

THE SITE

- Ground floor retail located along Koenig Lane
- 499 Unit development at completion

PHASE I

- 249 Units (9 live work)
- Delivery Q1 2027

PHASE II

- 250 Units (10 live work)
- 2500 gal. grease trap
- Double height spaces
- Provisioned for blade sign on Koenig Lane

SPACE AVAILABLE

- 1,978 SF + 504 SF Patio

RATES

- Est. 2025 NNNs: \$13.69/SF
- Please Call For Pricing

NEARBY RETAILERS



DEMOGRAPHICS (2025)





SITE

**CapMetro
Red Line**

THE LINC

Logos for: The Linc, Pizzeria, Benito, Artisan, Vivo, Mochinut, Broken Egg Cafe, and others.

CAPITAL PLAZA

Logos for: Target, Ross Dress for Less, Boot Barn, Circle K, McDonald's, Walgreens, and others.

ALDRICH ST

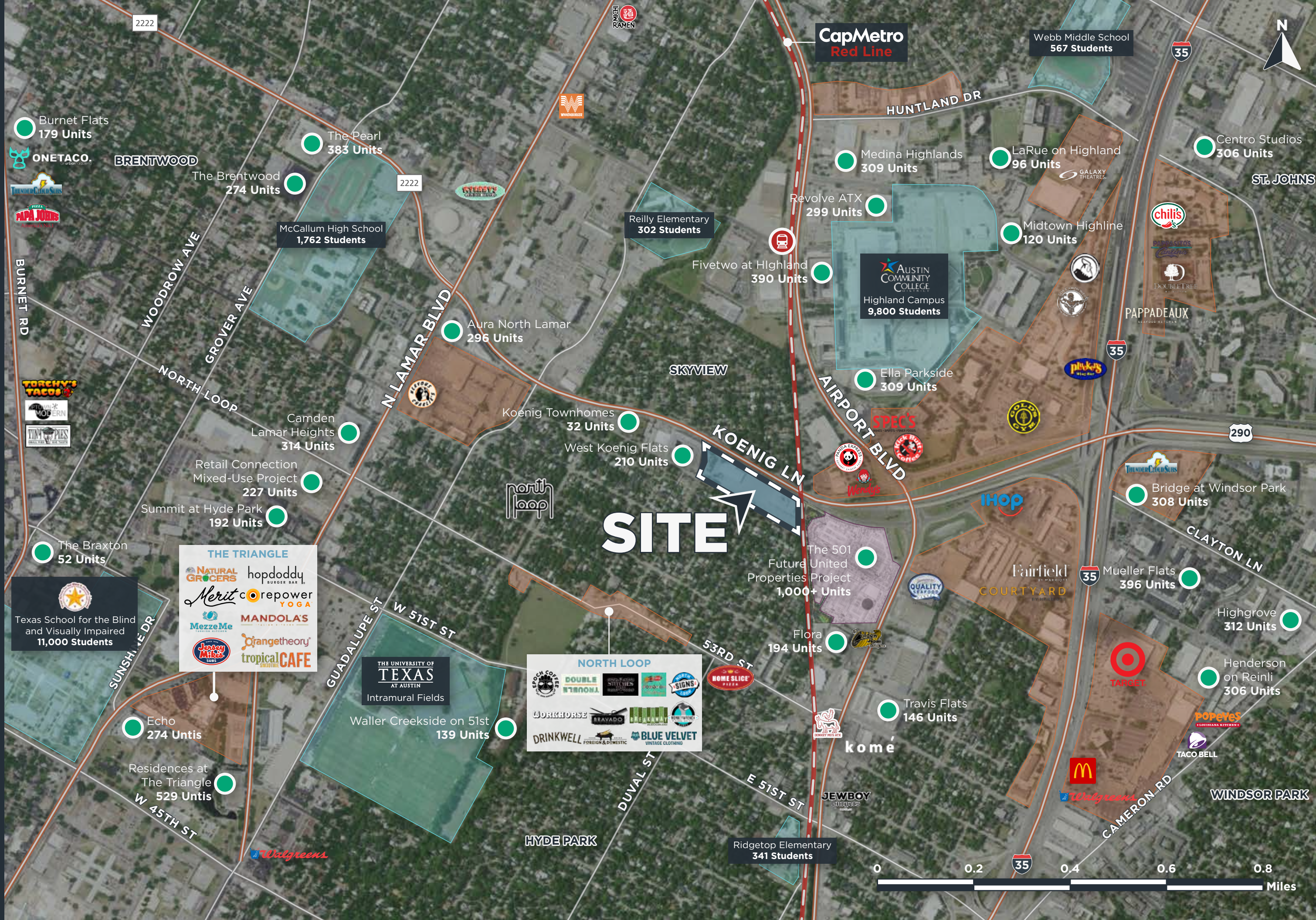
Logos for: Alamo Drafthouse Cinema, Thinkery, Hopdoddy, Modern Animal, Merit, Sweetgreen, Marufuku Ramen, One Medical, Kerbey Lane, Honest Mary's, Lick, Nando's, Veracruz, Chuy's, and Bao'd Up.

MUELLER MARKET DISTRICT

Logos for: H-E-B, TWIN LIQUORS, MOD, JuiceLand, and others.

THE UNIVERSITY OF
TEXAS
AT AUSTIN







Texas Department
of Public Safety

CapMetro
Red Line



Ella Parkside
309 Units

SKYVIEW
Approx. 515 Homes

Koenig Townhomes
32 Units

West Koenig Flats
210 Units



Approx. 1,400 Homes

NORTH LOOP BLVD & 53RD ST RETAIL



WORKHORSE



DRINKWELL
FOOD & DRINK
FOREIGN & DOMESTIC

BLUE VELVET
VINTAGE CLOTHING

Pedestrian Walking Paths from North Loop & 53rd St



Proposed Park

The 501
Future United
Properties Project
1,000+ Units

290



0 0.05 0.1 0.15 0.2
Miles



KOENIG LANE 24,144 VPD

AVENUE F

Phase II

1,978 SF

SITE

Parking Garage

City of Austin
Public Park

PARALLEL PARKING

E 56th ST

STREET PARKING

STREET PARKING

STREET PARKING

AVENUE G

DUAL ST

Available

LOI Working

Negotiating Lease

Lease Executed

PROJECT DETAILS:

PHASE I: Underway, expected to last approx. 24 months

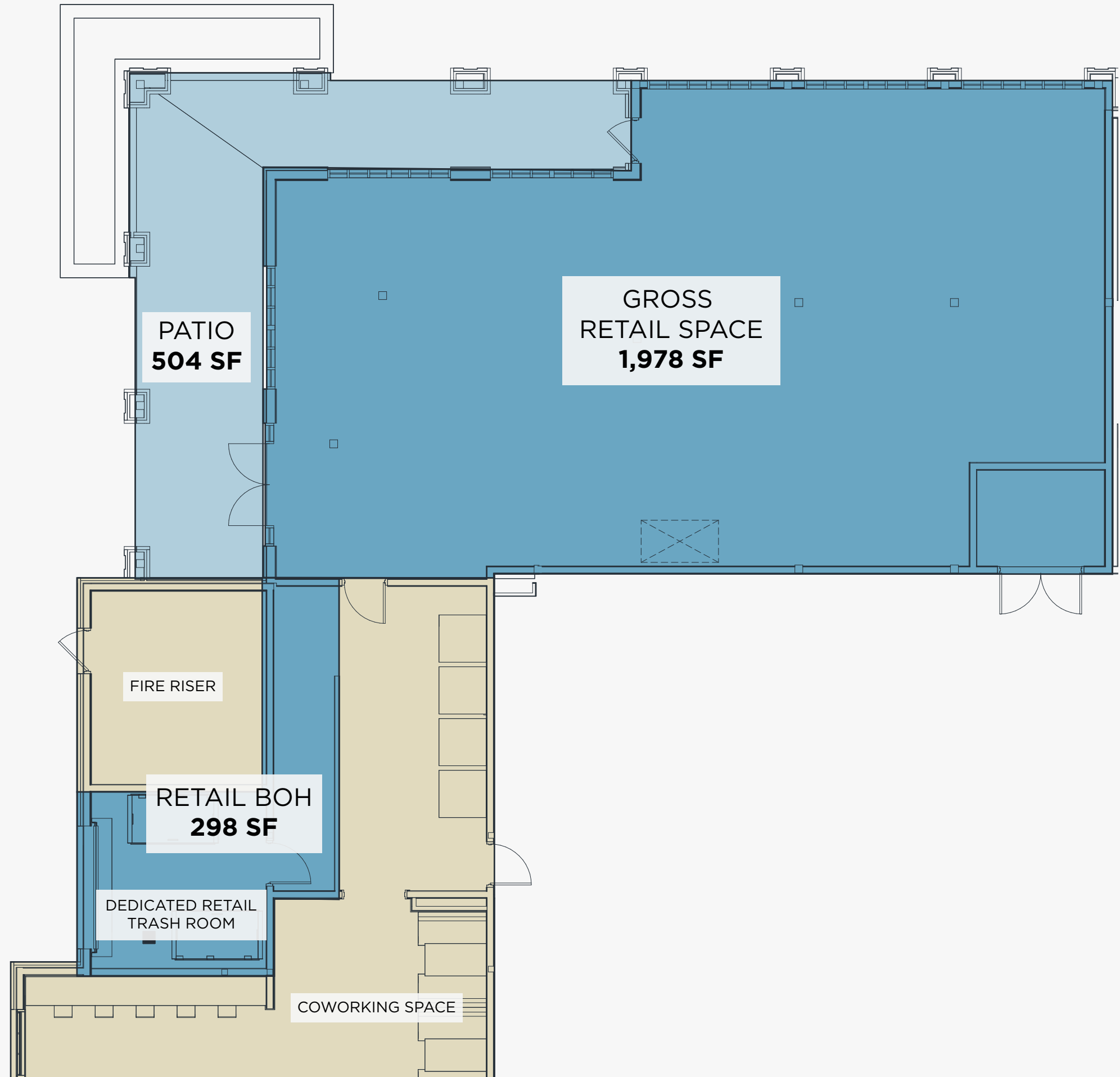
- 249 housing units and public park
- Expected Delivery: Q1 2027

PHASE II: Starts after Phase I completion; expected to last approx. 24 months

- 250 housing units



Available
LOI Working
Negotiating Lease
Lease Executed











Drive Times

UT Campus	7 min. 3 miles
Downtown	10 min. 5.7 miles
Austin-Bergstrom International Airport	15 min. 13 miles



Approx. 1,400 Homes

Phase II

Phase I

SITE

KOENIG LN

E 56TH ST

Proposed Park

CapMetro
Red Line

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.

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 counteroffer 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 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.

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Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

