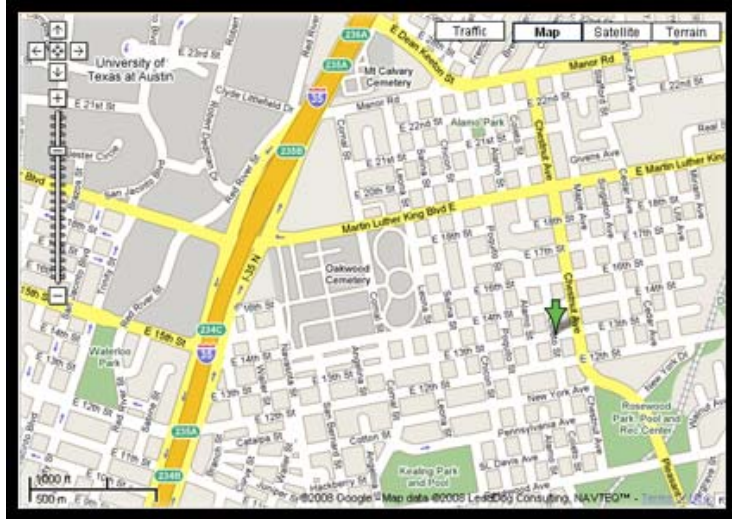


For Sale

Central East Austin

Residential Lot



Address: 2204 E 13th St
Austin, TX 78702

Sale Price: \$ 187,500

Lot Size: 50' x 150' OR 7500 SF OR .17 Acres (approx.)

Property Type: Residential Lot

Trees: One large oak tree perfectly placed in potential front yard

Submarket: Central East Austin **Topography:** Flat

View: City from upper floors

Access: Alley access for back garage or apartment

Location: Central East Austin, west of Chestnut, 2.0 Miles to 6th and Congress in downtown Austin. The area is rapidly improving - new restaurants and entertainment and new homes all through the area.

Description: Beautiful, level lot sitting on a high point on East 13th Street. You can see the top of downtown towers from the front of the lot. The lot also sits on the same block as a Moonlight Tower (<http://www.austinpostcard.com/moontower.html>). This is the perfect lot for an architectural masterpiece utilizing city views, Austin's Moonlight Towers, alley access in the back of the lot, and a beautiful oak in the front yard.

Transportation: This lot is located within walking distance to the new MLK MetroRail commuter rail station which offers service to downtown and north to Leander, TX.

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