



**PRICE
REDUCED**

**DOWNTOWN
AUSTIN**

**±21,401 SQ. FT
AVAILABLE**

**LONG
CENTER**

STREAM

The Statesman
**Upcoming 19-acre
mixed-use development**

S 1ST ST.

**THE
CATHERINE**



MUSIC LANE
SOUTH CONGRESS

EQUINOX NIKE
dba Ray-Ban
SOHO HOUSE Prim and Proper
gorjana
Coming Soon
HERMES

S CONGRESS ST.



1207 & 1209 S. 1ST ST. - AUSTIN, TX

1207 & 1209 S. 1ST ST. | AUSTIN, TEXAS

±21,401 SF AVAILABLE FOR SALE OR GROUND LEASE

GLENN DICKERSON | 281.477.4384 | BRAD LYBRAND | 281.477.4362

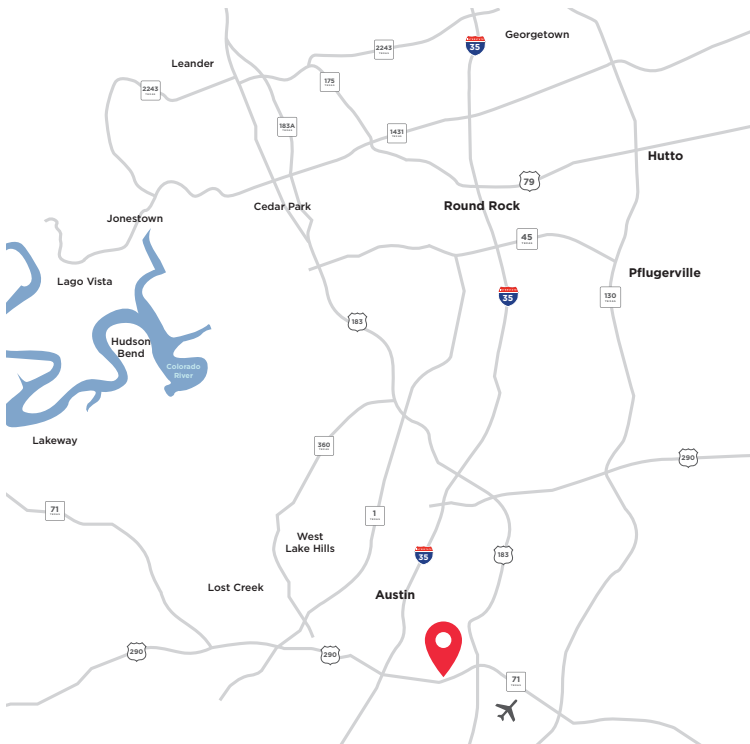
PROPERTY INSIGHTS

±21,401 SF AVAILABLE FOR SALE OR GROUND LEASE IN AUSTIN

- Prime development opportunity in the heart of Austin, TX
- Located less than a mile from downtown and is walking distance to many of Austin's hottest spots on South Congress
- Property can be used for multi-family, hospitality, and a variety of mixed-use projects
- Great access to all of Austin's greatest amenities at a fraction of the price of downtown
- One of few remaining opportunities along South 1st Street with capacity to support multi-family development this close to downtown

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PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
±21,401 sq. ft. / 0.49 Acre
- ▶ PRICE:
\$3,300,000
- ▶ SCHOOL DISTRICT:
Austin ISD
- ▶ UTILITIES:
City of Austin
- ▶ FRONTAGE:
Approx. 215 ft. on S. 1st St.
- ▶ ZONING:
CS-V-CO-NP/General Commercial Services,
Vertical Mixed-use



373,909
Current Population
Within a 5-Mile Radius



4.91%
Population Growth
Within a 1-Mile Radius
from 2020 to 2022



136,116
Average HHI Within
a 1-Mile Radius



AERIALS + ACREAGE



TEXAS
The University of Texas at Austin
±51,000 Students

410 Uptown
12 Story Office

600 Guadalupe
66 Story Mixed Use

Indeed Tower
36 Story Office

5th at Brazos
32 Story Hotel
& Residential

Premier Tower
35 Story Office

300 Colorado
31 Story Office

405 Colorado
25 Story Office

New Marriott
31 Story Hotel

The Quincy
30 Story Mixed-Use

70 Rainey
35 Story Condo

River South
15 Story Mixed-Use

PALMER
EVENTS CENTER

LONG
CENTER

The Statesman
Upcoming 19-acre
mixed-use development

WATER MARQ

Zilker
Home Value
\$290K-\$4.5MM

S 1ST ST.

SITE

S CONGRESS AVE.

MUSIC LANE
SOUTH CONGRESS

EQUINOX **NIKE**

aba **Ray-Ban**

SOHO HOUSE **Prim and Proper**

gorjana

Coming Soon

HERMES

South Lamar
Home Value
\$225K-\$3.2MM

Bouldin Creek
Home Value
\$310K-\$2.9MM



DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 4/22

Current Households	12,824	91,020	173,231
Current Population	21,393	179,170	373,909
2020 Census Average Persons per Household	1.67	1.97	2.16
2020 Census Population	20,391	178,624	359,714
Population Growth 2020 to 2022	4.91%	0.31%	3.95%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	56.66%	46.27%	41.48%
2 Person Household	30.50%	31.04%	30.77%
3+ Person Household	12.85%	22.69%	27.75%
Owner-Occupied Housing Units	31.40%	24.72%	31.03%
Renter-Occupied Housing Units	68.60%	75.28%	68.97%

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2022 Estimated White	74.25%	57.89%	56.65%
2022 Estimated Black or African American	3.44%	5.32%	5.97%
2022 Estimated Asian or Pacific Islander	5.23%	13.48%	9.47%
2022 Estimated Other Races	16.61%	22.44%	26.96%
2022 Estimated Hispanic	18.31%	27.69%	33.40%

INCOME

	1 MILE	3 MILES	5 MILES
2022 Estimated Average Household Income	\$136,116	\$105,034	\$105,708
2022 Estimated Median Household Income	\$106,701	\$76,937	\$79,703
2022 Estimated Per Capita Income	\$80,214	\$49,083	\$46,590

EDUCATION (AGE 25+)

	1 MILE	3 MILES	5 MILES
2022 Estimated High School Graduate	7.43%	12.65%	14.38%
2022 Estimated Bachelors Degree	43.41%	37.80%	34.83%
2022 Estimated Graduate Degree	27.49%	22.14%	21.45%

AGE

	1 MILE	3 MILES	5 MILES
2022 Median Age	36.9	32.2	32.4

Information About Brokerage Services

Texas law requires all real estate license holders 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' written 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Glenn Dickerson	542479	gdickerson@newquest.com	(281)477-4384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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