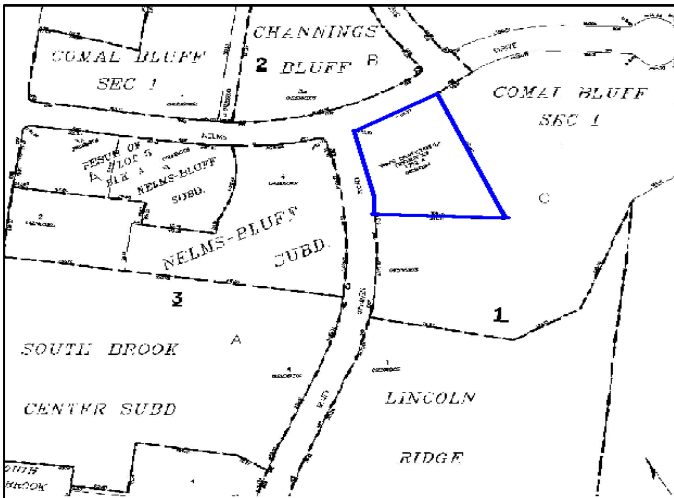
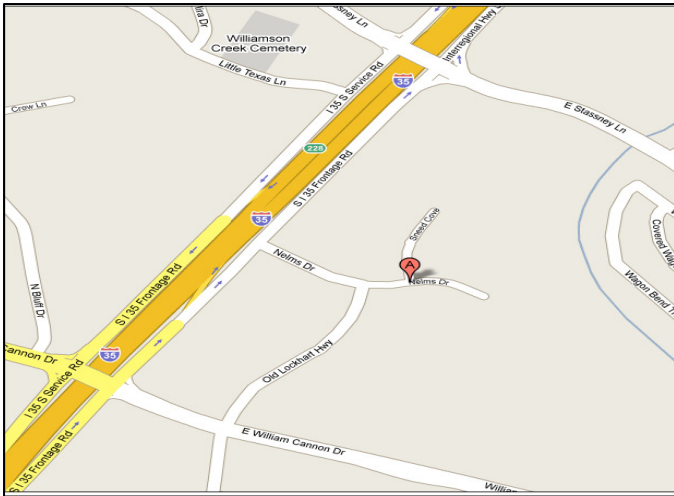


REAL ESTATE OPPORTUNITY

1801 Nelms Drive
Austin, TX 78744



1.482 acres
Residential Land

- Zoned MF-4 (zoning allows for development of 60+ multi-family units)
- Appraised at \$315K in August 2007
- 1 block off IH-35

SUMMARY: This 1.75 acres tract of land is just 7 miles south of downtown Austin. The subject property is surrounded by several larger apartment complexes. It is currently wooded and has an abandoned historical home on the property.

Noble Capital is accepting offers for this real estate. Please send your offer, property name and contact information or call today for more information.

Noble Capital

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