

Prime Development Opportunity

640 Allen St. Austin TX 78702

Highlights

- CS-CO-NP Zoning
- Prime opportunity for Commercial or Multifamily development with rezone
- Located in the eclectic eastside near many bars, eateries, and live music venues

For Sale

- SqFt : 20,908
- Available Acres : 0.48
- Asking Price: Contact Broker

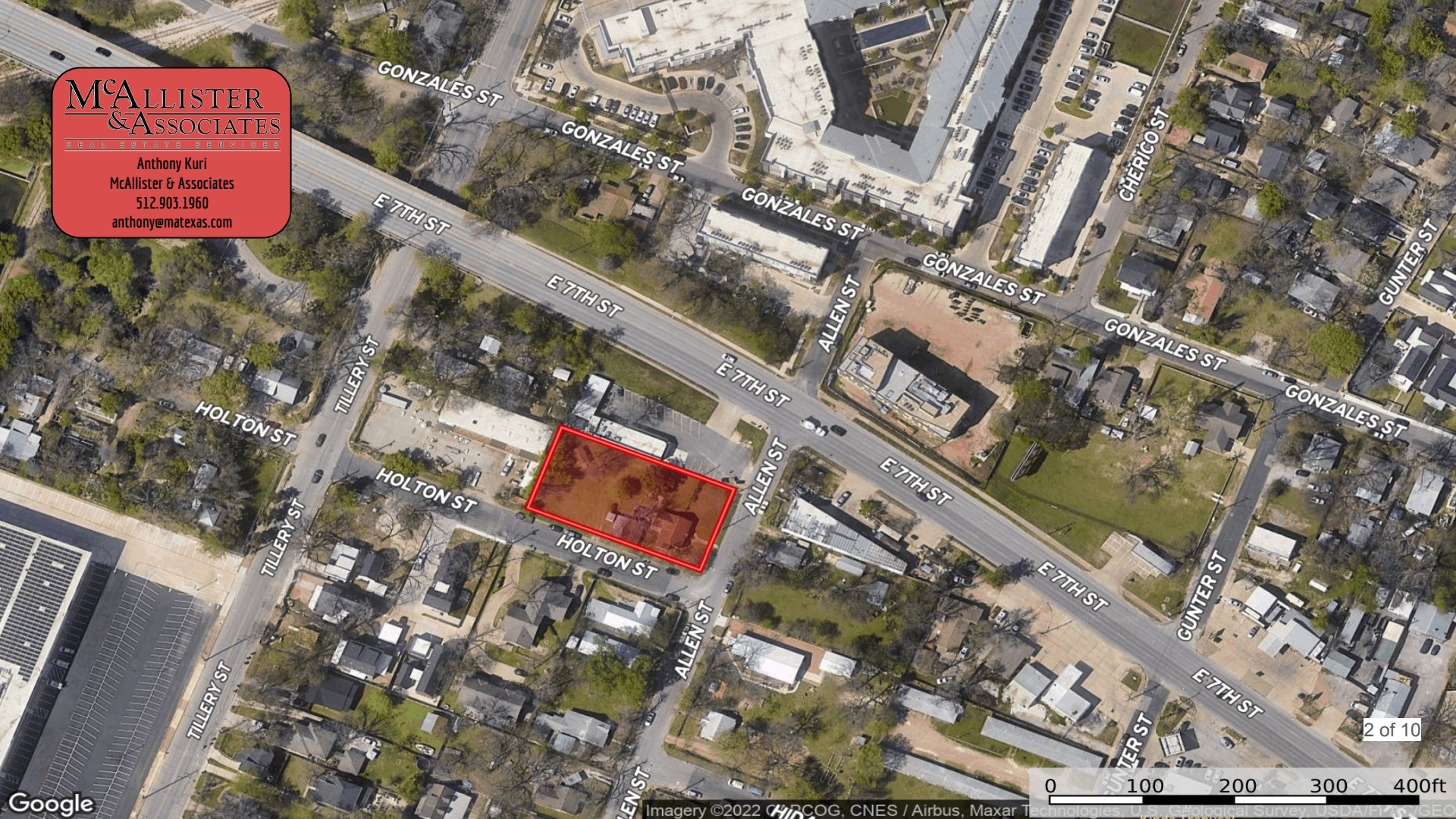
Anthony Kuri
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& ASSOCIATES
REAL ESTATE SERVICES

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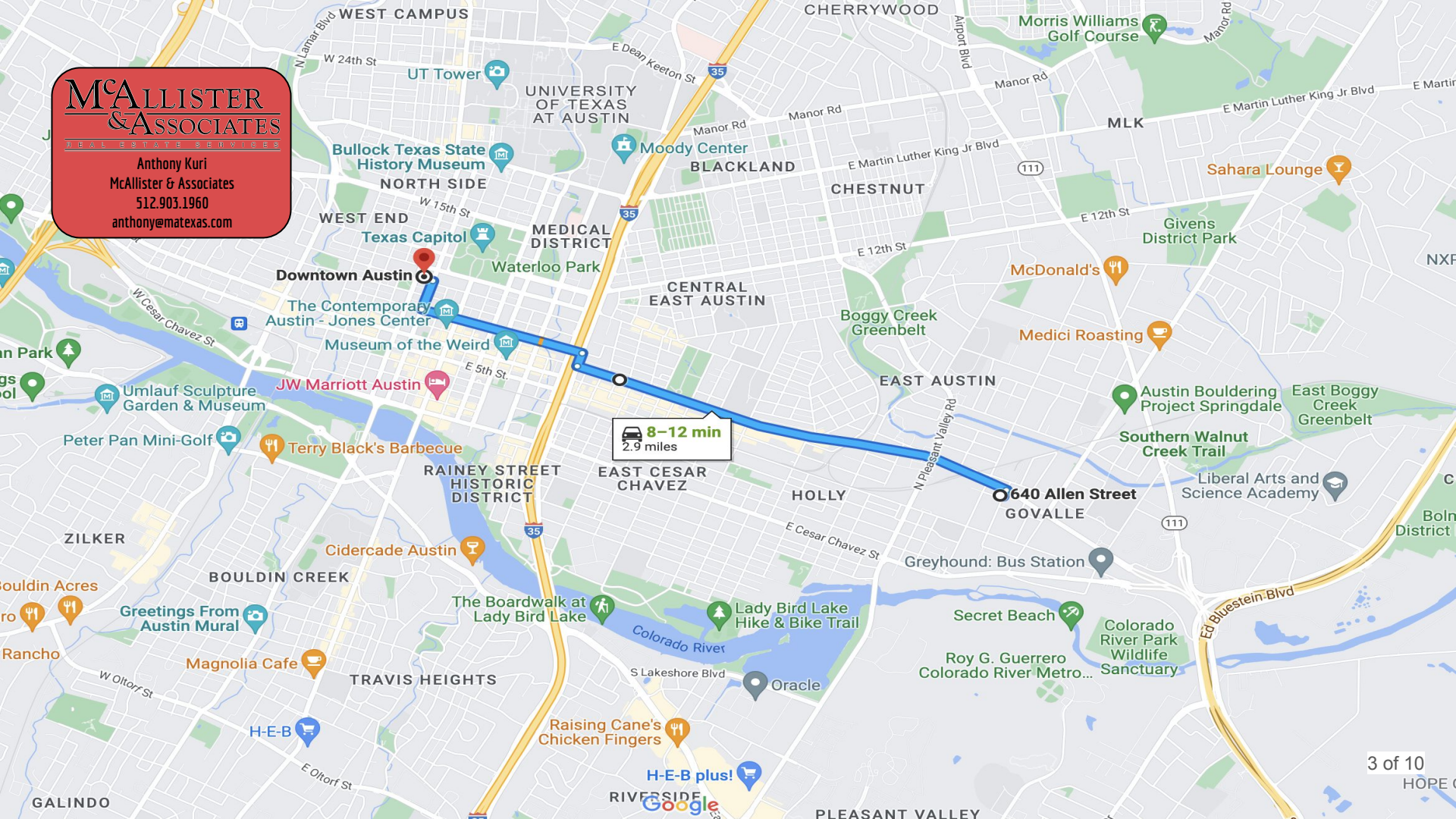
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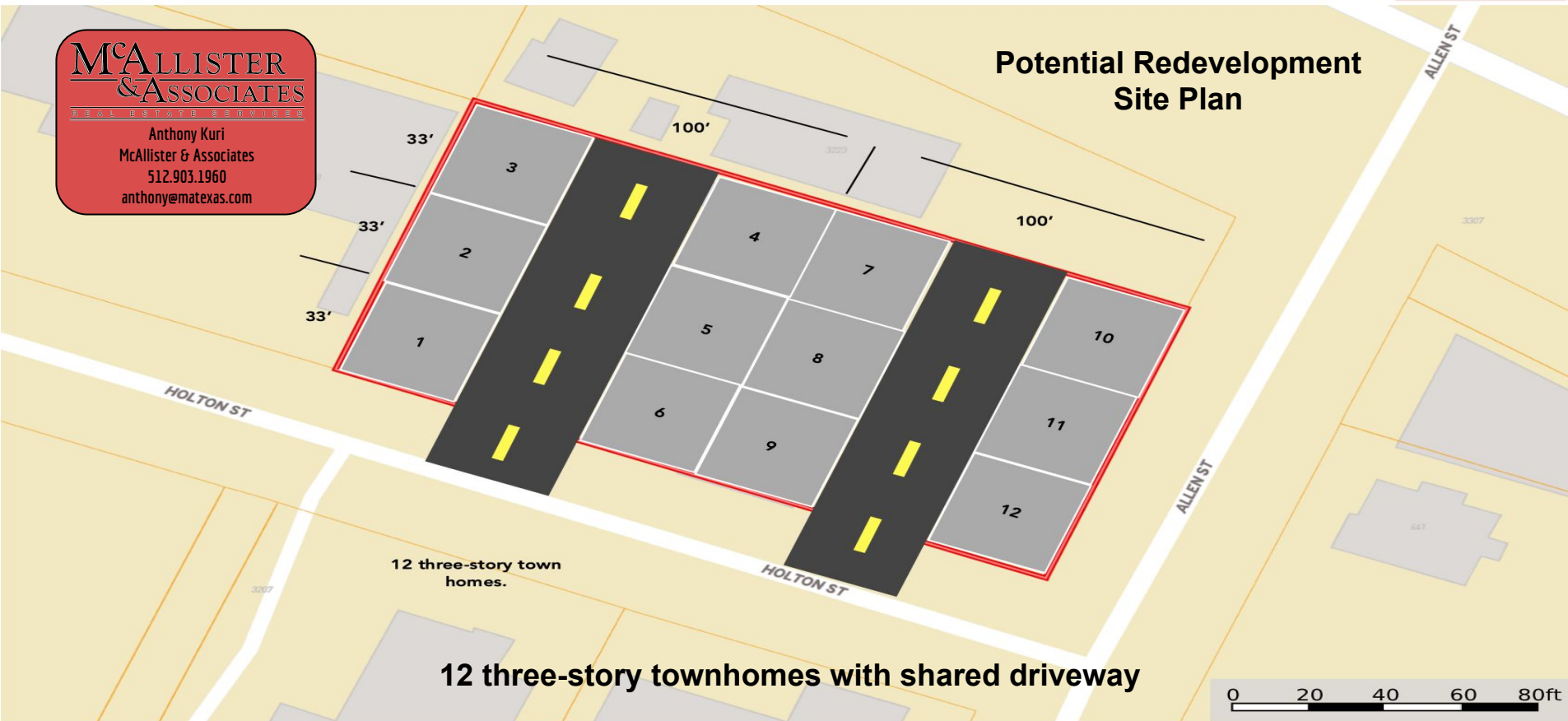
OFFERING SUMMARY

Address	640 Allen Street, Austin, Texas 78702
County	Travis
Jurisdiction	City of Austin
Zoning	CS-CO-NP (General Commercial Services-Conditional Overlay-Neighborhood Plan)
Size	0.48 Acres
Floodplain	None
Sewer	City of Austin
Water	Austin Water and Private Well

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Potential Redevelopment Site Plan

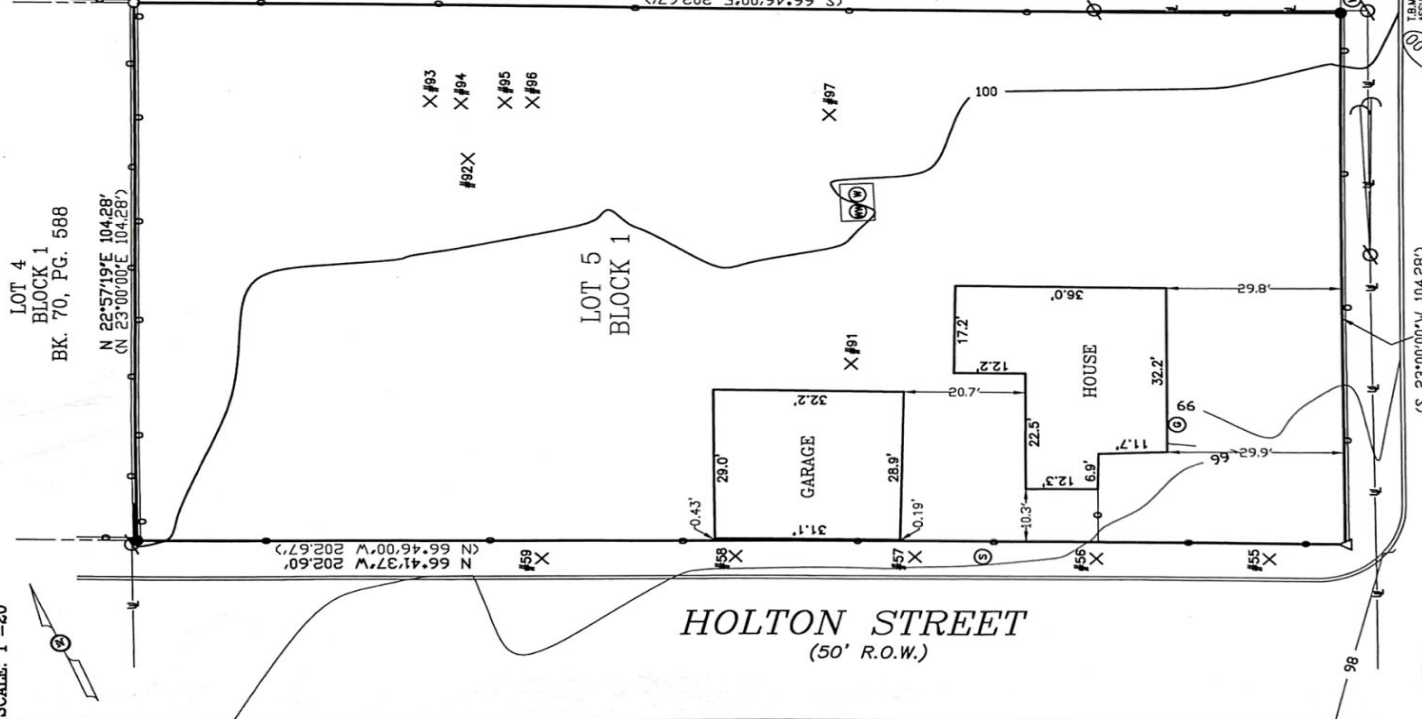


SCALE: 1"=20'



LOT 4
BLOCK 1
BK. 70, PG. 588
N 22°57'19"E 104.28'
(N 23°00'00"E 104.28')

LOT 3
BLOCK 1
BK. 70, PG. 588



LEGEND

- CHAIN LINK
- UTILITY LINE
- GUY WIRE
- SEWER CLEANOUT
- GAS METER
- WATER METER
- WATER WELL
- IRON ROD PND.
- IRON ROD SET
- NAIL SET
- UTILITY POLE
- TREE

LOT 6
BLOCK 1
BK. 70, PG. 588

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SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
NO LOCAL JURISDICTION BUILDING
LINES ARE SHOWN. INTERESTED
PARTIES SHOULD CONTACT THE
COUNTY CLERK FOR BUILDING
LINES. ALL POINTS DOES NOT MAKE OR
WARRANT ANY FLOOD ZONE
DETERMINATION.



TREE CHART

NO.	SPECIES
#55	4" UNKNOWN SPECIES
#56	5" UNKNOWN SPECIES
#57	6" UNKNOWN SPECIES
#58	4" ELM
#59	3" UNKNOWN SPECIES
#91	20" PECAN
#92	14" PECAN
#93	8" CREPE MYRTLE
#94	6" CREPE MYRTLE
#95	7" CREPE MYRTLE
#96	8" CREPE MYRTLE
#97	16" MAGNOLIA

T.B.M. TO C.
ASSIGNED ELEV.
1000.00



640 ALLEN STREET
(50' R.O.W.)

LOT No. 5 BLOCK 1 SUBDIVISION / ADDITION EDIN ACRES
SECTION - PHASE -
TRAVIS COUNTY, TEXAS Book 70 Page 588 PLAT RECORDS
CITY Reference: MAKE DUTY

IMPORTANT NOTICE

THIS SURVEY WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT AND
DEPENDING ON THESE BOUNDARIES.
SURVEYOR'S LIABILITY IS LIMITED TO
ON THE RECORDED PLAT. BOUNDARY
AMENDMENTS, ADDITIONAL EASEMENTS
AND SETBACKS MAY AFFECT LOT 5.

DATE	BY	DATE
FIELD WORK	BY	12-28-09
EDIN	BY	12-28-09



ALL POINTS SURVEYING
611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN, TX. 78704
TEL: (512) 440-0071 - FAX: (512) 440-0189

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(512) 903-1960 (c)

(512) 472-2100 (o)

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	(512)472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anthony Kuri	683724	anthony@matexas.com	(512)903-1960
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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