



11913 MCANGUS RD | 11913 MCANGUS RD, DEL VALLE, TX 78617

## Features

- East Austin land for sale in the ETJ.
- Minutes from Circuit of the Americas, Airport, and Tesla.
- Future development opportunity with the existing home residential structure on the property.

## FOR SALE

TOTAL ACRES: 12.23

CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2022	1 MILE	3 MILE	5 MILE
McAngus Rd	1,702 VPD	Total Population		977	14,207	37,638
		Total Daytime Population		593	10,264	34,412
		Avg HH Income		\$115,037	\$106,353	\$102,653
		Total HH		272	4,049	10,974

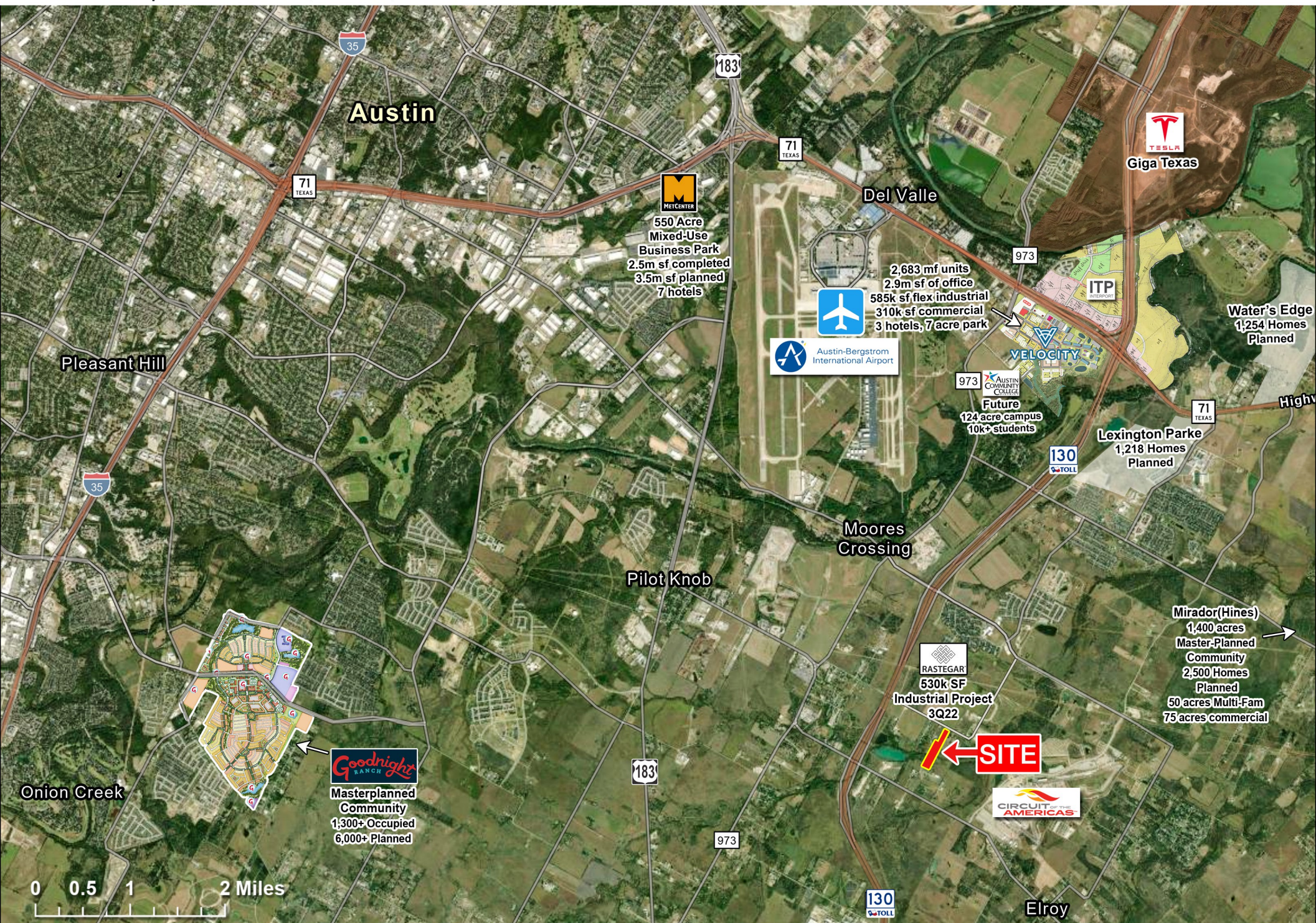
## Area Retailers & Businesses



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