



.15
ACRES

2117 E Cesar Chavez Street
Austin, TX 78702

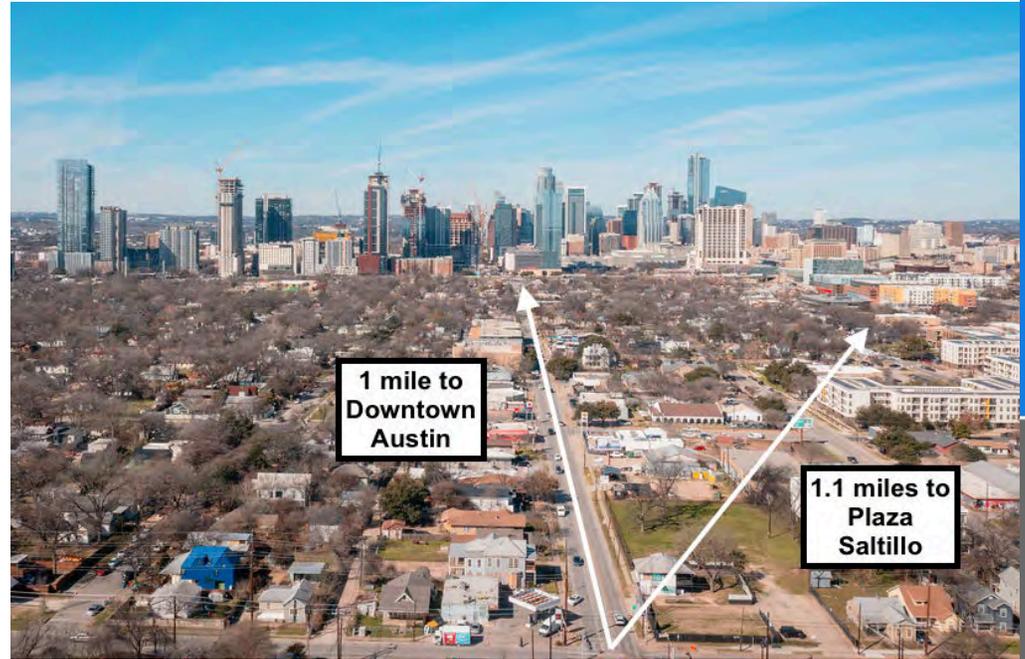


2117 E Cesar Chavez Street

Austin, Texas 78702

Offering Summary

Land	.15 Acres
Area Zoning	CS-CO-MU-NP



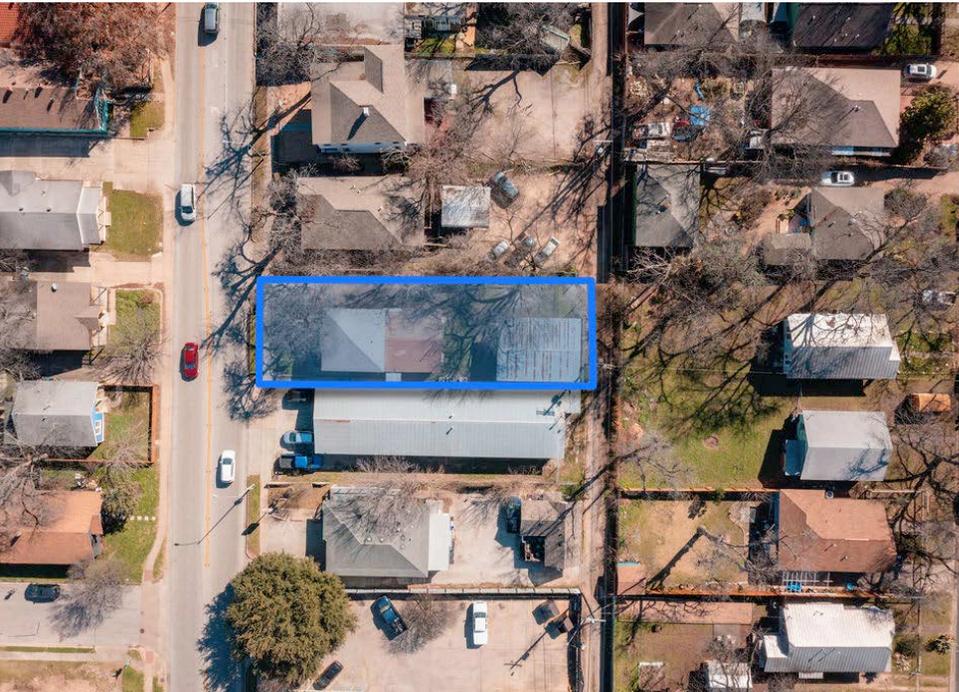
2117 E Cesar Chavez Street

Austin, Texas 78702

Offering Summary

Land .15 Acres

Area Zoning CS-CO-MU-NP



- **Prime redevelopment opportunity** The Cesar Chavez Street corridor is one of the most sought-after commercial areas in east Austin. The Property is located less than 1 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 Cesar Chavez Street with a high traffic count
- **Visibility:** The Property offers ample frontage along Cesar Chavez 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-MU-NP



Development Profile

.15 TOTAL ACRES

DEVELOPMENT AREA

SITE	ADDRESS	AC	SF	ZONING
1	2117 E Cesar Chavez St	.15	1,751	CS-CO-MU-NP

SITE 1

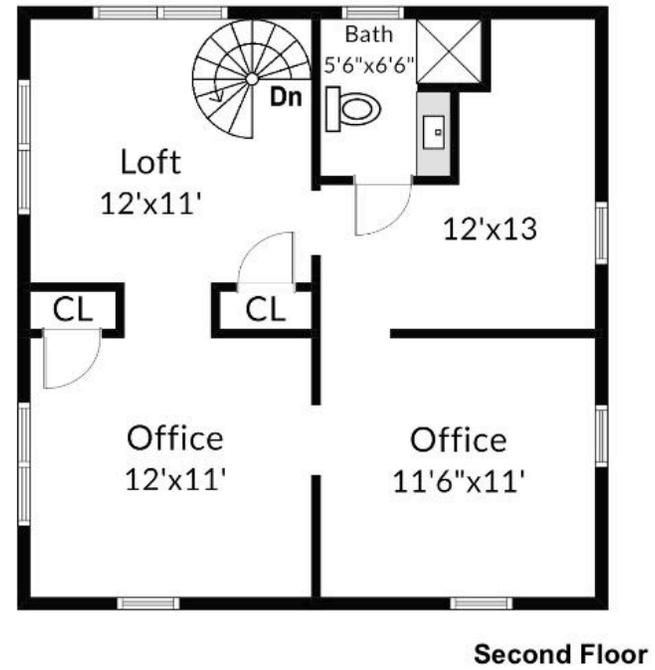
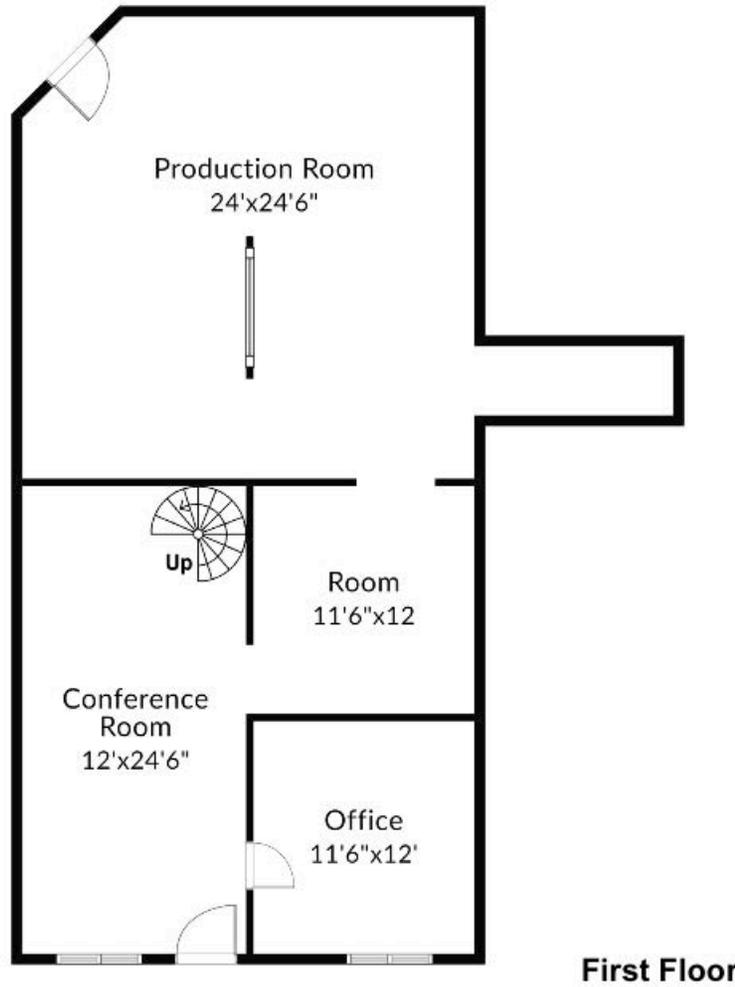
SITE AREA	.15 AC
EXISTING IMPROVEMENTS	1,751 SF
ZONING	CS-CO-MU-NP
YEAR BUILT	1965
CURRENT USER	Law Office



Site Summary

Explore an extraordinary rehabilitation opportunity in the heart of Austin's East Side with 2117 E Cesar Chavez. This unique offering features a charming 1926 two-story home, offering 6,743 SF of creative potential. Ideal for imaginative minds, these properties present a canvas for transformation into various uses. With CS-CO-MU-NP zoning and strategic proximity to Plaza Saltillo and the lively East 6th St restaurant and bar scene, this property is poised for innovative development. The inclusion of 1,751 SF adds further appeal to this rare project, complemented by alley access for enhanced functionality. Seize the opportunity to shape the future of this classic enclave in one of Austin's most vibrant neighborhoods.







Joshua Brunsmann Broker/Owner
512.999.5330
Josh@3rdAngleRealty.com



1143 Poquito St
Austin, Texas 78702
512,999,5330
www.3rdAngleRealty.com

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.

