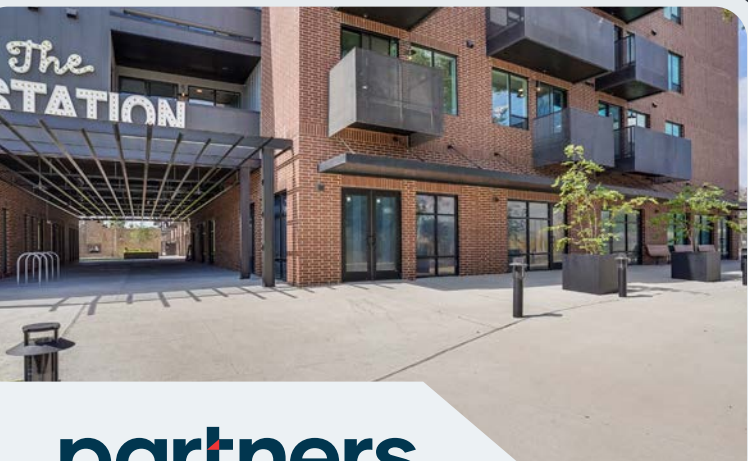
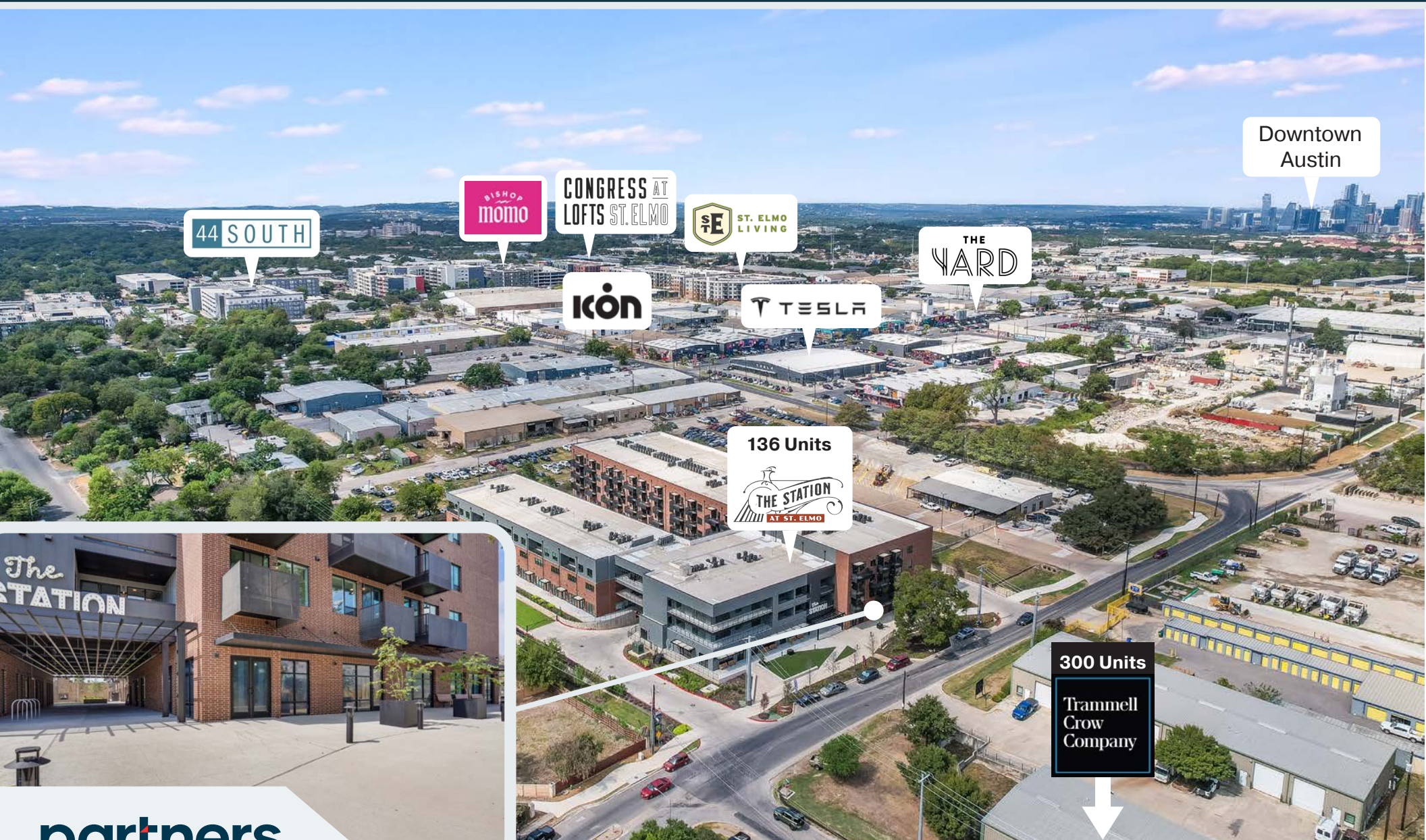


1ST FLOOR SHELL CONDO FOR SALE - RETAIL/OFFICE

The Station at St. Elmo

4510 Terry-O Ln, Unit 1-C, Austin, TX 78745



partners


EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



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Vice President


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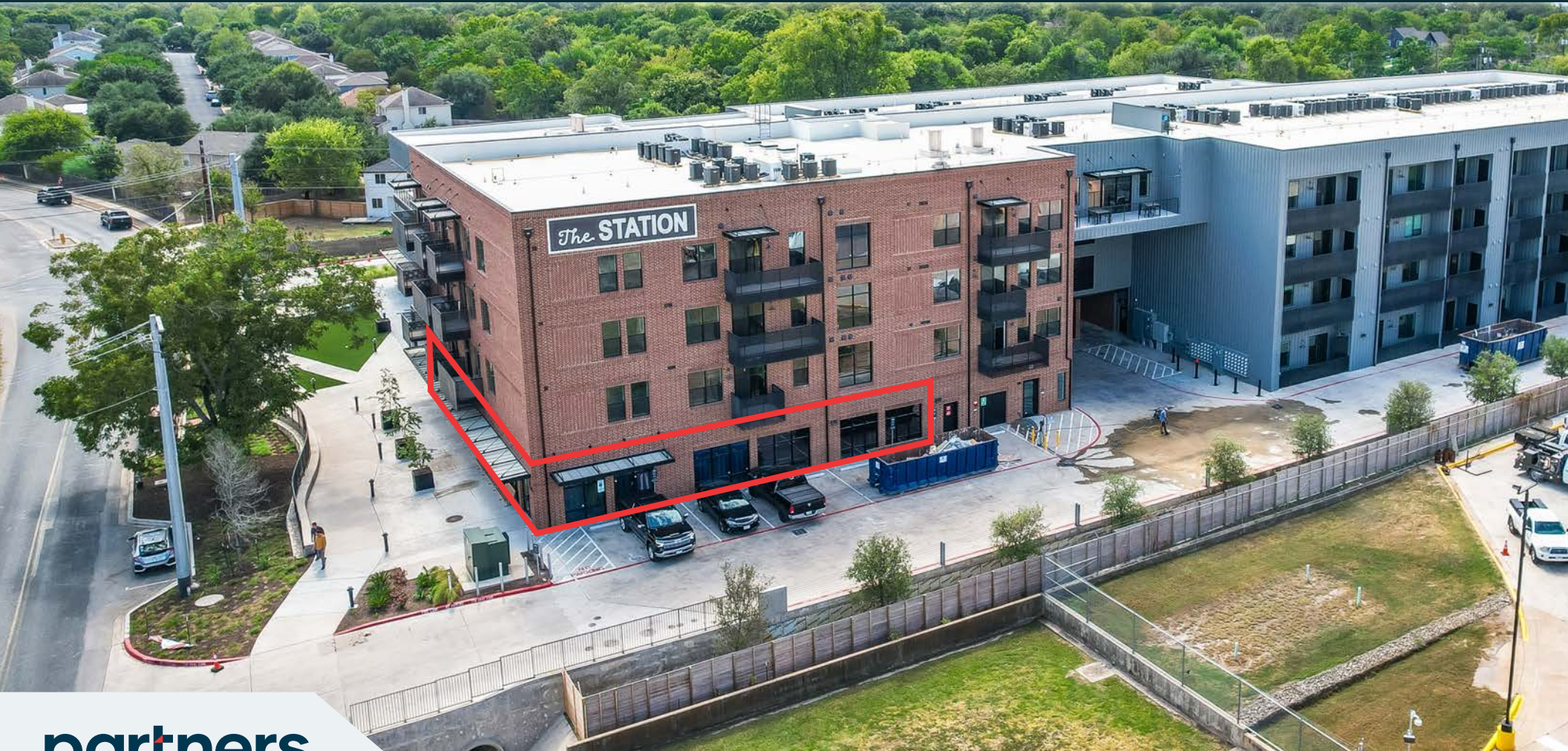
PROPERTY AT A GLANCE

ADDRESS	4510 TERRY-O LN, UNIT 1-C
CITY, STATE, ZIPCODE	AUSTIN, TX 78745
ZONING, COUNTY	CS-MU-CO-NP, TRAVIS
PROPERTY ID (TRAVIS CAD)	320507

EXECUTIVE SUMMARY

Located at the gateway of The Station at St. Elmo and part of the vibrant St. Elmo Arts District, this 6,300 sq ft commercial space benefits from the synergy of a 136 unit mixed-use community. Equipped for commercial kitchen operations and nestled among renowned local businesses, this property is perfectly positioned to attract steady foot traffic from the surrounding area and the residential community, making it ideal for a wide variety of retail, medical, or professional office uses. This unit is demiseable.

Please contact Connor Watson for More information at (512) 643-8079



OFFERING DETAILS



SALE PRICE
\$1,750,000



PRICE PER SF
\$277.78



UNIT SIZE
6,300 SF (Demiseable)



ASSOCIATION SERVICES COVERED
Roof/Structute Insurance
Landscaping
Porter/Trash
Parking Lot Maintenance



ASSOCIATION DUES (MO.)
\$1,190



CONDITION
Shell



IMPROVEMENTS
Grease Trap Lines
Vent Hood
Multiple Entrances/Exits



PARKING
27 total | 22 Dedicated:
10 Surface + 12 Garage
5 Street (Public)
50-100 Adt. For Lease



FLOOR PLAN



PROPERTY HIGHLIGHTS

■ FLEXIBLE LAYOUT | CUSTOMIZABLE SPACE

This versatile 6,300 sq ft space can be demised into smaller units to meet the specific needs of various tenants. With multiple entrances and exits, and floor-to-ceiling windows on three sides, the space offers plenty of natural light and easy accessibility, making it ideal for a variety of businesses looking to create customized layouts in a bright and inviting environment. This flexibility ensures that the property can accommodate both small and large-scale operations.

■ CUSTOMER BASE | 436 UNITS WITHIN A 1/4 MILE

Positioned within The Station at St. Elmo, this commercial space enjoys a built-in customer base from the 136 residential units; and is adjacent to another 300 unit development ensuring consistent foot traffic and a ready audience for any enterprise.

■ CULINARY READY | INFRASTRUCTURE EQUIPPED

Equipped with necessary infrastructure like commercial grease trap lines and vent hoods, this space is ready for immediate culinary use, perfect for tapping into Austin's thriving food culture.

■ CULTURAL AND BUSINESS HUB

Positioned at the heart of both The Yard and the St. Elmo Arts District, this commercial space benefits from a vibrant mix of local breweries, distilleries, creative businesses, and cultural activities. This unique environment fosters steady foot traffic and engagement from a diverse, dynamic community, making it a prime location for businesses looking to thrive in a lively and collaborative atmosphere.



AMENITY PHOTOS



ADDITIONAL PARKING LOT

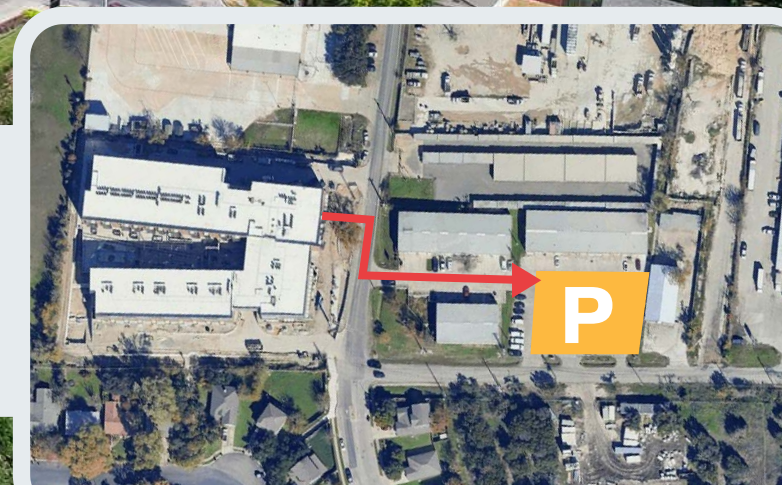


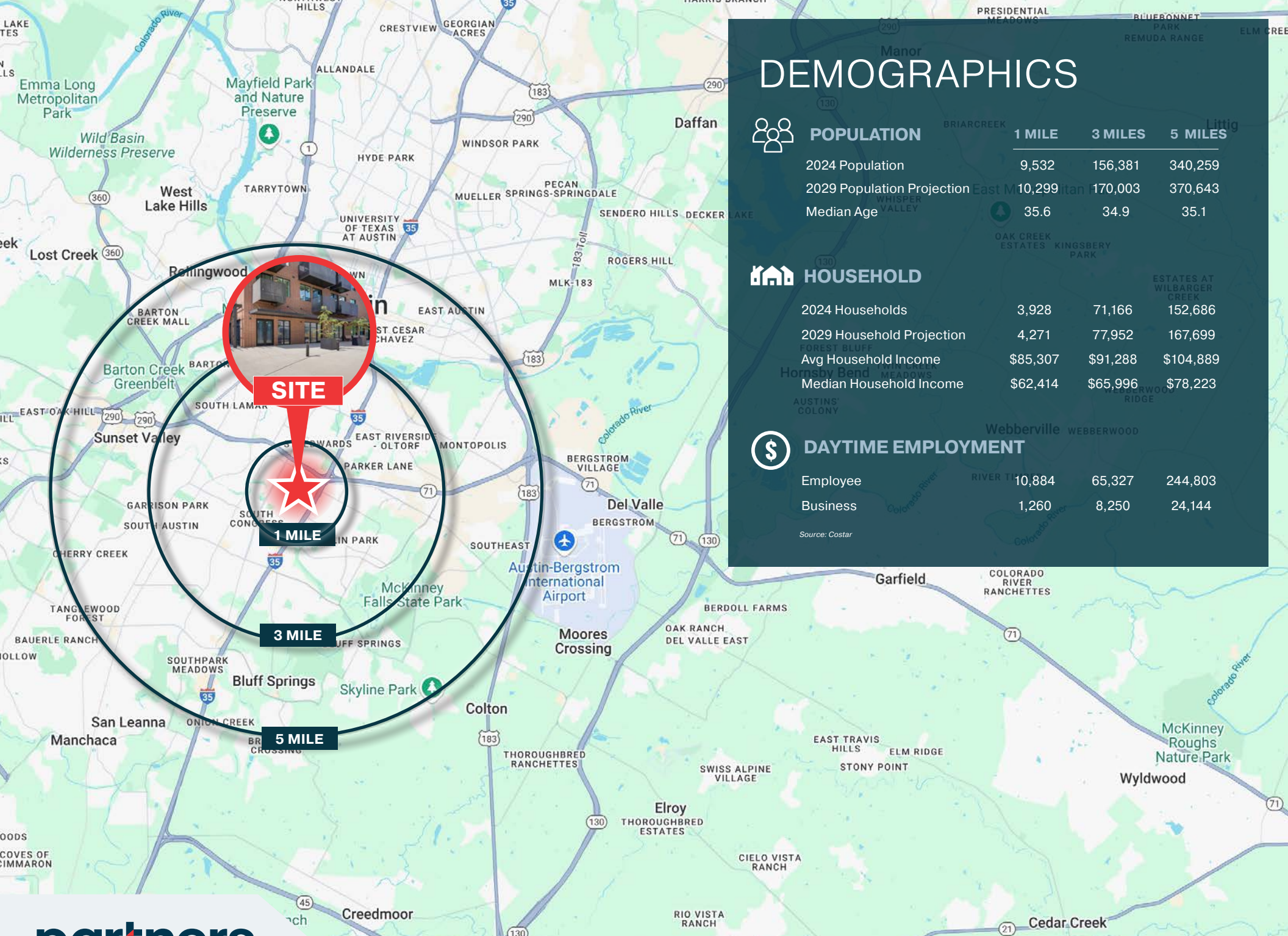
50 - 100 Additional Parking Spots
Available for Lease

50 Self-Park

or

100 Valet





DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	9,532	156,381	340,259
2029 Population Projection	10,299	170,003	370,643
Median Age	35.6	34.9	35.1

HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2024 Households	3,928	71,166	152,686
2029 Household Projection	4,271	77,952	167,699
Avg Household Income	\$85,307	\$91,288	\$104,889
Median Household Income	\$62,414	\$65,996	\$78,223

DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	10,884	65,327	244,803
Business	1,260	8,250	24,144

Source: Costar

AERIAL OVERVIEW



NEARBY RETAIL





DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

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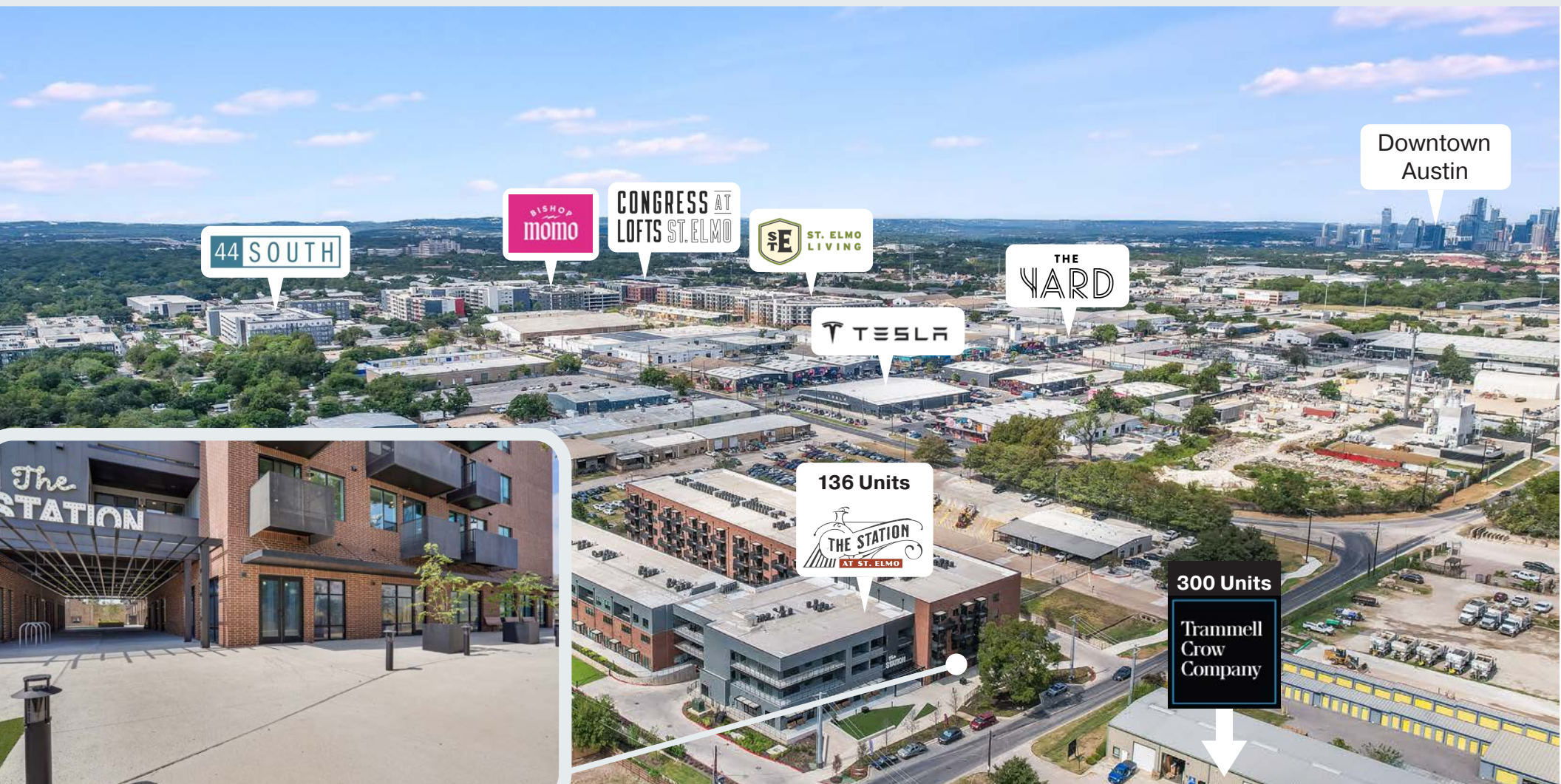
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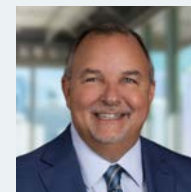


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