

FOR SALE: Infill Development Site

2300 & 2302 E 14th St., Austin, TX 78702

Chestnut Ave.

0.2966 AC

Alley

E 14th Street

FOR MORE INFORMATION, PLEASE CONTACT

GARY HEBERT, Sales Agent

Christopher Realty Company

Broker # 9002433

917-903-5747

gary@christopherinv.com



CHRISTOPHER REALTY
COMPANY

PROPERTY HIGHLIGHTS



- Infill location!
- Multifamily development opportunity
- Nearly a third of an acre (0.2966 AC)
- ~130 linear feet of frontage along 14th Street
 - Entire 14th Street frontage between Chestnut Ave & the parallel alley
- Favorable Zoning: CS-MU-V-CO-NP

LEGAL DISCLOSURE:

The property is being sold "as-is" and all known material facts have been disclosed, however it is up to the buyer/investor to conduct their own due diligence and inspections. Further, the information presented is believed to be accurate, however it is to be verified by the buyer/investor during their due diligence and inspections.

PROPERTY DETAILS



CHRISTOPHER REALTY
COMPANY

Address	2300 & 2302 E 14th St
City	Austin
State	TX
Zip Code	78702
Legal Description	W 62.5' OF LOT 7&8 BLK 13 OLT 32&33 DIV B GLENWOOD ADDN & E 62.5' OF LOT 7&8 BLK 13
# of Lots	2
Acreage (per Hays CAD)	0.2966
# of Buildings	1.0
Gross Building SF (per TCAD)	1,650
Net Rentable SF (per Rent Roll)	1,650
Parking Spaces	n/a
Parking Ratio	n/a
Utilities	Water: City of Austin
	Wastewater: City of Austin
	Electricity: City of Austin
Zoning	CS-MU-V-CO-NP

Per CoStar:

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	48453C0465K
FIRM ID	48453C
FIRM Panel Number	0465K
FEMA Map Date	Jan 22, 2020

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	48453C0465K
FIRM ID	48453C
FIRM Panel Number	0465K
FEMA Map Date	Jan 22, 2020

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Per TCAD:

Tax Assessed Value			
	2300		2302
2023	\$	431,919	\$ 387,540
2024	\$	433,269	\$ 387,540
2025	\$	424,130	\$ 387,540

CS-MU-V-CO-NP

CS

General Commercial Services

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	95%	Front yard	10
ft Maximum Impervious Cover	95%	Street side yard	10
ft Maximum Floor Area Ratio	2:1	Interior side yard	n/a
		Rear yard	n/a

-V

Vertical Mixed Use Building Combining District

The Vertical Mixed Use Building combining district may be applied in combination with any commercial base zoning district and allows for the combination of office, retail, commercial and residential uses with a vertical mixed use building.

-MU

Mixed Use Combining District

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes.

Base Districts: The MU combining district may be combined with the commercial base districts listed below. The MU combining district may not be used with a residential base district.

Table 3. Mixed Use Combining Districts

Code	District Name
NO-MU	Neighborhood Office-Mixed Use
LO-MU	Limited Office-Mixed Use
GO-MU	General Office-Mixed Use
LR-MU	Neighborhood Commercial-Mixed Use
GR-MU	Community Commercial-Mixed Use
CS-MU	General Commercial Services-Mixed Use
CS-1-MU	Commercial Liquor Sales-Mixed Use

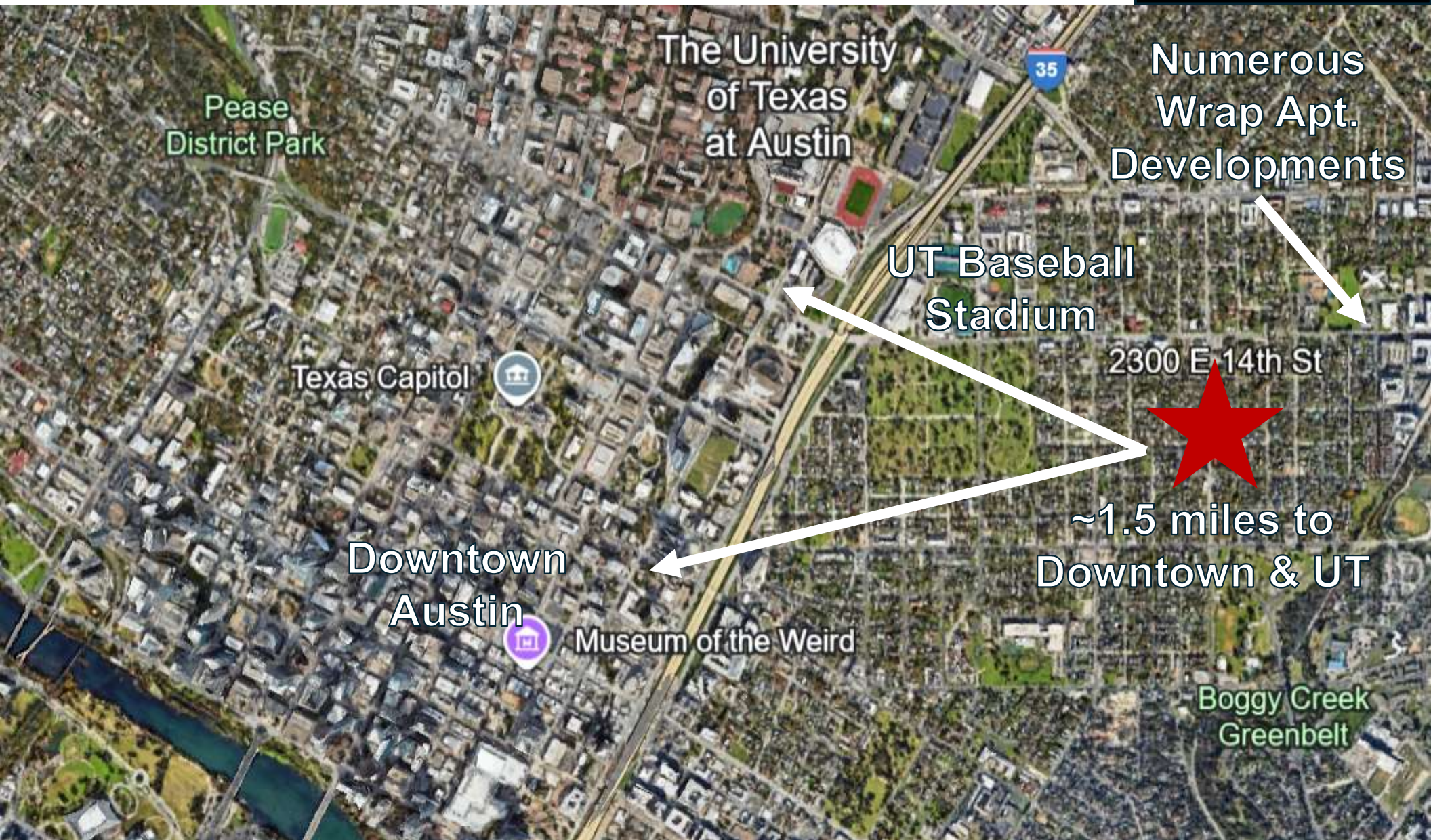
https://www.austintexas.gov/sites/default/files/files/Planning/2010_vmu_overview.pdf

https://www.austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf

PROPERTY LOCATION



CHRISTOPHER REALTY
COMPANY



PROPERTY PHOTOS

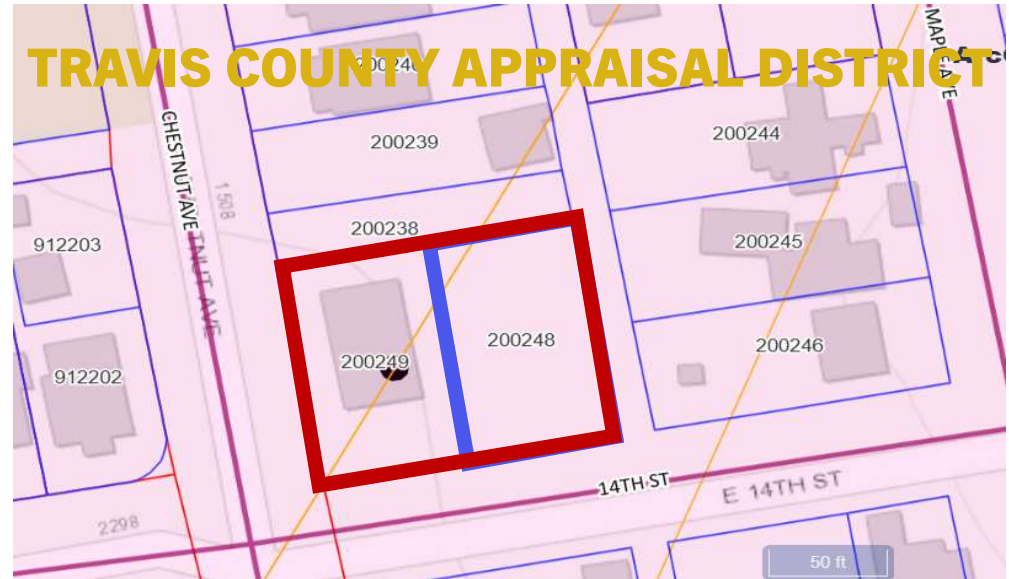


CHRISTOPHER REALTY
COMPANY

GOOGLE AERIAL VIEW



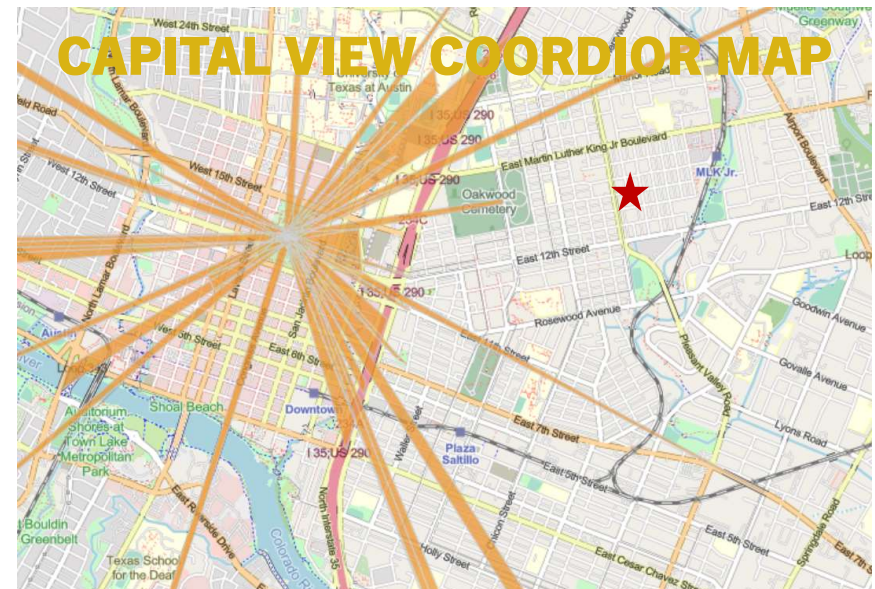
TRAVIS COUNTY APPRAISAL DISTRICT



GOOGLE STREET VIEW



CAPITAL VIEW COORDIOR MAP



SURVEYS



CHRISTOPHER REALTY
COMPANY



FOR SALE: Infill Development Site

2300 & 2302 E 14th St., Austin, TX 78702



CHRISTOPHER REALTY
COMPANY

E 14th Street

FOR MORE INFORMATION, PLEASE CONTACT

GARY HEBERT, Sales Agent

Christopher Realty Company

Broker # 9002433

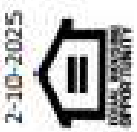
917-903-5747

gary@christopherinv.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Christopher Realty Company	9002433	joey@crcatx.com	(512) 240-6669
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph Christopher	595372	joey@crcatx.com	(512) 240-6669
Designated Broker of Firm	License No.	Email	Phone
Joseph Christopher	595372	joey@crcatx.com	(512) 240-6669
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gary Hebert	730341	gary@christopherinv.com	917-903-5747
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date