

MSC



THE STANDARD AT AUSTIN

715 W 23RD STREET, AUSTIN, TEXAS

±4,000 SF OF RETAIL/RESTAURANT OPPORTUNITIES FOR LEASE



DEVELOPED BY:



THE STANDARD AT AUSTIN



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CONTACT



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PROPERTY DETAILS

- 4,000 retail / restaurant opportunity for lease adjacent to University of Texas
- New construction, mixed use student housing project comprised of 974 beds / 287 units
- In the center of residential density near campus
- Walking distance to Greek Row
- One mile from the State Capitol
- Tenant delivery estimated for Fall 2021

NEIGHBORING AREA RETAIL

URBAN OUTFITTERS



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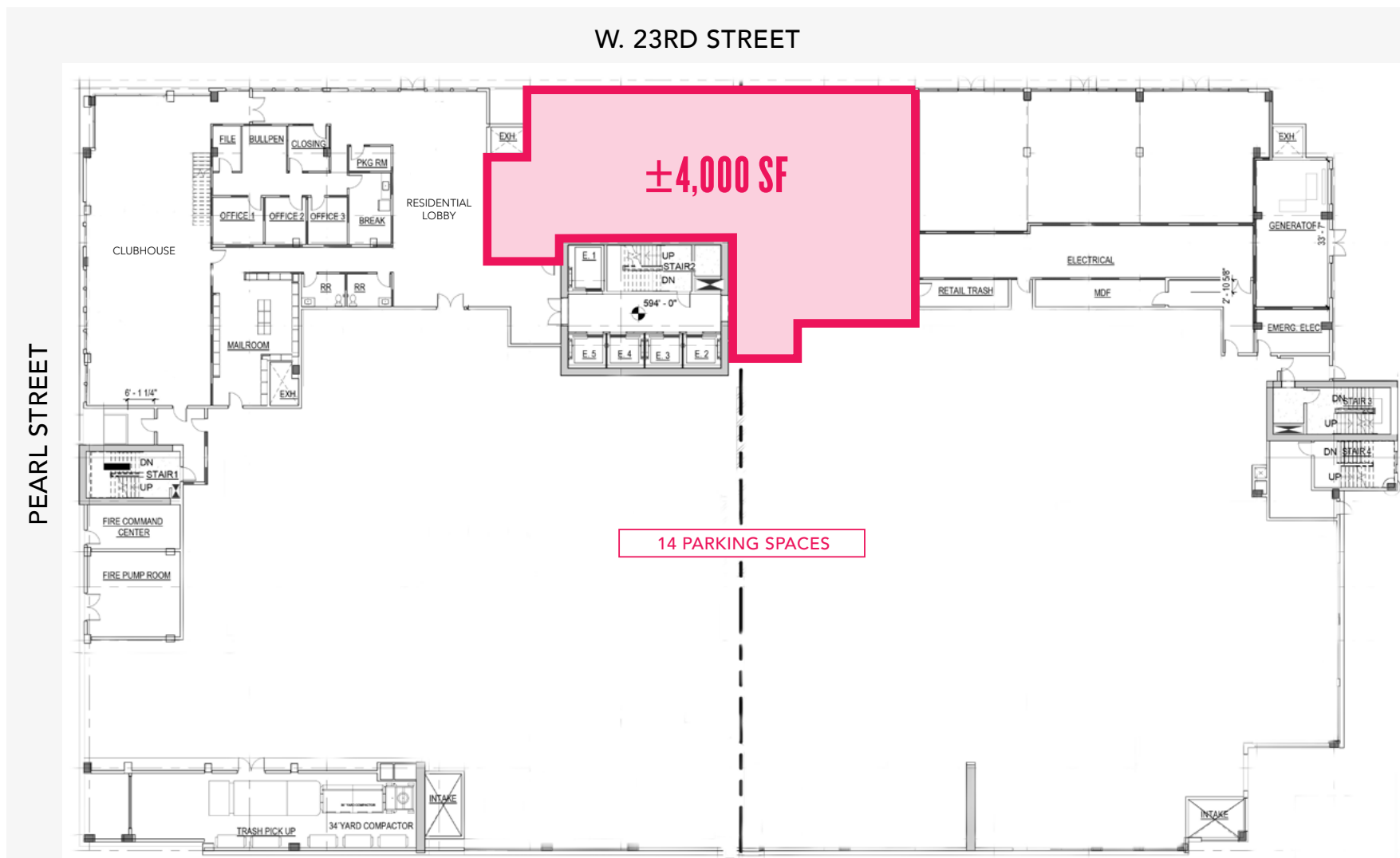
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SITE PLAN

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EXTERIOR RENDERINGS

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VIEW FROM NORTHEAST



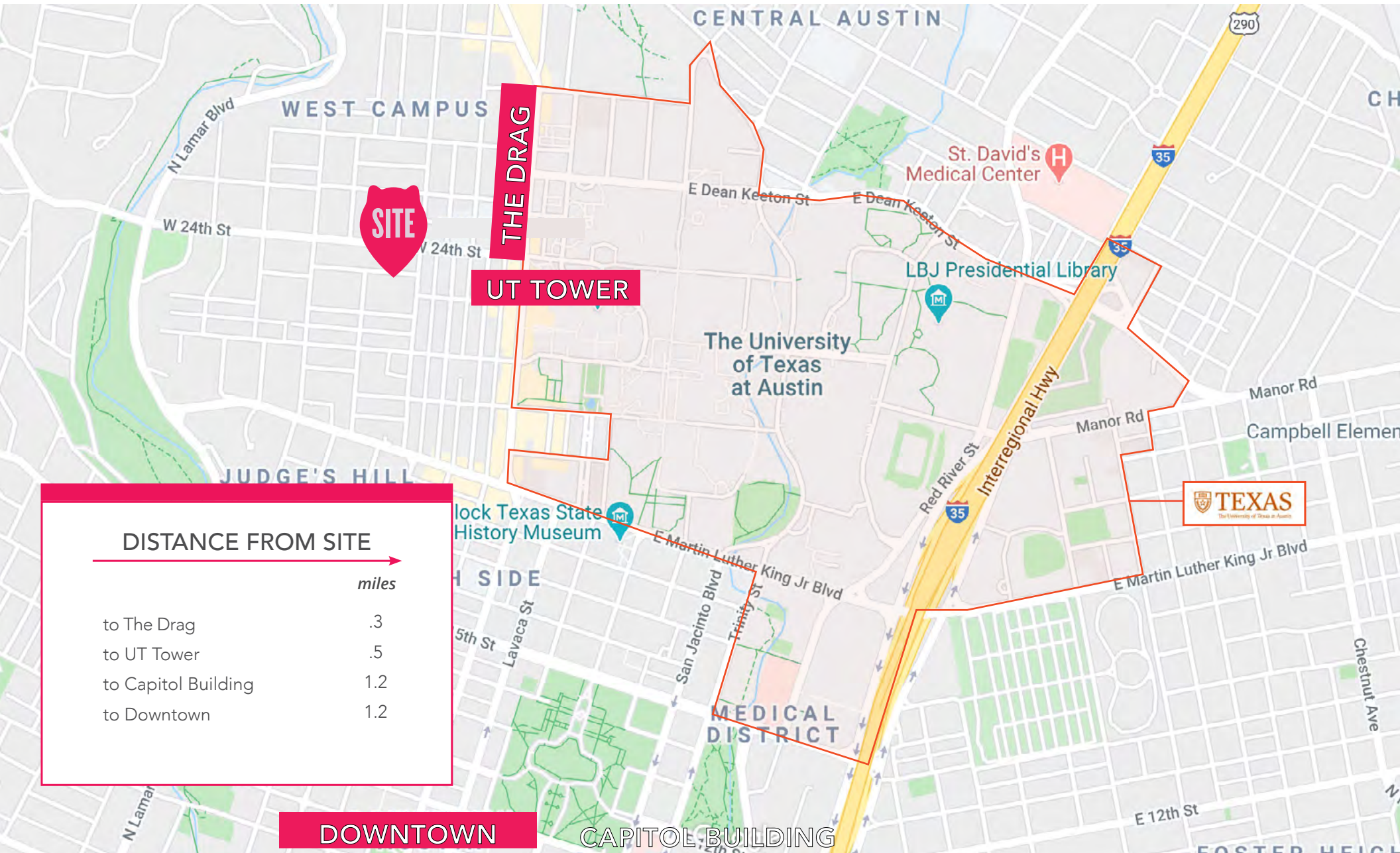
VIEW FROM NORTHWEST

NEIGHBORHOOD LANDMARKS

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STRIP MAP

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MARTIN LUTER
KING JR BLVD

W 24TH STREET



GUADALUPE STREET
"THE DRAG"

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CSU AT A GLANCE



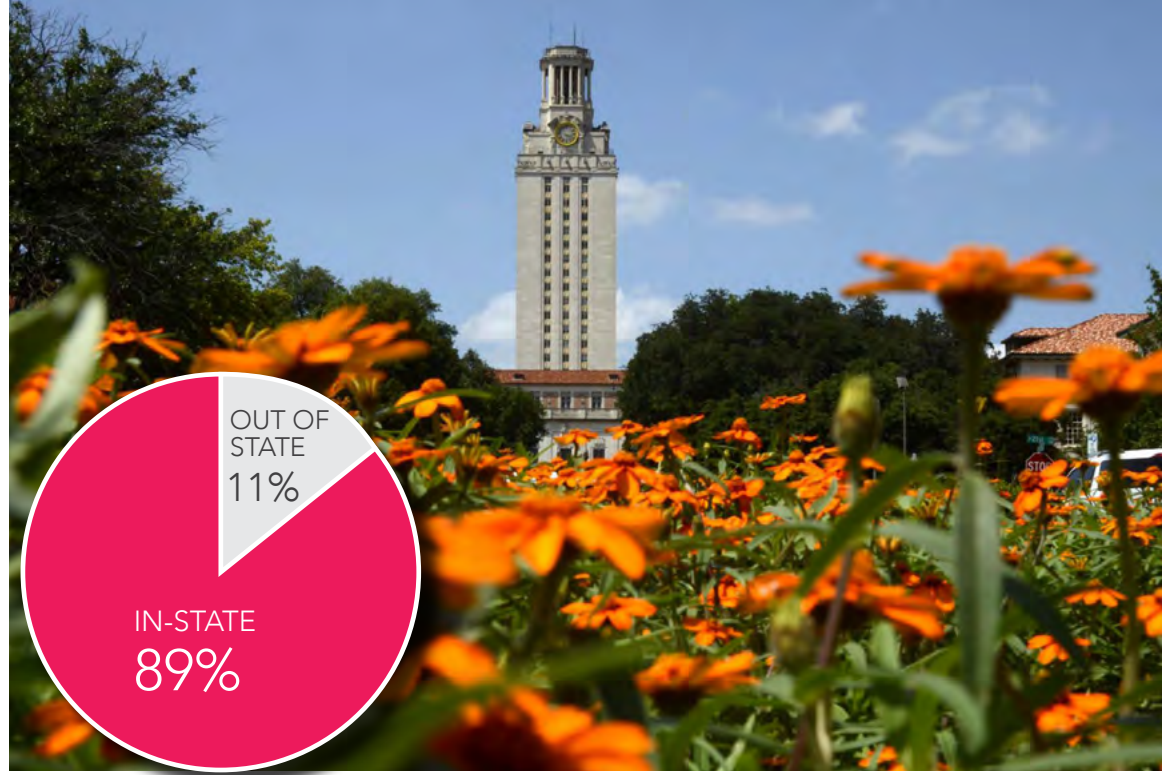
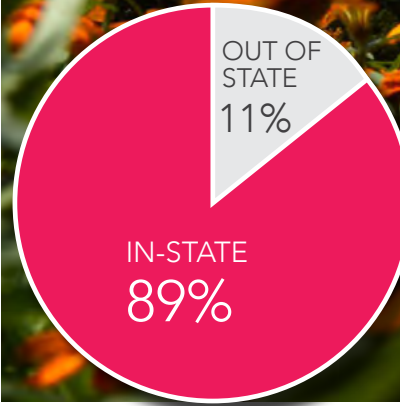
TEXAS
The University of Texas at Austin



51,832

TOTAL STUDENT POPULATION

Undergraduate	40,800
Graduate	11,000
Faculty/Staff	3,200



POPULATION SUMMARY

	1 Mile	3 Mile	5 Mile
2019 Estimated Population	37,264	173,783	376,727
2024 Projected Population	39,374	188,920	410,293
Projected Annual Growth 2019 to 2024	1.1%	1.7%	1.8%
Historical Annual Growth 2000 to 2019	1.9%	1.9%	1.4%

2019 HOUSEHOLDS BY INCOME

	1 Mile	3 Mile	5 Mile
<\$15,000	43.2%	15.8%	14.3%
\$15,000 - \$24,999	10.5%	7.4%	8.3%
\$25,000 - \$34,999	5.9%	6.4%	7.5%
\$35,000 - \$49,000	8.0%	10.0%	11.7%
\$50,000 - \$74,999	10.0%	14.2%	15.8%
\$75,000 - \$99,999	7.5%	11.4%	11.7%
\$100,000 - \$149,999	6.9%	14.2%	13.1%
\$150,000 - \$199,999	3.9%	8.6%	7.4%
\$200,000+	4.1%	11.9%	10.2%
Average Household Income	\$41,317	\$96,346	\$92,668

HOUSEHOLD SUMMARY

	1 Mile	3 Mile	5 Mile
2019 Estimated Households	13,500	82,416	171,321
2024 Projected Households	15,052	91,914	191,211
Projected Annual Growth 2019 to 2024	2.3%	2.3%	2.3%
Historical Annual Growth 2000 to 2019	2.0%	2.7%	1.9%
2019 Estimated Total Housing Units	13,911	85,519	177,366
2019 Estimated Owner-Occupied	13.3%	29.7%	31.8%
2019 Estimated Renter-Occupied	83.8%	66.7%	64.8%
2019 Estimated Vacant Housing	3.0%	3.6%	3.4%

DATA FOR ALL BUSINESSES IN AREA

	1 Mile	3 Mile	5 Mile
2019 Estimated Total Businesses	4,026	16,573	28,311
2019 Estimated Total Employees	80,918	226,597	335,337

2018 MEDIAN AGE

	1 Mile	3 Mile	5 Mile
2019 Median Age	24.3	32.7	33.1

DEMOGRAPHICS

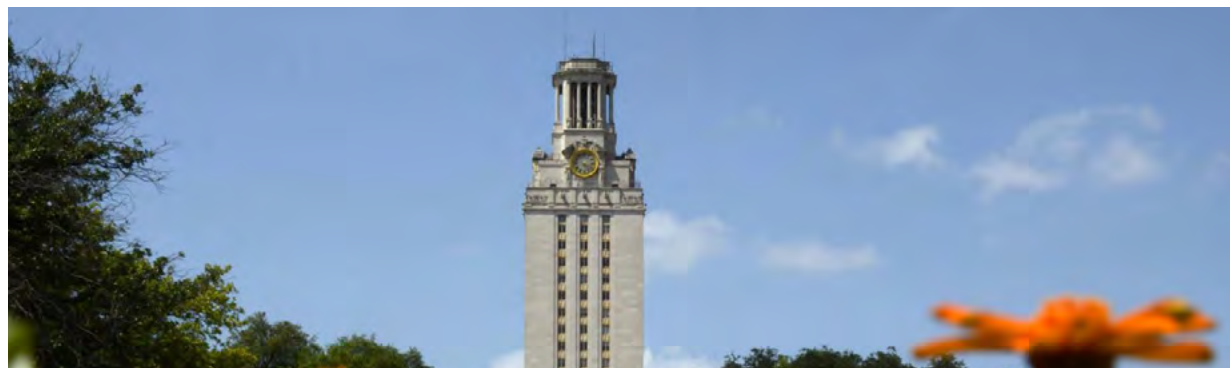


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