

# 3601 Bluestein Dr

Austin, TX 78721

Sale Price

Overview

Documents

Photos

Analytics



## Partners Commercial Real Estate Austin, Texas

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### Brokers

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### Property Details

Sale Price:	
Year Built:	1998
Property Type:	Office
Building Class:	C
Building Size:	4,465 SF

### Property Description

This Owner-User Office property stands out as an exceptional opportunity, boasting a range of features. Notably, it provides a generous amount of parking with 60 surface spaces, equating to over 13 spaces per 1,000 square feet of building area, ensuring convenient access and ample parking for both businesses and customers. Its strategic location at the high-visibility intersection of Wilcab Rd and Bluestein Dr makes it ideal for businesses. Additionally, the property enjoys favorable Limited Industrial zoning, granting flexibility for a wide array of commercial uses. Its proximity to Highway 183 streamlines logistics and transportation needs. The property's adjacency to a large IDEA public school with more than 500 enrolled students opens doors to education-related ventures and potential collaborations. Overall, this commercial property offers a compelling package of attributes that make it an excellent foundation for diverse commercial endeavors

### Location Description

Austin, TX

### Highlights

- Ample Parking with 60 Surface Spaces
- Prime Location with Proximity to Highway 183
- Favorable Zoning - Limited Industrial (LI)
- Directly Adjacent to a Large IDEA Public School with over 500 Students Currently Enrolled