



.34
ACRES

2600 E 7th Street
Austin, TX 78702

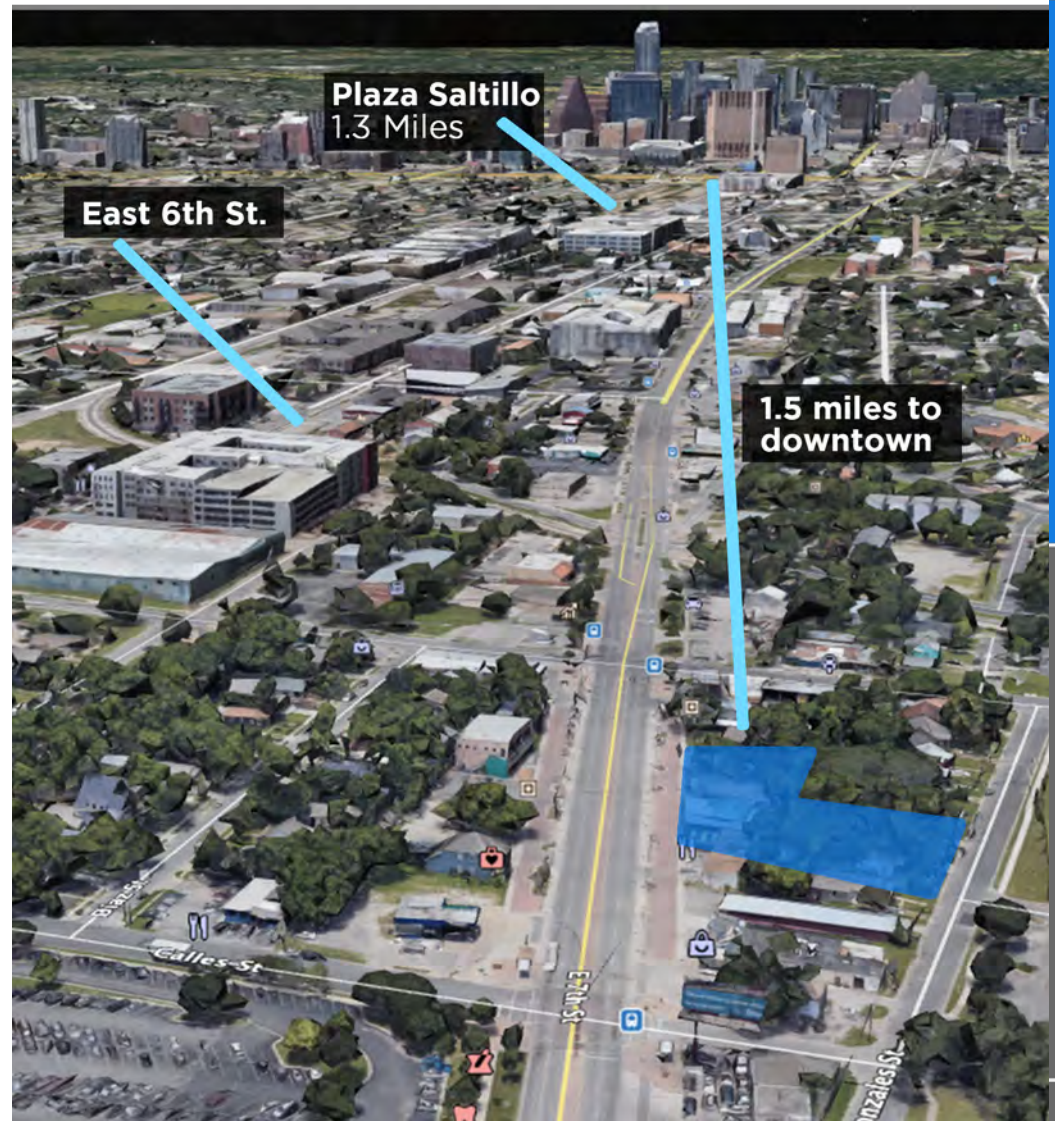


2600 E 7th Street
Austin, Texas 78702

2nd Generation Restaurant

Offering Summary

Price	\$1,900,000
Land	.34 Acres
Area Zoning	CS-CO-NP & GR-MU-CO-NP



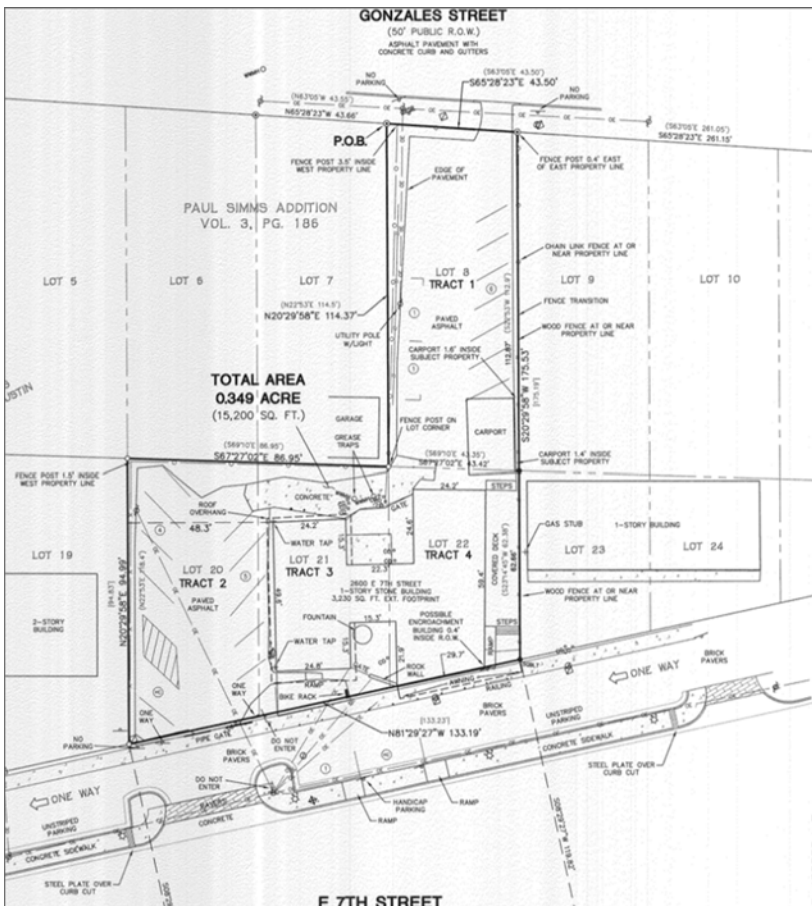
2600 E 7th Street

Austin, Texas 78702

Offering Summary

Price	\$1,900,000
Land	.34 Acres
Area Zoning	CS-CO-NP & GR-MU-CO-NP

- **Prime development opportunity or 2nd generation restaurant:** The 7th Street corridor is one of the most sought-after commercial areas in east Austin. The Property is located less than 1.3 miles from Plaza Saltillo and 1.5 miles from downtown Austin.
- **Great Development Opportunity:** Excellent retail or office development opportunity in the booming east Austin area.
- **High Traffic Corridor:** The Property is positioned along 7th Street with a traffic count over 20,131 vehicles per day.
- **Visibility:** The Property has 133.19 feet of frontage along 7th Street.
- **Tremendous Trade Area with High Growth:** Over the last ten years, the East Austin area has exploded in growth. With a large housing increase, commercial opportunity, and the countless number of restaurants, the area has become one of the most desired areas in Austin. Driven by the Plaza Saltillo Train Station Development, Springdale General, a 10 acre creative office site, and several infill apartment and condo developments.
- **Zoning:** The property is zoned as CS-CO-NP & GR-MU-CO-NP.



Development Profile

.34 TOTAL ACRES

DEVELOPMENT AREA

SITE	ADDRESS	AC	SF	ZONING
1	2600 E 7th St	.24	10,186	CS-CO-NP
2	2601 Gonzales St	0.10	5,014	GR-MU-CO-NP
TOTAL LOT		.34	15,200	

SITE 1

SITE AREA	.24 AC
EXISTING IMPROVEMENTS	3,213 SF (2nd Generation Restaurant)
ZONING	CS-CO-NP
YEAR BUILT	1940
CURRENT USER	Vacant

SITE 2

SITE AREA	.10 AC
EXISTING IMPROVEMENTS	Asphalt parking lot
ZONING	GR-MU-CO-NP



Site Summary

Prime development opportunity right in the center of the booming East Austin area; less than one and half miles from the Capitol and Downtown Austin. This development opportunity or 2nd generation restaurant 1.3 acres to the Plaza Saltillo Station. Walking distance to The Foundry (95,000 SF mixed use project under development), Car2Go HQ (under development), Onion Street West (315,000 SF under development) and dozens of other existing, planned or under construction mixed-use and multi-family projects on the east side.



.34
Acres

17
Parking
Spaces

1
Building

Asbestos
Remediation
Completed

3,213
SF





Joshua Brunsmann Broker/Owner
512.573.8804
Josh@3rdAngleRealty.com



1143 Poquito St
Austin, Texas 78702
123.456.7890
www.3rdAngleRealty.com

