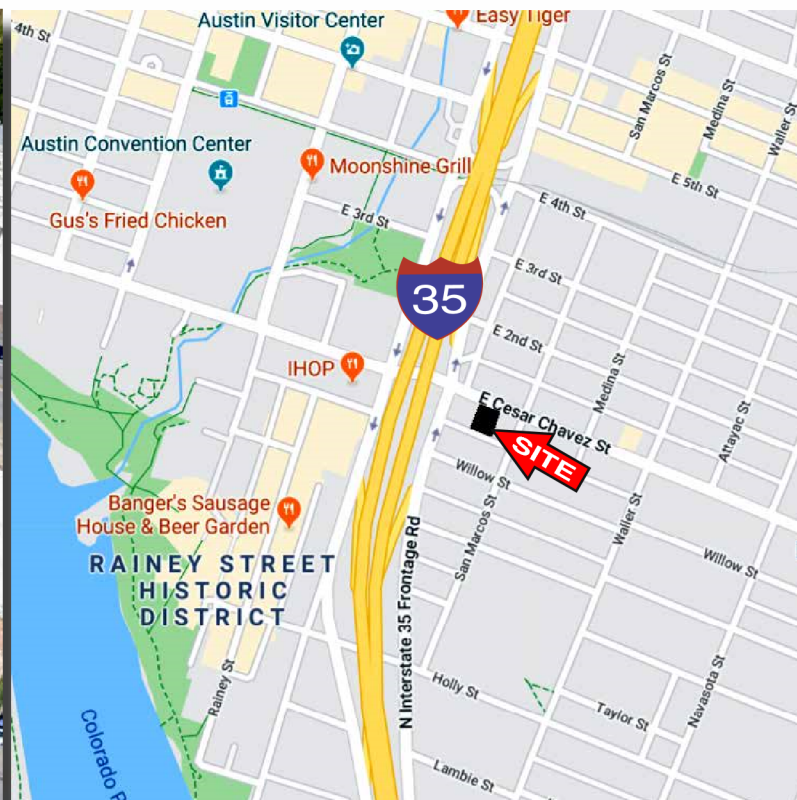
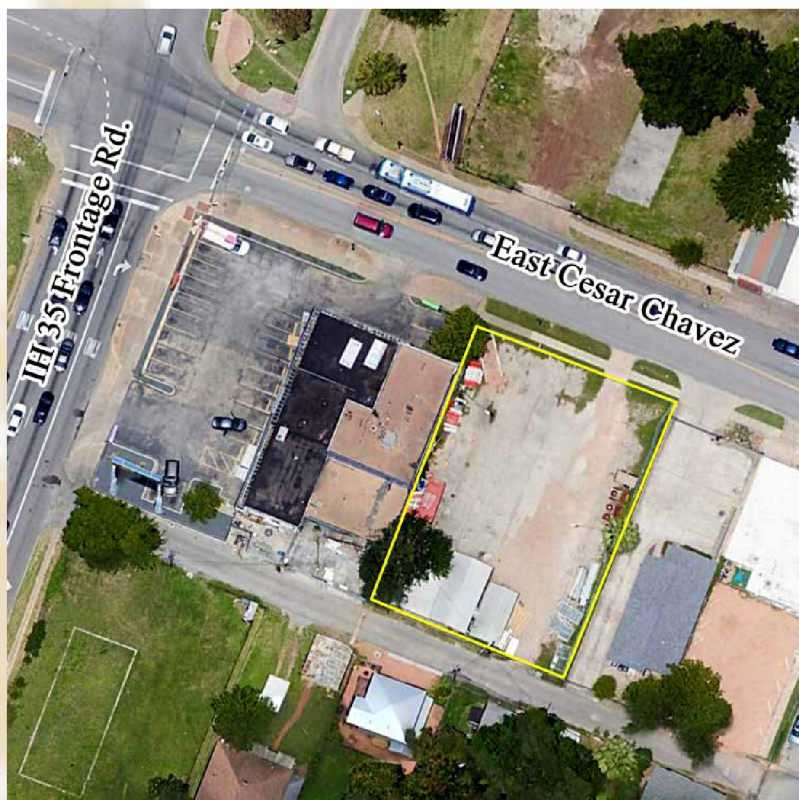


# FOR SALE - PRIME EAST AUSTIN DEVELOPMENT SITE

## 905 & 907 East Cesar Chavez Street, Austin, Texas 78702



**LOCATION** The subject property is located on the South side of East Cesar Chavez Street, approximately 145 feet East of IH-35.

**SIZE** Approximately 0.2988 acres

**FRONTAGE/ ACCESS** Approximately 95 Feet along the South Frontage of East Cesar Chavez Street being approximately 135 Feet deep.

**UTILITIES** see attached

**ZONING** CS-MU-V-CO-NP - Commercial Services / Mixed Use / Vertical Overlay / Conditional Overlay / Neighborhood Plan.

**LEGAL DESCRIPTION** see the attached Survey

**PRICE** Bid Process (see agent)

**COMMENTS** Currently Vacant but with a change of use permit there are a lot of options.

**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

201 Barton Springs Road Austin, Texas 78704  
(512)472-2100 FAX: (512)472-2905  
www.mcallistertexas.com

**CONTACT Dani Tristan**  
**Office: (512) 560-8314**  
**Dani@matexas.com**

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