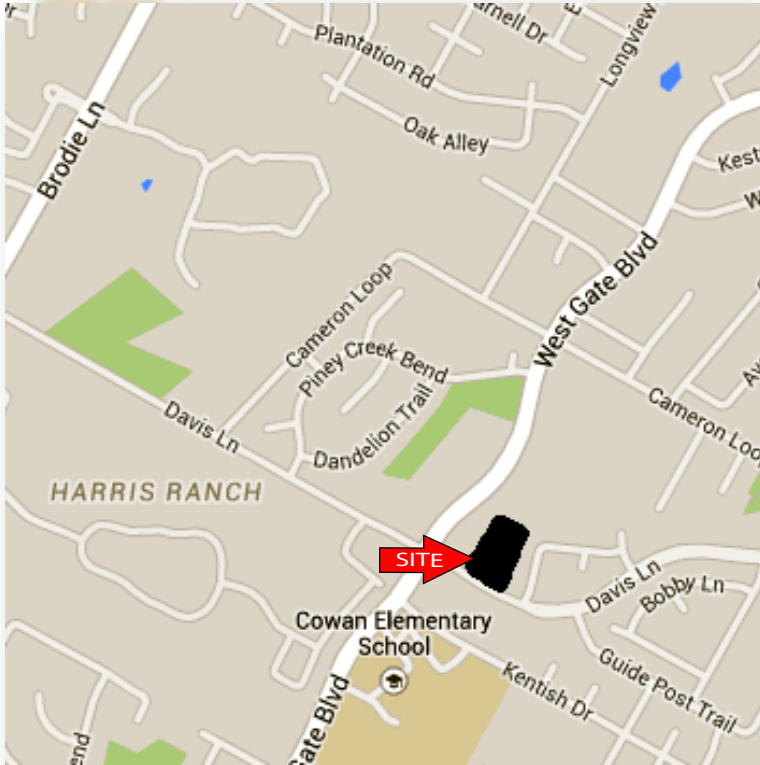


# FOR SALE

## +/-2.13 Acre Commercial Site

### Southwest - Austin, Texas



**LOCATION:** The site is located one lot off the corner of the northeast corner of Davis Lane and the extension of West Gate Blvd., one quarter mile east of Brodie Lane and one-half mile west of Manchaca Road in Southwest Austin.

**SIZE:** 2.13 Acres

**UTILITIES:** All City of Austin utilities are available to the tract.

**FRONTAGE/ACCESS:** Approximately 275 feet along Davis Lane.

**ZONING:** "LR-CO" Neighborhood Commercial District-Conditional Overlay combining district. File C14-97-0155.

**COMMENTS:**

- South Boggy Watershed
- No SOS
- Detention/filtration in place.
- Adjoins new convenience store on the hard corner.
- Perfect for child care facility; Is across Davis Lane from Cowan Elementary School.
- Professional office site

**PRICE:** \$603,088.20 ( \$6.50 per sq. ft. )

**CONTACT** **Randy Merritt CCIM**  
**Office: (512) 472-2100**  
**Randy@matexas.com**

**McALLISTER**  
**& ASSOCIATES**  
REAL ESTATE SERVICES

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

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