

# \$7,900,000 - 6601 N Capital Of Texas Highway, Austin

MLS® #3457018

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**\$7,900,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 10.11 Acres

Champion 360 Subd, Austin, TX

The best remaining properties are the Hidden Gems! Office Building Site for Sale but uses other than office may be possible too. Private Schools, Community Recreation, Medical Offices, General Retail, Indoor Sports and Recreation, Religious Assembly, and more! Approval of City of Austin Site Development Permit anticipated for 2024 for approximately 110,000 square feet of lease-able office space. Convenient close-in location.

Is the price is negotiable? Of course! Tell us what works best for you! The closing can be scheduled for a date after the site development permit is approved or sooner.

Property Taxes, Tax Rate and Tax values are estimates only and used as placeholders in this listing since the county appraised value on this 10.112 acres has not been published yet. Other data reported in this listing contains estimates as well.

We are just selling the land, the building is not yet built, so Buyer may pursue his preferred Architectural Design and Builder. Attractive, gently sloping site with appealing views of the valley and dramatic views of Bull Creek!

Prior settlement agreement with City of Austin allows for waiver of some City of Austin development fees and for grandfathering to earlier development rules. Engineer reports an estimated 464 parking spaces, so parking



ratio is an estimate. The attached floor plan is for conceptual display purposes only but other uses may be possible too. Two of the three principals of the ownership are State of Texas licensed real estate brokers.

Preferred Title Company: Capstone Title â€“ Foskitt. To see the property please contact the listing broker. There are steep cliffs on the part of this property overlooking Bull Creek.

Built in 2024

### Essential Information

MLS® #	3457018
Price	\$7,900,000
Bathrooms	0.00
Acres	10.11
Year Built	2024
Type	Commercial Sale
Sub-Type	Site Planned
Status	Active

### Community Information

Address	6601 N Capital Of Texas Highway
Area	1A
Subdivision	Champion 360 Subd
City	Austin
County	Travis
State	TX
Zip Code	78731

### Amenities

Utilities	See Remarks
Parking	See Remarks
View	Trees/Woods, Canyon, Creek/Stream

### Interior

Interior	See Remarks
Heating	Electric, See Remarks

## Exterior

Construction See Remarks

Foundation See Remarks

## Additional Information

Date Listed August 1st, 2023

Days on Market 263

Zoning Gr-Co, Non-residential us

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