

FOR SALE

4400 E WILLIAM CANNON DR
AUSTIN, TX, 78744

±0.85 AC (±37,026 SF)

E. WILLIAM CANNON DR

ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.325.3654
C 512.699.1103

LUKE BOYKIN

lboykin@lee-associates.com
D 512.410.8266
C 850.842.8121

PROPERTY DETAILS

PROPERTY ID:
339055

SIZE:
±0.85 ACRES

UTILITIES:
AUSTIN WATER CCN: 12' GRAVITY MAIN
AUSTIN SEWER CCN: 8' GRAVITY MAIN

TAX RATE:
2.09%

ZONING:
GR-MU-CO

JURISDICTION:
CITY OF AUSTIN

SCHOOL DISTRICT:
AUSTIN ISD

FLOODPLAIN:
NOT WITHIN THE FEMA FLOODPLAIN

FRONTAGE:
±120' ALONG E. WILLIAM CANNON DR

TOPOGRAPHY:
GENTLY SLOPING | ±620' - 610' ELEVATION

VEHICLES PER DAY:
24,595

**CURRENTLY ENTITLED WITH PLANS IN HAND
FOR GROUND FLOOR RETAIL WITH AN
OFFICE COMPONENT.**

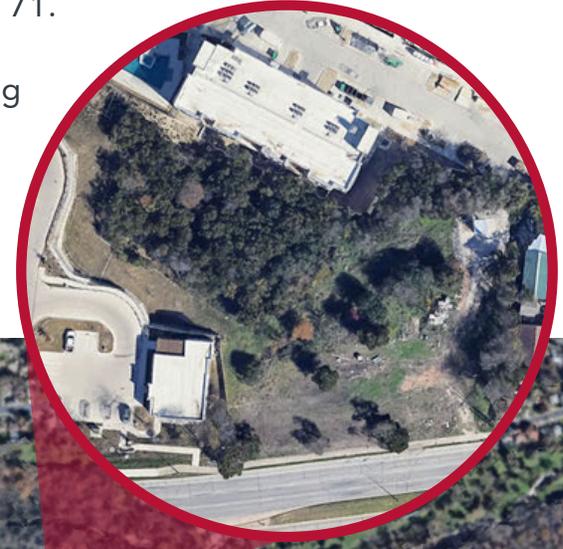


4400 E WILLIAM
CANNON DR

EXECUTIVE SUMMARY

4400 East William Cannon Drive is located in Southeast Austin, one of the city's fastest-growing submarkets, benefiting from strong population growth and accelerating commercial and residential development. The William Cannon corridor is a major east-west thoroughfare connecting I-35 to McKinney Falls Parkway, offering strong visibility and direct access to nearby employment centers, Austin-Bergstrom International Airport, and SH 71.

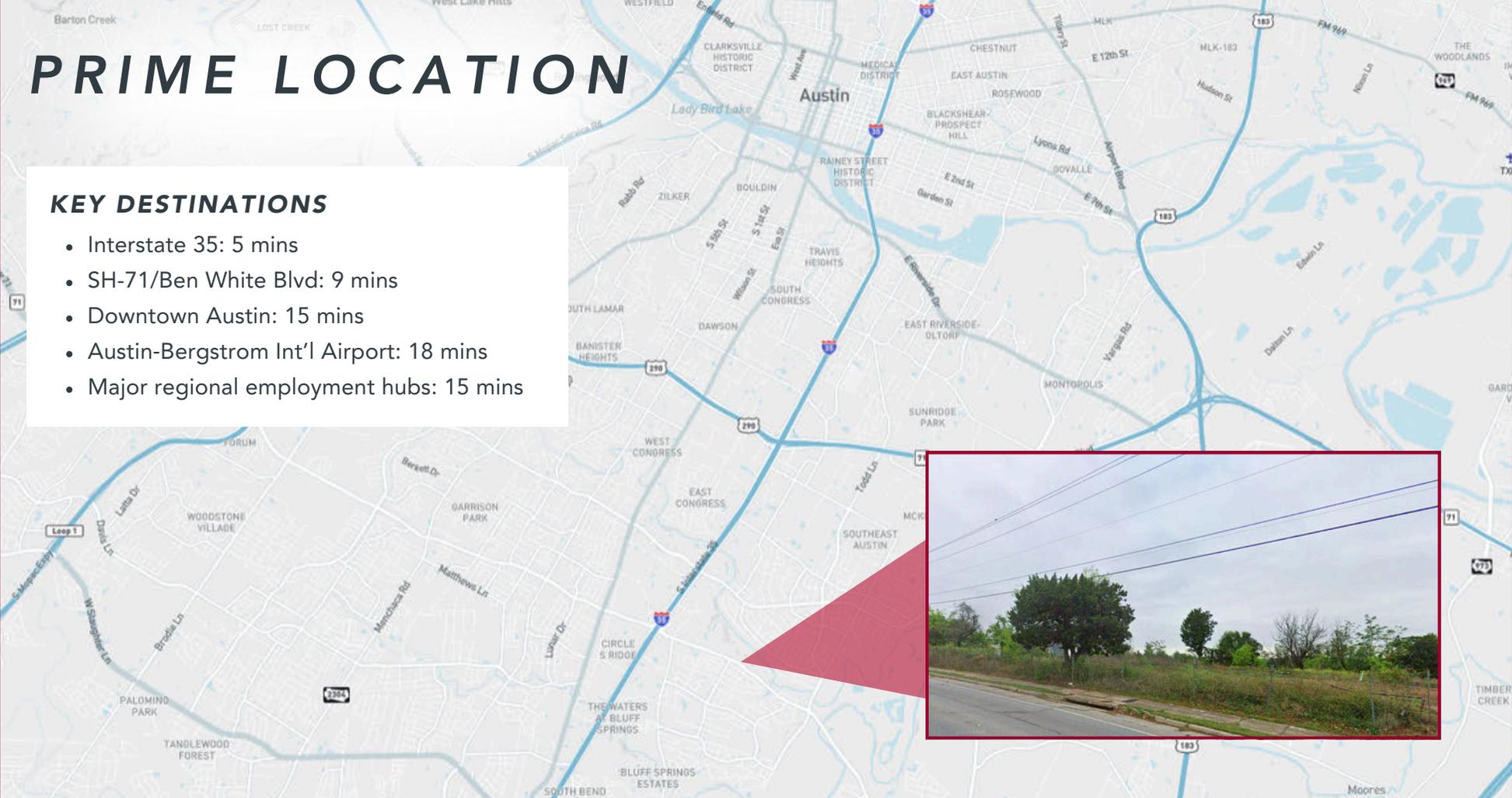
Significant public investment in roadway and mobility improvements is enhancing traffic flow, safety, and long-term development potential, positioning the corridor for higher-intensity commercial uses. Surrounded by expanding master-planned communities, new retail, and sustained housing demand, the site is prime for commercial development or long-term investment with meaningful upside through continued infill and value appreciation. and long-term commercial viability.



PRIME LOCATION

KEY DESTINATIONS

- Interstate 35: 5 mins
- SH-71/Ben White Blvd: 9 mins
- Downtown Austin: 15 mins
- Austin-Bergstrom Int'l Airport: 18 mins
- Major regional employment hubs: 15 mins



EASTON PARK



THE GROVE

Easton Park Master-Planned Community - A ~2,200-acre mixed-use planned community just north of William Cannon that continues to accelerate residential growth and future commercial demand.

The Grove - Newly marketed retail pad sites at William Cannon & McKinney Falls Parkway designed for everyday service/retail tenants serving the expanding neighborhood.



HEB SOUTHEAST

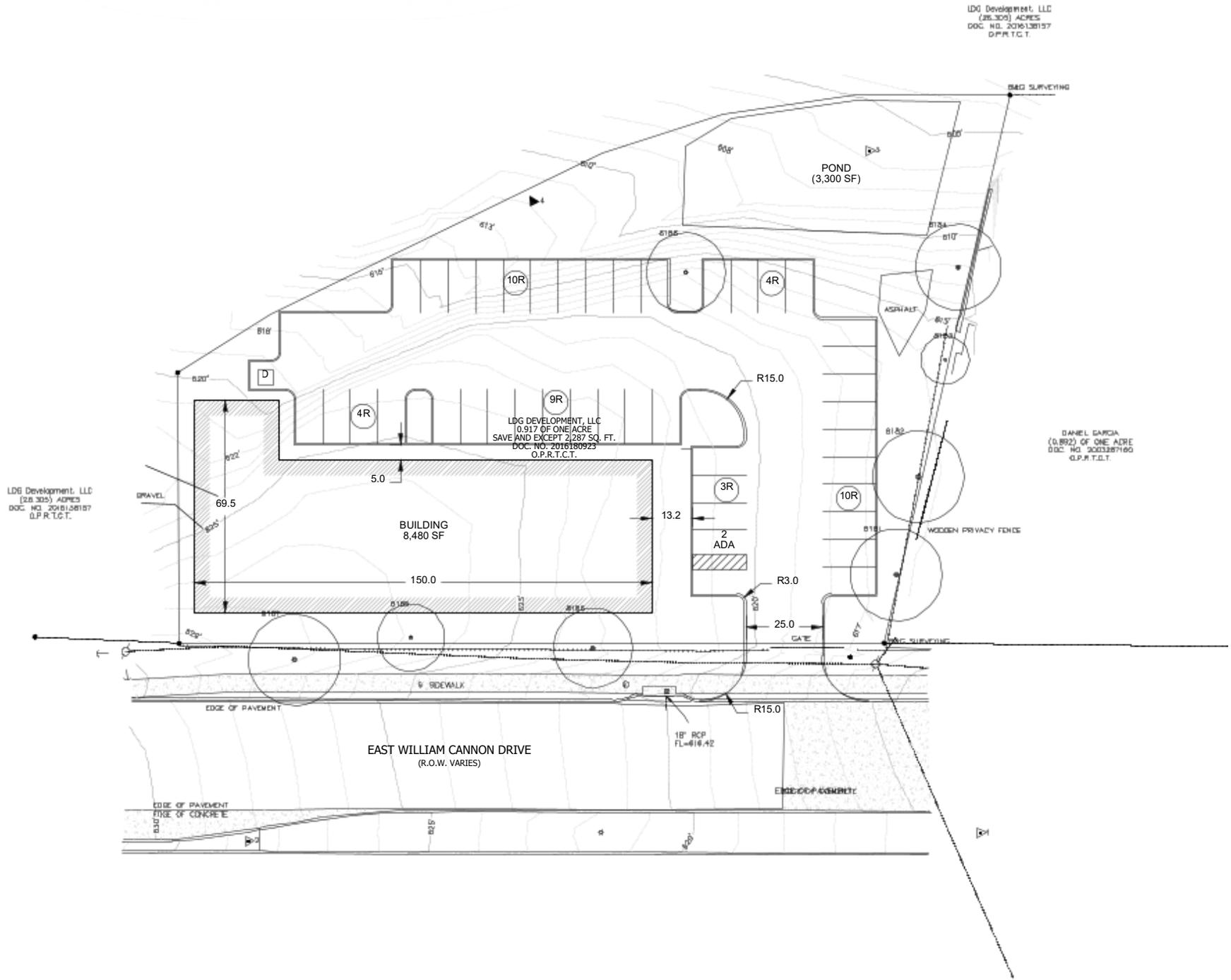


MEDICAL/MIXED USE

H-E-B Southeast Austin - A ~115,000+ SF grocery anchored project under construction at William Cannon & McKinney Falls Parkway, slated to open by late 2027 and support local retail demand.

Easton Park Medical/Mixed Professional - Tesla's 2,500-acre advanced manufacturing campus with ongoing supplier and logistics expansions fueling nearby housing demand and supporting new commercial development throughout the FM 969 and SH-130 corridors.

PROJECT LAYOUT



LDG Development, LLC
(28.305) ACRES
DOC. NO. 2016180187
O.P.R.T.C.T.

DANIEL GARCIA
(0.992) OF ONE ACRE
DOC. NO. 2003287160
O.P.R.T.C.T.

LDG Development, LLC
(28.305) ACRES
DOC. NO. 2016180187
O.P.R.T.C.T.

LDG DEVELOPMENT, LLC
(0.917 OF ONE ACRE
SAVE AND EXCEPT 2,287 SQ. FT.
DOC. NO. 2016180923
O.P.R.T.C.T.

EAST WILLIAM CANNON DRIVE
(R.O.W. VARIES)

POND
(3,300 SF)

BUILDING
8,480 SF

18" RCP
FL=616.42



COMMERCIAL REAL ESTATE SERVICES

ADAM GREEN, SIOR

President

D 512.325.3654

C 512.699.1103

agreen@lee-associates.com

LUKE BOYKIN

Associate

D 512.410.8266

C 850.842.8121

lboykin@lee-associates.com