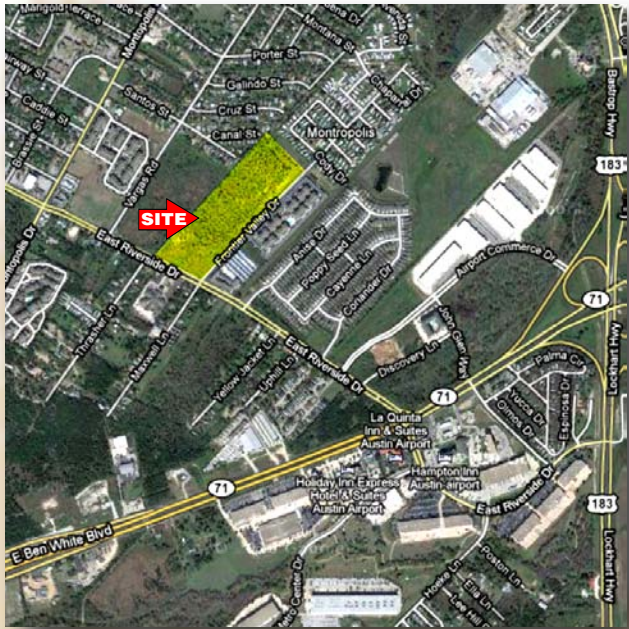


±22.24 ACRES OF LAND FOR SALE

7010 E Riverside Dr. Austin, Texas 78741



LOCATION: Just north of Hwy 71 on the corner of Frontier Valley Dr. and Riverside Dr.

SIZE: ±22.24 Acres

FRONTAGE/ ACCESS: Approximately 556' on Riverside Drive
Approximately 1642' on Frontier Valley Drive

UTILITIES: All utilities available

ZONING: CS-MV-NP
CS-NP
MF-3-NP
(see enclosed map)

TOPOGRAPHY: Fairly flat

FLOOD HAZARD: No portion of the property lies within the FEMA floodplain

LEGAL DESCRIPTION: ABS 24 DELVALLE S ACR 22.240

PRICE: See Agent

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

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

CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

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MOBILE HOME PARK

01-0060

SF-3-NP

MF-3-NP

84-310R.C.

FRONTIER VALLEY DR

01-0060

01-0060

UNDEV

MF-3-CO-NP

CS-NP

05-0026

84-310R.C.

AMISE DR

CS-MU-NP

E RIVERSIDE DR

SP04-0120C WHSE

01-001

UNDEV

DERVIER DR

UNDEV

R-MU-NP

POPPY SEED LN

2007-0147
GO-MU-CO-NP

76-67

CAYENNE LN

MAXWELL LN