

# FOR SALE

## 45 & 49 East Ave. Austin, Texas 78701



### LOCATION:

These 2 lots front East Ave at the corner of Lambie St., but have IH-35 frontage except for a sliver of land from the Towers of Town Lake Condo project, whose parking garage is adjacent on the S. side of these lots. They are separated by a lot @ 47 East Ave. but the owner of this lots is cooperating with us in our marketing efforts. The City also has a piece of ROW between these lots and East Ave. but we have an indication that the City is also willing to cooperate with us in our marketing effort. In other words, an assemblage will be required to have a total tract of approximately 46,139 sq. ft. The property is Zoned CBD and is best suited for a high rise hotel, apartment or condo project. The property also comes with 2 large billboards leased to Reagan Sign Co. We can also provide an environmental report dated Nov. 5, 2007.

### SIZE:

45 East Ave. = 10,167 sq. ft.  
47 East Ave. = 5,192 sq. ft.  
49 East Ave. = 7,950 sq. ft.  
City ROW tract = 22,832 sq. ft.  
Total = 46,139 sq. ft. (all approx.)

### FRONTAGE/ ACCESS:

Frontage on Lambie and East Ave.

### UTILITIES:

All

### ZONING:

Commercial High Rise (Zoned CBD)-i.e. hotel, apartment, or condo., Etc.

### TOPOGRAPHY:

Level

### PRICE:

\$95.00 per sq. ft.  
Seller financing is a possibility.

### COMMENTS:

Directions: Going South on IH-35 from E. 6th St., take the 1st street exit and watch for the property on the right with 2 large billboards on corner of Lambie St.

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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**CONTACT John Doyal**

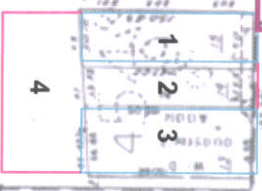
**Office: (512) 472-2100**

**JohnD@matexas.com**

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- 1) 10,167sf
- 2) 5,192sf
- 3) 7,950sf
- 4) 22,832
- 
- 46,139sf TOTAL



SMITHWOOD  
TOWN LAKE  
2  
FO SEWOL

HERBERT MASSOUR  
CUMMINGS  
CITY OF AUSTIN  
WAST  
(VACATED)



OF AUSTIN  
TOTAL AC 1.877 AC  
(.87 AC)

