

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 512.410.8264

C 512.699.1103

LUKE BOYKIN

lboykin@lee-associates.com

D 512.410.8266

C 850.842.8121

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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.**



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.

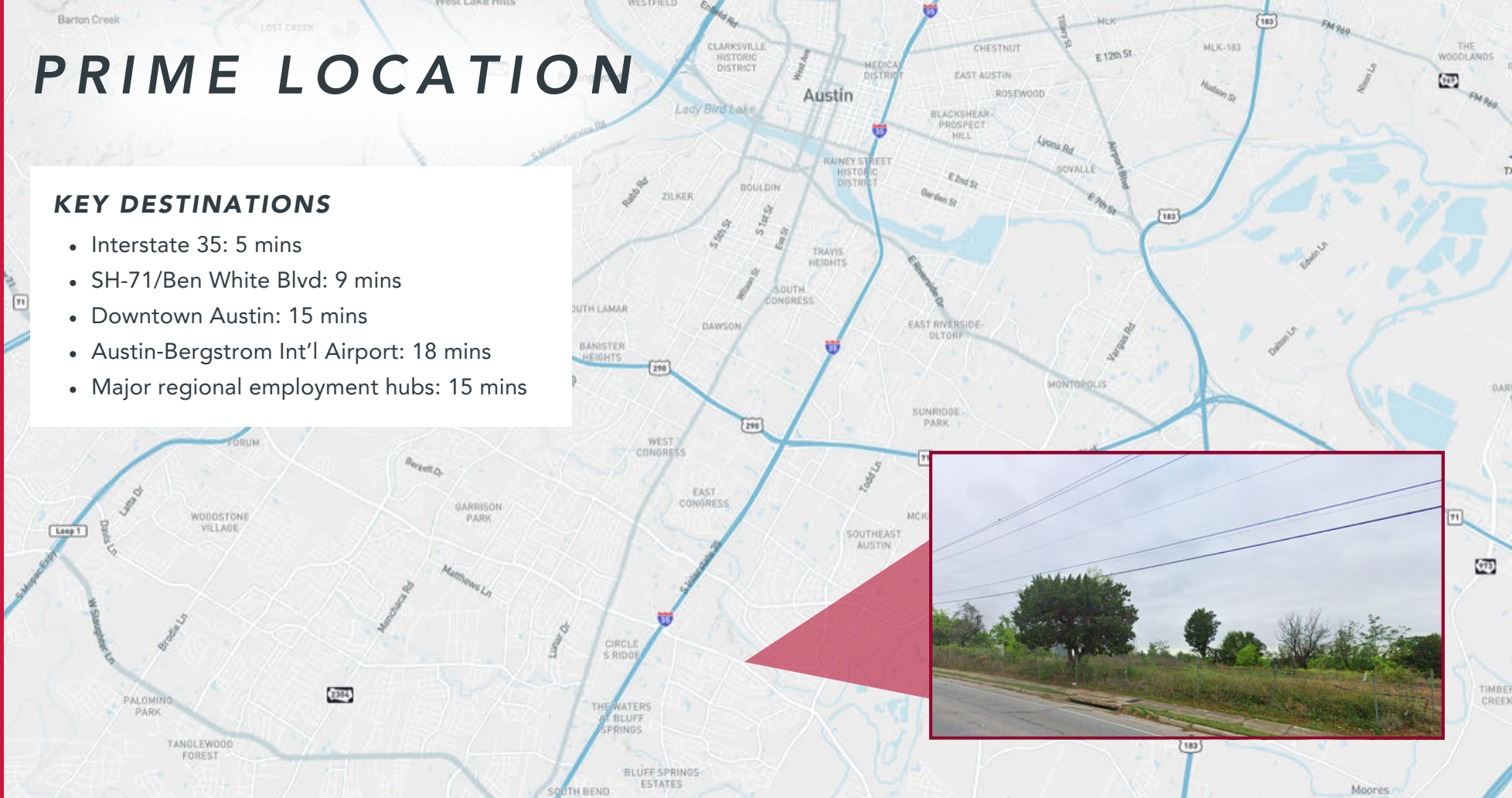
Significant public investment in roadway and mobility improvements is enhancing traffic flow, safety, and long-term development potential, positioning the corridor for higher-intensity commercial uses. Surrounded by expanding master-planned communities, new retail, and sustained housing demand, the site 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



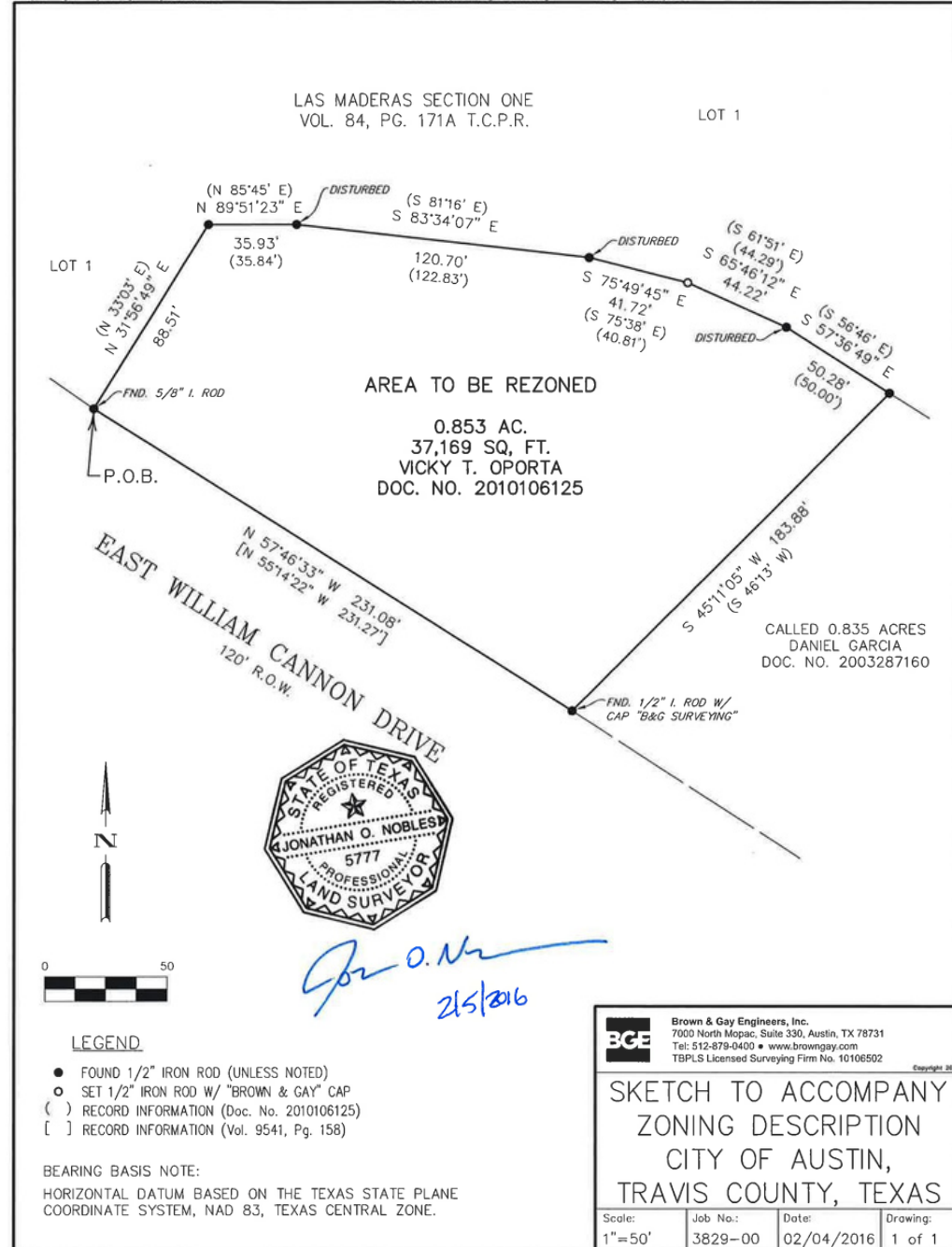
MEDICAL/MIXED USE

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.

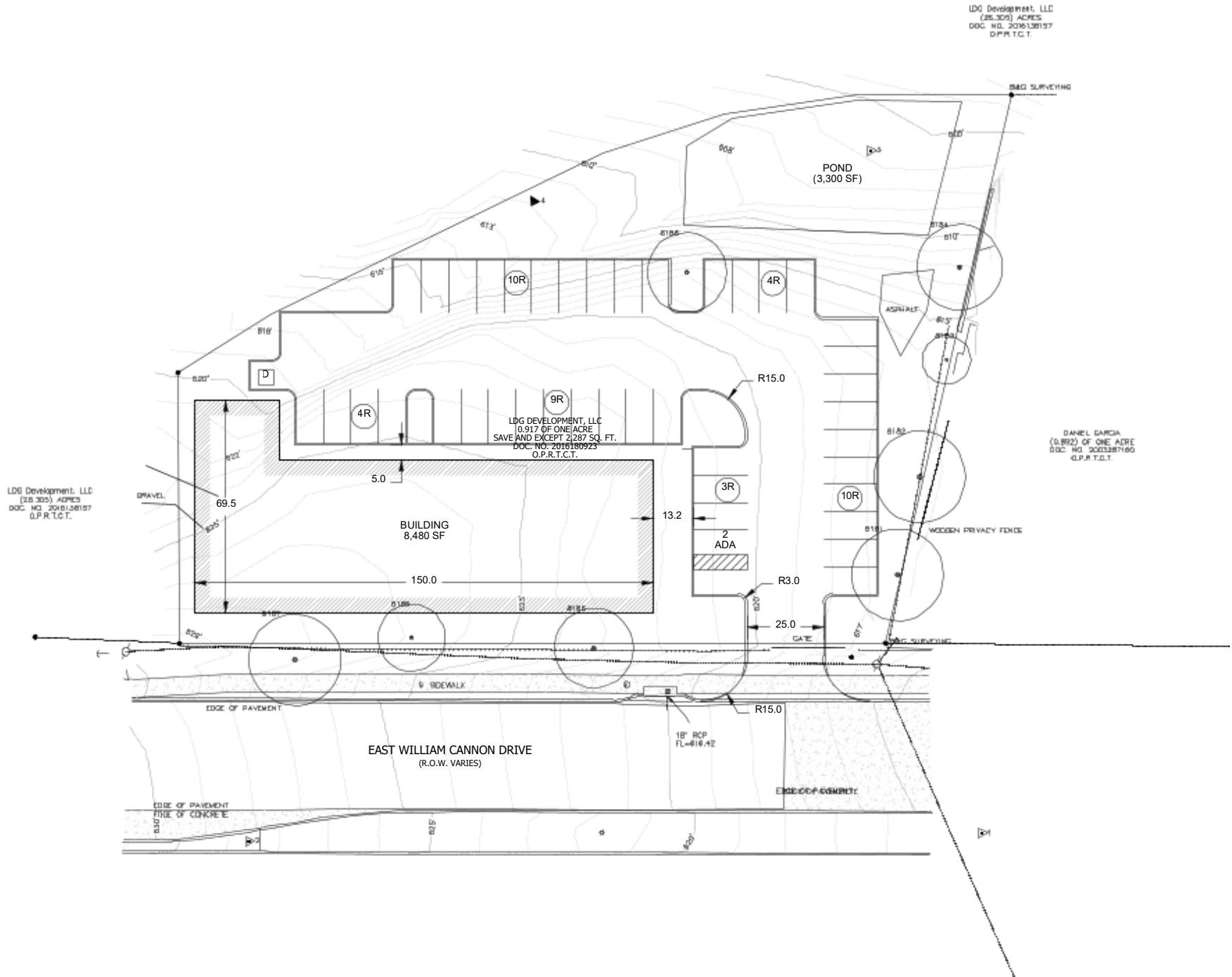
Easton Park Medical/Mixed Professional - Tesla's 2,500-acre advanced manufacturing campus with ongoing supplier and logistics expansions fueling nearby housing demand and supporting new commercial development throughout the FM 969 and SH-130 corridors.

SITE SURVEY

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PROJECT LAYOUT





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President

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