

Site Plan for
2 Villas

2307 Coronado St
Austin, TX 78702

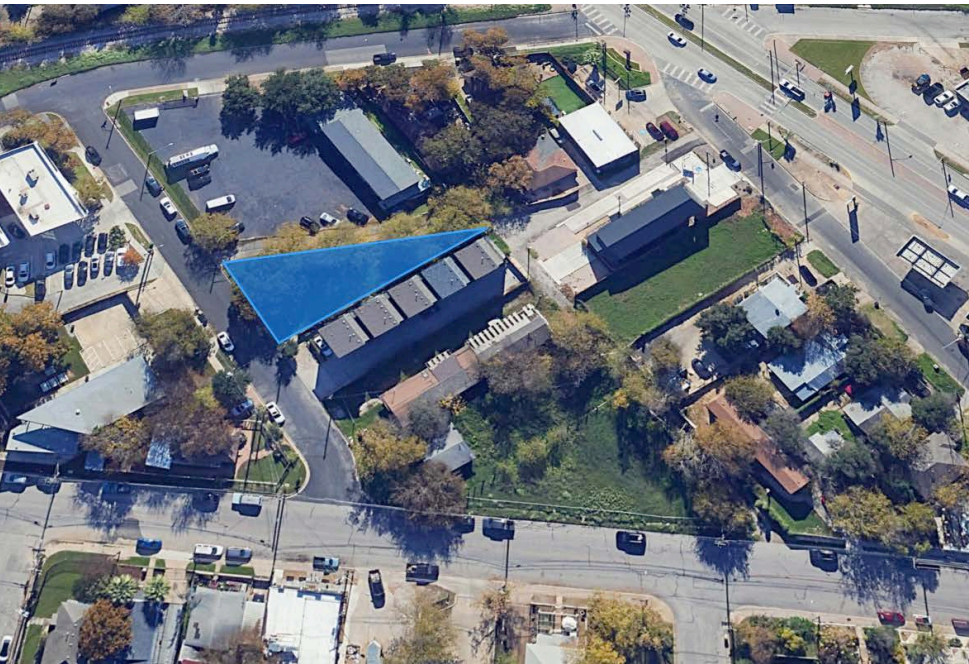


2307 Coronado St

Austin, Texas 78702

Offering Summary

Price	\$592,500.00
Land	5,031 SqFt
Zoning	CS-CO-MU-NP



- **Prime Development Opportunity** The Property has an approved site plan for two villas located off Webberville Road. Lot is located minutes from downtown Austin and east 6th street nightlife. Walking distance to the Webberville Bar and Food Scene.

Murray's Tavern: A New York-style neighborhood tavern offering a selection of signature cocktails, wines, beers, and small plates. It's situated at 2316 Webberville Road, Austin, TX 78702.

Veracruz All Natural: Renowned for authentic Mexican cuisine, particularly their acclaimed migas tacos. One of their locations is at 2505 Webberville Road, Austin, TX 78702.

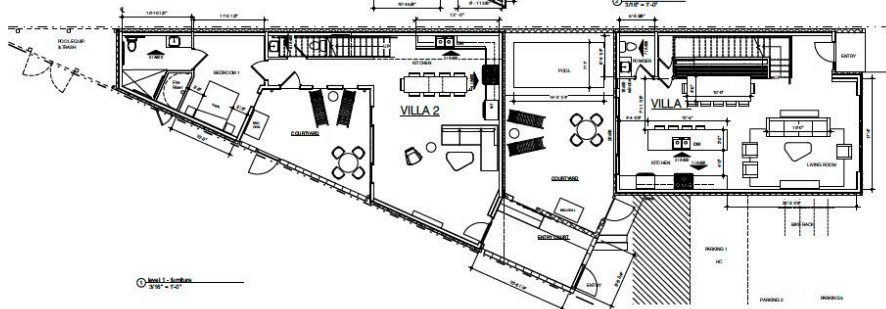
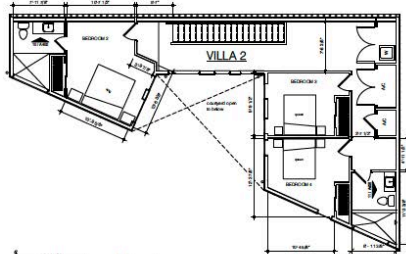
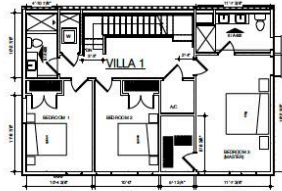
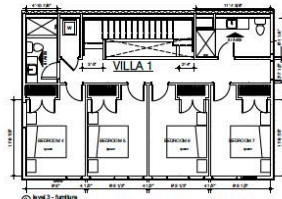
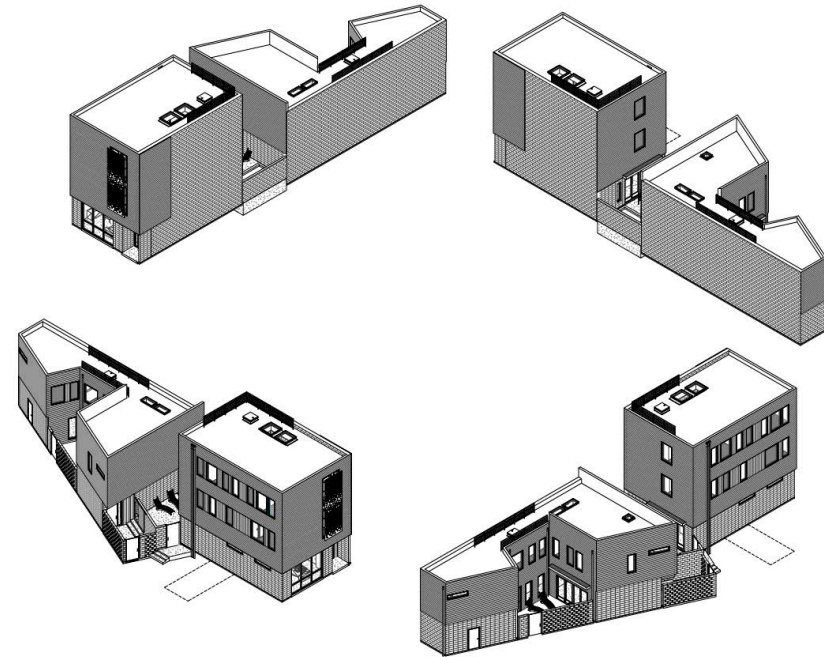
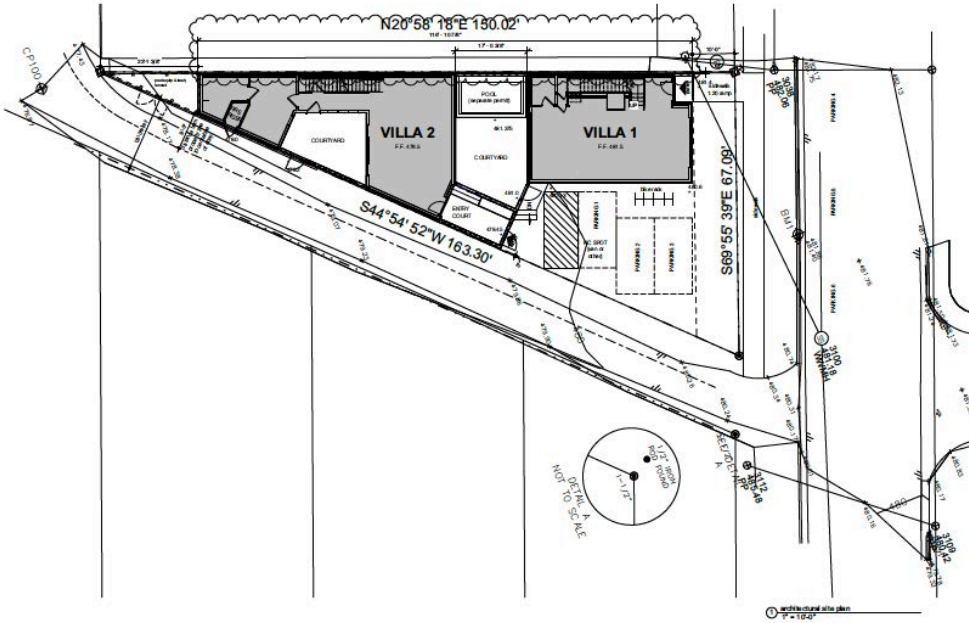
- **Villas:** The plans include two modern villas.
 - Suite 1: 3,080 SqFt
 - Suite 2: 2,280 SF
- **Zoning:** The property is zoned as CS-CO-MU-NP. This zoning allows an array of different uses.

Site Summary

Prime development opportunity in East Austin, with site plans completed (awaiting payment for release) for six buildable lots and one pond lot. Just under a mile from Springdale Green and Springdale General, this project spans over 51,836 square feet and will be delivered shovel-ready with red-stamped plans approved by the City of Austin, including architectural plans from Kipp Flores.

Only a 14-minute drive to downtown, the location offers a mix of convenience and East Austin's thriving energy. The plans include twelve modern homes: three at 1,823 sq. ft., three at 1,477 sq. ft., three at 1,549 sq. ft., and three at 1,281 sq. ft. Each lot is set up for spacious layouts and quality aesthetics, ideal for residential development in a high-demand area. Broker/Owner







In close proximity to the new Springdale Green Office development, the creative office space Springdale General, 14 minutes from downtown Austin and 10 minutes from the active Mueller neighborhood.





Joshua Brunsmann Broker / Owner

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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.



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