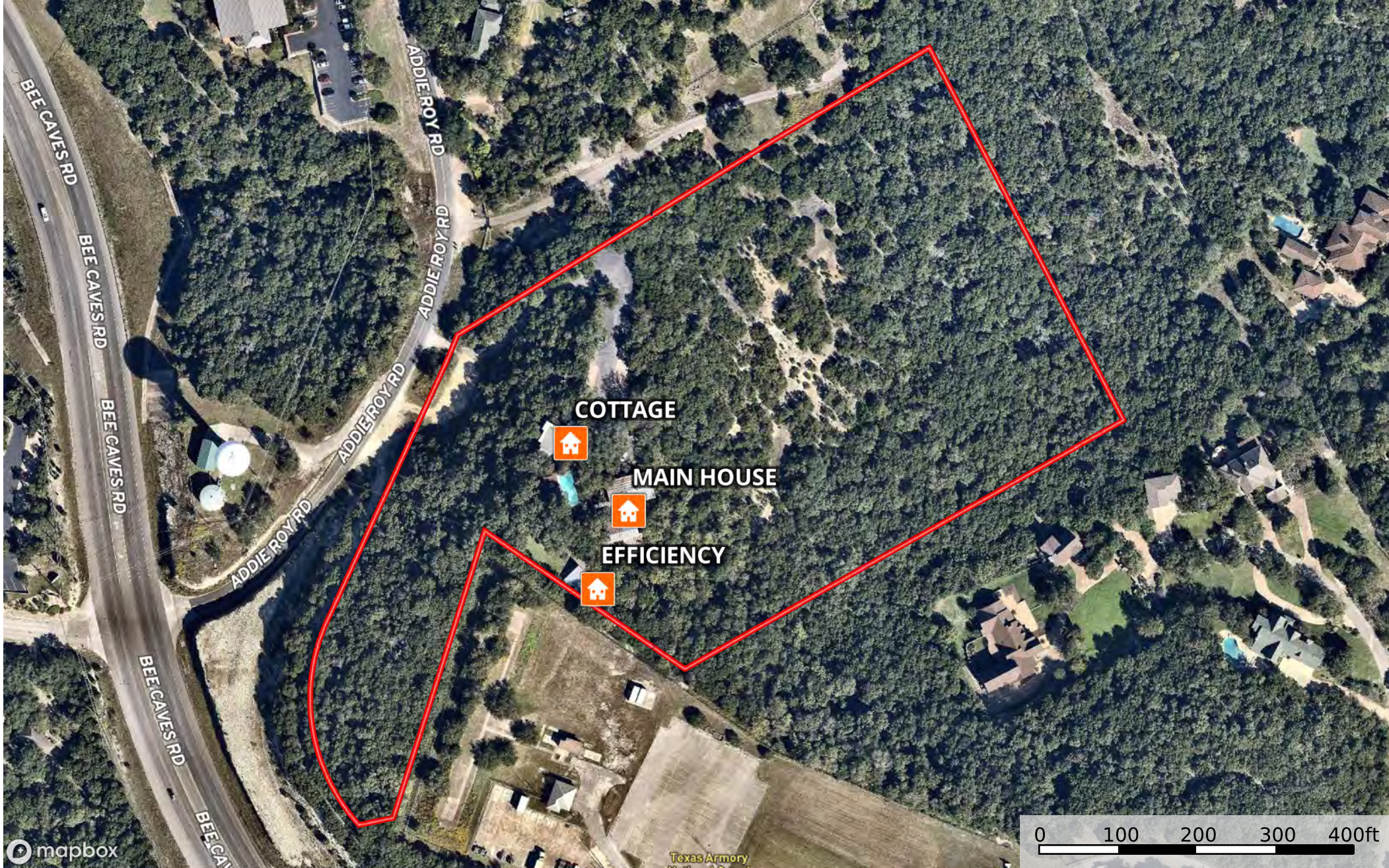
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The tract features  
one of the highest  
points along 2244







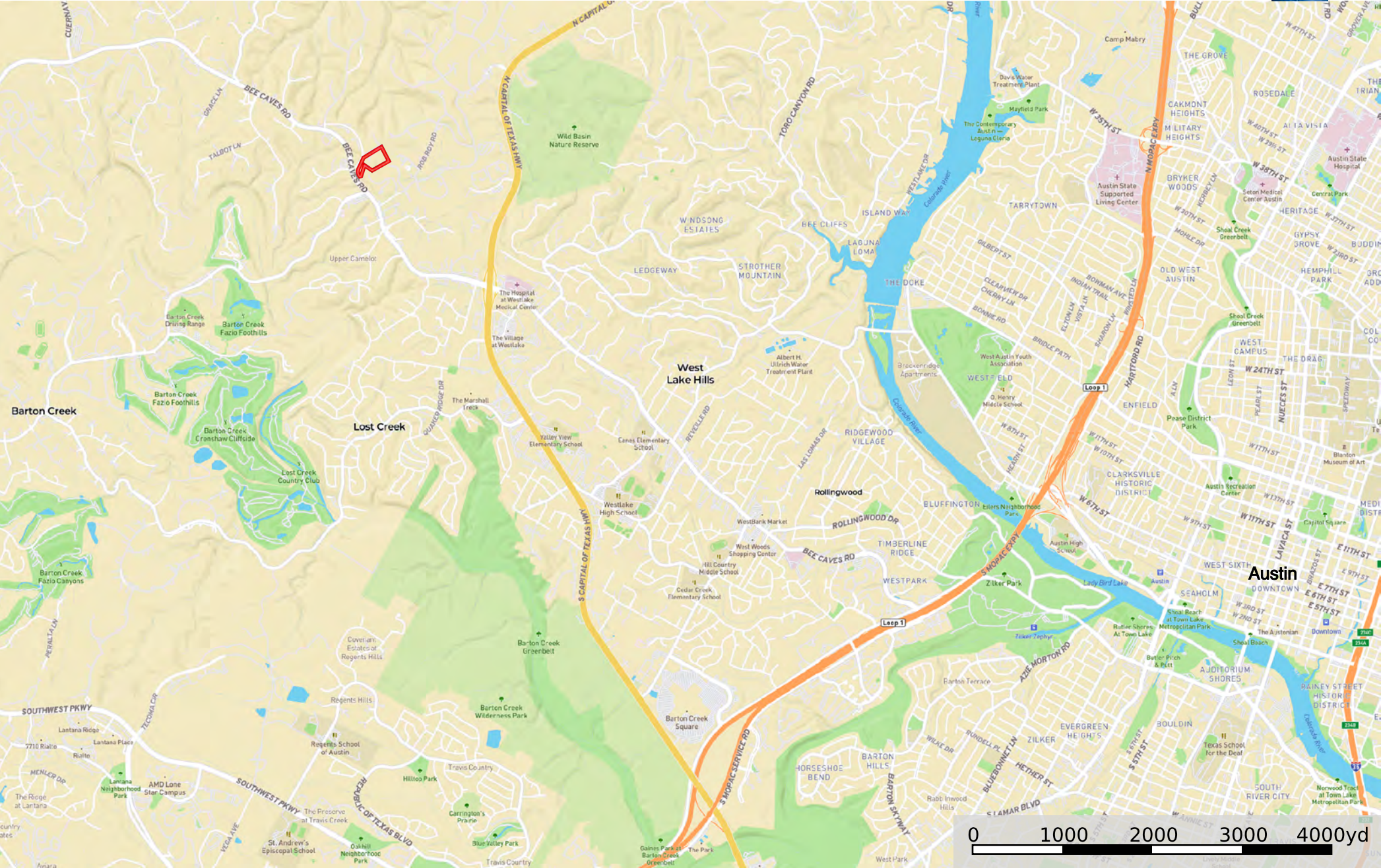
House Boundary per CAD







319 Addie Roy Rd, Austin, TX 78746  
Travis County, Texas, 10.22 AC +/-



Boundary per  
CAD



# 319 Addie Roy

10.2 Acres



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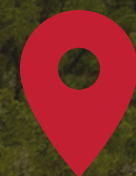
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