



# FOR SALE

4712 S Congress Ave  
Austin, TX 78745  
+/- 0.42 Acres

## HIGHLIGHTS

### SOUTH CONGRESS AVENUE

SOUTH CONGRESS AVENUE IN AUSTIN IS A VIBRANT AND ICONIC CORRIDOR KNOWN FOR ITS ECLECTIC MIX OF SHOPS, RESTAURANTS, AND LIVE MUSIC VENUES. THIS SITE, LOCATED ON THE SOUTH END OF SOUTH CONGRESS PAST HIGHWAY 71, OFFERS A UNIQUE OPPORTUNITY TO OWN LAND IN A RAPIDLY GROWING AREA THAT BENEFITS FROM STRONG TOURISM APPEAL, HIGH TRAFFIC, AND INCREASING DEVELOPMENT WHILE STILL MAINTAINING CLOSE PROXIMITY TO DOWNTOWN AND THE CAPITOL.

ALL UTILITIES TO SITE

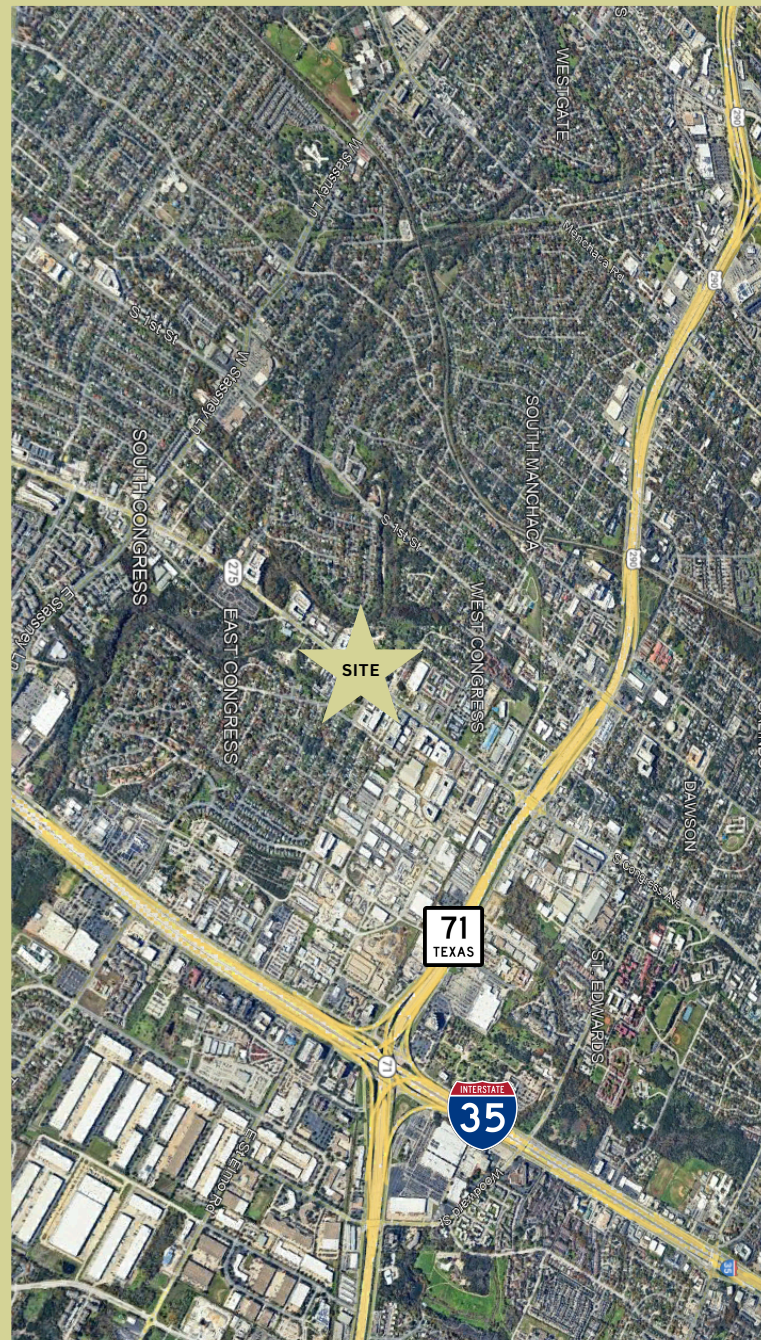
**Contact Broker For Pricing**

**Mike Pruett**

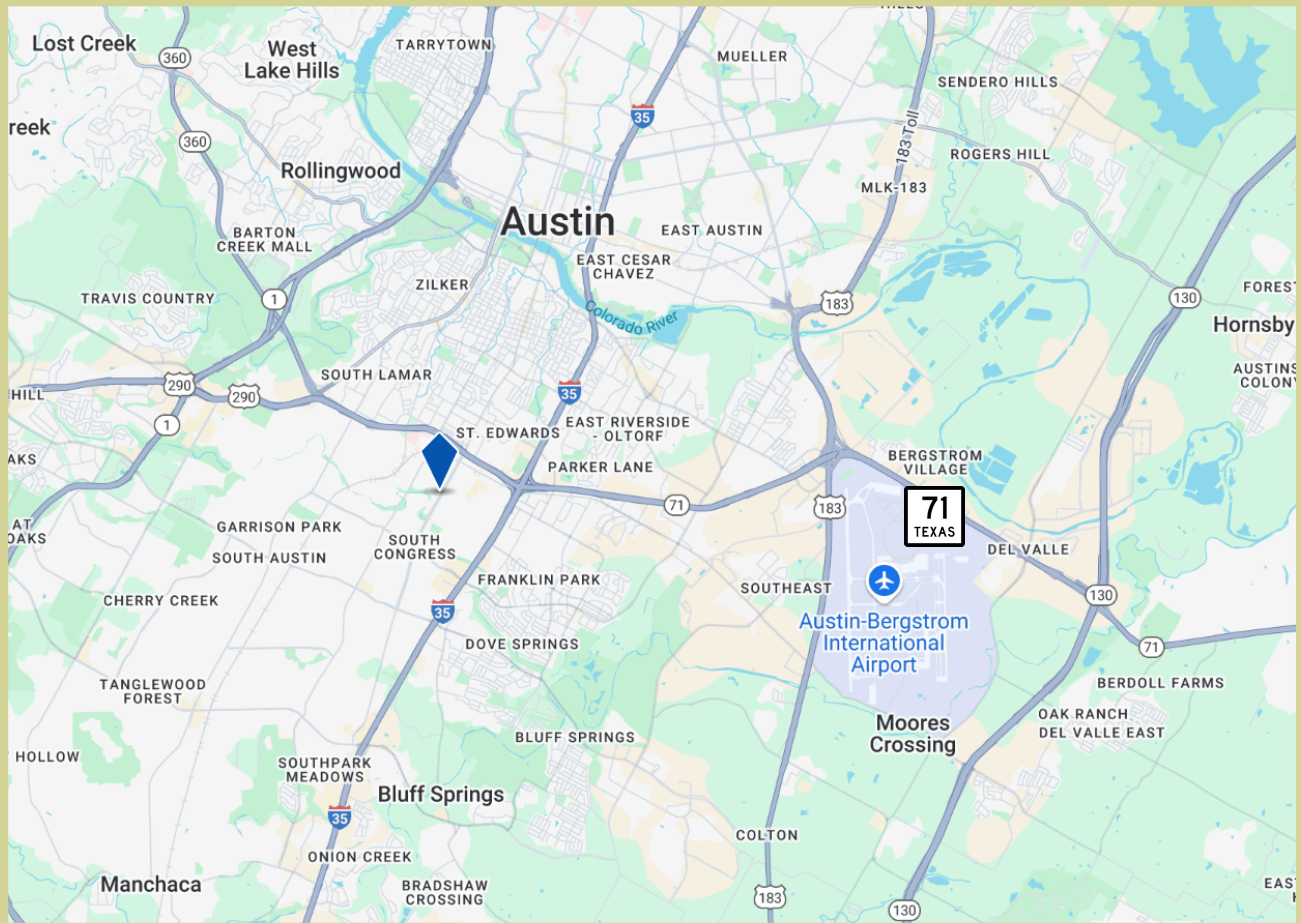
(512) 825-5470  
mike@matexas.com

**McALLISTER  
& ASSOCIATES**  
REAL ESTATE SERVICES

201 Barton Springs  
Austin, Texas 78610







# SITE DETAILS

## ADDRESS

4712 S CONGRESS AVE  
BLVD, AUSTIN, TX  
78745

## PRICING

CONTACT BROKER

## JURISDICTION

THE CITY OF AUSTIN

## ZONING

CS-MU-CO-NP

## PARCEL IDS

291882  
TRAVIS COUNTY

## SEWER

PUBLIC

## WATER

PUBLIC

## ELECTRICITY

PUBLIC

## ACREAGE

+/- 0.42 ACRES



**Mike Pruett**

(512) 825-5470

mike@matexas.com

**McAllister & Associates**

201 Barton Springs

Austin, Texas 78610