

\$1,200,000 - 3408 Hibbetts Rd, Austin

MLS® #3041346

\$1,200,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.57 Acres

Tannehill J C, Austin, TX

LOCATION! LOCATION! LOCATION! 1/2-acre lot, with great access to Ed Bluestein/Hwy 183 toll. Be creative! City has recently assigned the address as 3408 Hibbetts and made the zoning- CS- commercial services. Also, tax record states .71 acre lot but it's actually .57 acres. Property was recently surveyed. Survey in documents. TxDot estimates 27,000 daily traffic count for the main northbound lanes of Hwy 183 and about 20,000 daily traffic count for south bound lanes. Part of the property has a guard rail/retaining wall that runs on the side of it parallel with the access road. Property needs water meter, all utilities available through City of Austin. Buyer and buyer agent to verify all details. Tree study on file.

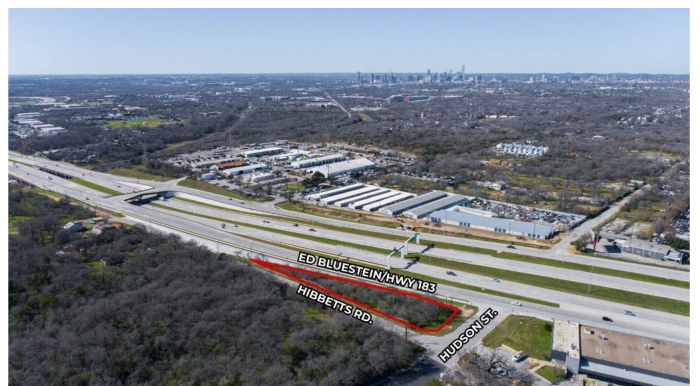
Essential Information

MLS® #	3041346
Price	\$1,200,000
Bathrooms	0.00
Acres	0.57
Type	Commercial
Sub-Type	Other
Status	Active

Water Feature/View

View City, TreesWoods

Community Information



Address	3408 Hibbetts Rd
Area	5E
Subdivision	Tannehill J C
City	Austin
County	Travis
State	TX
Zip Code	78725

Amenities

Utilities	Electricity Available, Phone Available, Water Available
Parking	None

Additional Information

Date Listed	January 5th, 2025
Days on Website	281
Days on Market	205
Zoning	CS- Commercial Services-

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