

For
Sale

IMPACT
COMMERCIAL GROUP
COMPASS

\$2,075,000

PRIME **E 7th** St **INFILL** OPPORTUNITY **565' from** 

**Z
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N
G** **PLAZA SALTILLO TRANSIT ORIENTED DISTRICT**
CORRIDOR MIXED-USE SUBDISTRICT
BROADEST POTENTIAL USES IN THE DISTRICT



14.000
VEHICLES/DAY

4 MIN
 DOWNTOWN

0.27
ACRES

60'
BUILDING
HEIGHT

95%
IMPERVIOUS
COVER

45
LIVING
UNITS/AC

DOWNTOWN
VIEWS

PRIME LOCATION WITHIN RAPIDLY DEVELOPING IH-35 CORRIDOR



**6TH STREET
ENTERTAINMENT DISTRICT**



TEXAS CAPITOL



Museum of the Weird



DOWNTOWN



**2ND STREET
SHOPPING DISTRICT**



**LADY BIRD
LAKE**



**RAINEY STREET
AUSTIN**



Fairmont Austin
Welcome to
Fairmont Austin



700 River
Newly Built
Luxury Apt

Residences @ Saltillo - 5-Story
110,000 sf
Mixed Use (2019)

Juno - 5-Story
Multi-family (2022)

Centro - 5-story
Office + Retail (2022)

901 East 6th - 5-Story
139,188 sf
Creative Office (2021)

ALTO - 60' Mid-rise
110,000 sf
Class A Office (2025)

1801 East 6th - 5-Story
147,270 sf
Class A Office (2019)

ARRIVE - 5-Story
77,000 sf
Boutique Hotel (2019)

The Arnold - 5-Story
Mixed-use (2018)

**Home2 Suites by
Hilton Austin East Side**
Top rated

FOSTER HEIGHTS

**CENTRAL
EAST AUSTIN**

Franklin Barbecue

The Frances Modern Inn
Top rated



E 5th St.

E Cesar Chavez St
Medina St
Willow St

Atascoc St

Navarota St

E 7th St

E 4th St

Chicon St
E 5th St

E Cesar Chavez St

E 15th St

Harrison St

Walke St



Froglet Marketing

E 13th

E 11th

N Pleasant St

Rosewood Ave

Northwestern Ave

Harvard St

Salina St

Salina St

Proprietor St

Proprietor St

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AUSTIN, TEXAS

continues to rank as one of the strongest retail markets in the U.S., driven by exceptional population and income growth that fuels consistent consumer spending. The metro's retail vacancy rate sits near just 3.4% as of Q3 2024, making it one of the tightest markets in Texas and signaling extremely limited supply for expanding tenants. Over the course of 2024, the region absorbed roughly 1.5 million square feet of retail space, nearly matching new deliveries and confirming that new inventory is being leased as quickly as it is built. Asking rents continue to rise as retailers compete for prime locations, with demand supported by Austin's expanding, high-earning customer base. Given this blend of low vacancy, strong absorption, and upward-moving rents, Austin offers an exceptionally favorable environment for retail property owners and investors seeking long-term stability and growth.

Statistics provided courtesy of Partners Real Estate, Institutional Property Advisors, Austin Tenant Advisors



2 MILE DEMOGRAPHICS

\$1.6B

CONSUMER
SPENDING

62%

BACHELOR'S
DEGREE HOLDERS

1.8

AVERAGE
HOUSEHOLD SIZE

32.6

MEDIAN
AGE

107,225

2024
POPULATION

\$126,524

AVE HOUSEHOLD
INCOME

\$824,563

MEDIAN HOME
VALUE

2007

MEDIAN YEAR
BUILT

565 FT FROM IH-35
14,000+ VEHICLES PER DAY
96/100 WALKABILITY SCORE
4 MIN WALK TO DOWNTOWN
12 MIN TO AIRPORT

ARRIVE
BOUTIQUE HOTELS & RESTAURANTS



Fairmont
AUSTIN

The Malin
Co-working

TROVADOR

HEYWOOD

grayduck

BUTRINA

intero

BATHE
AUSTIN



ΣΖΩV

Figure 8
COFFEE PURVEYORS

Birdie's

Este

Nationally Recognized
Tech Hub including
Apple, Tesla, Google,
Dell, Oracle, Meta

Fastest growing major
metro economy +39% GDP
growth 2018 to 2023

Austin Texas

**"Live Music Capital
of the World"**

Consistently Ranked
Among Fastest-Growing
Cities in the U.S.

Top destination for
millennials and young
professionals for job
market, affordability,
culture, lifestyle

Best Places to Live in
America
- U.S. News & World
Report

Tops CrowdStreet's
list: Best Investment
Market for Commercial
Real Estate

Ranks among
best cities for new business
formation & venture
capital activity.

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