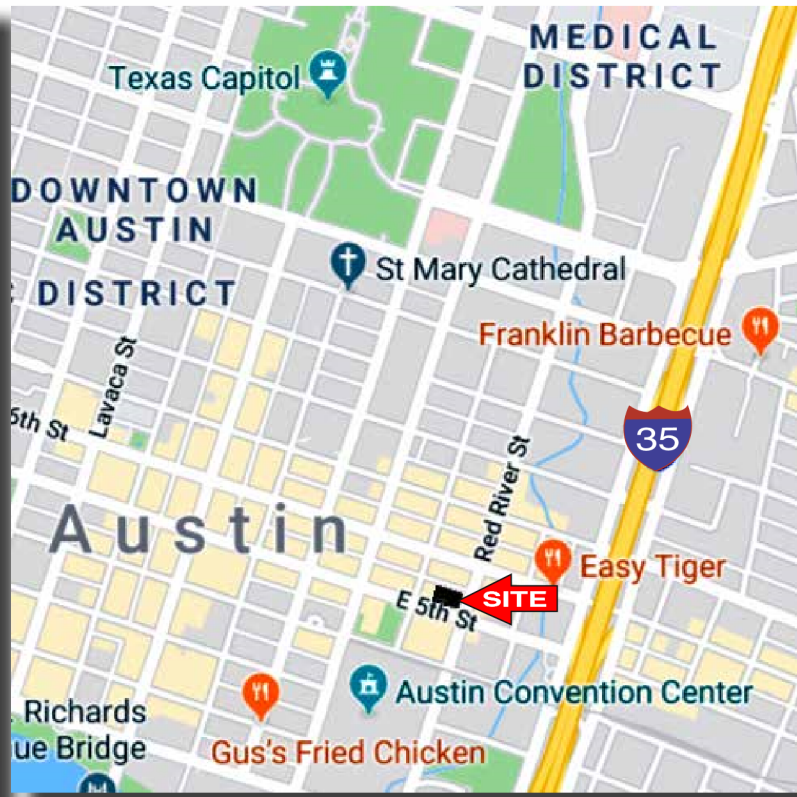
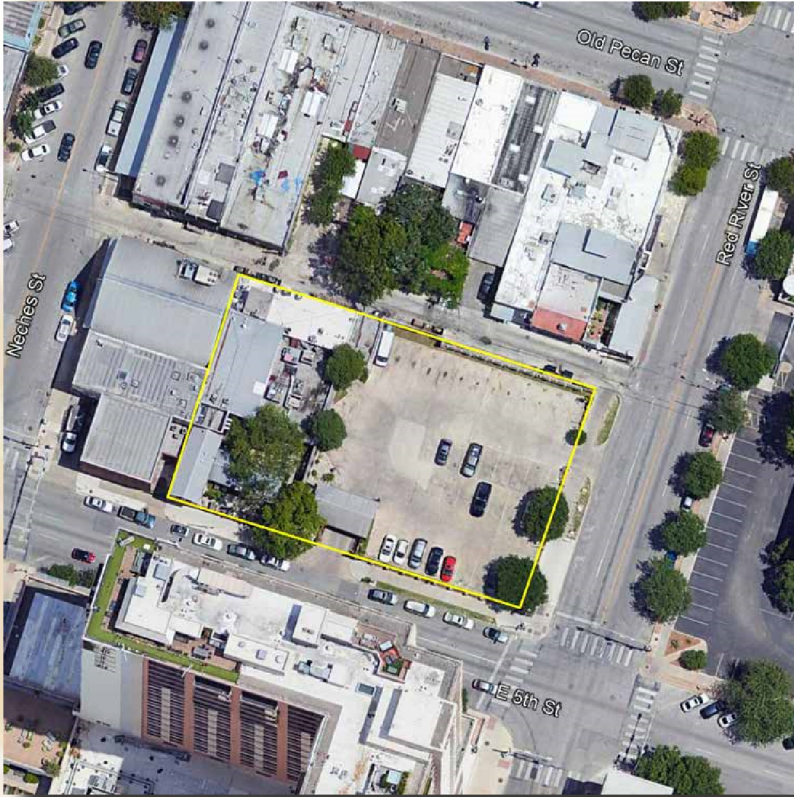


FOR SALE DOWNTOWN DEVELOPMENT SITE

504 East 5th Street, TX 78701



LOCATION The hard northwest corner of Red River and East 5th Street in downtown Austin.

SIZE Approximately 9,436 SF of improvements on approximately 26,508 SQ. FT.

FRONTAGE/ ACCESS Approximately 330' of total street frontage with curb cuts on Red River St. and East 5th St., alley access (>200')

ZONING CBD, CBD-H with additional overlays covered in the following page.

TOPOGRAPHY Essentially level

JURISDICTION City of Austin

FLOOD HAZARD No Portion of the Property is in the FEMA floodplain.

SCHOOL DISTRICT Austin Independent School District

LEGAL DESCRIPTION See survey to follow

PRICE See Agent

COMMENTS In the heart of downtown Austin, 1 block from Convention Center, and 1 block from historic 6th Street

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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