

Office/Warehouse Land With Site Plan Pending

NE Austin Office/WH Land

1614-1624 Ferguson Lane Austin, Texas 78754 (Mapsco 526, Grid V) - 5.724 acres of warehouse land for sale. Site plan below shows a 45,000 SF Phase I warehouse with ability to expand to 80,000 SF. There is also a second building shown of 12,555 for a total of up to 92,555 SF of warehouse potential. Property is located in NE Austin at the intersection of Ferguson Lane and Brown Lane (just East of Cameron Road). *Please see pictures for examples of the type of construction planned.* Asking price for the land is \$750,000 = \$3/SF of land = \$8.10/SF of buildable SF (in addition, buyer must replace any COA sidewalk & erosion fiscals to keep pending site plan in place). Call Mark D. Blake at 512-293-1041 for more information on this excellent office/warehouse/land opportunity.

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