

1613 E 7th Street

Austin, TX 78702

FOR SALE:

Permitted Parking Lot/
Prime Development Site



- 0.1469 AC Prime Development Lot
- Easy and Quick Access to Downtown Austin
- Access to Alley Behind Property

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Executive Summary

1613 East 7th Street is a prime development opportunity right in the center of the booming East Austin area; less than one and half miles from the Capitol and Downtown Austin.

This 12-space permitted parking lot in the TOD is a mere two blocks to the Plaza Saltillo Station. Walking distance to The Foundry (95,000 SF mixed use project under development), Car2Go HQ (under development), Onion Street West (315,000 SF under development) and dozens of other existing, planned or under construction mixed-use and multi-family projects on the east side.

The property features existing electric and water service and features both 7th Street and alley access.

Highlights

- Permitted Parking Lot
- Quick Access to Downtown Austin
- Development Opportunity
- Access to Alleyway Behind Property

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Listing Details

Sales Price: Contact For Price

Property Type: Permitted Parking Lot/Redevelopment

Land Area: 0.1469 AC

Zoning: TOD

Parking: 12 Surface Spaces

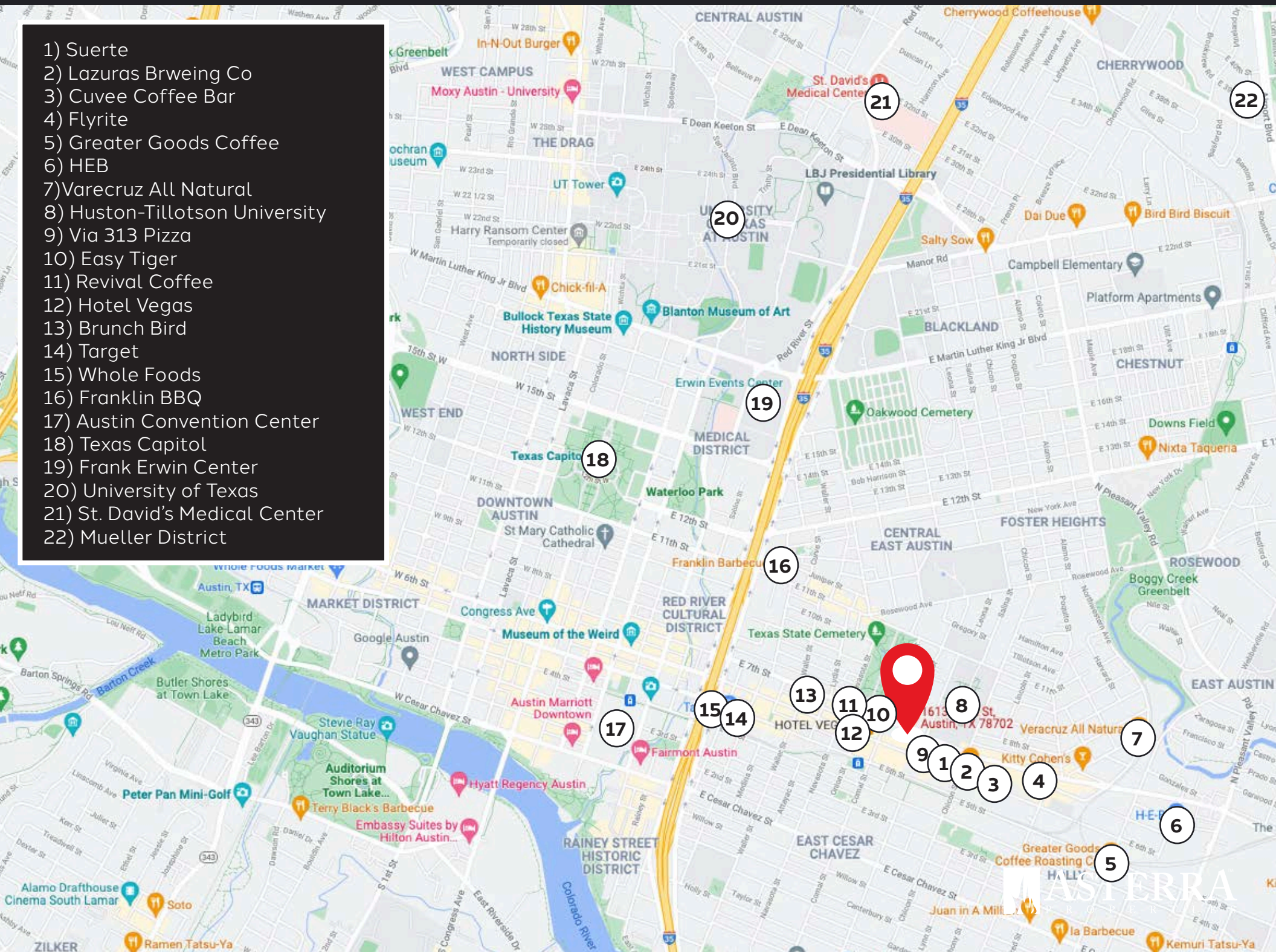
Year Built: 2020

Other: Multiple Access Points



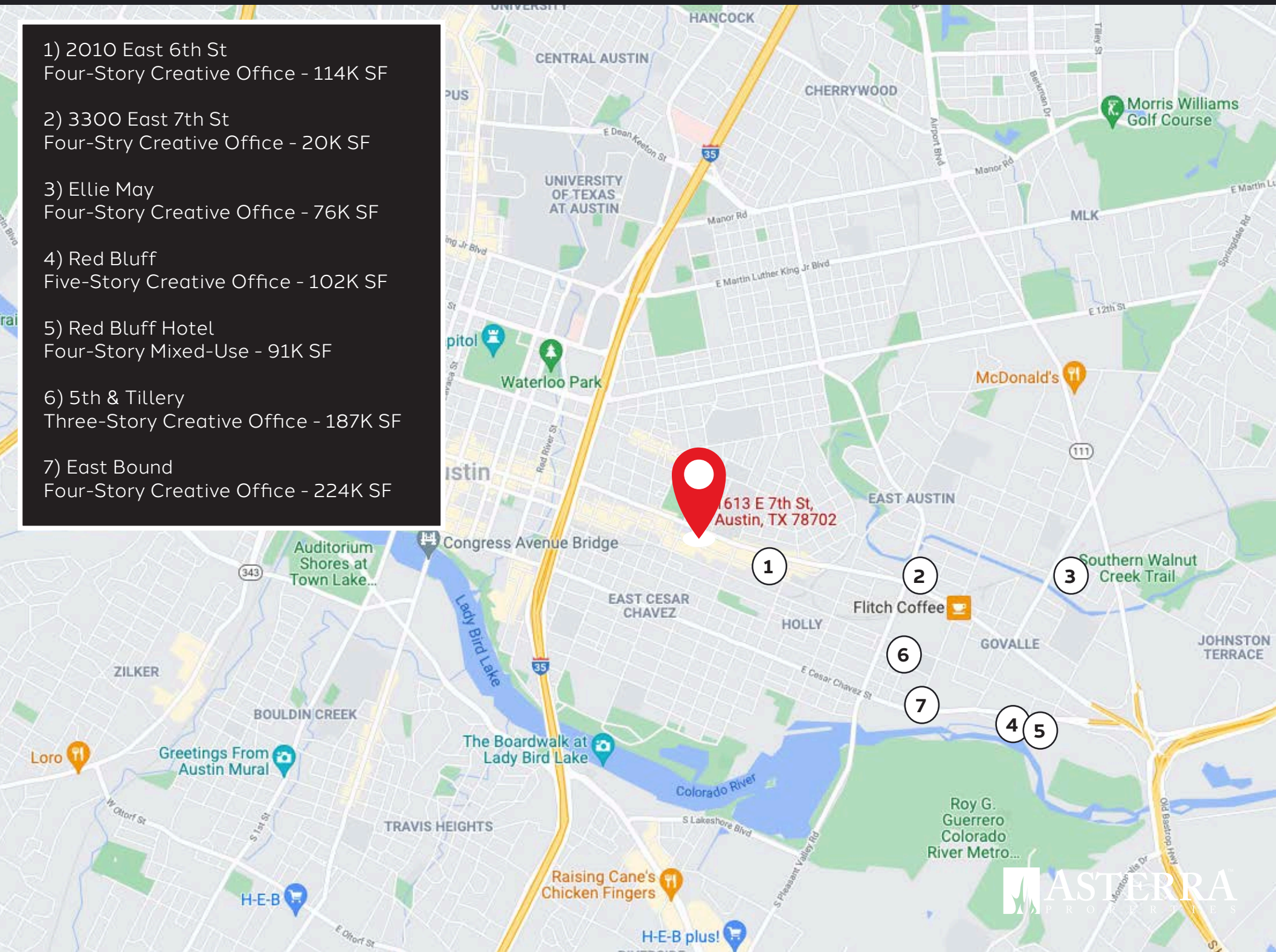
LOCATION OVERVIEW

- 1) Suerte
- 2) Lazuras Brweing Co
- 3) Cuvee Coffee Bar
- 4) Flyrite
- 5) Greater Goods Coffee
- 6) HEB
- 7)Varecruz All Natural
- 8) Huston-Tillotson University
- 9) Via 313 Pizza
- 10) Easy Tiger
- 11) Revival Coffee
- 12) Hotel Vegas
- 13) Brunch Bird
- 14) Target
- 15) Whole Foods
- 16) Franklin BBQ
- 17) Austin Convention Center
- 18) Texas Capitol
- 19) Frank Erwin Center
- 20) University of Texas
- 21) St. David's Medical Center
- 22) Mueller District



NEARBY DEVELOPMENT

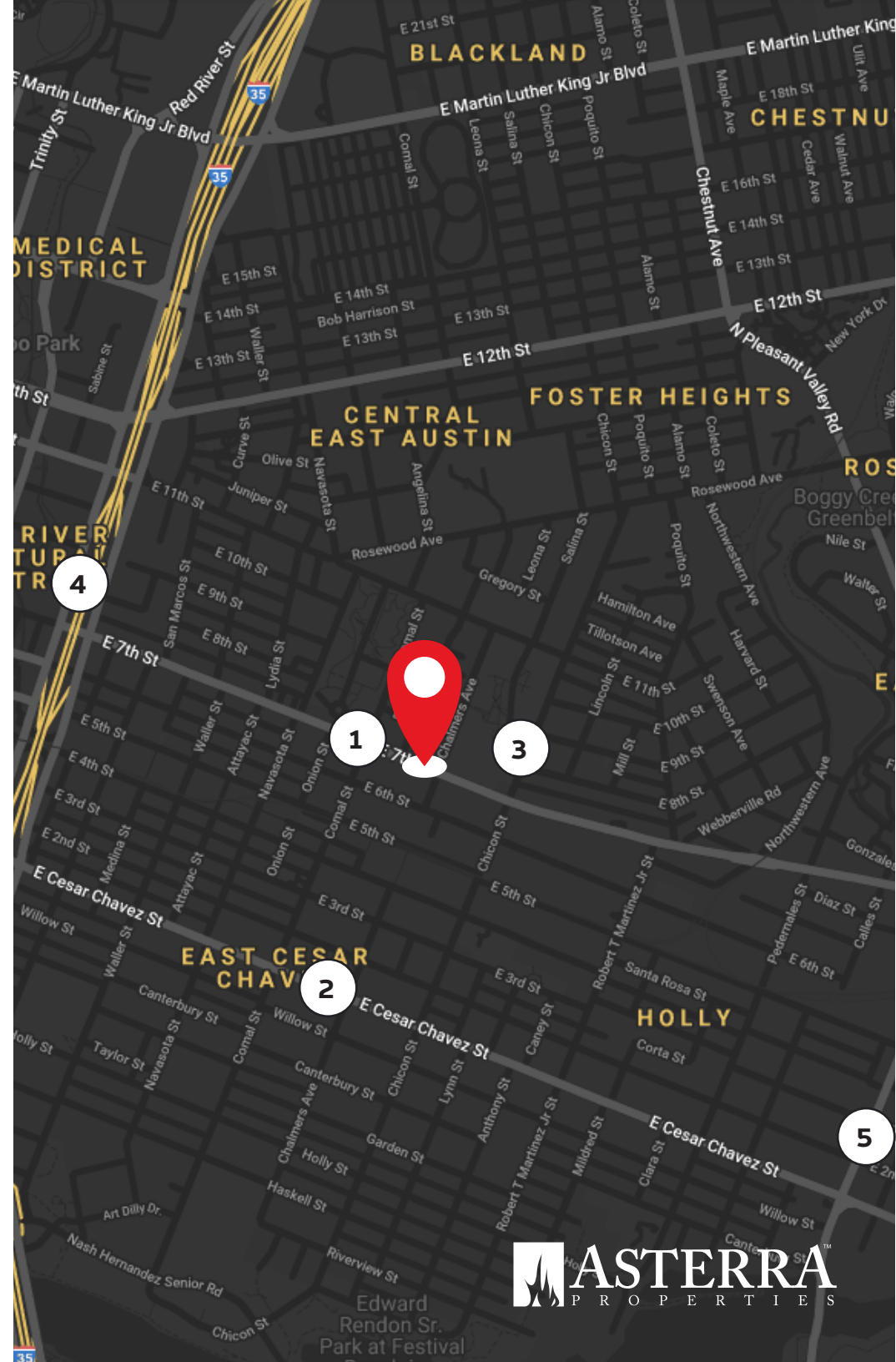
- 1) 2010 East 6th St
Four-Story Creative Office - 114K SF
- 2) 3300 East 7th St
Four-Story Creative Office - 20K SF
- 3) Ellie May
Four-Story Creative Office - 76K SF
- 4) Red Bluff
Five-Story Creative Office - 102K SF
- 5) Red Bluff Hotel
Four-Story Mixed-Use - 91K SF
- 6) 5th & Tillery
Three-Story Creative Office - 187K SF
- 7) East Bound
Four-Story Creative Office - 224K SF



Traffic Counts



Street Name	Vehicles Per Day
1 East 7th St	20,817 VPD
2 E Cesar Chavez St	16,076 VPD
3 Chicon St	7,742 VPD
4 IH-35	181,677 VPD
5 Pleasant Valley Rd	8,853 VPD



Location Demographics



Population

	1 Mile	3 Miles	5 Miles
Population	25,259	211,028	378,436
Estimated annual population growth of 1.75%			



Avg Household
Income

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$116,718	\$97,492	\$100,391



Radius	1 Mile	3 Miles	5 Miles
Households	10,821	89,628	158,990
Households by Marital Status			
Married	2,373	7,786	39,659
Married No Children	1,550	4,924	21,812
Married w/Children	823	2,862	17,847
Education			
Some High School	11.85%	10.39%	10.98%
High School Grad	16.57%	11.07%	12.79%
Some College	17.89%	18.18%	18.23%
Associate Degree	7.56%	9.58%	9.29%
Bachelor Degree	27.99%	32.23%	30.46%
Advanced Degree	18.14%	18.55%	18.25%
Annual Consumer Spending			
Apparel	\$19,250	\$67,217	\$259,561
Entertainment	\$50,311	\$178,919	\$692,704
Food & Alcohol	\$96,799	\$350,028	\$1,345,777
Household	\$62,308	\$211,947	\$806,266
Transportation	\$81,975	\$303,552	\$1,196,506
Health Care	\$14,625	\$50,439	\$201,700
Education/Day Care	\$28,781	\$101,310	\$372,927

Information obtained from third-party resource, subject to change.

Market Overview **Austin**

The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

Economy

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

Unique Aspects

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

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AUSTIN'S 2020 RANKINGS

#1

FASTEST GROWING
MAJOR METRO
U.S. CENSUS BUREAU

#1

BEST PLACE TO START
A BUSINESS
INC.

#3

BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB

#9

BEST EDUCATED
MAJOR METRO
WALLETHUB

#1

MOST AFFORDABLE
STARTUP CITY
CLEVER

#2

HOTTEST CITY
FOR COMMERCIAL
REAL ESTATE
FORBES

#5

CONCENTRATION OF
COLLEGE EDUCATED
ADULTS
CITYLAB

#9

BEST CITY FOR
STAYCATION
WALLETHUB

#1

BEST JOB
MARKET
WALL STREET JOURNAL

#2

BEST CITY FOR YOUNG
PROFESSIONALS
SMARTASSET

#5

MOST RECESSION
RESISTANT CITY
SMARTASSET

#9

HARDEST WORKING
CITY IN U.S.
WALLETHUB

#1

BEST STATE CAPITAL
TO LIVE IN
WALLETHUB

#3

BEST PLACE TO
LIVE IN THE U.S.
U.S. NEWS AND WORLD

#8

SAFEST LARGE
CITY IN U.S.
SAFEWISE

#11

HEALTHIEST CITY
IN AMERICA
WALLETHUB

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PHOTOS





Information About Brokerage Services

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

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.

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.

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' 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:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- 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.

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