

**For Sale**  
**4.66 Acre Tract**  
**Walnut Creek Business Park**

**Location:**

Intersection of Cross Park Drive & Manor Expressway  
One of the few remaining sites in the 700 acre Walnut Creek Business Park  
Six Miles North of Austin Bergstrom Airport  
Rapid Access to Austin's Major Thoroughfares -  
IH-35, Hwy 183, Hwy 290 E, SH 130 and Manor Expressway

**Description:**

Cross Park Drive—Four Lane Median Divided Road  
Frontage on Manor Expressway and Cross Park Drive  
Potential uses—Office, hotel, restaurant, retail





Entitlements:

Zoning - Limited Industrial (LI)  
75% Building Coverage  
80% Impervious Coverage  
FAR 1:1  
Max Height 60'  
City of Austin Utilities  
Possible 1704 Exemptions

Sales Price:

\$5.00 per SF  
Owner Financing or Build-To-Suit options would be considered

For more information contact:

Dick Obenhaus  
First Austin Properties  
Office: 512-306-8305  
Mobile: 512-423-1911  
[dick@firstaustinproperties.com](mailto:dick@firstaustinproperties.com)

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