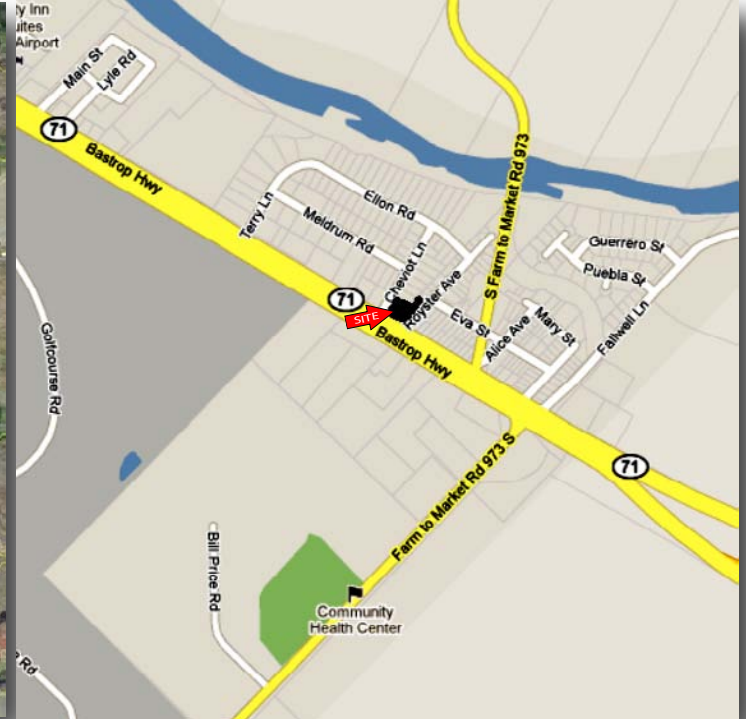


**±1.284 ACRES FOR SALE**

**3131 Hwy. 71E Austin, Texas 78617**



**LOCATION:** Just East of the entrance to ABIA. With hard corners on 71E @ Cheviot Ln. & Royster Ave.

**SCHOOL DISTRICT:** Del Valle ISD

**SIZE:** 560 sq. ft. mfg. commercial bldg. and approximately 1.2841 Acres

**JURISDICTION:** City of Austin

**FRONTAGE/ ACCESS:** Approximately 195' on Hwy 71  
Approximately 207' on Cheviot Ln  
Approximately 308' on Royster Ave.

**PRICE:** \$18. per sq. ft. = \$1,007,000.

**UTILITIES:** Austin water & sewer

**COMMENTS:** It is a commercial site best suited for a motel, convenience store, fast food, etc. The Tenant is Executive Limo Service which is on a month-to-month lease @ \$1,200 per mo. until Aug., 2010, then going to \$1,500 per month. The portable bldg. on the property is included in the sale of the property.

**ZONING:** GR-CO

**CONTACT John Doyal**  
**Office: (512) 472-2100**  
**JohnD@matexas.com**

**McALLISTER  
& ASSOCIATES**

REAL ESTATE SERVICES

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

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.