

AVAILABLE

18832 FM 1431 — ±68 Acres

JONESTOWN, TRAVIS COUNTY, TX 78645

ASKING
\$7,500,000

±68

ACRES

1,000'+

FM 1431 FRONTAGE

22,000+

VPD ON FM 1431

PUD-1

MIXED-USE FLU

±68 acSINGLE UNIFIED
TRACT**1,000'+**HIGHWAY
FRONTAGE**Cedar Park**/ LEANDER TRADE
AREA**INVESTMENT HIGHLIGHTS**

- Large-scale, unrestricted commercial tract on FM 1431 between Cedar Park and Leander
- Over 1,000 feet of highway frontage; ±22,000+ vehicles/day (TxDOT)
- Travis County future land use: PUD-1 mixed-use commercial + medium-density residential
- Hill Country topography with long views; water at frontage, electric on site
- Largely outside mapped flood hazard
- Adjacent ±300-acre tract also available for larger master plan

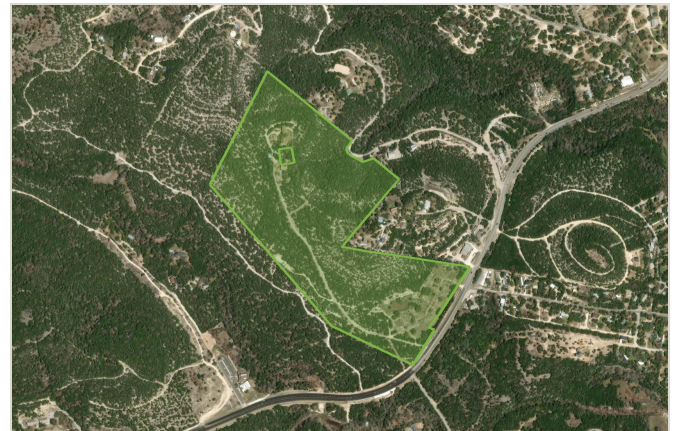
LOCATION & MARKET

A rare, large-scale unrestricted commercial tract on FM 1431 between Cedar Park and Leander — two of Central Texas's fastest-growing, highest-income suburbs — with over a thousand feet of highway frontage.

Travis County future land use designates PUD-1 mixed-use commercial along the road with medium-density residential behind. Hill Country topography and long views support hotel, medical, destination retail or a master-planned community.

OFFERING SUMMARY

Property Type	Development / Mixed-Use
Location	18832 FM 1431
County	Travis
Area	±68 AC — single tract
Parcel	182182
Frontage	1,000'+ on FM 1431
Traffic	±22,000+ VPD (TxDOT)
Future Land Use	PUD-1 Mixed-Use + Res.
Status	Available



AERIAL — SUBJECT TRACT OUTLINED IN GREEN

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