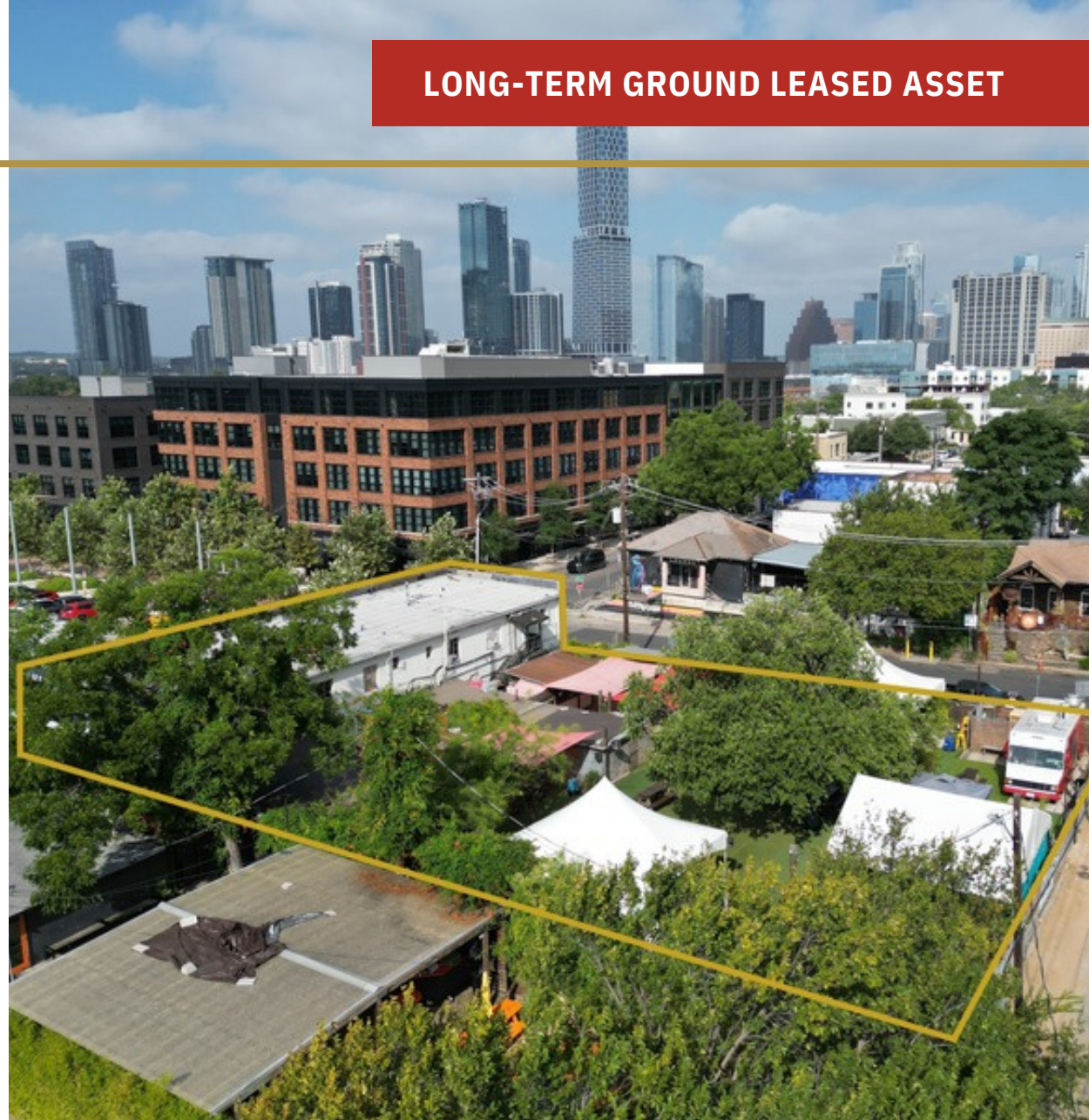


1500 EAST 6TH STREET, AUSTIN, TX 78702

1500

East 6th Street

LONG-TERM GROUND LEASED ASSET



± 5,400 SF Building on ± 0.28 Acres | FEE-SIMPLE ASSET FOR SALE

For More Information:

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McALLISTER
& ASSOCIATES
REAL ESTATE SERVICES

1500
EAST 6TH STREET

1500 EAST 6TH STREET, AUSTIN, TX 78702

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± 5,400 sf Existing Improvements

**Prime Redevelopment Opportunity
Long-Term Strategic Play**

**±12,600 SF Site
East 6th Street Frontage**

**96 Years Remaining on
Ground Lease**

**2:1+ FAR Potential
With Available Bonuses**

**0.43:1 Existing FAR
Significant Density Upside**

**\$420,116 Annual Rent
3% Annual Increases**

1500 East 6th Street offers a rare opportunity to acquire a prominent entertainment and hospitality property in the heart of East Austin. Home to the iconic Hotel Vegas, the property occupies a highly visible position along East 6th Street, one of Austin's most established nightlife, dining, and entertainment corridors. The site benefits from its existing improvements and established location while offering compelling long-term investment and redevelopment potential in one of the city's most sought-after urban districts. Situated just east of Downtown Austin, the property provides excellent connectivity to the Central Business District, I-35, East 5th Street, Cesar Chavez Street, and the surrounding East Austin neighborhoods. Surrounded by some of the city's most popular restaurants, bars, music venues, hotels, and residential developments, 1500 East 6th Street presents a unique opportunity for investors or developers seeking a high-profile position within one of Austin's most active and recognizable entertainment districts.



Property *Highlights*

Iconic East 6th Street Location

**Prominent Frontage Along
East 6th Street**

**Existing Entertainment /
Hospitality Improvements**

Situated in the Heart of East Austin

**Minutes from Downtown
Austin & I-35**

**Surrounded by Premier Dining,
Nightlife & Entertainment**

**Exceptional Covered Land /
Redevelopment Opportunity**

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Efficient Access to Austin

1500 East 6th Street is strategically positioned along one of Austin's most prominent entertainment and commercial corridors, offering exceptional visibility and accessibility in the heart of East Austin. Home to Hotel Vegas, the property sits just east of Downtown Austin with convenient access to I-35, East 5th Street, Cesar Chavez Street, and the surrounding urban core. With approximately 97 years remaining on the ground lease, 3% annual rent increases, and existing improvements utilizing only a fraction of the site's allowable density, the property offers a compelling long-term investment and redevelopment opportunity in one of Austin's most dynamic infill locations.



0.3 Miles / 2 Minutes

Plaza Saltillo

0.7 Miles / 3 Minutes

**Downtown
Austin**

0.8 Miles / 4 Minutes

**Austin Convention
Center**

1 Mile / 4 Minutes

Lady Bird Lake

1.2 Miles / 5 Minutes

**Texas State
Capitol**

1.5 Miles / 6 Minutes

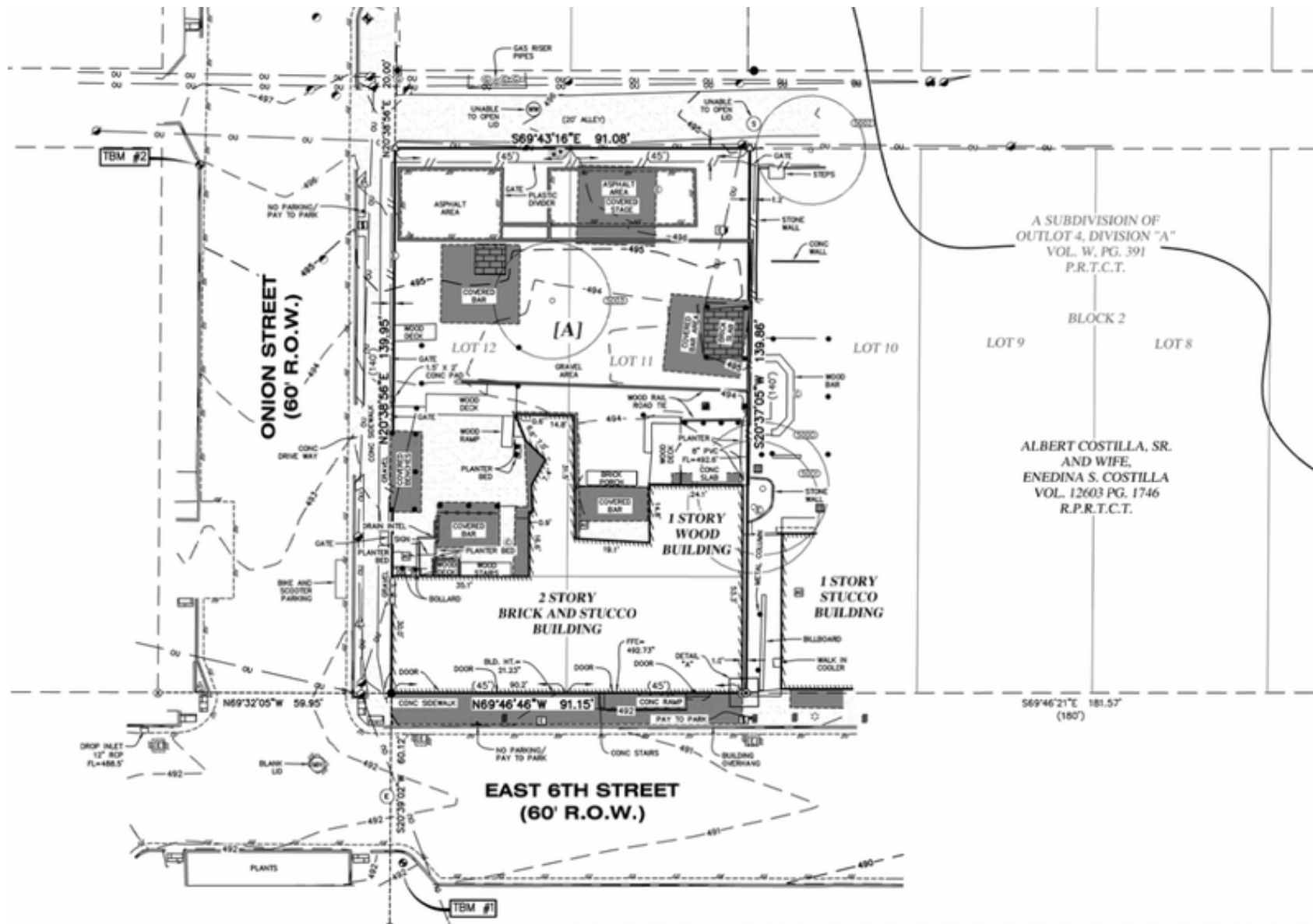
University of Texas

4.5 Miles / 10 Minutes

The Domain

6.5 Miles / 12 Minutes

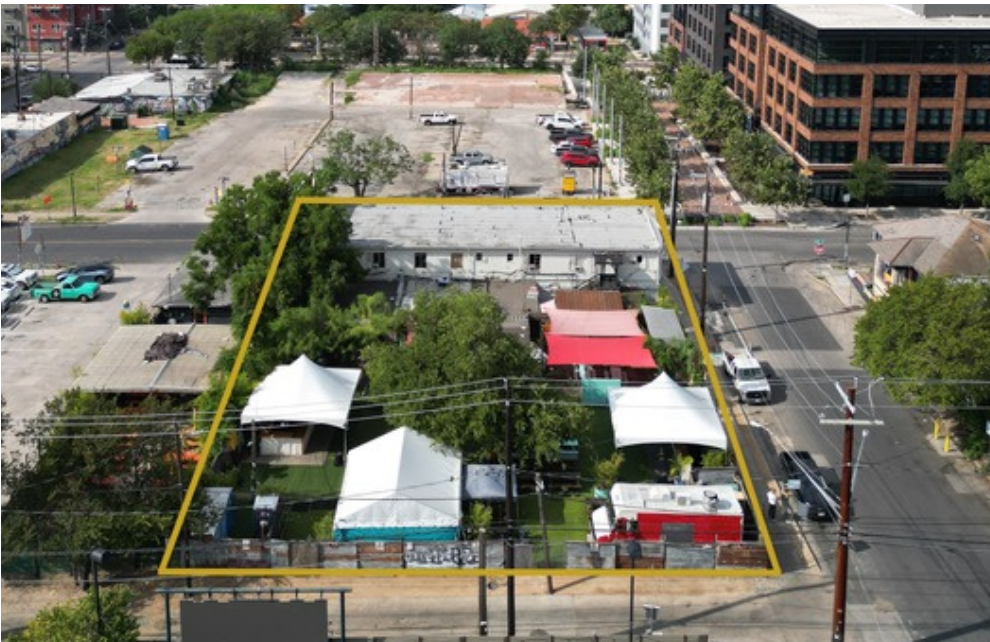
**Austin-Bergstrom
International
Airport**



1500
EAST 6TH STREET

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1500

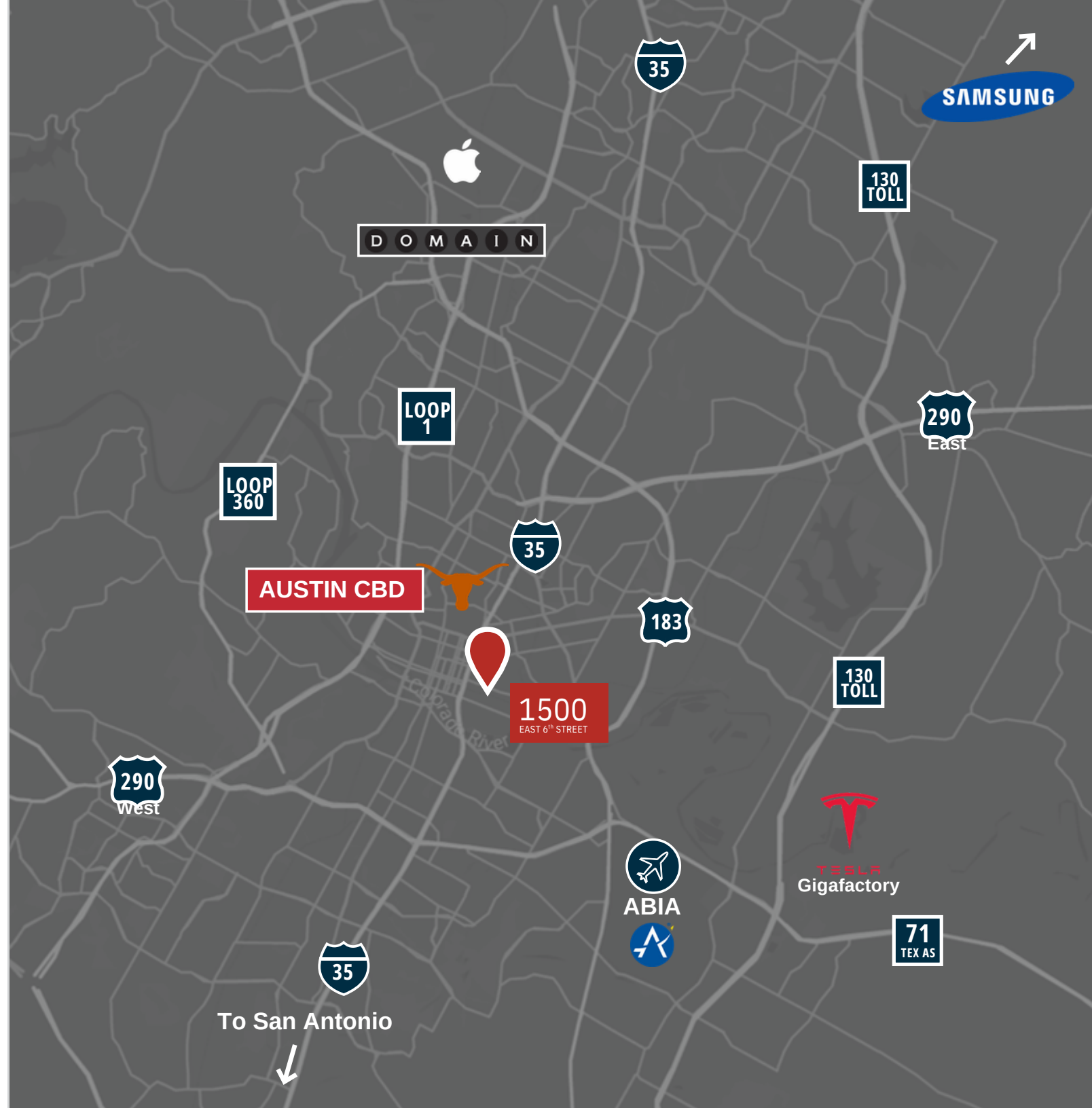
EAST 6TH STREET

Premier Location

1500 East 6th Street is strategically positioned in the heart of East Austin along one of the city's most established entertainment, dining, and nightlife corridors.

Located just east of Downtown, the property offers exceptional access to I-35, East 5th Street, Cesar Chavez Street, Lady Bird Lake, and the surrounding urban core. Home to the iconic Hotel Vegas and surrounded by some of Austin's most popular restaurants, bars, music venues, and new developments, the property benefits from outstanding visibility, walkability, and long-term redevelopment potential in one of Austin's most dynamic infill locations.

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AUSTIN, TX 78702



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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anthony Kuri	683724	anthony@matexas.com	(512)903-1960
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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