



11.079 AC

FOR SALE

COMMERCIAL / RESIDENTIAL DEVELOPMENT / OWNER-USER OPPORTUNITY

9304 LEDGESTONE TERRACE • AUSTIN, TX 78737

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

±11.079 ACRES

HWY 290 CORRIDOR

±8,250 SF

ACROSS 3 BUILDINGS

±40,000 VPD

ALONG HWY 290

NO ZONING

RELEASED FROM AUSTIN ETJ

MICHAEL SMITH • (512) 410-8270 • MSMITH@LEE-ASSOCIATES.COM

PROPERTY OVERVIEW

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OFFERING SUMMARY

SALE PRICE	Call for Pricing
LOT SIZE	±11.079 Acres
IMPROVEMENTS	±8,250 SF
JURISDICTION	Travis County
ZONING	No zoning designation
UTILITIES	Pedernales Electric Cooperative WTCPUA

EXECUTIVE SUMMARY

Positioned along US Highway 290, between Austin and Dripping Springs, this 11.079-acre tract offers a flexible development opportunity within a rapidly growing Central Texas corridor.

With no zoning designation, the site supports a wide range of potential uses. Three existing structures totaling approximately 8,250 square feet include a 5,500-square-foot warehouse/shop, a home or office, and a detached garage with an apartment. A site plan and third-party due diligence have recently been completed and are available upon request.

Just 3.5 miles west of the Y at Oak Hill and 3 miles east of Belterra Village, the property benefits from approximately 40,000 vehicles per day, a traffic signal, and a planned dedicated turn lane. The site is surrounded by planned retail, flex/industrial, residential, and mixed-use development.



WHY THIS SITE

1 PATH OF GROWTH

Hwy 290 frontage corridor between Dripping Springs and Austin, surrounded by planned retail, flex/industrial, and residential development, including a major mixed-use project directly across Ledgestone Terrace delivering 2027.

2 USE FLEXIBILITY

A rare unzoned tract accommodating a wide range of commercial, IOS, and development strategies without a fixed entitlement path.

3 DAY-ONE UTILITY

Existing buildings support interim occupancy or yard operations immediately, while a buyer works through entitlement and development planning.

4 DEVELOPMENT HEAD START

Available upon request, recently completed third-party due diligence reports help streamline early planning and development efforts.

5 POSITIONED FOR ACCESS

A 20-foot-wide access and utility easement provides a direct connection to US Highway 290.



- 3.5 miles west of the Y at Oak Hill
- 3 miles east of Belterra Village mixed-use development



AERIAL VIDEO TOUR
Fly the full 11.079-acre site

[WATCH →](#)

EXISTING IMPROVEMENTS

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±8,250 SF TOTAL ACROSS THREE EXISTING STRUCTURES



WAREHOUSE / SHOP

±5,500 SF

Existing structure suited for shop, storage, or yard-support use.



HOME / OFFICE

±2,100 SF

Existing residence adaptable to on-site office or operations use.



GARAGE / APARTMENT

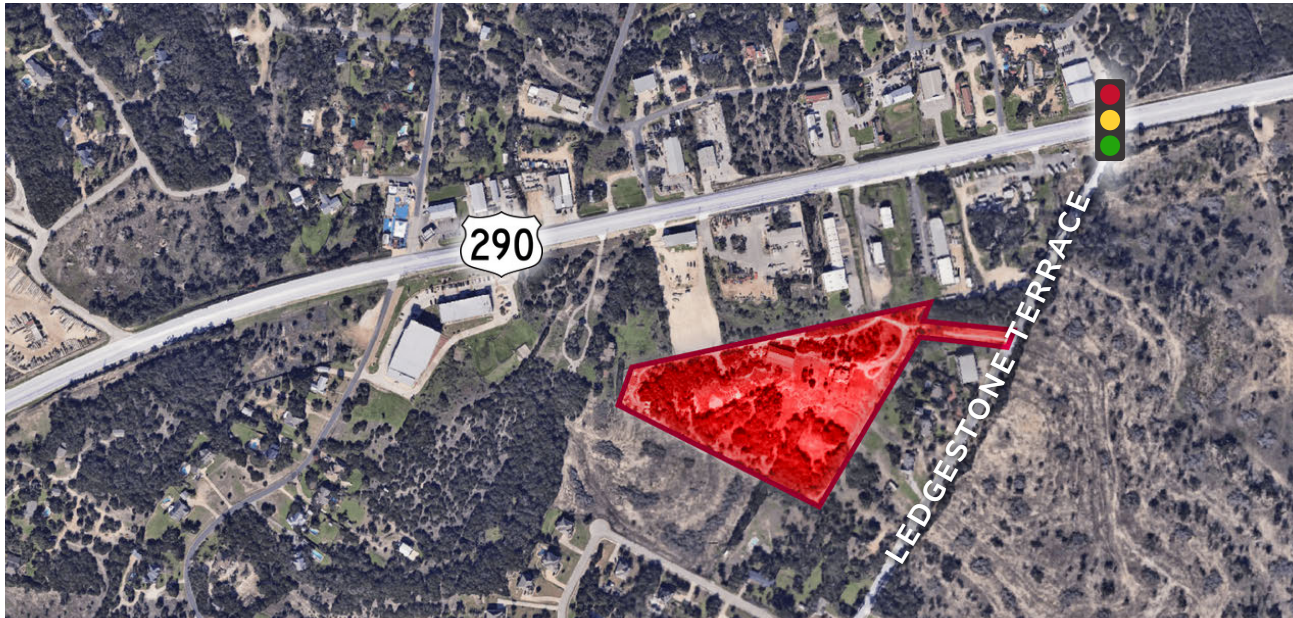
±650 SF

Detached structure with garage and apartment.

Building square footages and conditions available from broker. Improvements support interim occupancy, yard operations, or future redevelopment.

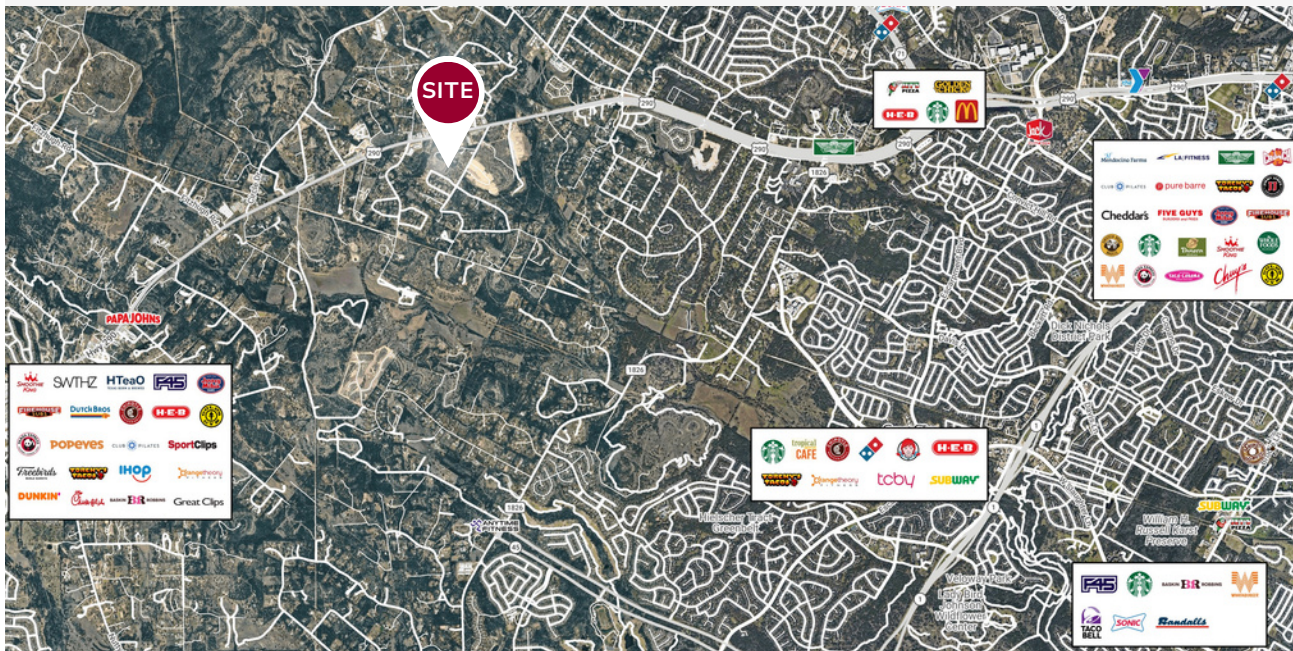
ACCESS & LOCATION

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DRIVE TIMES

- Hwy 290 ±1 min
- Dripping Springs ±16 min
- Barton Creek Mall ±12 min
- Downtown Austin ±18 min
- Austin Bergstrom Int'l Airport ±18 min



NEARBY AMENITIES

Oak Hill Plaza

Ledgestone Retail

Belterra Village

The Shops at Arbor Trails

Sunset Valley Village

Ascension Seton Medical Center

DEVELOPMENT POTENTIAL

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SCENARIO A IOS / INTERIM YARD

Put the site to work immediately as outdoor storage, an equipment or contractor yard, or staging ground while the surrounding development delivers.

SCENARIO B COMMERCIAL DEVELOPMENT

The visibility along the Hwy 290 corridor positions the tract right among the area's planned retail and flex/industrial projects.

SCENARIO C RESIDENTIAL / MIXED-USE

Proximity to the mixed-use project that is delivering across Ledgestone Terrace supports an opportunity for either a residential or mixed-use redevelopment of the tract.



AREA & DEMOGRAPHICS

9304 LEDGESTONE TERRACE • AUSTIN, TX 78737

\$225,119

AVG HH INCOME • 5 MILE

74,087

POPULATION • 5 MILES

\$753,165

MEDIAN HOME VALUE • 5 MILE

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,906	21,080	74,087
Median Age	46.3	40.6	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	751	8,532	29,456
Average Household Size	2.5	2.4	2.5
Average HH Income	\$214,838	\$185,318	\$225,119
Average House Value	\$771,523	\$675,164	\$753,165





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■ [AERIAL VIDEO TOUR](#)

EXCLUSIVELY LISTED BY

MICHAEL SMITH

VICE PRESIDENT

D: (512) 410-8270

C: (817) 995-5639

MSMITH@LEE-ASSOCIATES.COM

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