

# NORWALK LANE

1300-1302 Norwalk Lane, Austin, TX 78703

12 Units | 2 Parcels |  $\pm 0.6$  Acres Total

Texas Capitol | 2.4  $\pm$  Miles

Downtown ATX | 1.5  $\pm$  Miles

Lady Bird Lake | 0.8  $\pm$  Miles



VIEW  
PROPERTY  
WEBSITE

*Shown By  
Appointment  
Only With  
Listing Agents*

**DANIEL ELAM**  
512.343.2700 ext. 1  
daniel@muskin-elam.com

**SALLY BURNS**  
512.993.0842  
sally@muskin-elam.com









# Investment Overview

Seize a rare opportunity to own a multifamily property in the highly desirable Deep Eddy neighborhood of Inner-West Austin. **1300 & 1302 Norwalk Lane, Austin, Texas 78703**, is a 0.6-acre site comprising two older-vintage buildings offering a balanced mix of 12 income-producing apartments. This property provides both immediate investment returns and significant future development potential in one of Austin’s most sought-after residential neighborhoods.

## Exceptional Location

- Positioned just west of downtown Austin, off Exposition Boulevard, between Lake Austin Boulevard and Enfield Road
- Part of the well-established Tarrytown, Deep Eddy, and Old West Austin neighborhoods, celebrated for their blend of historic charm and convenient, modern living
- Easy access to downtown via Lake Austin Blvd, and MoPac Expressway (Loop 1) ensures convenient commutes to North and South Austin, the Domain, the airport and other major roadways

## Lifestyle Amenities

- **Parks & Recreation:** Lady Bird Lake, Zilker Park, Muni Golf Course, Lake Austin, Deep Eddy Pool, West Enfield Park / Pool / Tennis Courts, and Westwood Country Club
- **Shopping & Dining:** Casis Shopping Center, 6th & Blanco, Josephine House, Jefferys, Clarks Oyster Bar, Swedish Hill, Lin Asian, Donn’s Depot, and Mean Eyed Cat
- **Quick Access:** Approximately 5–10 minutes to Downtown, Lake Austin, and Zilker/Barton Springs, and 15 minutes to the Domain. Access to North, South, East via MoPac, 183, 290 and 71.



## Local Demographics

	0.5 Miles	1 Mile	3 Miles	5 Miles
Population	5,547	12,310	58,500	120,831
Median Age	35	39	27	30
Household Income (Avg)	\$117,717	\$121,312	\$83,769	\$98,992
Housing Renter Occupied	53%	45%	60%	62%
Average Sale Price of Single Family Home (Last 12 Months)	\$1,714,596	\$1,879,767	\$2,087,342	\$1,835,757

**AUSTIN** Named #5 in  
U.S. for *Job Growth*  
Ranked **#1** in **TEXAS**

by Bureau of Labor Statistics

U.S. Bureau of Labor Statistics  
March 2025



## INVESTMENT HIGHLIGHTS

- High rental demand supported by proximity to top-rated Austin ISD schools and major employers in both downtown Austin (only 2 miles away) and the Domain (15 mins north along MoPac).
- MF-3 zoning allows nearly 20,000 sq ft to be built on this  $\pm$  0.6 acre lot which also has dual street frontages. Preliminary drawings indicate 12 x 1,600 sq ft condominiums could be built with 2-car garages and private roof terraces.
- Recent sales of neighboring 1,500 sq ft condos range from \$750K to \$1M+, and the average sale price of a Single Family Home within a one mile radius of the subject property is \$1.9M.



## Property Characteristics

- **Total Land:**  $\pm$  0.6 acres (approx. 26,125 sq ft)
- **Buildings:** Two adjacent properties, each with 6 apartments
- **Unit Mix:** Six 1-bedroom, 1-bath units (approx. 500 sq ft each)  
Six 2-bedroom, 1-bath units (approx. 700 sq ft each)
- **Design:** **1300 Norwalk:** Classic Austin style with wood shingle siding, a pitched composite roof, and undercroft parking  
**1302 Norwalk:** Traditional brick exterior with wood paneling accents, and a pitched composite roofline

1300 & 1302 Norwalk Lane represents a compelling opportunity for investors and developers to secure a foothold in one of Austin's top-performing neighborhoods. The current improvements provide holding income and / or the opportunity to remodel to increase rents. The large, rectangular, gently sloping site with dual street frontage provides attractive immediate or long-term redevelopment options.







### 1300 NORWALK LANE, AUSTIN, TX

<b># of Units:</b>	6 Units (1 Bed / 1 Bath)
<b>Avg SQFT:</b>	500 SF
<b># of Floors:</b>	Two Story
<b>Year Built:</b>	1949
<b>Total NRSF:</b>	2,916 ± SF (per TCAD)
<b>Land Area:</b>	0.3215 Acres (14,003 ± SF per TCAD)
<b>Zoning:</b>	MF-3-NP
<b>Exterior:</b>	Wood Shingle
<b>Roofs:</b>	Pitched Composite
<b>HVAC:</b>	Window A/C Units
<b>Water Heater:</b>	One Central Unit
<b>Parking:</b>	6 Spaces (Covered)



### 1302 NORWALK LANE, AUSTIN, TX

<b># of Units:</b>	6 Units (2 Bed / 1 Bath)
<b>Avg SQFT:</b>	700 SF
<b># of Floors:</b>	One Story
<b>Year Built:</b>	1963
<b>Total NRSF:</b>	4,200 ± SF (per TCAD)
<b>Land Area:</b>	0.2783 Acres (12,122 ± SF per TCAD)
<b>Zoning:</b>	MF-3-NP
<b>Exterior:</b>	Brick, Wood Panel
<b>Roofs:</b>	Pitched Composite
<b>HVAC:</b>	Central Air
<b>Water Heater:</b>	Individual
<b>Parking:</b>	8 Spaces







# Information About Brokerage Services



## 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.

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

## 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.

<u>Muskin   Elam Group, LLC</u>	<u>9000275</u>	<u>daniel@muskin-elam.com</u>	<u>(512) 343-2700</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Daniel Elam</u>	<u>616676</u>	<u>daniel@muskin-elam.com</u>	<u>(512) 343-2700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Daniel Elam</u>	<u>616676</u>	<u>daniel@muskin-elam.com</u>	<u>(512) 343-2700</u>
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
<u>Sally Burns</u>	<u>718525</u>	<u>sally@muskin-elam.com</u>	<u>(512) 343-2700</u>
Sales Agent / Associate's Name	License No.	Email	Phone





For information on  
Multifamily Properties  
in Austin, Texas  
—please contact:

**DANIEL ELAM**

512.343.2700 ext. 1  
daniel@muskin-elam.com

**SALLY BURNS**

512.343.2700 ext. 2  
512.993.0842  
sally@muskin-elam.com

2101 S I-35 Frontage Road  
Suite 108  
Austin, Texas 78741

[WWW.MUSKIN-ELAM.COM](http://WWW.MUSKIN-ELAM.COM)

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