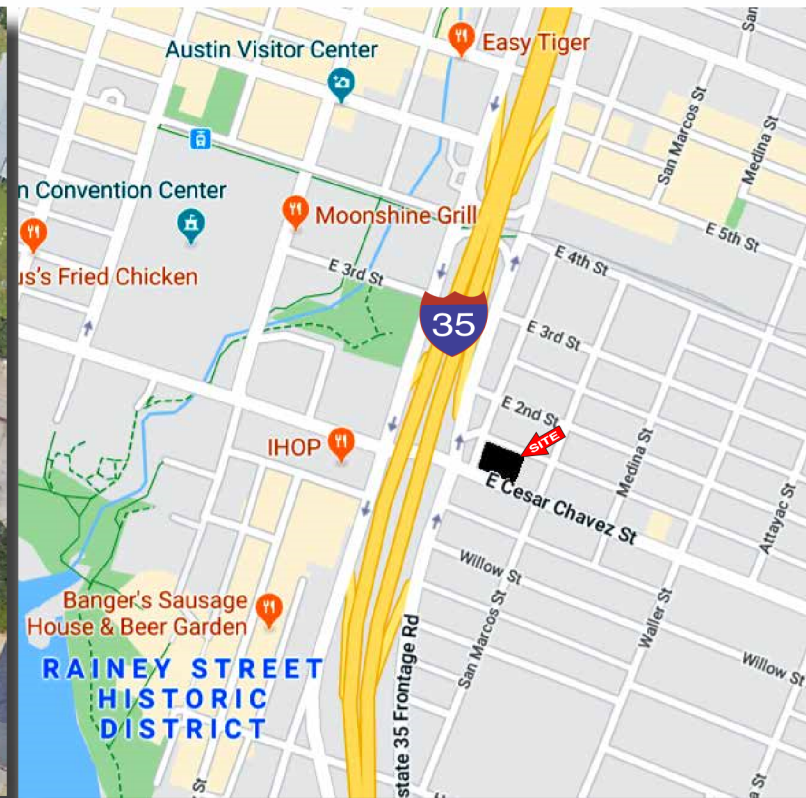


# FOR SALE - EAST AUSTIN DEVELOPMENT SITE

900 & 904 East Cesar Chavez Street, Austin, Texas 78702



**LOCATION** The subject property is located on the North side of East Cesar Chavez about 75 feet East of IH-35.

**SIZE** Approximately 0.59 acres

**FRONTAGE** Approximately 183 Feet along the North Frontage of East Cesar Chavez Street being approximately 140 Feet deep.

**UTILITIES** See utility map on following page.

**ZONING** CS-MU-CO-NP - Commercial Services / Mixed Use / Conditional Overlay / Neighborhood Plan. (zoning report available)

**TOPOGRAPHY** Essentially level

**LEGAL DESCRIPTION** See attached survey

**FLOOD HAZARD** No portion of the Property is in the FEMA floodplain.

**PRICE** Bid Process (see agent)

**COMMENTS** Currently Vacant but setup to run as a food trailer park. There are several new developments walking distance to this property including the new Whole Foods slated to open in 2020.

**DISCLOSURE** OWNER is a debtor in possession in the chapter 11 case captioned In re 5th and Red River, LLC, in the United States Bankruptcy Court for the Western District of Texas, Austin Division, Case No. 19-11529-tmd (the "Bankruptcy Court").

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

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