



FOR SALE

2406 ROSEWOOD

2406 ROSEWOOD AVENUE • AUSTIN, TEXAS 78702



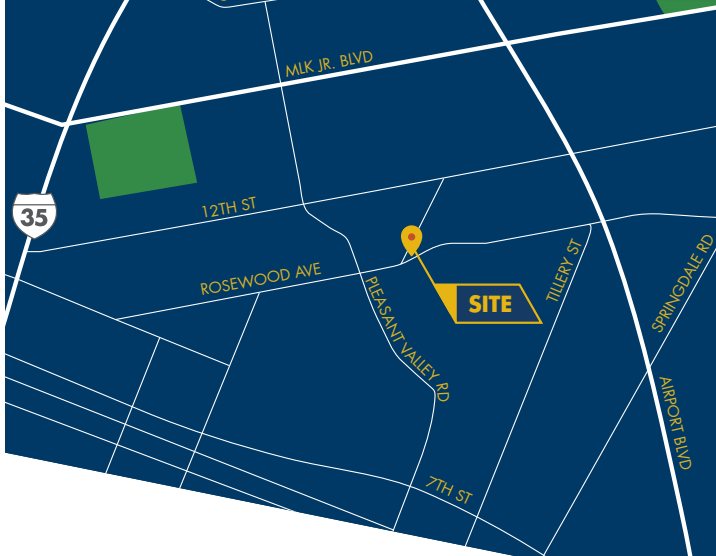
FOR SALE 2406 ROSEWOOD



SOLENDERHALL
COMMERCIAL REAL ESTATE SERVICES

2406 ROSEWOOD AVE.
AUSTIN, TEXAS 78702

Located in trendy East Austin, this 43,289-sf building sits on a large corner tract of land off Rosewood Avenue. This property could be used in its existing condition or redeveloped. The building features a fully built-out commercial kitchen and would be a great opportunity for a school, creative office, church, social club or government use. The property has great views of the Austin skyline and is near many restaurants and amenities.



Property Overview



Building SF: 43,289
Land SF: 137,301
Redevelopment potential

Great Location



Located in trendy East Austin near many amenities

Commercial Kitchen



Fully built-out commercial kitchen in building

User Opportunities



Great for a school, creative office, church, social club or government use

Downtown Views



Great views of the Austin skyline

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Andrew Reue
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Eliza Solender
214.265.8200
eliza@solenderhall.com

Property Summary

Address:	2406 Rosewood Ave. Austin, TX 78702
Submarket:	East
Site:	3.15 Acres
Rentable Building Area:	43,289 SF
Zoning:	CS-MU-CO-NP and SF-3-NP
Floodplain:	None
Current FAR:	134,165 SF
Current Max Height:	40 Feet
Neighborhood Plan:	Rosewood Neighborhood Plan
Current Neighborhood Plan Use:	Civic Use



PROPERTY SUMMARY

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Top, left, right: Nearby restaurant Hillside Farmacy, nearby Quickie Pickie, commercial kitchen in building

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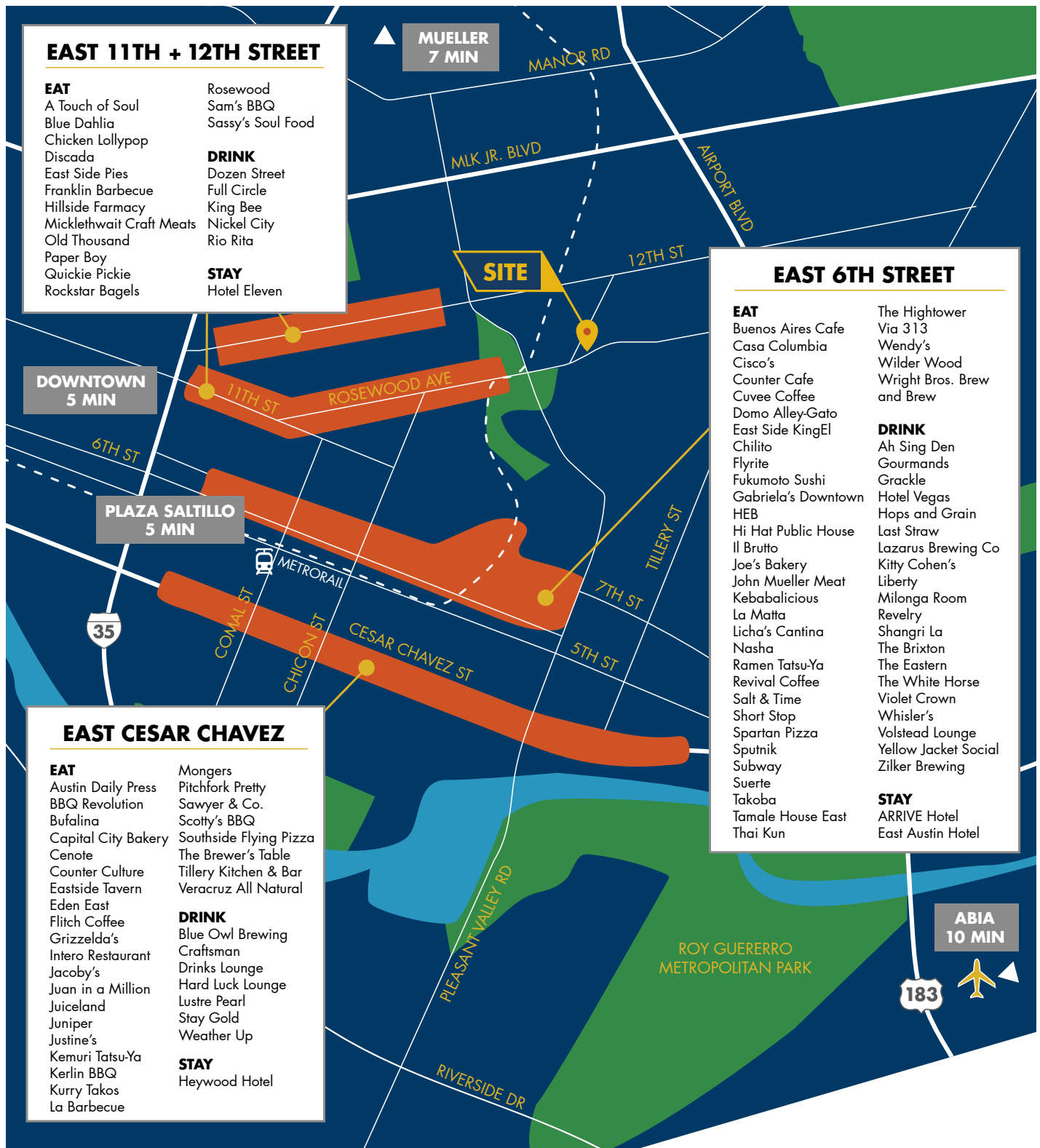
Top, left, right: Exterior, exterior, downtown view from inside the space

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NEARBY AMENITIES

2406 ROSEWOOD



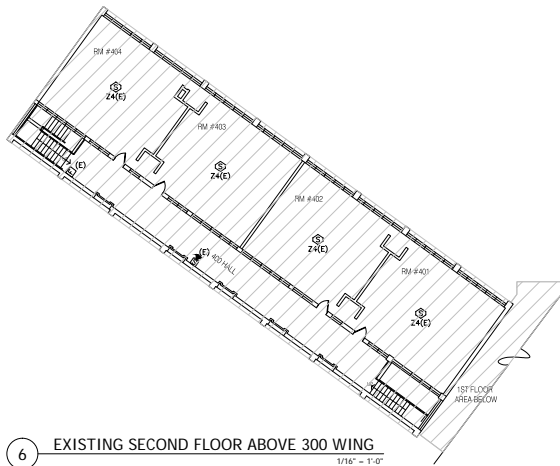
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2406 ROSEWOOD FLOORPLAN

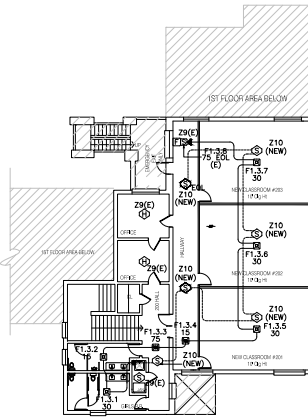
43,289 SF



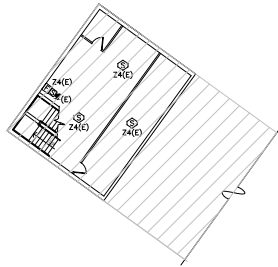
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6 EXISTING SECOND FLOOR ABOVE 300 WING
1/16" = 1'-0"

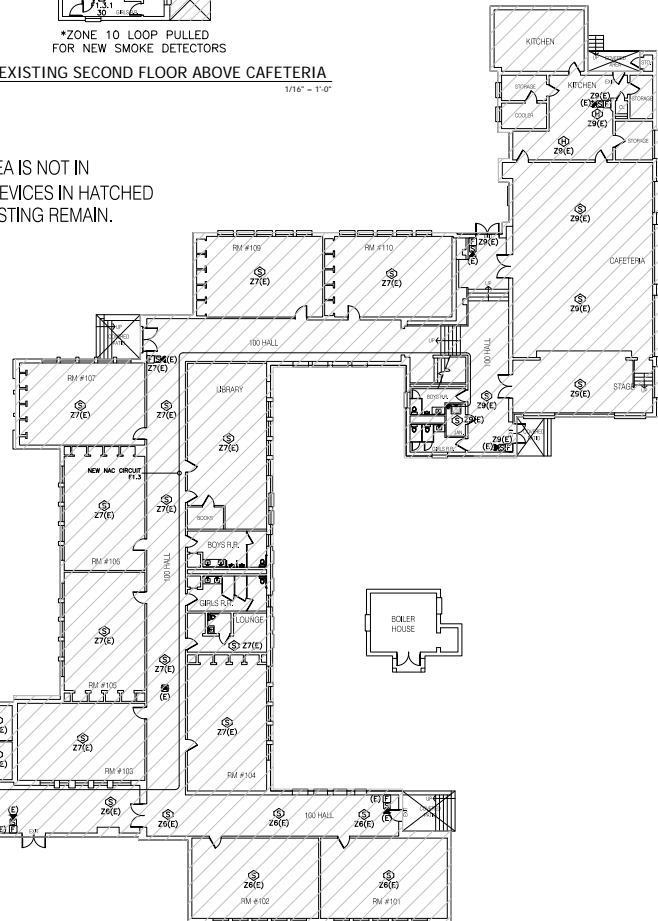


6 EXISTING SECOND FLOOR ABOVE CAFETERIA
1/16" = 1'-0"
*ZONE 10 LOOP PULLED FOR NEW SMOKE DETECTORS



6 EXISTING BASEMENT LEVEL
1/16" = 1'-0"

HATCHED AREA IS NOT IN CONTRACT. DEVICES IN HATCHED AREA ARE EXISTING REMAIN.



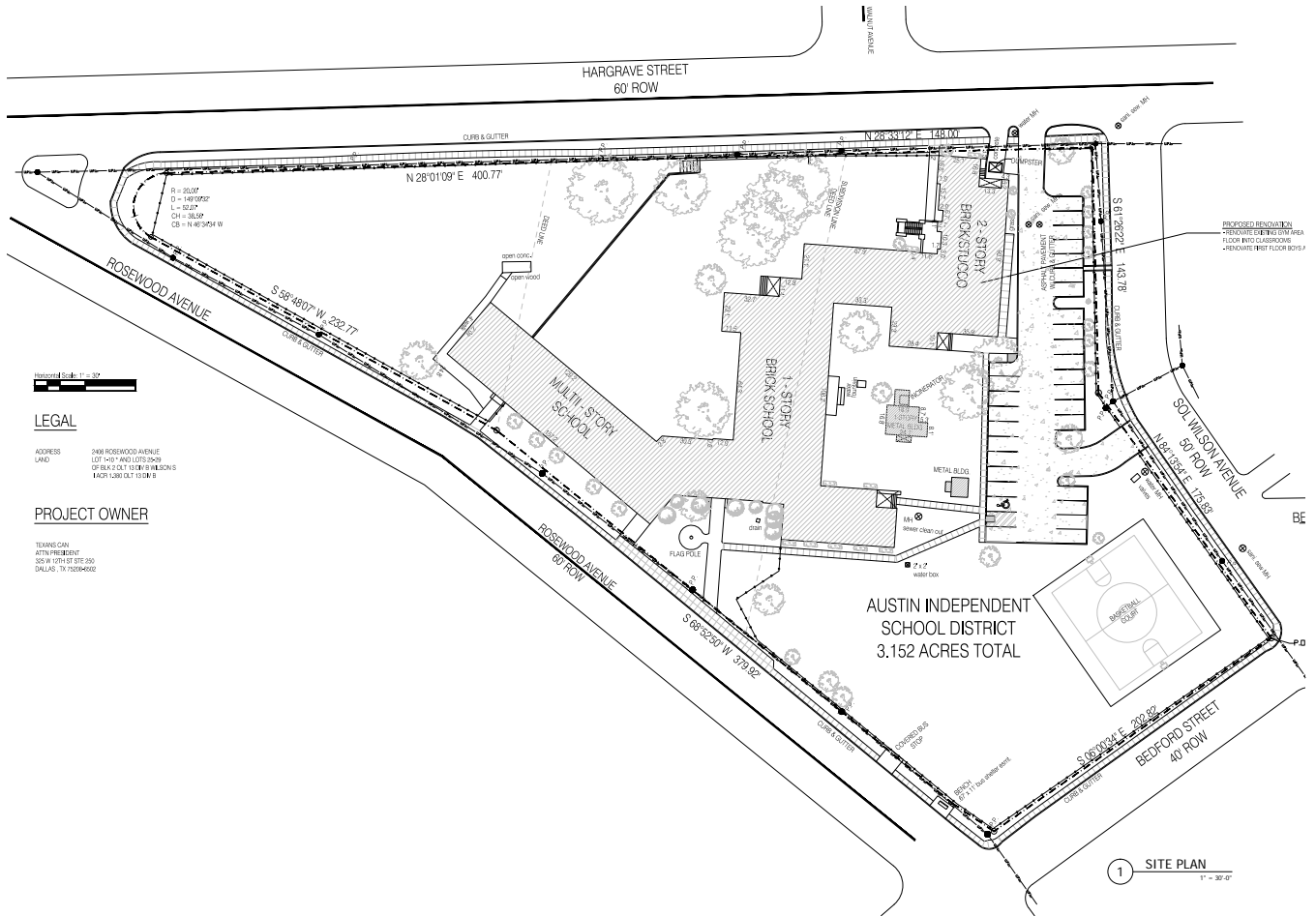
6 EXISTING FIRST FLOOR
1/16" = 1'-0"

2406 ROSEWOOD SITE PLAN

137,301 SF



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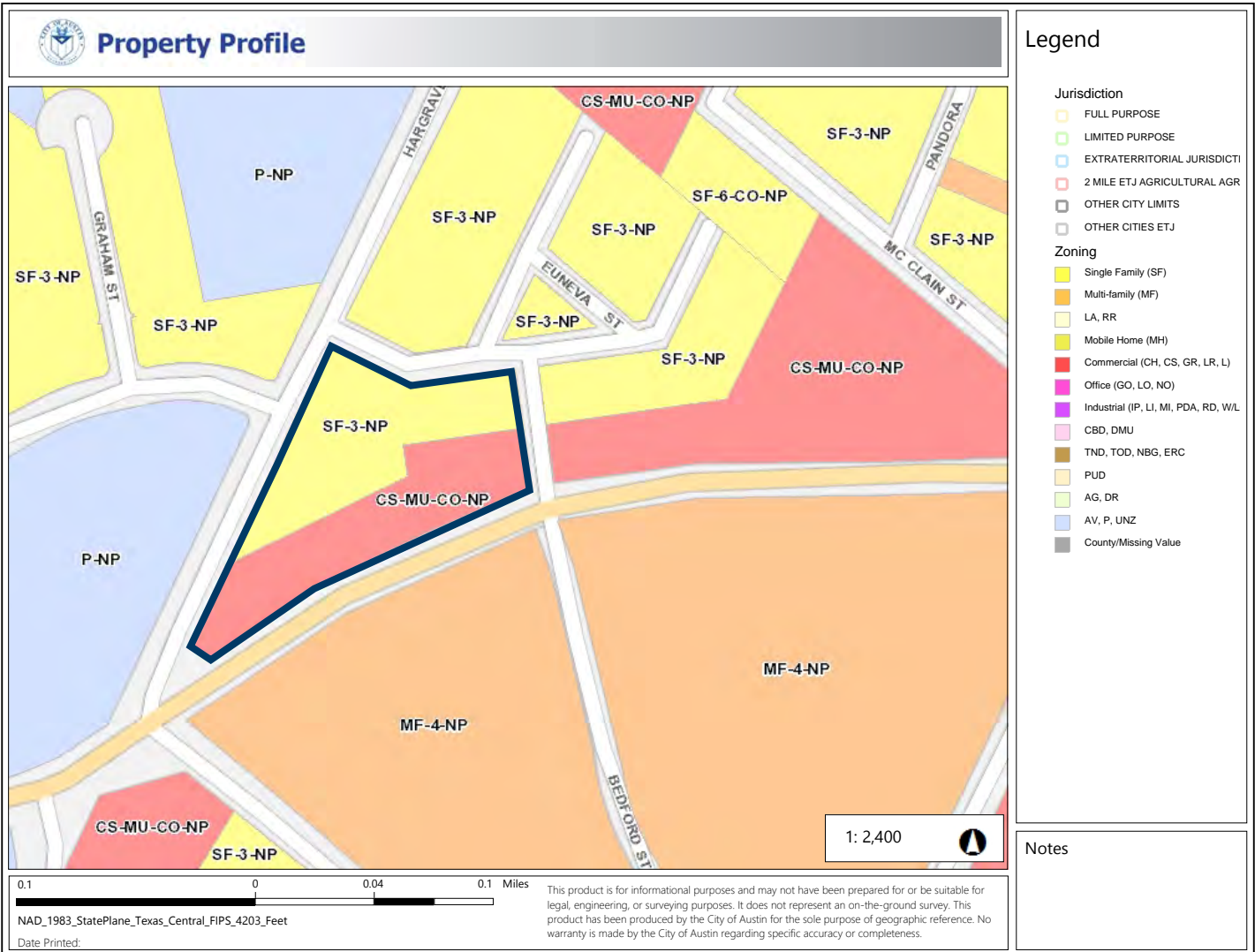
Horizontal Scale: 1" = 30'

LEGAL

ADDRESS 2406 ROSEWOOD AVENUE
LAND LOT 1004 AND LOTS 1005 OF BLOCK 101 TO BE BUILT BY THE AUSTIN INDEPENDENT SCHOOL DISTRICT

PROJECT OWNER

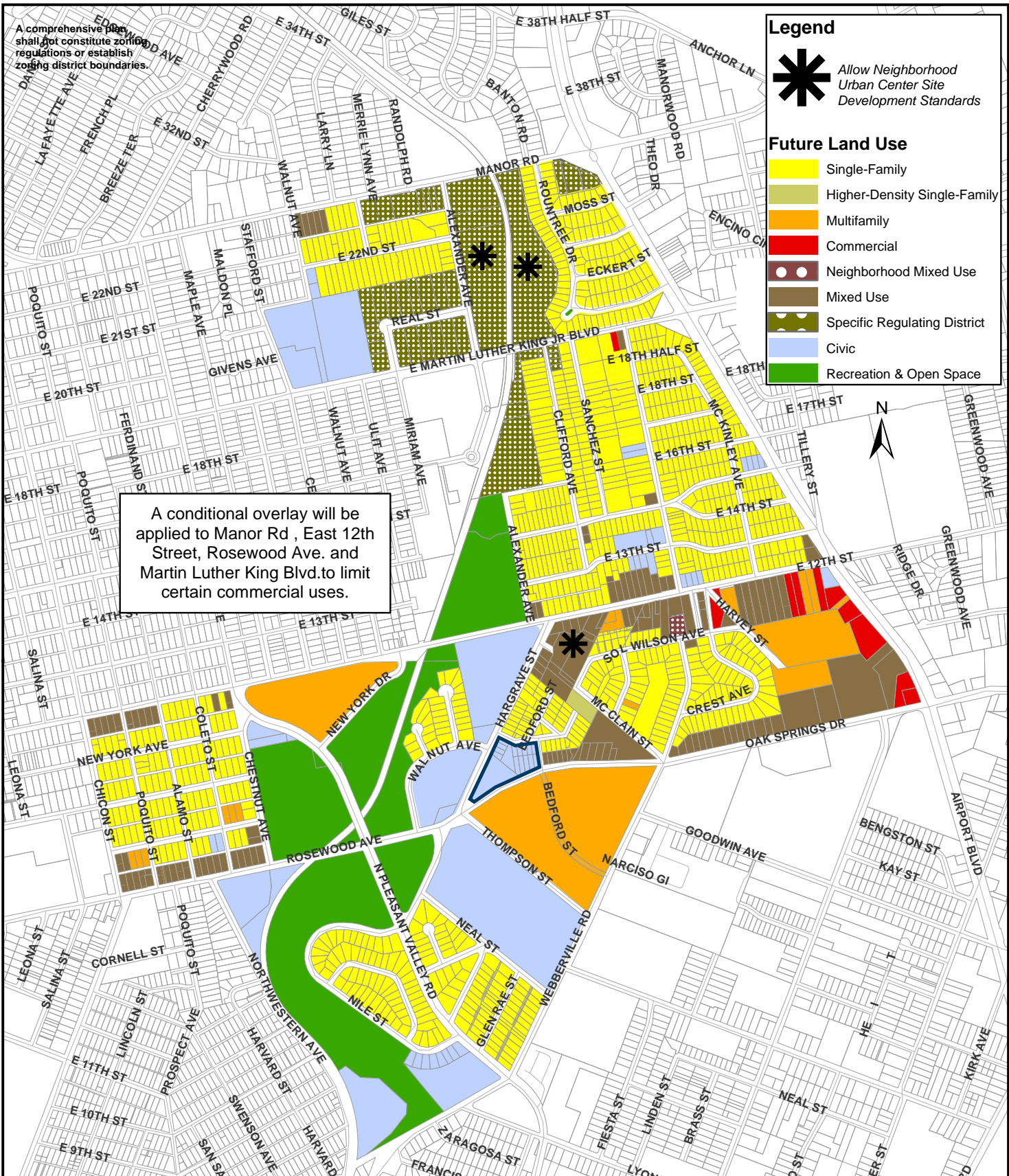
THE AUSTIN INDEPENDENT SCHOOL DISTRICT
305 W 10TH ST STE 200
DALLAS, TX 75204-6002



ZONING MAP











2406 ROSEWOOD





A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Legend

-  Allow Neighborhood Urban Center Site Development Standards
- Future Land Use**
-  Single-Family
-  Higher-Density Single-Family
-  Multifamily
-  Commercial
-  Neighborhood Mixed Use
-  Mixed Use
-  Specific Regulating District
-  Civic
-  Recreation & Open Space

A conditional overlay will be applied to Manor Rd , East 12th Street, Rosewood Ave. and Martin Luther King Blvd. to limit certain commercial uses.

Rosewood Neighborhood Planning Area Future Land Use Map



Updated 8/12/2016
Planning and Zoning Department
City of Austin

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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