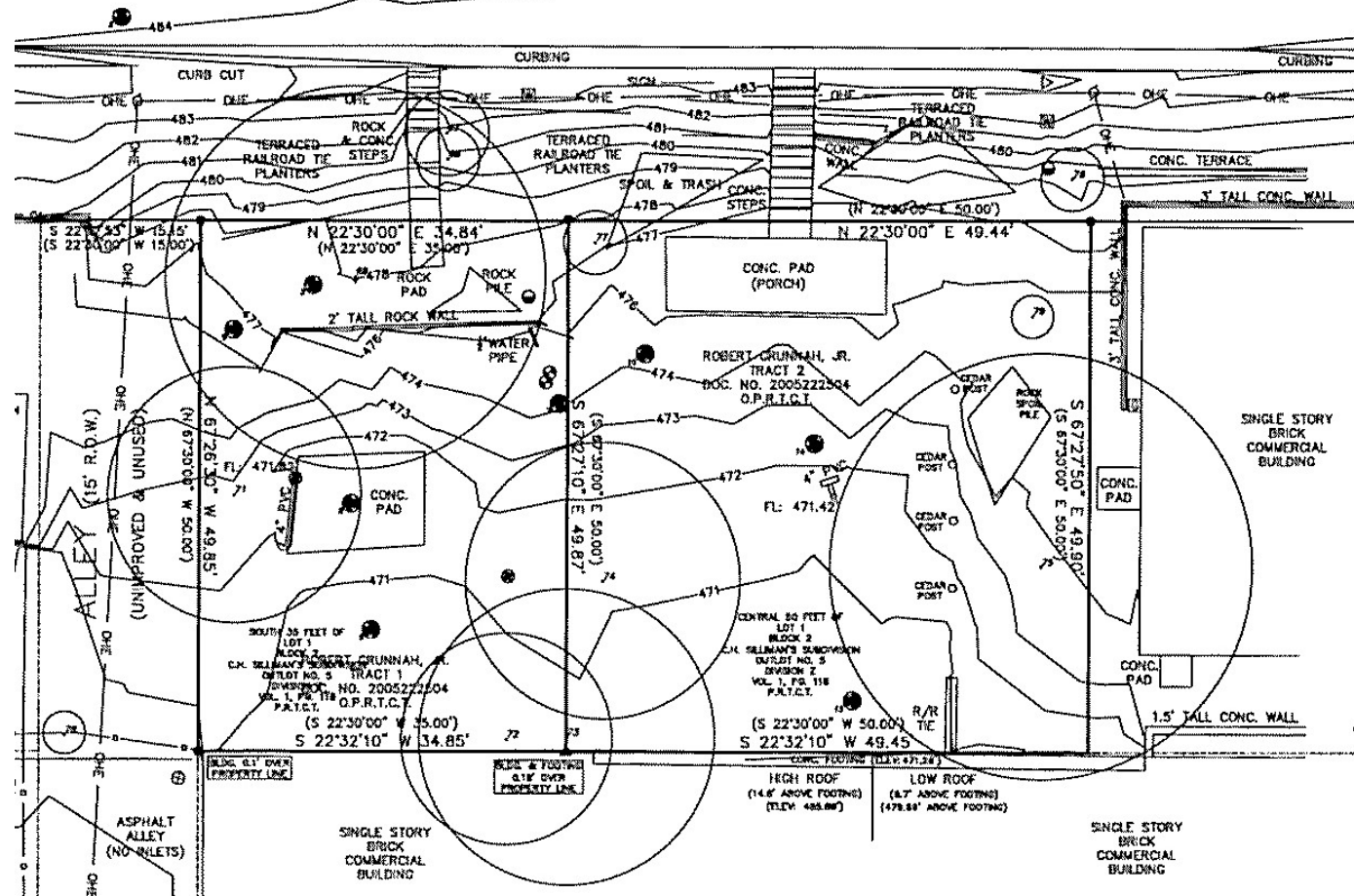
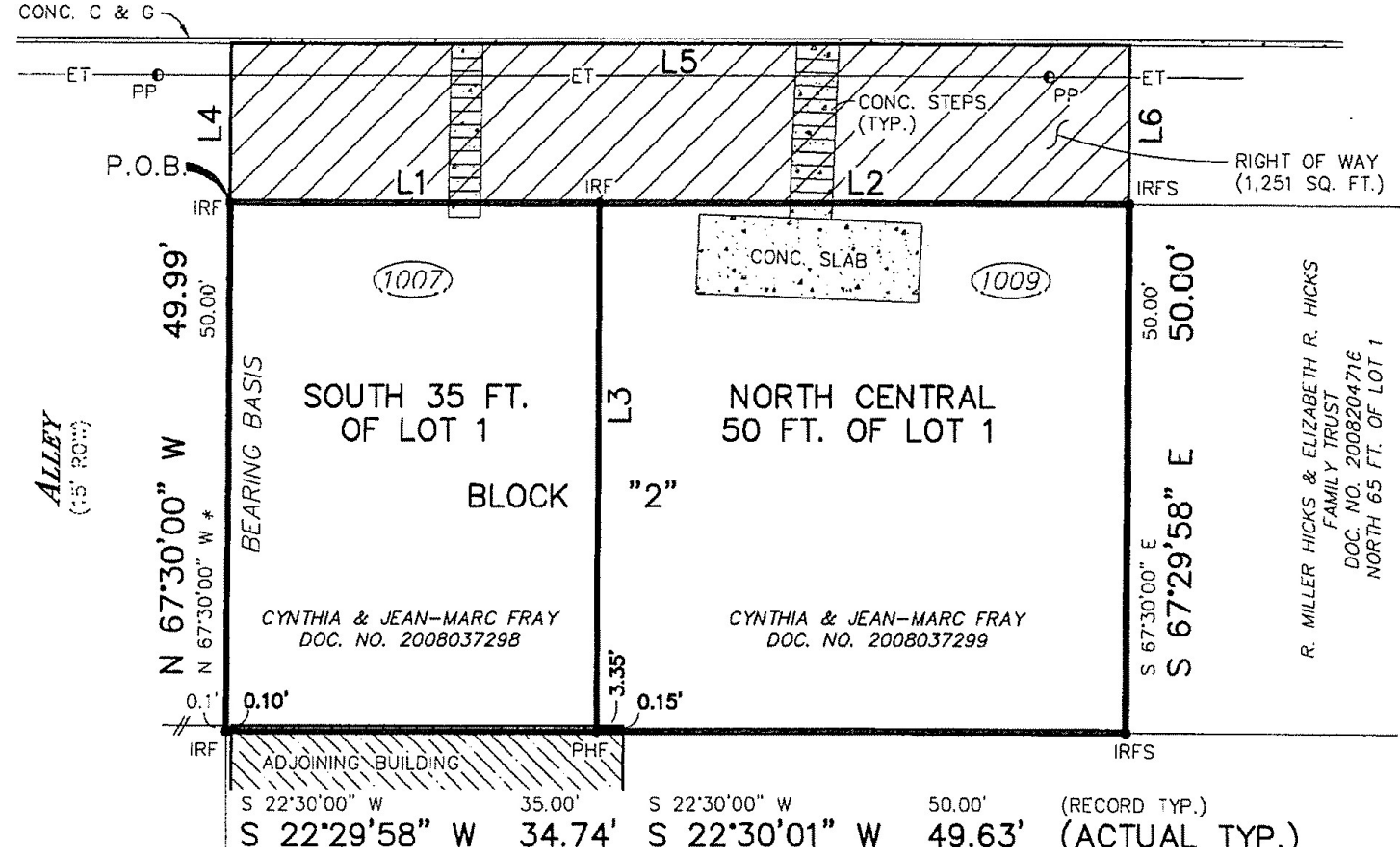


1007 & 1009 BAYLOR STREET



TOPOGRAPHICAL & BOUNDARY SURVEY



1007 & 1009 Baylor St.

Capitol View Lots for Sale between The Castle and South Lamar in Old West Austin, Texas

FOR SALE

PRICE: \$680,000



- Rare west CBD redevelopment opportunity
 - Awesome views of the Capitol building, the Castle and the downtown skyline
 - Ideal for a wide variety of commercial and residential uses, including retail, office, artist studio, bed & breakfast and condominiums
- LOCATION:** One block west of Lamar between 10th and 11th Street (above Whole Earth Provision) close to the Capitol, Courthouse, CBD, the funky graffiti park and Lamar retail and entertainment areas.
- SET BACKS:** 10' Setback from front and 5' setback required from side and rear lines to windows respectively

SIZE: 4,219 SF Total land both lots
Previous approved site plan contained 2,940 SF footplate per floor or 5,880 SF gross floor (2) area, excluding garage and 2,940 SF rooftop patio.

ZONING: CS-MU-CO-NP
Commercial Services-Mixed Use-Conditional Overlay-Neighborhood Plan

HEIGHT: Maximum height allowed above of 516' above mean sea level. Site ranges from 463' at street level to 471' at the rear lot line. Excavation and natural topo drop allow for under street garage and 2-3 floors above.

FLOOD PLAIN: Latest FEMA floodplain maps indicate a portion of the property is within 100 and 500 year floodplains therefore parking garage and driveways may go in that area and the Livable space built above it just as 1010 W 10th has developed next door.



GAY RUGGIANO
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GAY.RUGGIANO@KUCERACO.COM

This property is offered subject to prior change of price, corrections, or removal from the market without notice. Verification of the accuracy of all information provided is the responsibility of the Purchaser.

1007 & 1009 Baylor St.

**FOR
SALE**

Capitol View Lots for Sale between The Castle and South Lamar in Old West Austin, Texas

LOCATION MAP



Graffiti Park at Castle Hill is directly across the street from the site and a favorite tourist attraction.



Adjacent 14 unit residential condos for sale at average price of \$560/psf or \$845,000-\$1,400,000 price range.



FOR MORE INFORMATION, CONTACT:

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