

# FOR SALE OR LEASE ±2.76 ACRE SALVAGE YARD

## 8203 South Highway 183, Austin, TX 78747



**LOCATION:** The Subject Property is located on the east side of South State Highway 183 in Austin.

**LAND SIZE:** Approximately 2.766 acres.

**IMPROVEMENTS:** • 7,682 sf metal building  
• 1,682 sf office space (HVAC)  
• 6,000 sf warehouse  
• 1,558 sf home

**FRONTAGE:** Approximately 240 feet of frontage on Hwy 183

**ZONING:** The Property is in The city of Austin's ETJ (Extra Territorial Jurisdiction) and is not zoned, but there is an airport overlay present.

**UTILITIES:** The Property is served by a public water system and wastewater service is provided for by a septic system.

**TOPOGRAPHY:** The site is relatively level

**FLOOD HAZARD:** No portion of the Property resides in the FEMA floodplain.

**PRICE:** \$900,000

**RATE:** \$.80 per SF per month

**COMMENTS:** The home on the property is currently rented on a month to month basis and can be used as office space, living quarters, or a source of passive income.

**McALLISTER**  
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