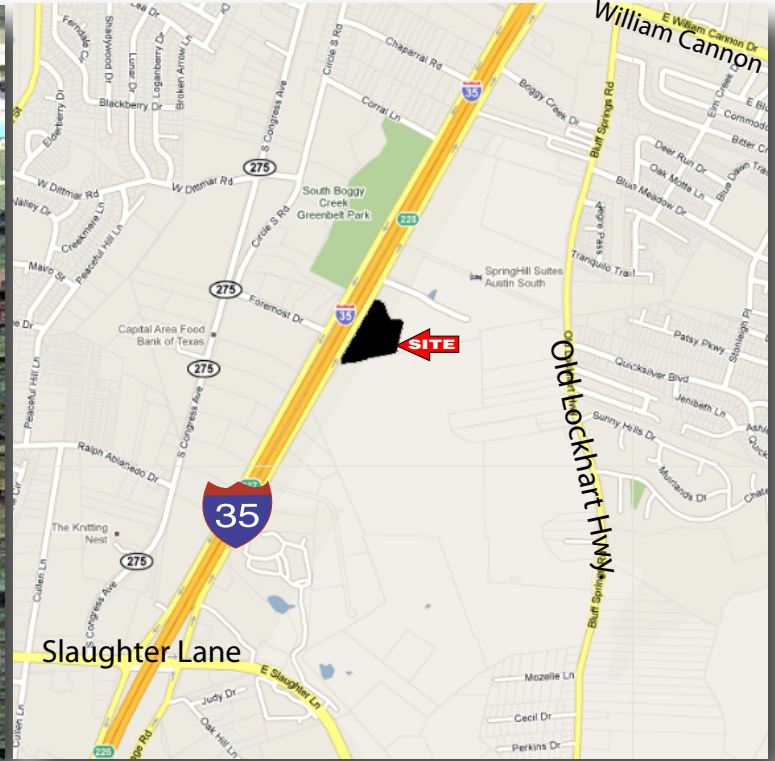


# FOR SALE - NEW XXX VIDEO BUILDING

7907 South IH-35 Austin, Texas 78744



<b>LOCATION:</b>	On east side of South IH 35, approximately three-quarters of a mile north of Slaughter Lane (Exit No. 225). This property is very visible as it sits on a small hill.	<b>ZONING:</b>	The frontage has been strip-annexed into the City of Austin as SF-2. The remainder of the tract lies outside the city limits and thus is not zoned.
<b>SIZE:</b>	Approximately 3,346 square feet of HVAC on approximately 7.616 Acres	<b>TOPOGRAPHY:</b>	Somewhat steep near natural drainage area, but is flat on the top along south boundaries.
<b>FRONTAGE/ ACCESS:</b>	Approximately 1,182 feet along the east frontage road of South IH 35.	<b>PRICE:</b>	\$2,850,000
<b>UTILITIES:</b>	Water - a 12 inch City of Austin water line is available. Wastewater - Some off-site work would be needed to serve this property with City of Austin wastewater. The existing improvements are currently being serviced by a septic system. All other public utilities are available.	<b>COMMENTS:</b>	This sexually oriented business (New XXX Video) has been located there over 20 years and has a month to month lease with the Landlord. There is an agreement in place between Landlord and Tenant for Landlord to buy the existing business for \$200,000.00 so that the vesting rights as a sexually oriented business remain in tact.

**McALLISTER  
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

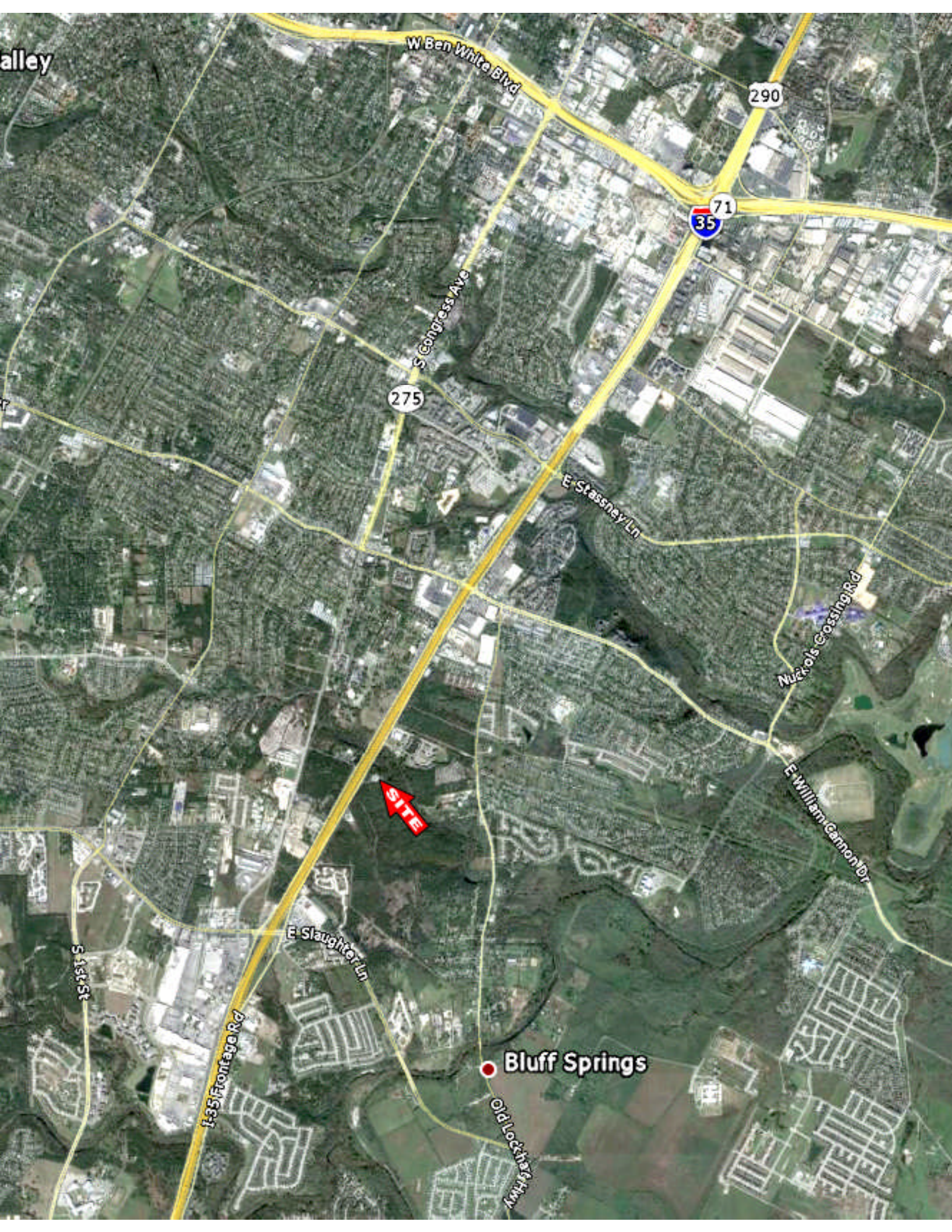
(512)472-2100 FAX: (512)472-2905

**CONTACT Spence Collins**

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

**spence@matexas.com**

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alley

W Ben White Blvd

290

71  
35

275

S Congress Ave

E Stassney Ln

Nicholas Crossing Rd

E William Cannon Dr

**SITE**

S 1st St

I-35 Frontage Rd

E Slaughter Ln

**Bluff Springs**

Old Lochan Parkway

