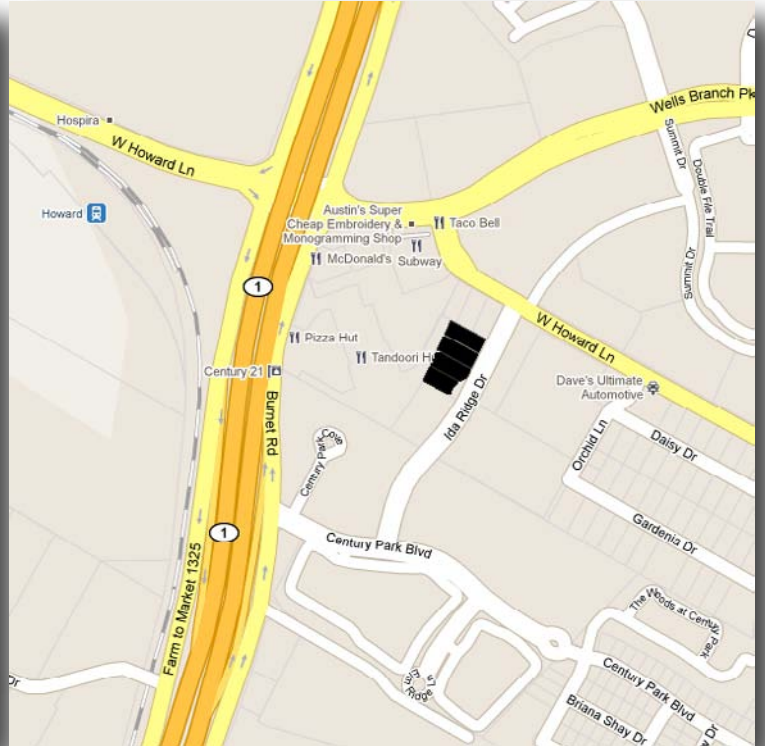


FOR SALE - 4 COMMERCIAL LOTS

Ida Ridge Drive Austin, Texas 78728



LOCATION: 4 lots along the west side of Ida Ridge Just south of West Howard Lane and North of Century Park Blvd.

ZONING: CS-CO

SIZE: (North to South)
 LOT #1: 0.4731 Ac.; 20,608.24 sq. ft. (per TCAD)
 LOT #2: 0.4741 Ac.; 20,651.80 sq. ft. (per TCAD)
 LOT #3: 0.4261 Ac.; 18,560.92 sq. ft. (per TCAD)
 LOT #4: 0.3533 Ac.; 15,389.75 sq. ft. (per TCAD)

TOPOGRAPHY: Relatively flat, sloping down from Ida Ridge Dr. The Property does not reside in the FEMA floodplain

FRONTAGE/ACCESS: Approximately 360' along Ida Ridge Drive

PRICE: \$4.00 per sq. ft.
 LOT #1: \$ 82,432.96
 LOT #2: \$ 82,607.20
 LOT #3: \$ 74,243.68
 LOT #4: \$ 61,559.00

UTILITIES: Water: City of Austin, Available
 Wastewater: City of Austin, Available
 Electricity: City of Austin, Available

McALLISTER & ASSOCIATES
 REAL ESTATE SERVICES

CONTACT John T Baker
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 JohnT@matexas.com

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