

# \$1,742,400 - 7500 Daffan Lane, Austin

MLS® #2854561

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## \$1,742,400

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 10.00 Acres

Colony Park & Decker Lake Area, Austin, TX

Possibilities are endless for the development of this  $\hat{\text{A}}\pm 10$  acre site. Excellent for development, and located in the Austin ETJ near Johnny Morris Road. Conveniently located less than 3 miles from Highway 290 and State Highway 130 Intersection. 1 Mile from Decker Lane, 3.5 miles from Hwy 290, 12 minutes from frontage on Bluebonnet Hills, and near mixed-use development Walter E. Long Metropolitan Park with 3,695 acres. The nearby major employers are Samsung and Applied Materials, with 14 miles to the new Tesla Gigafactory. 4 miles from a new plan for mixed-use development parcels  $\hat{\text{A}}\pm 70$  AC with up to 454 multifamily units, 360,000 SF office & 165,000 SF of retail 10 miles from Downtown Austin and 7 minutes Austin Bergstrom International Airport. Neighbors nearby Manor, Texas, the 7th Fastest Growing Suburb in the U.S. 1,850 single-family homes planned on adjacent parcels Complete Traffic Impact Analysis available by request. Located next to the Walnut Creek Trail. Listed for \$4.00 per sq. ft.



## Essential Information

ListingFeed	abor_vow
MLS® #	2854561
List Price	\$1,742,400
Sale Price	\$3,700,000
Sale Date	October 14th, 2022

Bathrooms	0.00
Acres	10.00
Type	Lots and Acreage
Sub-Type	Other
Status	Closed

### **Community Information**

Address	7500 Daffan Lane
Subdivision	Colony Park & Decker Lake Area
City	Austin
County	Travis
State	TX
Zip Code	78724

### **Amenities**

Utilities	Electricity Available, Sewer Available, Water Available
Features	None
View	Pasture
Waterfront	None

### **Exterior**

Lot Description	Level, Moderate Trees, Trees Small Size
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### **School Information**

District	Manor ISD
Elementary	Decker
Middle	Decker
High	Manor

### **Additional Information**

Zoning	Austin ETJ
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