



7107 GUADALUPE

• REDEVELOPMENT OPPORTUNITY FOR SALE •

[David Stojanik](#) | 512.785.5016 | david.stojanik@kuceraco.com

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at WWW.KUCERACO.COM.**

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

REDEVELOPMENT FOR SALE • PRIME LOCATION ON GUADALUPE • 0.3405 ACRES



REDEVELOPMENT OPPORTUNITY IN CENTRAL AUSTIN!

Location in a rapidly growing neighborhood offers excellent visibility on Guadalupe off Airport Boulevard near MetroRail Crestview Station, Highland ATX and other numerous nearby residential and commercial amenities.

SALES PRICE	\$820,000
ACRES	0.3405 (14,934 SF)
IMPROVEMENTS	4,320 SF Six (6) one-bedroom units Two (2) two-bedroom units
ZONING	MF-2
UTILITIES	Water, Wastewater, Gas, Electricity

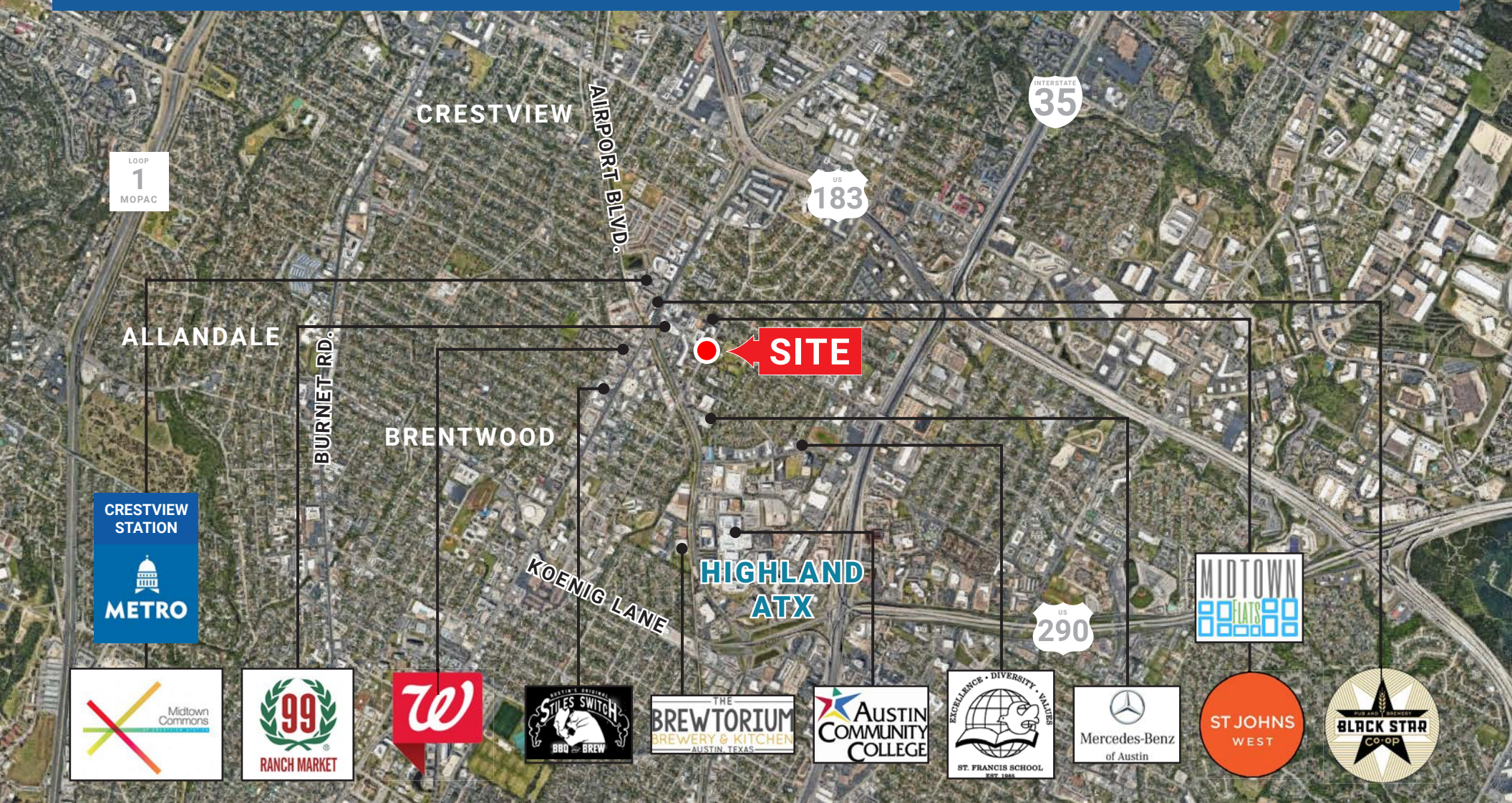
7107 GUADALUPE ST. | AUSTIN, TX 78752

David Stojanik | 512.785.5016 | david.stojanik@kuceraco.com

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at WWW.KUCERACO.COM.**

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

REDEVELOPMENT FOR SALE • PRIME LOCATION ON GUADALUPE • 0.3405 ACRES



7107 GUADALUPE ST. | AUSTIN, TX 78752

David Stojanik | 512.785.5016 | david.stojanik@kuceraco.com

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | See all of our listings at WWW.KUCERACO.COM.

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

PROPERTY DEMOGRAPHICS & SURVEY

	2 Mile	5 Miles	10 Miles
Total Population (2023)	69,121	303,402	709,409
Projected Population (2028)	90,204	385,323	908,567
Total Households (2023)	37,359	157,496	369,320
Projected Households (2028)	39,023	163,995	385,613
Average Household Size	2.3	2.3	2.3
Median Age	36.3	35.4	36.1
Median Home Value	\$436,736	\$449,366	\$394,034
Average Household Income	\$90,049	\$99,527	\$105,956
Total Specified Consumer Spending	\$1,081,580,365	\$4,844,171,550	\$11,836,992,547

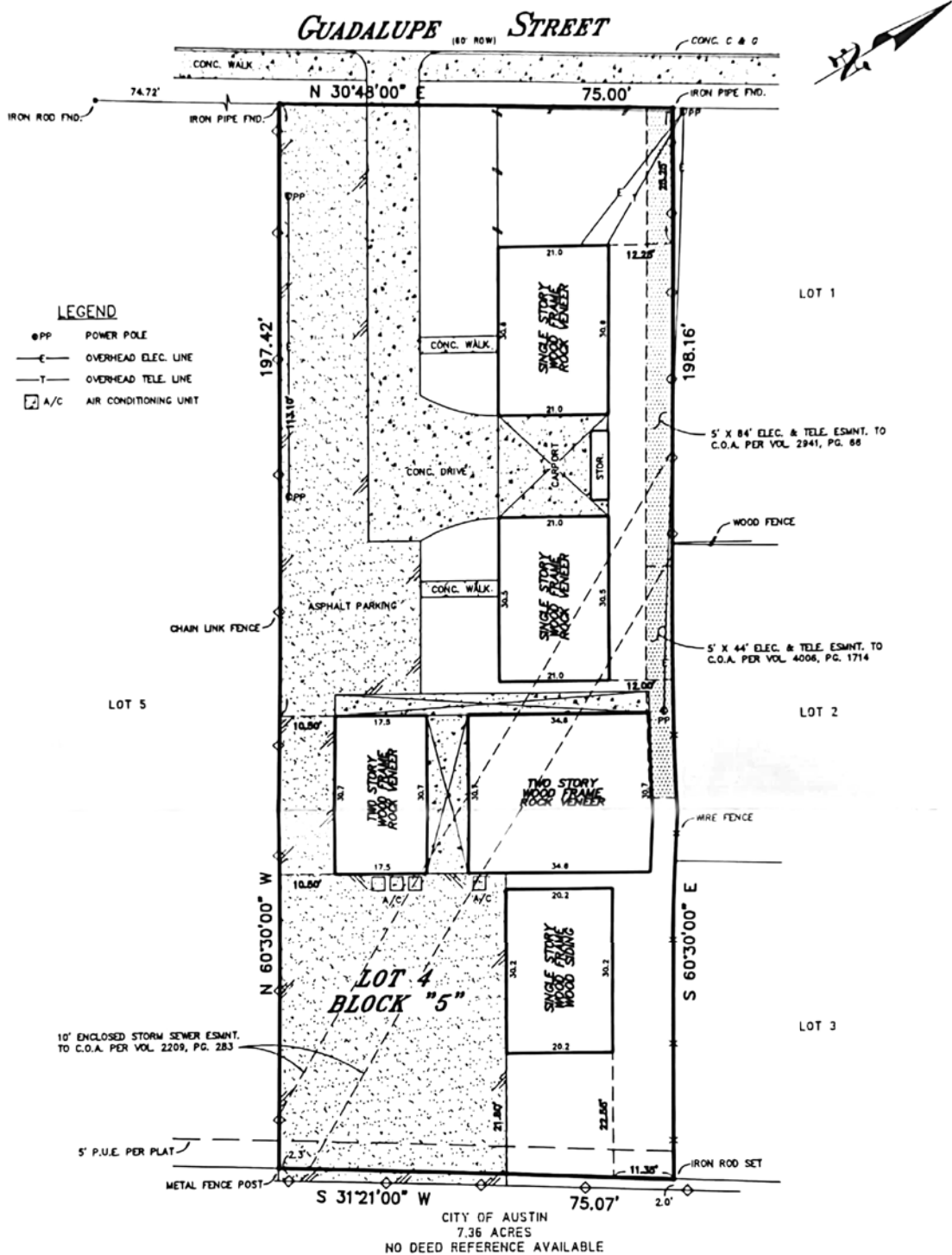
7107 GUADALUPE ST. | AUSTIN, TX 78752

David Stojanik | 512.785.5016 | david.stojanik@kuceraco.com

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at WWW.KUCERACO.COM.**

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

PROPERTY SURVEY



7107 GUADALUPE ST. | AUSTIN, TX 78752

David Stojanik | 512.785.5016 | david.stojanik@kuceraco.com

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.