

# 0.388 Acres Commercial Mixed Use Property For Sale



**Property Size:** 0.388 acre Tract or 16,901 SF

**Price:** Asking: \$2,000,000 or Best Offer

**Property Location:** 2730 E. Cesar Chavez St.  
Austin, Travis County, TX 78702

**Legal Description:** 0.388 Acres Tract(16,901 SF),  
Out of outlet 28, Division O

**Property Zoning:** CS-1-MU-CO

**Property Description:** Property is located on the  
corner of E. Cesar Chavez St. and Pleasant Valley  
Rd. across from IBC Bank.

## Property Highlights:

- 2 Miles from Downtown Austin (CBD)
- 2 Miles from IH-35
- 3 Miles from University of Texas
- Property in area experiencing revitalization and growth, ideal for retail and multi-family housing.

**Traffic Counts:** Vehicles/day All numbers  
based on TxDOT Statistics.

**E Cesar Chavez:** 17,467

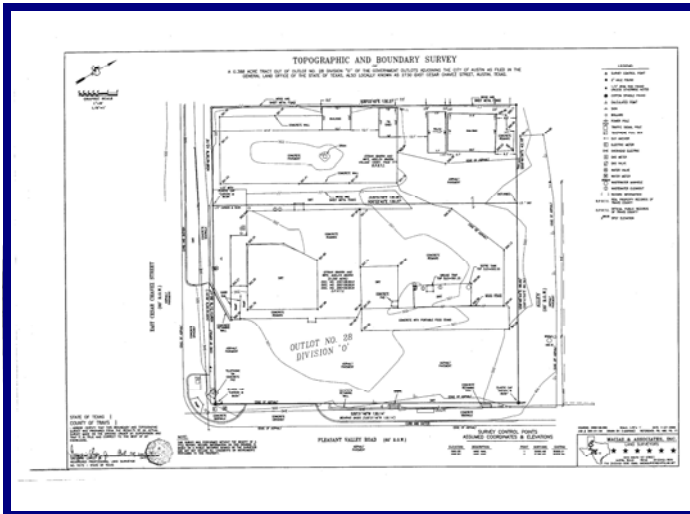
**Pleasant Valley:** 28,204

## Basic Demographics:

**Austin Metro Population:** 1,672,061

**Median Household Income:** \$60,114

**Per Capita Income:** \$30,861



**The  
RUIZ  
COMPANIES**  
COMMERCIAL REAL ESTATE SERVICES

For more information contact:

**Armando Ruiz, CCIM, CIPS**

512-385-9474 or 1-800-370-1221

Email: [Armando@theruizcompanies.com](mailto:Armando@theruizcompanies.com)

Website: [theruizcompanies.com](http://theruizcompanies.com)



Individual Member