

# \$1,500,000 - 11604 Moore Rd, Austin

MLS® #1888535

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.00 Acres

Thoroughbred Estates Ph 03, Austin, TX

Excellent opportunity to grab this unzoned 5-acre property in a super location right across the street to the Tito's Vodka Distillery, Tx 130 Tollway, new Tollway to Bastrop currently being constructed, The Circuit of the Americas, Austin-Bergstrom International Airport, Downtown Austin, Bastrop, Lockhart and much more. The parent company for Tito's has been buying up most of the lots around their current property as well as additional lots right around this one and just across the street. Value in real property in this particular area is and has been rising up recently with the above mentioned as well as the new movie production studios breaking ground in both Bastrop & Buda, Del Valle & Cedar Creek areas, as well as Samsung building their new \$20Billion+ facilities, plus Apple and the rest of Austin's appeal to growing businesses & development. No real value has been given to the house structure on this property as this is a commercial sale and the structure is not intended for future residential usage.

Built in 1985

## Essential Information

MLS® #	1888535
Price	\$1,500,000
Bathrooms	0.00
Acres	5.00
Year Built	1985



Type	Commercial
Sub-Type	Other
Status	Active

### Community Information

Address	11604 Moore Rd
Area	SE
Subdivision	Thoroughbred Estates Ph 03
City	Austin
County	Travis
State	TX
Zip Code	78719

### Amenities

Utilities	Electricity Connected, Water Connected, Phone Available, Propane
Parking	See Remarks

### Exterior

Construction	See Remarks
Foundation	Slab

### Additional Information

Date Listed	February 6th, 2024
Days on Website	354
Days on Market	484
Zoning	Un-Zoned.

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