



EASTBOURNE CREEDMOOR TRACT

- Large tract of land located on the southeast corner of SH 45 SE and FM 1625 in southern Travis County
- 148± acres
- Situated in the jurisdiction of Travis County, as well as the Creedmoor ETJ
- Roadway frontage:
 - SH 45 SE 4,800± linear feet (visibility only)
 - Old Lockhart Road 4,550± linear feet
 - FM 1625 800± linear feet
- Utilities:
 - Electricity: Pedernales Electric Coop
 - Water: Creedmoor-Maha WSC
 - Wastewater: On Site Septic required
- The site is located approximately 4.5 miles from IH 35, 1.5 miles from SH 130/US 183 and 9.7 miles from ABIA.
- The site is accessed off of FM 1625, which is sometimes referred to as Old Lockhart Road. Currently, there are no "toll free" frontage roads running along SH 45 SE to provide access.
- Recent area development includes the Sunfield MUD in Buda, Southpark Meadows shopping center in south Austin and several big box retailers along the Buda/Kyle IH 35 corridor. In October 2009, the Seton Family of Hospitals will open the Seton Medical Center Hays at IH 35 and Kyle Parkway, which will serve as Hays County's premiere medical facility .
- Please call for pricing

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