

Site Plan
Approved

2307 Coronado St
Austin, TX 78702

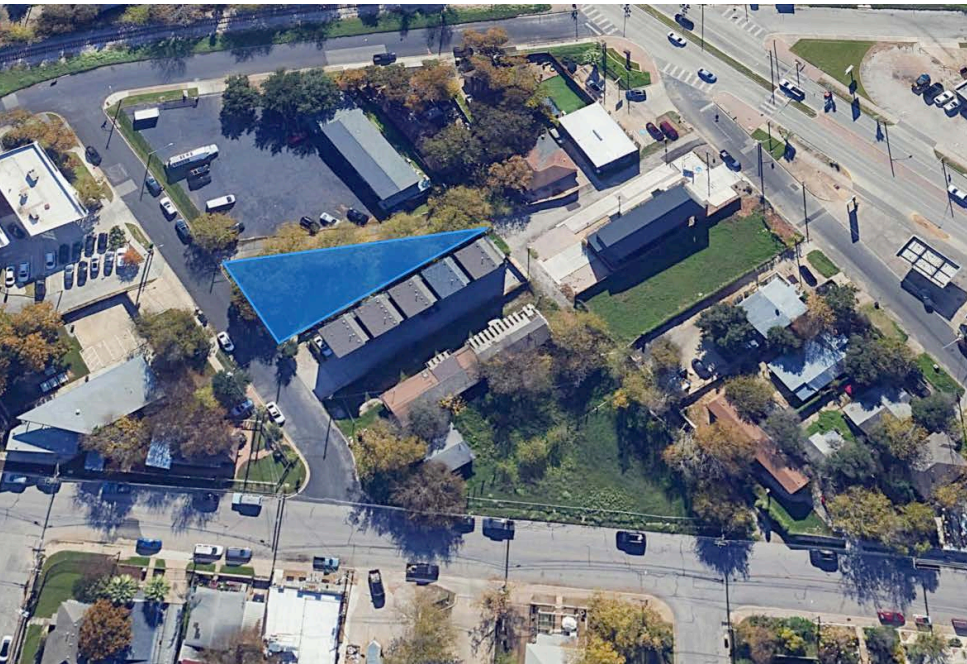


2307 Coronado St

Austin, Texas 78702

Offering Summary

Price	\$550,000
Land	5,031 SqFt
Zoning	CS-CO-MU-NP
Site Plan & Building Permits	Approved



- **Prime Development Opportunity** in the vibrant Webberville Entertainment District, surrounded by popular bars and restaurants like Kitty Cohen's, Murray's Tavern, Veracruz Tacos & Desnudo Coffee.
- 5 minutes from Downtown and 5 minutes to E 6th/Plaza Saltillo
- Highly permissive CS-MU zoning combined with new compatibility regulations is optimal for hotel/retail/creative space
- The property comes with a fully approved site plan and building permits for a 5,360 SqFt short term rental hotel that can be modified for rapid redevelopment.
- **Zoning:** CS-CO-MU-NP
2:1 FAR
95% Impervious Cover

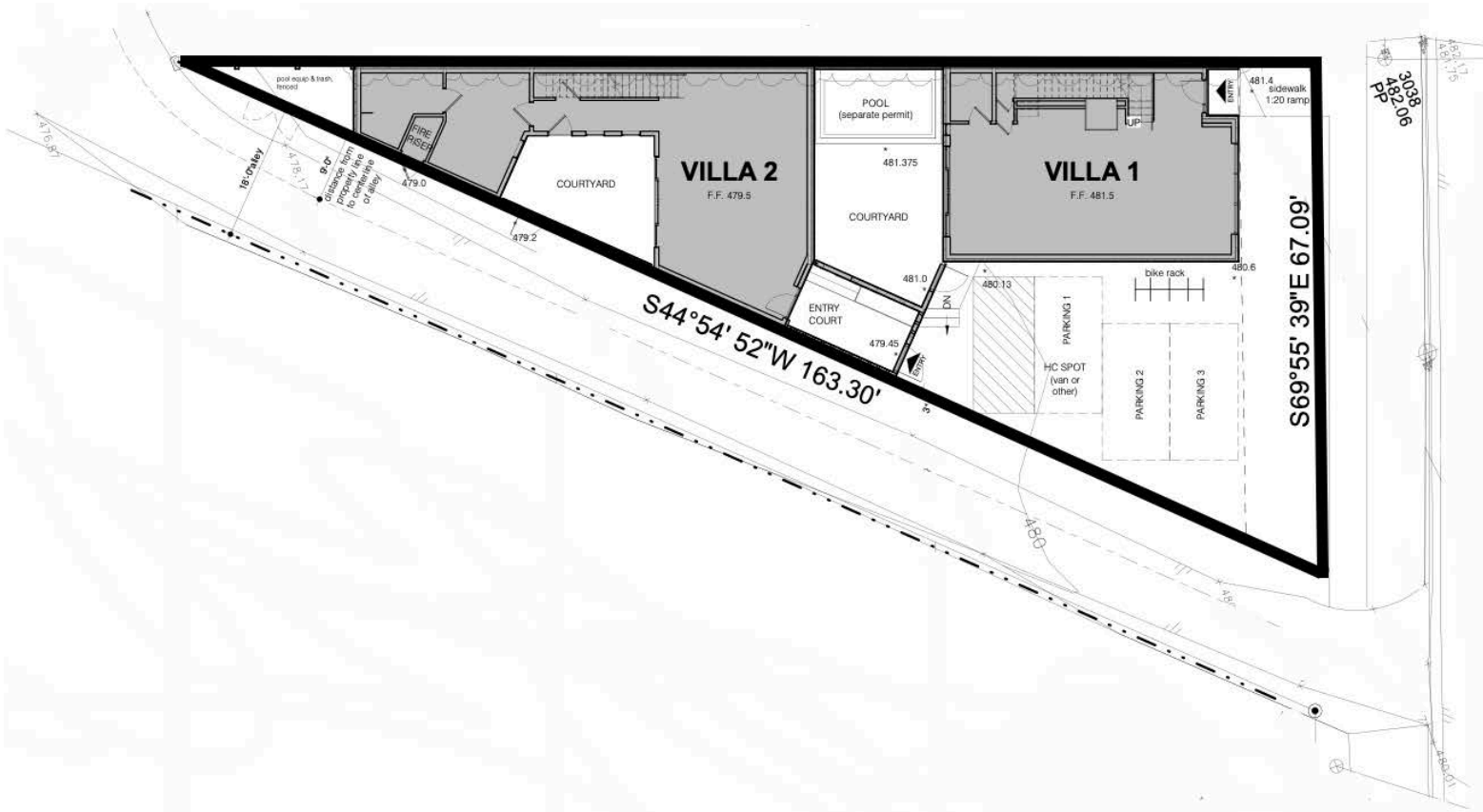


The Cavalier
 Murry's Tavern
 Veracruz All Natural
 Kitty Cohen's
 Joe's Bakery & Coffee Shop
 Flyrite Chicken
 Sandwiches Spicy Boys
 Fried Chicken

Via 313
 Whisler's
 Canje
 Suerte
 Lazarus Brewing
 Ciscos Mexican Restaurant

Casa Colombia
 El Sunzal Restaurant Counter
 Cafe Fitch Coffee
 Kinda Tropical Ma'Coo
 East Side
 White Horse







- 5 minutes from Downtown Austin
- 10 minutes from Austin-Bergstrom International Airport
- 3 minutes from E 6th Bar and Food District





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By accepting this Marketing Brochure, you agree to release 3rd Angle Realty and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.



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