



LEADCOMMERCIAL

1011 SAN JACINTO - UNIT 411

DOWNTOWN OFFICE CONDO FOR SALE | AUSTIN, TX 78701

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This modern 4th floor office condo contains approximately 2,452 square feet at 1011 San Jacinto in the middle of Downtown and adjacent to the Texas Capitol. The Property boasts exposed concrete ceilings, and columns, brick walls, expansive views of downtown and the Capitol, and an open work environment with a private office, conference room, and kitchenette. Eight (8) parking spaces convey with the sale within the adjacent covered garage with 24-hour access.

The Property offers a prime downtown location, ½ block to the Capitol complex and walkable to countless bars, restaurants, and entertainment. Transit options are abundant with a CapMetro bus line and a B-cycle station at the corner of 11th and San Jacinto, among the many available scooters along the transit corridors.

PROPERTY HIGHLIGHTS

- Modern design
- Open layout with conference room & kitchen
- 24-hour access
- Covered garage parking
- Walking distance to the Capitol

OFFERING SUMMARY

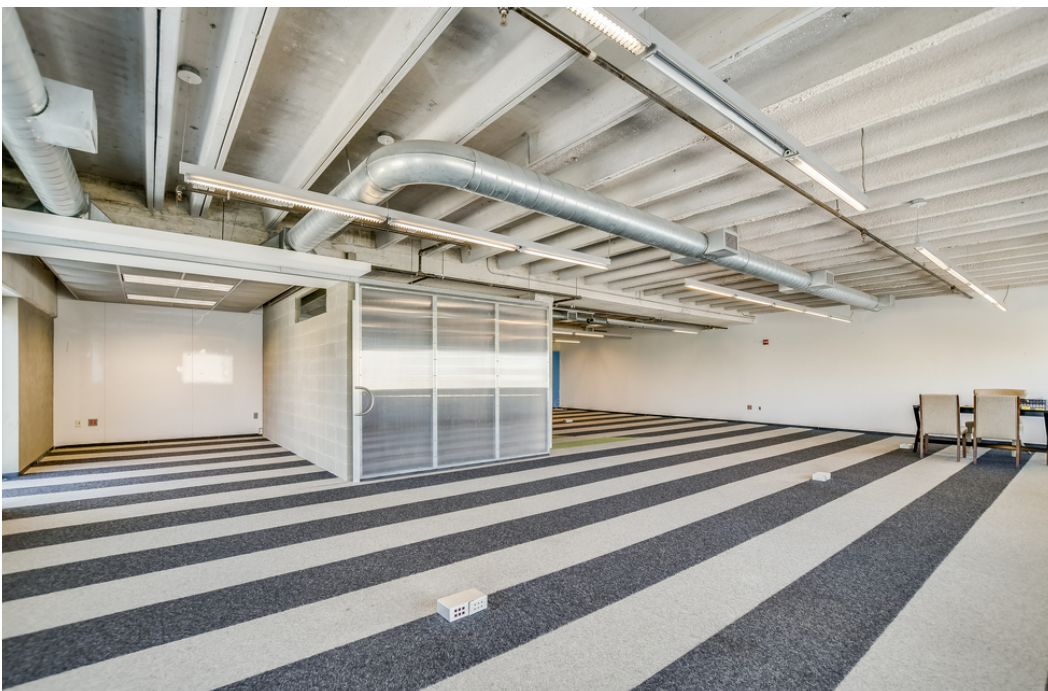
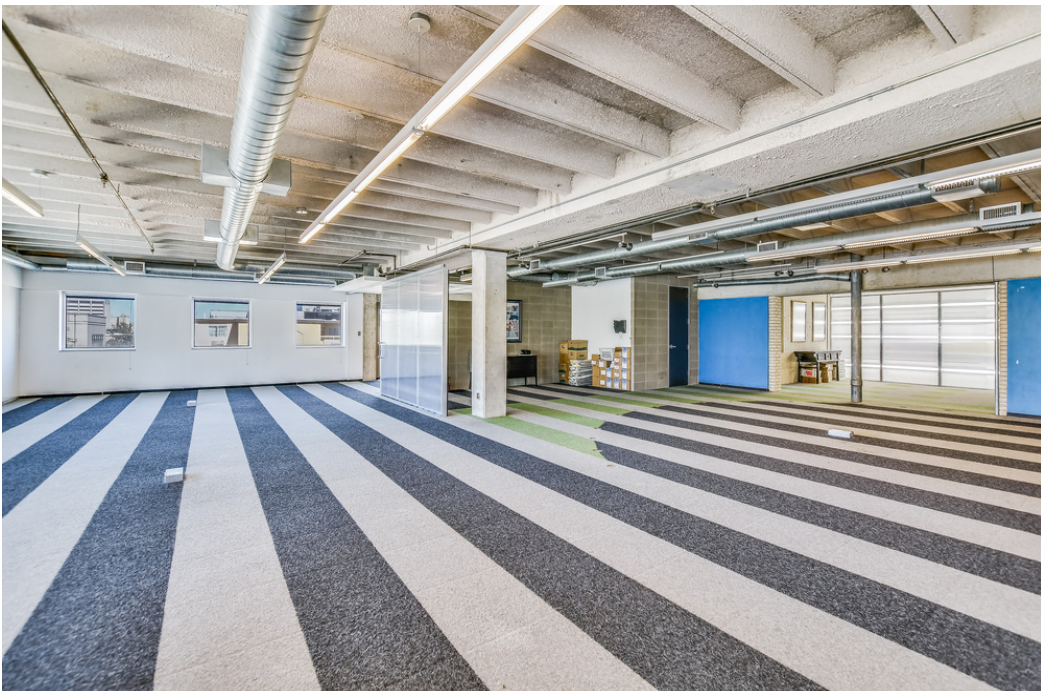
SIZE:	2,452 SF
YEAR BUILT:	1955
ZONING:	CBD
SUBMARKET:	Downtown
PARKING:	8 Spaces
PARKING RATIO:	3.26 per 1,000 SF
WALK SCORE:	Very Walkable
CONDO FEES:	\$1,584/month (Maintenance/Repair of Common Areas, Water, Trash/Recycling)
TAXES (2021):	\$22,478
RESTRICTIONS:	Residential Use
SALES PRICE:	Contact Broker



1011 SAN
JACINTO,
UNIT 411

OFFICE CONDO PHOTOS

LeadCommercial.com



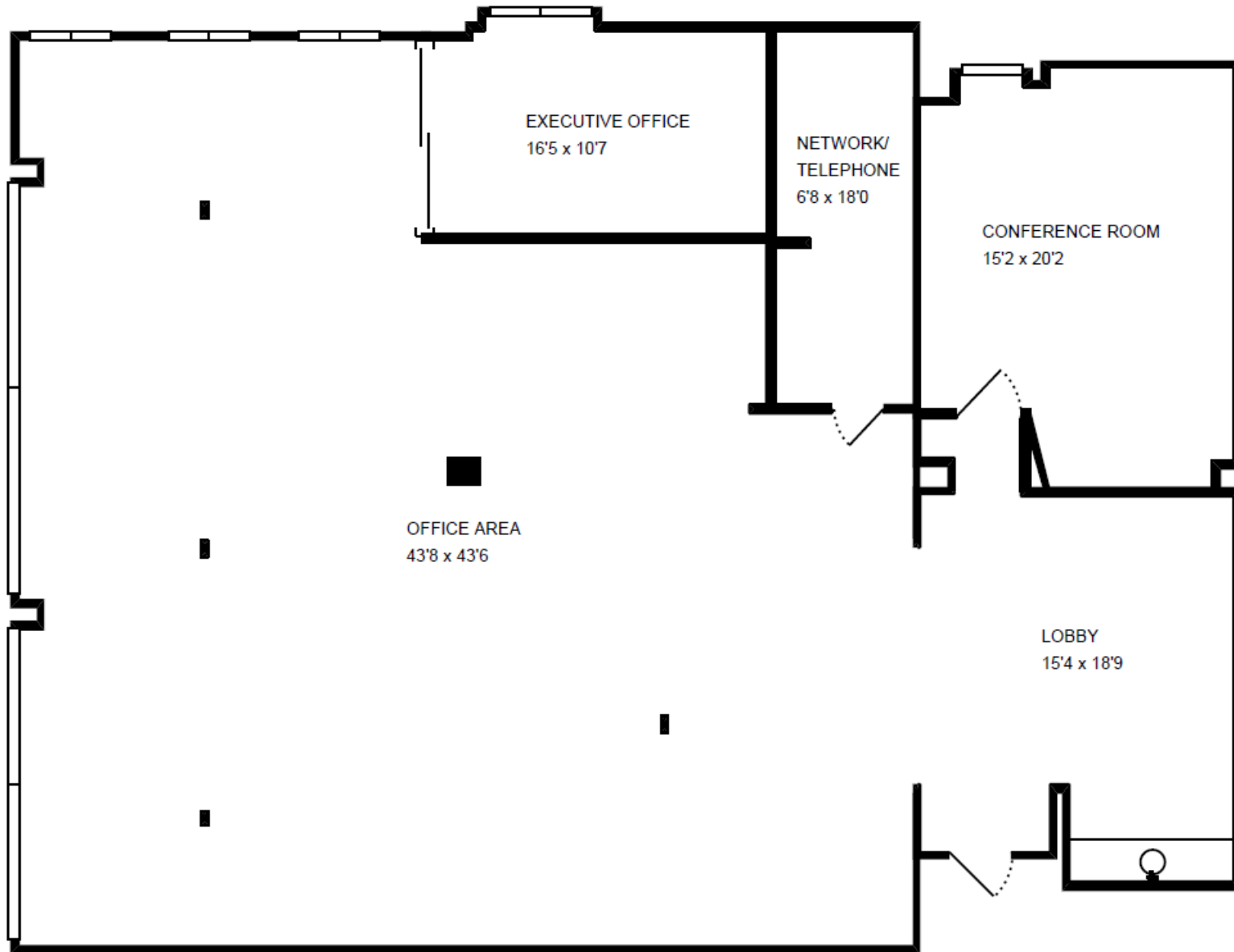
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OFFICE CONDO PHOTOS

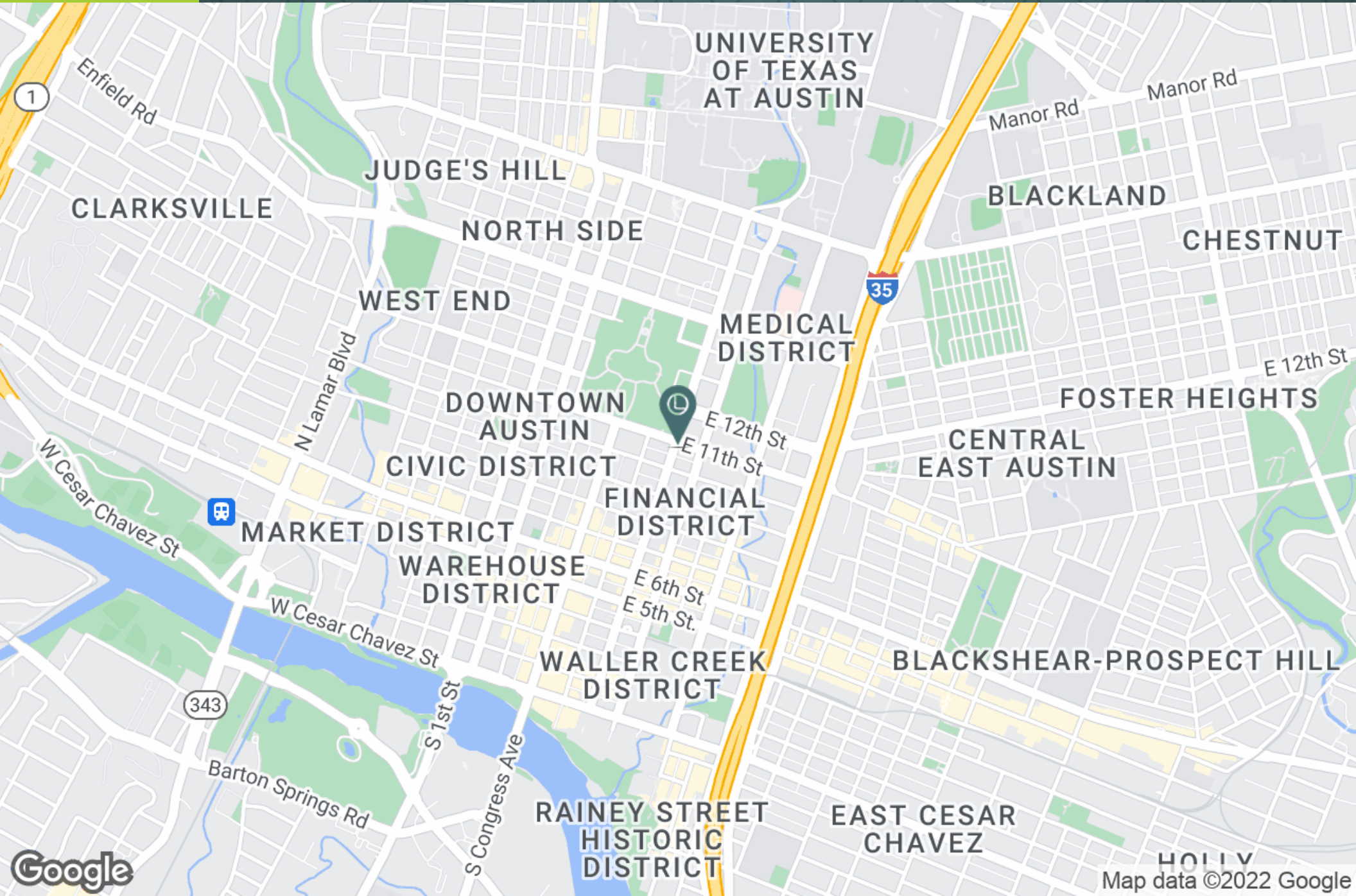
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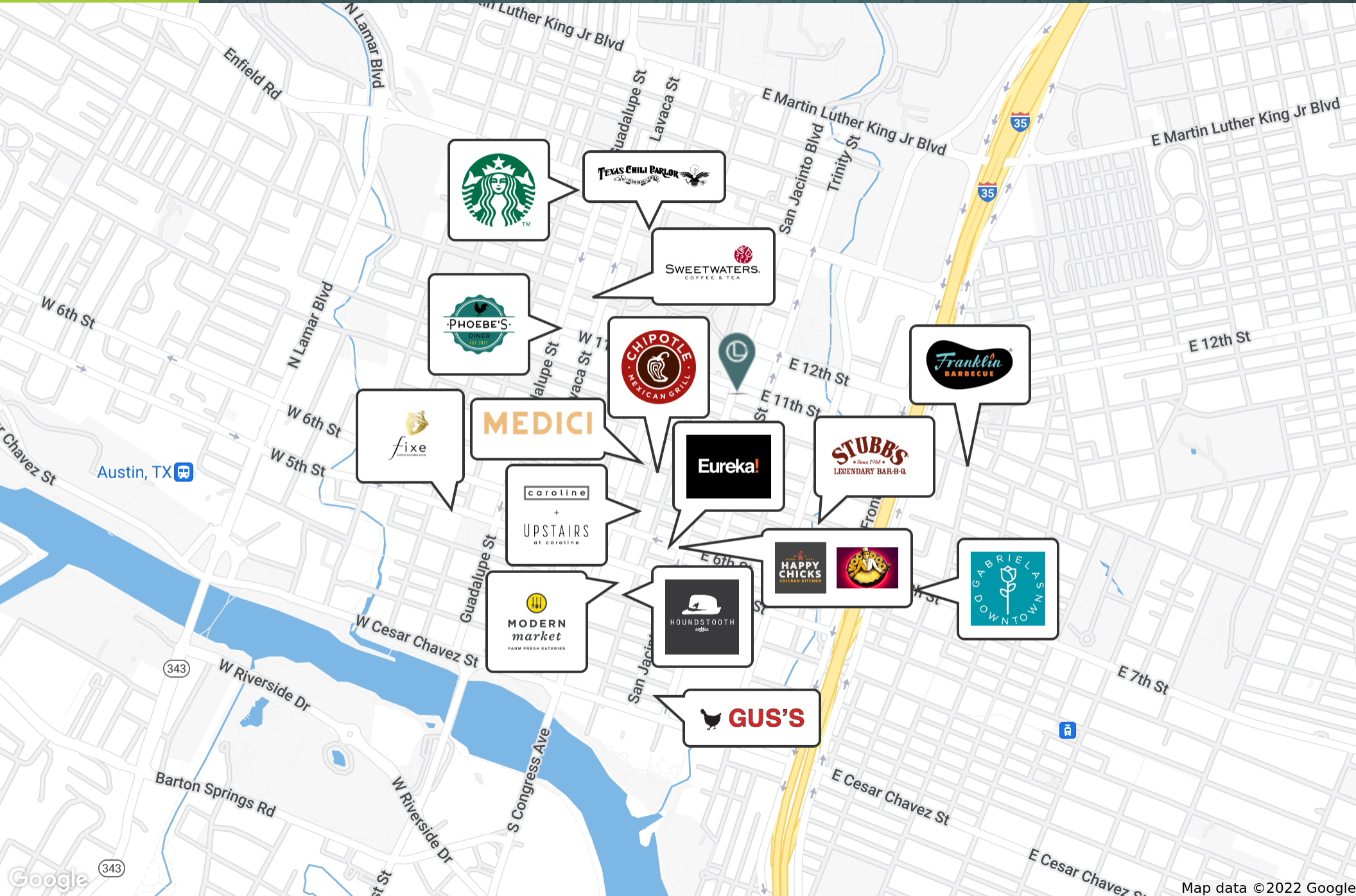
FLOOR PLAN



LOCATION MAP



RETAILER MAP



ONE-MILE KEY DEMOGRAPHICS

KEY FACTS

27,707

Population



1.7

Average Household Size

28.8

Median Age

\$108,962

Median Household Income

EDUCATION

5%

No High School Diploma



9%

High School Graduate



13%

Some College



73%

Bachelor's/Grad/Pr of Degree

BUSINESS



6,734

Total Businesses



118,484

Total Employees

EMPLOYMENT



85%

White Collar



8%

Blue Collar



7%

Services

5.3%

Unemployment Rate

INCOME



\$108,962

Median Household Income



\$62,098

Per Capita Income



\$86,946

Median Net Worth

Households By Income

The largest group: \$200,000+ (21.9%)

The smallest group: \$25,000 - \$34,999 (3.9%)

Indicator ▲	Value	Diff	
<\$15,000	11.4%	+3.8%	
\$15,000 - \$24,999	5.5%	-0.3%	
\$25,000 - \$34,999	3.9%	-2.4%	
\$35,000 - \$49,999	5.5%	-5.4%	
\$50,000 - \$74,999	10.0%	-4.8%	
\$75,000 - \$99,999	8.6%	-3.3%	
\$100,000 - \$149,999	20.2%	+1.4%	
\$150,000 - \$199,999	13.0%	+2.0%	
\$200,000+	21.9%	+8.8%	

Bars show deviation from



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