



**Asking \$649,000.00**

**Approved site plan in hand and will convey with sale.** 3301 Kings Lane is a very rare opportunity to purchase one of the last undeveloped properties in central Austin. The tract is a total of 3,719 square feet and is zoned LO-NP (Limited Office Neighborhood Plan). The neighborhood plan allows for the property to be developed as “neighborhood mixed-use,” which allows for both residential and commercial components. Located just south of 34<sup>th</sup> Street in between Lamar Blvd. and Guadalupe, the property is a great fit for a variety of different commercial users, especially medical due to the proximity to Seton Main, Heart Hospital of Austin and the Medical Science Center. From a residential perspective, the site is walking distance to a number of different restaurants, bars, fitness, grocery stores, including Central market, University of Texas Campus and mere minutes from downtown Austin. This location cannot be beat. Contact for more information today.

**John Cummings**

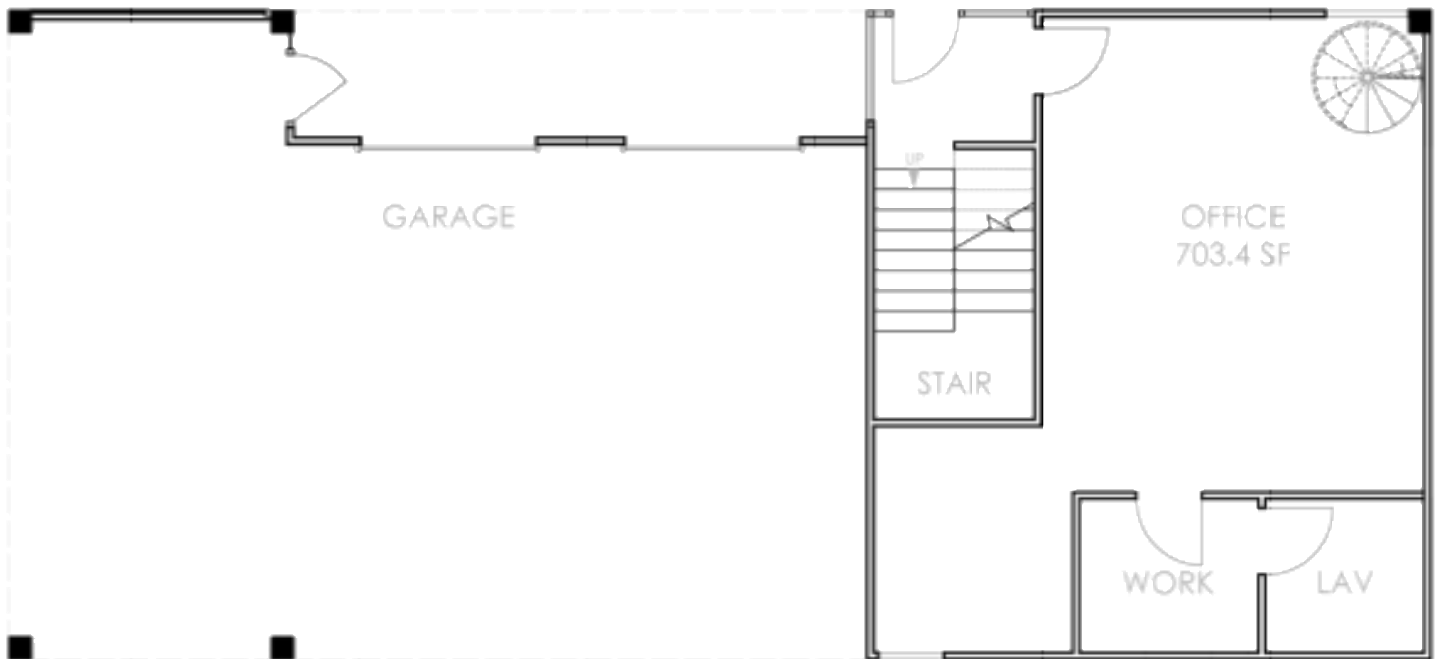
**[John@QuestRealtyAustin.com](mailto:John@QuestRealtyAustin.com)**

**512.415.8508**

## Permitted Site Plan Building Footprint

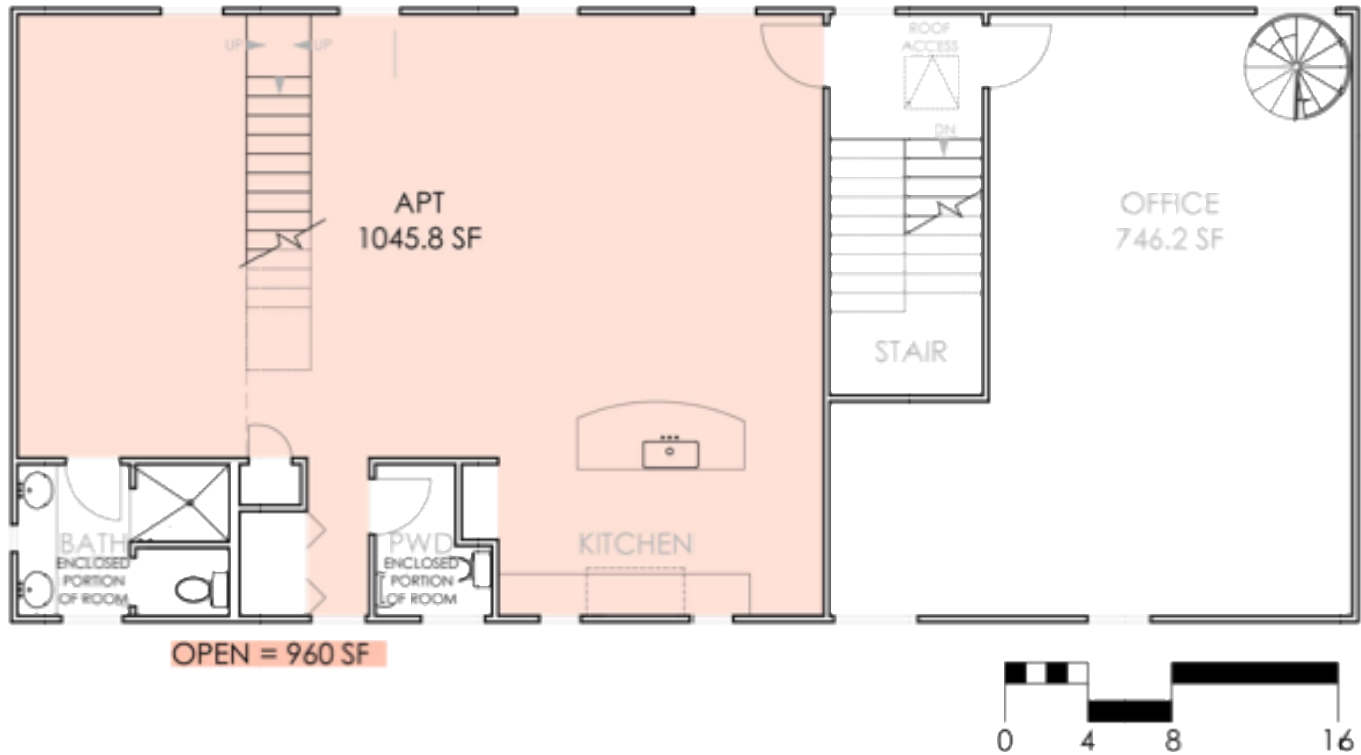
[Click: Permitted Site Plan Link](#)

AREA	BLDG AREA IBC	Gross Floor Area (F.A.R. AREA)	GROUND	2ND	FIRE AREA IBC
Office	1,449.6	1,449.6	703.4	746.2	1,449.6
Apartment 25-2-594(D)	1,145.8	1,145.8	0.0	1,145.8	1,145.8
Cvd. Entry Court	186.5	0.0	186.5	0.0	186.5
Private Garage	1,002.0	0.0	1,002.0	0.0	1,002.0
Mezzanine* <small>*Complies IFC 2021 901.4.1, &lt;50% IBC 2021 505.2.1(3)</small>	0.0	0.0	0.0	0.0	316.0
<b>TOTAL</b>	<b>3,783.9</b>	<b>2,595.4</b>	<b>1,891.9</b>	<b>1,892.0</b>	<b>4,099.9</b>

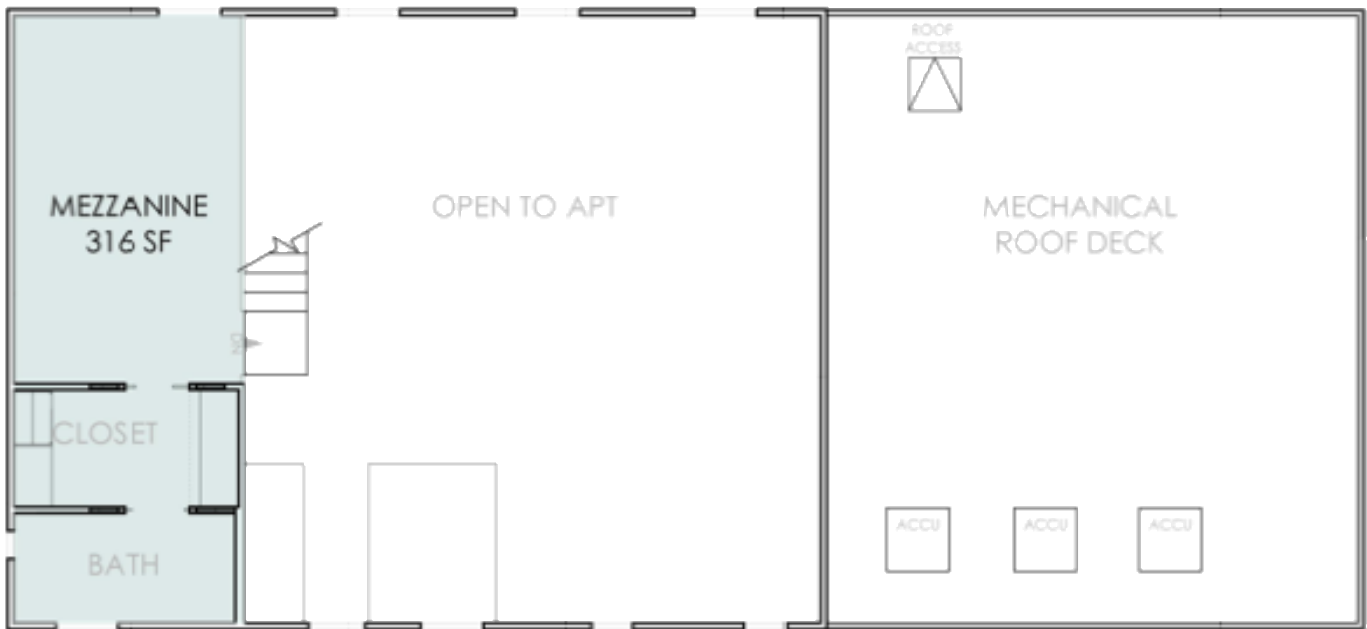


GROUND FLOOR





SECOND FLOOR



**Total: 2,811 SF**









### Drive Times

- Capital: 7 minutes
- University of Texas/The Drag: 4 minutes
- Moody Center: 7 minutes
- Central Market: 3 minutes
- Hancock Golf Course: 4 minutes
- Mueller Lake Park: 9 minutes
- The Triangle: 3 minutes
- Zilker Park/Barton Springs: 8 minutes
- Mount Bonnell: 8 minutes
- West 6<sup>th</sup> Street: 8 minutes
- Rainey Street: 10 minutes
- South Congress: 11 minutes
- Lions Golf Course: 8 minutes
- Ascension Seton Medical: 2 minutes
- Barton Creek Mall: 10 minutes
- The Domain: 13 minutes
- Austin Community College (Rio Grande): 6 minutes
- Saint David's (32<sup>nd</sup>): 6 minutes
- Saint Edwards: 14 minutes
- Austin High: 8 minutes
- Westlake High School: 12 minutes
- Pennybacker Bridge (360): 14 minutes
- The Arboretum: 11 minutes
- Alamo Drafthouse South Lamar: 10 minutes
- Plaza Saltillo: 10 minutes
- Whole Foods HQ: 6 minutes
- Oracle Campus: 12 minutes
- Apple Campus: 19 minutes

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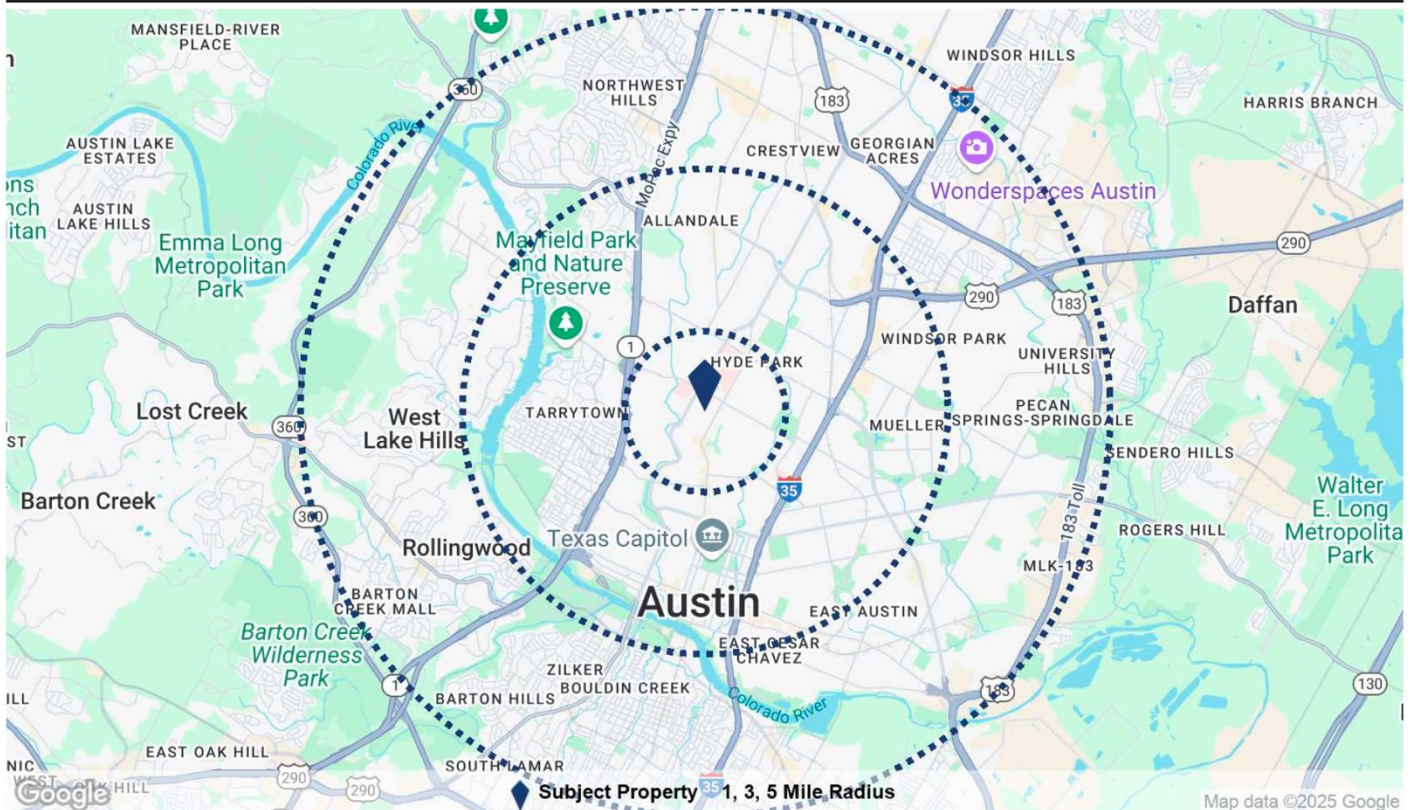








DEMOGRAPHIC RADIUS RINGS



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