



301 W RIVERSIDE DR. AUSTIN, TX 78704

FOR LEASE

- Immediate Availability
- Building Size: +/- 11,000 SF
- Zoning: CS-1-V-NP
- Adaptive Reuse Possible
- Land: +/- 1.5 AC | 65,000 SF
- Second Generation Restaurant
- 90:1 Parking Ratio
- Former Threadgill's Restaurant

Opportunity to lease a second generation restaurant in the South Central Waterfront District just south of the river and in reach of everything downtown has to offer. As you walk in you will notice a bar area to the left and the main dining area to your right. Behind the main dining area sits a private dining room with a stage. All dining and bar areas feed into an expansive commercial kitchen and buffet. The building also includes a huge outdoor patio equipped with two bar areas and a fire pit.

CROCKETT PROPERTIES

Jack Burton

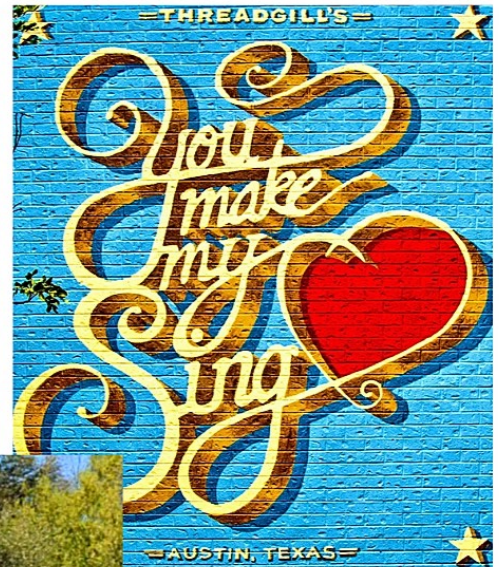
Executive Vice President

512-963-9129

jack@crockettpropertiesinc.com

150 E RIVERSIDE DRIVE

PROPERTY PHOTOS



All information shown in this brochure, while based upon information supplied from sources deemed to be reliable is not in any way warranted by Crockett Properties to be accurate. Interested parties are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property.

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AREA MAP



Nearby Hotspots:
Palmer Events Center
Music Lane
Downtown
Zilker Park

Nearby Hotels:
Embassy Suites
The LINE Austin
W Hotel
The Driskill

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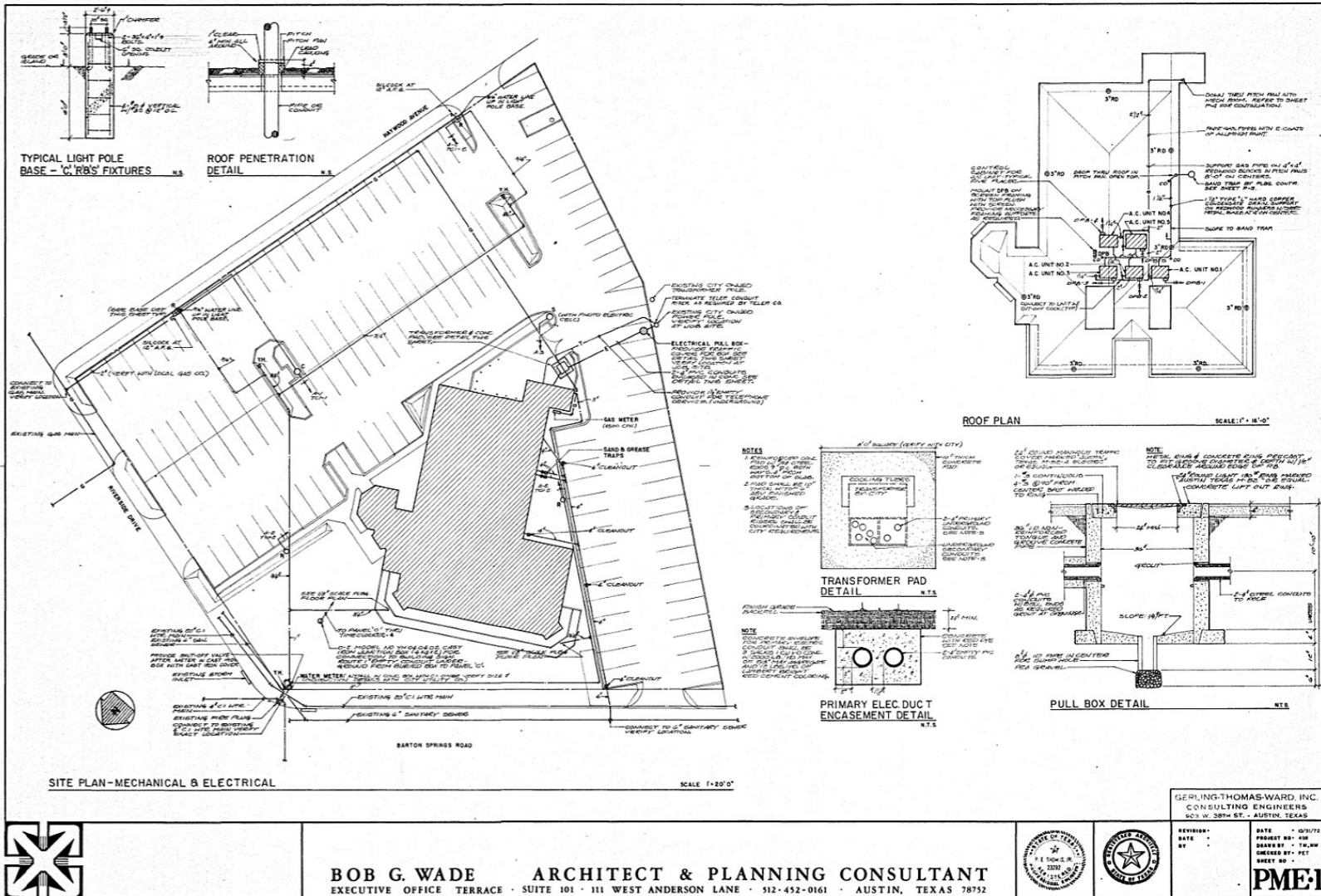
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SITE PLAN



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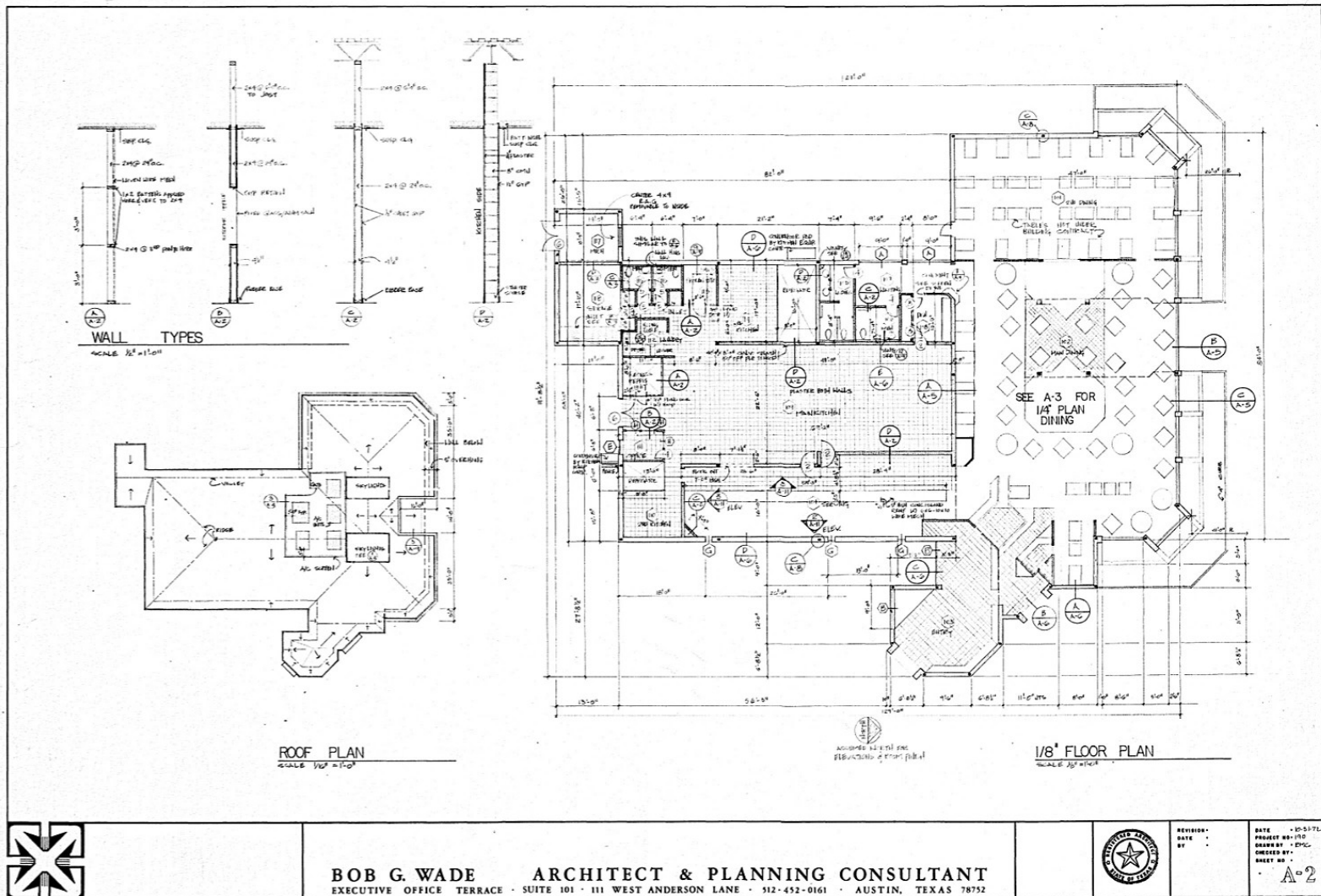
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FLOOR PLAN

+/- 11,000 SF



** The floor does not include a small expansion Threadgill's added to the south-east side of the building when they subleased the space.

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