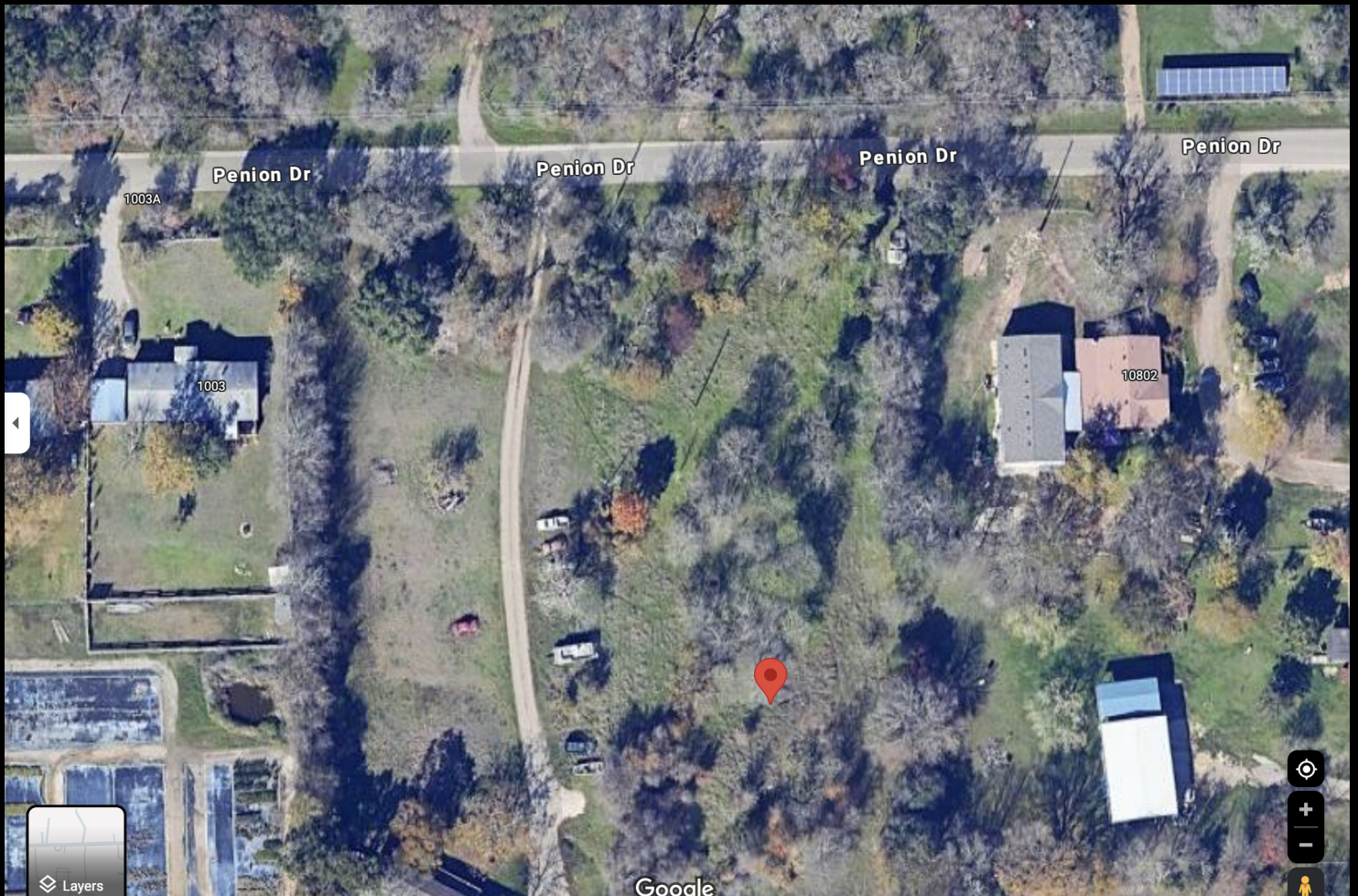


Vacant Land | Austin

FOR SALE

911 Penion Drive, Austin Tx



Kristofer Kasper
Director Land + Commercial
512.966.9781
kris.kasper@compass.com

seed.
PROPERTY GROUP
COMPASS

Vacant Land | Austin

911 Penion Drive

Location	911 Penion Dr. Austin, Tx 78748
Acreage	1.75 acres
Price	\$399,999 (\$5.25/ft)
Frontage	Approx. 153.70 feet on Penion Dr
Water Utility	City of Austin
Zoning	Austin ETJ
Exemptions	None
Agent Link	Click Here

***Survey and related due diligence documents available upon request

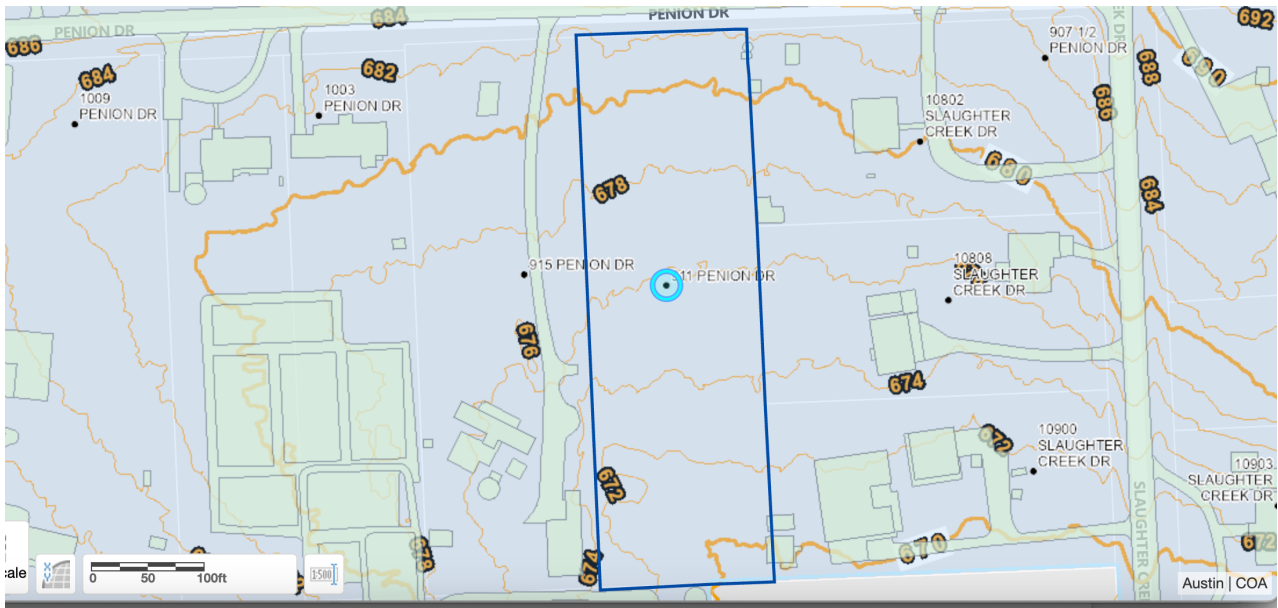
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911 Penion Drive

Topo Map



ETJ Map



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911 Penion Drive

City of Austin Property Profile



Property Profile Report

General Information

Location: **911 PENION DR**
Parcel ID: **0436190302**
Grid: **ME13**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **None**

Zoning Cases: **None**

Zoning Ordinances: **None**

Zoning Overlays:

Infill Options: **--**

Neighborhood Restricted Parking Areas: **--**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **No**

Zoning Guide

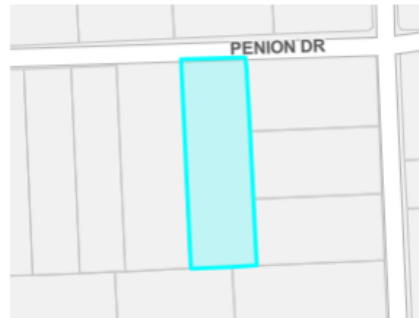
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **SUBURBAN**
Watershed Boundaries: **Slaughter Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

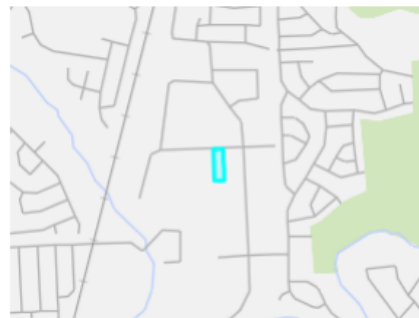
Jurisdiction: **AUSTIN 2 MILE ETJ**
Council District:
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Friends of Austin Neighborhoods, Onion Creek Homeowners Assoc., South Austin Neighborhood Alliance (SANA)**



Zoning Map



Imagery Map



Vicinity Map

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Vacant Land | Austin

911 Penion Drive

This 1.75-acre development opportunity is located just 15 minutes from downtown Austin, Texas. With easy access to Highway 35, the site is both highly accessible and positioned near a variety of amenities, including dining, shopping, and recreational options. Located within the ETJ, without zoning restrictions, the property offers flexible development potential to suit a range of uses.

Highlights

- Close to IH35 and Loop 1
- Austin ETJ
- Near walking trails
- No zoning
- No HOA



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