

# \$1,950,000 - 10310 Brodie Ln, Austin

MLS® #8595895

**\$1,950,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 5.65 Acres

Travis County, Austin, TX

Owner selling after thirty (30) years. A Buyer can occupy the existing home overlooking Slaughter Creek or build up to four (4) additional homes within the secluded tree covered acreage. After passing through the entry gate adjacent to Brodie Lane, travel west on the paved driveway located within the 40â€™<sup>TM</sup> +/- fenced private lane to the point where the Property widens into a tree covered 4.5+/- acre oasis. The gated entry for 10310 Brodie Lane is located on the west shoulder of Brodie Lane, approximately 4.7 miles south of US Highway 71 & US Highway 290. The existing three (3) bedroom, two (2) bath, pier & beam, frame, single family residence was built in 1970 and contains 1,752+/- square feet of living area. A focal point, within the living room, is the large wood burning fireplace. The residence and its expansive, multitier, wrap-around deck is prominently perched on a high-bank overlooking Slaughter Creek and its largely undeveloped valley beyond. A detached garage, plus several small free-standing equipment sheds are also located within the Property. The Property is located within Travis County. The Survey indicates that the Property contains 5.65 acres. The Property is â€œpark-likeâ€•, contains an extensive cover of Live Oaks, is mostly fenced, and slopes gently providing adequate drainage. Travis County officials have confirmed that â€œthe Property is suitable for Commercial or Residential Use and is not subject to â€œAustnâ€™s Extra



Territorial Jurisdiction (ETJ)â€•. The Propertyâ€™s western boundary stretches 340+/- feet along Slaughter Creek, thus a relatively small area of the Property is located within the â€œAEâ€• flood plains (see 100 & 500-year flood plain map attached). The Property is located within the â€œBarton Springs Zoneâ€•, the â€œSlaughter Creek Watershedâ€•, and the â€œEdwards Aquifer Recharge Zoneâ€•. A Buyer, interested in further developing the Property, is encouraged to review the developmental rules governing Impervious Cover, Flood Plains, and Water Quality Zones.

**Essential Information**

MLS® #	8595895
Price	\$1,950,000
Bathrooms	0.00
Acres	5.65
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

**Water Feature/View**

View	CreekStream,TreesWoods,See Remarks
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**Community Information**

Address	10310 Brodie Ln
Area	SWE
Subdivision	Travis County
City	Austin
County	Travis
State	TX
Zip Code	78748

**Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Not Available, Phone Available, Water Connected
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Features	See Remarks
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## Exterior

Exterior Features	See Remarks
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Lot Description	Backs to Greenbelt/Park, Many Trees
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## School Information

District	Austin ISD
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Elementary	Baranoff
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Middle	Bailey
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High	Bowie
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## Additional Information

Date Listed	July 11th, 2023
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Days on Website	355
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Days on Market	524
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