

# \$1,500,000 - 12007 Pearce Lane, Del Valle

MLS® #2905107

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 4.97 Acres

Good Land Farms, Del Valle, TX

Great commercial / development opportunity of 4.97 acres in a super location on a main thoroughfare to take advantage of in the beginning-to-boom Del Valle area right next to the 130 Tollway on Pearce Lane in the Opportunity Zone and Austin ETJ, and is unzoned. Tesla is just right up the road (3 miles) and right next door is a brand new Valero station with business strip and food options. HEB, CVS, Pacesetter Planned Community, a 546 acre Hollywood movie studio in neighboring Bastrop, several silicon valley companies & O'Reilly Auto are all on their way soon in addition to The Circuit of the Americas, Chanel No.5, Austin-Bergstrom International Airport, Austin Executive Airport, Sunchase planned community (Lennar), new Sonic, Chevron, Texaco, Dollar General & Lost Pines Resort all surround this property. High traffic count and the numbers are quickly growing with proximity to Lockhart, New Braunfels, Bastrop and Austin. Existing residence is more than likely a tear-down due to foundation issues, the great value is in the lot potential and location. - Video fly-over: <https://youtu.be/r9GPPdHbnxY>



Built in 1984

## Essential Information

ListingFeed           abor\_vow  
MLS® #                2905107

List Price	\$1,500,000
Sale Price	\$1,500,000
Sale Date	November 8th, 2021
Bathrooms	0.00
Acres	4.97
Year Built	1984
Type	Commercial Sale
Sub-Type	Other
Status	Closed

### **Community Information**

Address	12007 Pearce Lane
Subdivision	Good Land Farms
City	Del Valle
County	Travis
State	TX
Zip Code	78617

### **Amenities**

Utilities	Above Ground Utilities, Electricity Connected, Sewer Available, Water Connected
Parking	Carport, See Remarks

### **Exterior**

Construction	Brick, Concrete, See Remarks
Foundation	Slab

### **Additional Information**

Zoning	UnZoned, Commercial Allow
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