# \$1,400,000 - 13604 Fm 969 Road, Austin

MLS® #1165067

#### \$1,400,000

0 Bedroom, 0.00 Bathroom, Land on 7.17 Acres

#### Duty J, Austin, TX

Looking for LAND in Austin? Look no further! \*7.17 Acres\* of vacant land available for potential mixed use on the heavily travelled FM 969 Road! Looking for a place to develop or build? This is your location with countless possibilities! Conveniently located just a few short minutes from ABIA 7.17 acres of land perfect for project development and/or limitless possibilites in the ever growing and expanding City of Austin! Close proximity to 183 and the 130 toll road. Easy access to ABIA Airport. No Zoning. Close proximity to: TESLA, TESLA GIGA TEXAS, GOOGLE, AMAZON, SPACE X, APPLE, FACEBOOK and beyond! Due diligence is required by the Buyer's Agent and Buyer regarding water/sewage/electric/permits/zoning as per buyer's building needs via Travis County and the City of Austin.

#### Essential Information

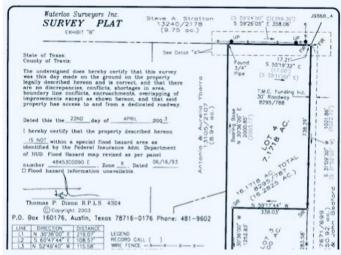
MLS® #	1165067
Price	\$1,400,000
Bathrooms	0.00
Acres	7.17
Туре	Land
Sub-Type	Multiple Parcels
Status	Active

## **Community Information**

Address

13604 Fm 969 Road





Waterloo Surveyors Inc.

April 22, 2003 FIELD NOTES

FIELD NOTES FOR 7.1718 ACRES OF LAND, MORE OR LESS, HEREIN REFERRED TO AS LOT 4, OUT OF THE JOSEPH DUTY SERVEY NO. 16 IN TRAVIS COUNTY, TEXAS, SAME BEING OUT OF AND PART OF THAT CERTAIN 16.2825 ACRES OF LAND CONVEYED TO EARACH BROWN RECORDED IN VOLUME SS.P. ACE 757, DEED RECORDS, TRAVIS COUNTY, TEXAS, FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

EXHIBIT "A"

BEGINNING at an iron rod found on the north R.O.W. of F.M. 969 at the S.W. corner of said 16.2825 acre tract fo

THENCE N10°36'00°E along the west line of said 16.2825 acre tract for a distance of 2000.83 feet to a at the N.W. corner of said 16.2825 acre tract same being on the south line of that certain 9.75 acre tract in Volume 13240, Page 2178, Real Property Records, Travis County, Texas for the N.W. corner hereof;

THENCE the following two (2) courses and distances along the north line of said 16.2825 acre tr

SS9°26'05''E for a distance of 358.06 feet to an iron rod found;
SS5°19'32''E for a distance of 17.21 feet to an iron rod found on the west line of a 10 feet wide road referent Volume R285, Page 787, Deed Records, Travis County, Texas at the N.E. corner hereof;

THENCE S311'09'30'W along the cast line of said 16.2825 acre tract and the went line of said 30 feet wide ro distance of 738.29 feet to an iton rod set fire a corner hereof, from which point an a pipe found on the east line 16.2825 acre tract on the west line of said road bears S31'09'30'W at a distance of 283.58 feet;

THENCE N59"17'44"W crossing into said 16.2825 acre tract for a distance of 338.03 feet to an iron rod set for a

THENCE \$30"36'00"W for a distance of 1252.83 fost to an iron rod set on the north R.O.W. of F.M. 969 for the most

THENCE N76'44'35"W along the north R.O.W. of F.M. 969 for a distance of 31.43 feet the POINT OF BEGINNING, containing 7.1718 acros of land.

d do hereby stify that the field as to hereby certify that the field notes hereon were prepared from an actu pervision and that they are true and correct to the best of my knowledge for my direct une

Thomas P. Dixon R.P.1. S. 4724

Office: 512-481-9602 Fax: 512-330-1621



Area	3E
Subdivision	Duty J
City	Austin
County	Travis
State	ТХ
Zip Code	78724

# Amenities

Utilities	Electricity Available
Features	None
View	Rural, Trees/Woods
Waterfront	None

## Exterior

Lot Description	Many Trees,	Open I	Lot
	many need,	0 0 0 0 0	

#### **School Information**

District	Del Valle ISD
Elementary	Gilbert
Middle	Dailey
High	Del Valle

## **Additional Information**

Date Listed	April 15th, 2022
Days on Market	748
Zoning	NONE.

Property Listed by: Spencer PropertiesThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from May 2nd, 2024 at 3:04pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.