

**FOR LEASE**  
**Pressler Retail Space Available**  
507 Pressler Street | Austin, TX



## Overview

NNN	\$16.24
PRICE	Please Contact Broker



## Contact

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## Description

- High-end, mixed-use urban development
- Ground floor retail below 168 apt. units
- 152 parking spaces dedicated to retail space
- Serves both the vibrant downtown office market and high-income west Austin community

## Nearby Retailers



west elm



ByGeorge  
AUSTIN

## Demographics

	1 MILE	3 MILE	5 MILE
2021 Population	16,543	166,570	346,532
Total Households	10,367	77,854	153,924
Average Household Income	\$158,179	\$121,918	\$113,315

Year: 2021 | Source: Esri

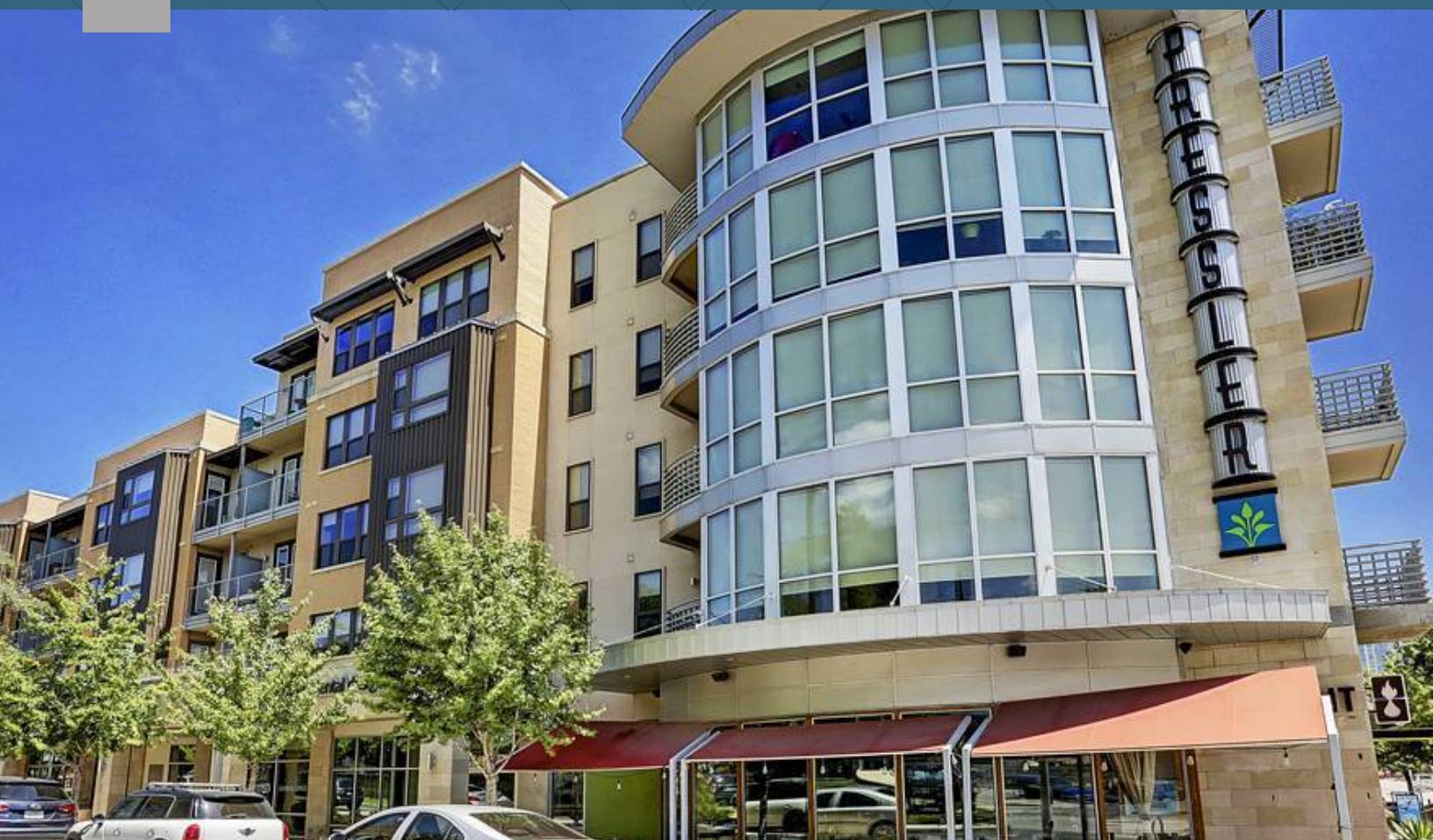
## Traffic Counts

5th Street & W Lynn Street	22,188 VPD
6th Street E of N Lamar Boulevard	22,064 VPD
N Lamar Boulevard & 6th Street	46,700 VPD

Year: 2019 | Source: KSS Fuels

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# Pressler Retail

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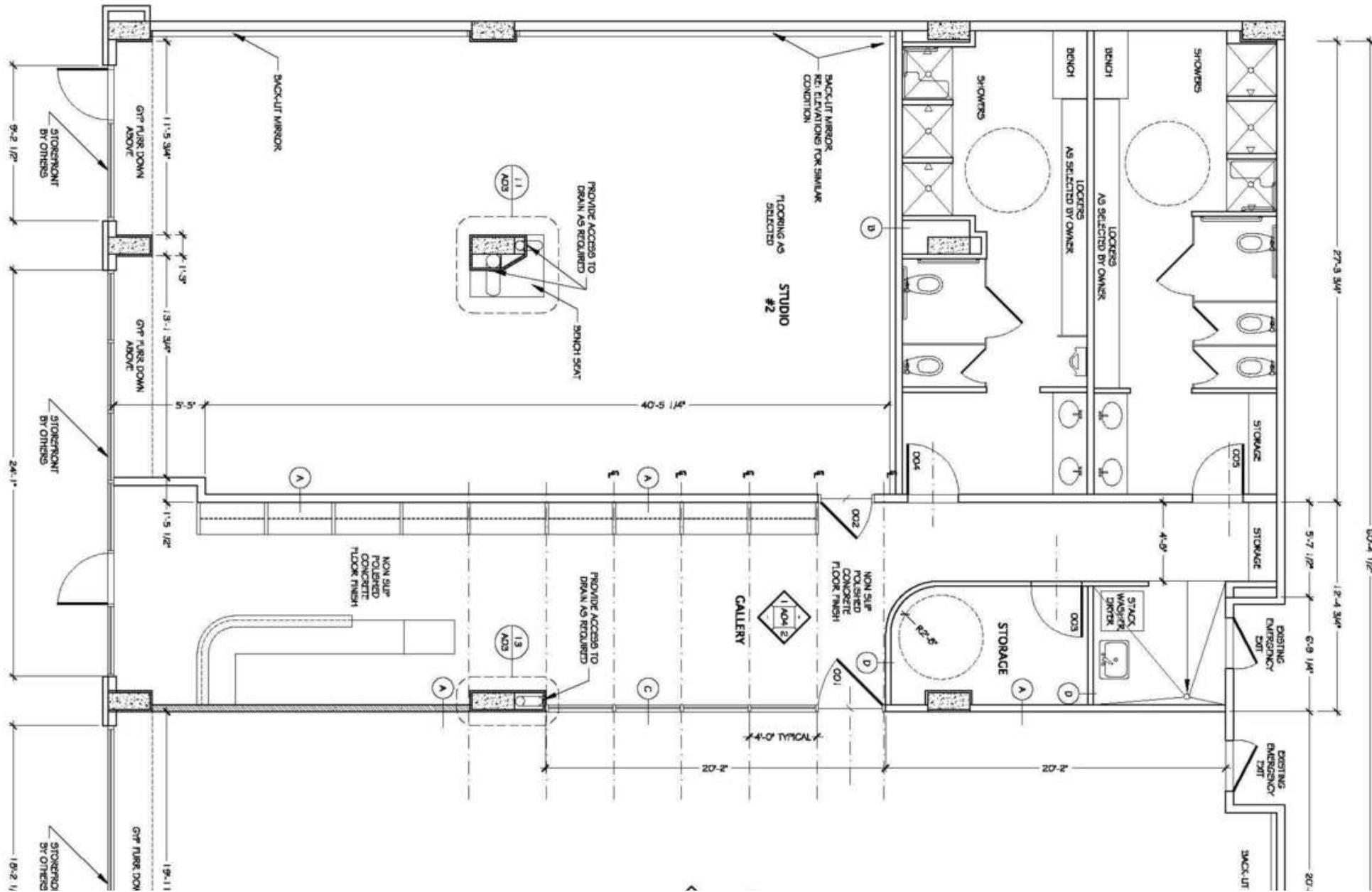


Suite	Tenant List	S.F.	Suite	Tenant List	S.F.
100	Available	4,346 SF	700	Slurp Lab	3,954 SF
300	Apartment Leasing Office	2,034 SF	800	Massage Envy	2,522 SF
350	Downtown Dental Design	1,970 SF	900	NA	2,523 SF
500	Keystone Bank	3,804 SF	950	Keith Kristofer Salon	2,062 SF
500	Edible Arrangements	1,733 SF	1000	BBG	2,557 SF



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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,137	128,507	271,883
2010 Population	11,316	132,780	282,429
2021 Population	16,543	166,570	346,532
2026 Population	20,234	185,845	386,899
2000-2010 Annual Rate	2.16%	0.33%	0.38%
2010-2021 Annual Rate	3.43%	2.04%	1.83%
2021-2026 Annual Rate	4.11%	2.21%	2.23%
2021 Male Population	53.1%	51.2%	51.2%
2021 Female Population	46.9%	48.8%	48.8%
2021 Median Age	36.3	30.5	31.7

In the identified area, the current year population is 346,532. In 2010, the Census count in the area was 282,429. The rate of change since 2010 was 1.83% annually. The five-year projection for the population in the area is 386,899 representing a change of 2.23% annually from 2021 to 2026. Currently, the population is 51.2% male and 48.8% female.

## Median Age

The median age in this area is 36.3, compared to U.S. median age of 38.5.

## Race and Ethnicity

2021 White Alone	84.0%	74.0%	69.8%
2021 Black Alone	3.0%	5.0%	6.7%
2021 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2021 Asian Alone	7.2%	8.8%	6.6%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	2.3%	8.1%	12.4%
2021 Two or More Races	2.9%	3.5%	3.6%
2021 Hispanic Origin (Any Race)	10.9%	23.1%	32.4%

Persons of Hispanic origin represent 32.4% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.1 in the identified area, compared to 65.4 for the U.S. as a whole.

## Households

2021 Wealth Index	132	109	105
2000 Households	5,167	56,654	115,144
2010 Households	6,876	59,529	122,029
2021 Total Households	10,367	77,854	153,924
2026 Total Households	13,041	88,531	173,299
2000-2010 Annual Rate	2.90%	0.50%	0.58%
2010-2021 Annual Rate	3.72%	2.41%	2.09%
2021-2026 Annual Rate	4.70%	2.60%	2.40%
2021 Average Household Size	1.53	1.95	2.14

The household count in this area has changed from 122,029 in 2010 to 153,924 in the current year, a change of 2.09% annually. The five-year projection of households is 173,299, a change of 2.40% annually from the current year total. Average household size is currently 2.14, compared to 2.18 in the year 2010. The number of families in the current year is 60,316 in the specified area.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	24.0%	31.0%	29.0%
<b>Median Household Income</b>			
2021 Median Household Income	\$112,766	\$82,529	\$75,015
2026 Median Household Income	\$121,108	\$93,360	\$83,925
2021-2026 Annual Rate	1.44%	2.50%	2.27%
<b>Average Household Income</b>			
2021 Average Household Income	\$158,179	\$121,918	\$113,315
2026 Average Household Income	\$169,017	\$132,774	\$123,466
2021-2026 Annual Rate	1.33%	1.72%	1.73%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$95,772	\$57,165	\$50,571
2026 Per Capita Income	\$104,982	\$63,408	\$55,530
2021-2026 Annual Rate	1.85%	2.09%	1.89%
<b>Households by Income</b>			
Current median household income is \$75,015 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$83,925 in five years, compared to \$72,932 for all U.S. households			
Current average household income is \$113,315 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$123,466 in five years, compared to \$103,679 for all U.S. households			
Current per capita income is \$50,571 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$55,530 in five years, compared to \$39,378 for all U.S. households			
<b>Housing</b>			
2021 Housing Affordability Index	85	66	71
2000 Total Housing Units	5,569	59,363	120,161
2000 Owner Occupied Housing Units	1,858	19,466	42,949
2000 Renter Occupied Housing Units	3,308	37,188	72,195
2000 Vacant Housing Units	403	2,709	5,017
2010 Total Housing Units	8,364	66,399	135,629
2010 Owner Occupied Housing Units	2,354	21,462	46,378
2010 Renter Occupied Housing Units	4,522	38,067	75,651
2010 Vacant Housing Units	1,488	6,870	13,600
2021 Total Housing Units	12,281	85,277	168,416
2021 Owner Occupied Housing Units	3,969	27,956	58,743
2021 Renter Occupied Housing Units	6,398	49,897	95,181
2021 Vacant Housing Units	1,914	7,423	14,492
2026 Total Housing Units	15,169	96,268	188,262
2026 Owner Occupied Housing Units	4,486	30,266	63,286
2026 Renter Occupied Housing Units	8,555	58,265	110,012
2026 Vacant Housing Units	2,128	7,737	14,963

Currently, 34.9% of the 168,416 housing units in the area are owner occupied; 56.5%, renter occupied; and 8.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 135,629 housing units in the area - 34.2% owner occupied, 55.8% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 10.10%. Median home value in the area is \$518,993, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 0.71% annually to \$537,552.

# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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 or 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date