

# **FOR SALE**

**1301-1305 East 4th Street, Austin, Texas 78702**

**McALLISTER  
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road - Austin, Texas 78704

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

www.matexas.com

**PRICE \$4,850,000.00**

## **CONTACT**

**Anthony Kuri or Dani Tristan**

**512-903-1960 (or) 512-560-8314**

**anthony@matexas.com (or) dani@matexas.com**

Building	+/- 9,451 SF
Land Area	+/- 19,665 SF (+/- 0.45 Acres)
Zoning	TOD-NP
Capitol View Corridor	Yes (within +/- 40')
Max Height	40'
Maximum Buildable	+/- 39,330 SF (+ density bonus potential)
Annual Taxes	2023 +/- \$59,221.28
Flood Plain	No

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