

UT Austin | 0.2 ± Miles

DT Austin | 1.6 ± Miles

**NORTH UNIVERSITY
NEIGHBORHOOD**

THE PARKER AT HYDE PARK

16 Units | Central Austin
3107 Speedway, Austin, TX 78705



VIEW
PROPERTY
WEBSITE

*Shown By
Appointment
Only With
Listing Agents*

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Location Overview

North University and Aldridge Place Neighborhoods | Central Austin



The Parker at Hyde Park (3107 Speedway) is a 16-unit multifamily investment opportunity in the North University area, the “sweet spot” of Austin real estate, which catches massive demand from the **University of Texas** while maintaining the charm and higher property values of the **Hyde Park** and **Aldridge Place** neighborhoods.

Being just 0.2 miles from the UT Austin campus (with over 55,000 students and 26,000 faculty/staff) provides a built-in, perennial tenant base. Additionally, the proximity to the **State Capitol** and **Medical District** (Dell Seton, St. David’s) attracts a more stable, professional demographic beyond just students. The property also scores high on lifestyle metrics:

- **“The Drag” (Guadalupe St):** Iconic Austin retail and dining are just 0.3 miles away.
- **The Triangle:** A major mixed-use hub for grocery shopping (HEB/Central Market) and high-end dining is just to the north.
- **Historic Context:** Being adjacent to Aldridge Place, where average home prices exceed **\$1M**, provides significant upward pressure on rental rates and long-term land value.



SALIENT FACTS

Pricing:	Market Pricing
Terms:	Cash or Third-Party Financing
# of Units:	16 Total
# of Buildings:	1 Total
Year Built:	1965
Total NRSF:	8,506 SF (per TCAD)
Land Area:	0.1887 Acres 8,220 SF
Zoning:	NO-NCCD-ETOD-DBETOD-NP
Exterior:	Native Stone and Cedar Siding
Roofs:	Flat
HVAC:	Individual
Water Heater:	1 Gas Boiler (100 gallon)
Laundry Room:	1 On-Site (2W / 2D)
Parking:	Surface Spaces + 10 Underbuilding



The University of Texas at Austin main campus is only 2 ± blocks from The Parker at Hyde Park allowing university students and staff convenient access to any of the prestigious 18 colleges and schools such as: Cockrell School of Engineering, Dell Medical School, LBJ School of Public Affairs, and McCombs School of Business.

INVESTMENT HIGHLIGHTS

- **Excellent Value-Add Opportunity** - Spacious Bath Area and Two Closets (possible location for W/D's)
- **Favorable NO-NCCD-ETOD Zoning** - ETOD (Equitable Transit-Oriented Development) often signals future density potential or proximity to high-frequency transit corridors
- **Adjacent to "Historic" Aldridge Place Neighborhood**
Median Home Price: **\$1.002M** (or \$598 psf)
- **Walking Distance** to Restaurants, Grocery Stores, Nightlife, and Employers; and **Close Proximity** Medical Hubs including Ascension Seton, St. David's Medical Center, Dell Seton at U.T., and Related Medical Offices
- **2 ± Blocks North of the University of Texas Main Campus**
(Students: 55K ± and Faculty/Staff: 26K ±)
- **Blocks to "The Drag"**, the iconic strip of Guadalupe St., featuring Restaurants, Bars, and Eclectic Shopping



Property Characteristics

16 Units | Underbuilding & Surface Parking via Speedway and Helms Streets



The Parker at Hyde Park consists of one large, garden-style building, with two stories of MF units over underbuilding parking. The mix is all one-bedrooms with spacious living areas (550± sq. ft. floorplans). Each plan features large open living rooms, walk-in closets, faux-wood vinyl flooring, vaulted ceilings with wooden beams*, kitchen gooseneck faucets*, built-in shelves in bedrooms, ceramic tile surrounding cast iron bathtubs, gas stove and ranges, and mini-blinds. Interior features include individual HVACs, ceiling fans and large bedrooms. Owners have renovated a couple units, so this is a great value-add property with an opportunity to increase rental rates, and reduce operating expenses. Tenants have access to one laundry facility on-site (2W/2D), community bike racks, multiple entrance/exit points, and parking access in both front and back of the buildings (via Speedway or Helms Street).

*in select units

**The Average Occupancy
in the UT Submarket
is 94.4%**



Austin Investor Interests
Multifamily Trend Report | Fourth Quarter 2025

INTERIOR FEATURES

- Large Open Living Rooms
- Vaulted Ceilings with Wooden Beams*
- Natural Stone Countertops*
- Ceramic Tile surrounding Cast-Iron Bathtubs & Shower Combinations
- Gas Stoves/Ranges
- Individual HVACs
- Double Closets in Every Bedroom
- Miniblinds on all Windows

**in Select Units*

COMMUNITY FEATURES

- Laundry Facilities On-site (2 W/2Ds)
- Under-Building Vehicle Parking
- Dual Access via Speedway and Helms Street
- Adjacent to Renovated Single-Family Homes
- Blocks from "Historic" Aldridge Place with Gorgeous Older Residences
- On the UT and Metro Bus Route
- Surface Parking & 10 Under-building Spaces



PROPERTY IMPROVEMENTS

- Parking Lot Repaved, Restriped, and Curb Stops Installed
- Added Wood Perimeter Fencing with Trash Enclosure and Gates
- New Façade with Hardie Siding
- New Horizontal Modern Railing
- Improved Landscape Design
- Upgraded Building Signage
- New Exterior Lighting
- Energy-Efficient Replacement Vinyl Windows
- Updated Door Hardware and Unit Numbering
- Interior Rehab of One Unit with Added W/D Closet Connection



UNIT MIX	Type	Unit SF±	Total SF±	Market Rent	Monthly Mkt. Rent	Annual Mkt. Rent	Rent/ SF±
16	1 Bed / 1 Bath	550	8,800	\$1,595	\$25,520	\$306,240	\$2.90
16		550	8,800	\$1,595	\$25,520	\$306,240	\$2.90
INCOME		Pro Forma	Trailing-12 from April 2026	2025 Actuals	2024 Actuals		
Scheduled Market Rent		\$306,240	\$272,910	\$284,353	\$277,691		
Less: Loss to Lease		1.00%	(\$3,062)				
Less: Vacancy		5.00%	(\$15,312)				
Less: Concessions		0.50%	(\$1,531)				
Less: Bad Debt		0.25%	(\$766)				
Net Rental Income		\$285,569	\$272,910	\$284,353	\$277,691		
Plus: Fee Income		\$1,000					
Plus: Laundry Income		\$500					
Plus: RUBS Income		\$22,000	\$20,051	\$21,829	\$19,738		
Plus: Other Income		\$2,000					
Total Operating Income (EGI)		\$311,069	\$292,961	\$306,182	\$297,428		
EXPENSES		Per Unit					
Administrative		\$150	\$2,400	\$0	\$0	\$0	
Advertising & Promotion		\$500	\$8,000	\$17,640	\$14,116	\$6,808	
Payroll		\$0	\$0	\$8,550	\$8,550	\$5,650	
Repairs & Maintenance		\$600	\$9,600	\$11,749	\$12,949	\$11,501	
Management Fee 6.00%		\$1,167	\$18,664	\$4,250	\$7,650	\$10,200	
Utilities		\$1,625	\$26,000	\$23,624	\$25,206	\$25,961	
Contracted Services		\$375	\$6,000	\$6,412	\$6,584	\$6,862	
Real Estate Taxes 2.046485%		\$3,453	\$55,255	\$54,000	\$52,000	\$42,000	
Insurance		\$1,250	\$20,000	\$16,996	\$18,819	\$16,448	
Total Expenses			\$145,919	\$143,221	\$145,875	\$125,431	
		Per Unit:	\$9,120	\$8,951	\$9,117	\$7,839	
		Per SF:	\$17.21	\$16.89	\$17.20	\$14.79	
Net Operating Income			\$165,150	\$149,740	\$160,308	\$171,998	

TCAD Assessed Value as of 01/30/2026 = \$2,509,270

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>
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<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>
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DT Austin | 1.6 ± Miles

UT Austin | 0.2 ± Miles

Guadalupe St. (The Drag) | 0.3 ± Miles

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3107 Speedway, 78705

Helm Street

Speedway



Looking
SOUTH



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Central Austin

NOTABLE AREA EMPLOYERS

University of Texas at Austin • U.T. Dell Medical School • Austin Heart Hospital • Ascension Seton Hospital • St. David's Medical Center • Bailey Square Surgical Center • Dell Children's Medical Center • Ascension Seton Shoal Creek Hospital • Texas State Capitol • various and related Government Agencies and Offices • Texas School for the Blind • TX Dept. of State Health Services • TX Dept. of Public Safety • St. Andrews private school (grades K-8) • Central Market (aka H-E-B's gourmet grocery store) • Central Park Shopping Center • Bank of America Financial Center • mid-sized to large retailers • medical offices • business offices • local neighborhood hotspots

ENTERTAINMENT

- Darrell K. Royal Memorial Stadium
- Elisabet Ney Art Museum
- Harry Ransom Center
- Bass Concert Hall
- LBJ Presidential Library
- Bob Bullock History Museum
- Frank Erwin Center
- Blanton Museum
- Paramount Theater
- Mexic-Arte Museum
- ZACH Theatre
- Palmer Events Center

FOOD / RESTAURANTS

- Central Market Grocery Store
- H-E-B Grocery Store
- Wheatsville Food Co-op
- Vaquero Taquero
- Black's Barbecue
- Via 313 Pizza
- El Patio
- Thai Kitchen
- Ceviche 7
- Halal Bros.
- In-N-Out Burger
- Kerby Lane Cafe

NIGHTLIFE

- Spider House Ballroom
- Draught House Pub & Brewery
- Mockingbird Saloon
- Hole in the Wall
- Cain & Abel's
- Crown & Anchor Pub
- Cactus Cafe
- Scholz Garten
- The Cloak Room
- 6th Street District
- Warehouse District
- Rainey Street District

OUTDOORS

- Adams-Hemphill Neighborhood Park
- Eastwoods Neighborhood Park
- Central Park
- Hancock Golf Course & Rec Center
- Shoal Creek Greenbelt
- Elisabet Ney Park and Art Museum
- Pease District Park
- U.T. Intramural Fields (CAW Fields)

EASY ACCESS

- MoPac Expwy (Loop One)
- Interstate Highway 35
- E. 38th Street
- E. 45th Street
- Duval Street
- Guadalupe Street ("The Drag")
- Red River Street
- N. Lamar Boulevard

RETAIL / SHOPPING

- Guadalupe Street ("The Drag")
- The Triangle
- Central Park Shopping Center
- Hancock Shopping Center
- Kerbey Lane Shops
- Mueller District
- The Linc at Highland
- Burnet Road Shops



Fastest Growing Large Metro Since 2010

— U.S. Census Bureau —



Best Place To Live In Texas

— U.S. News & World Report —
 — ApartmentList —
 — Bankrate —



No. 1 Destination City for Relocating Households

— Allied Van Lines —












Best State Capital to Live In







— WalletHub —

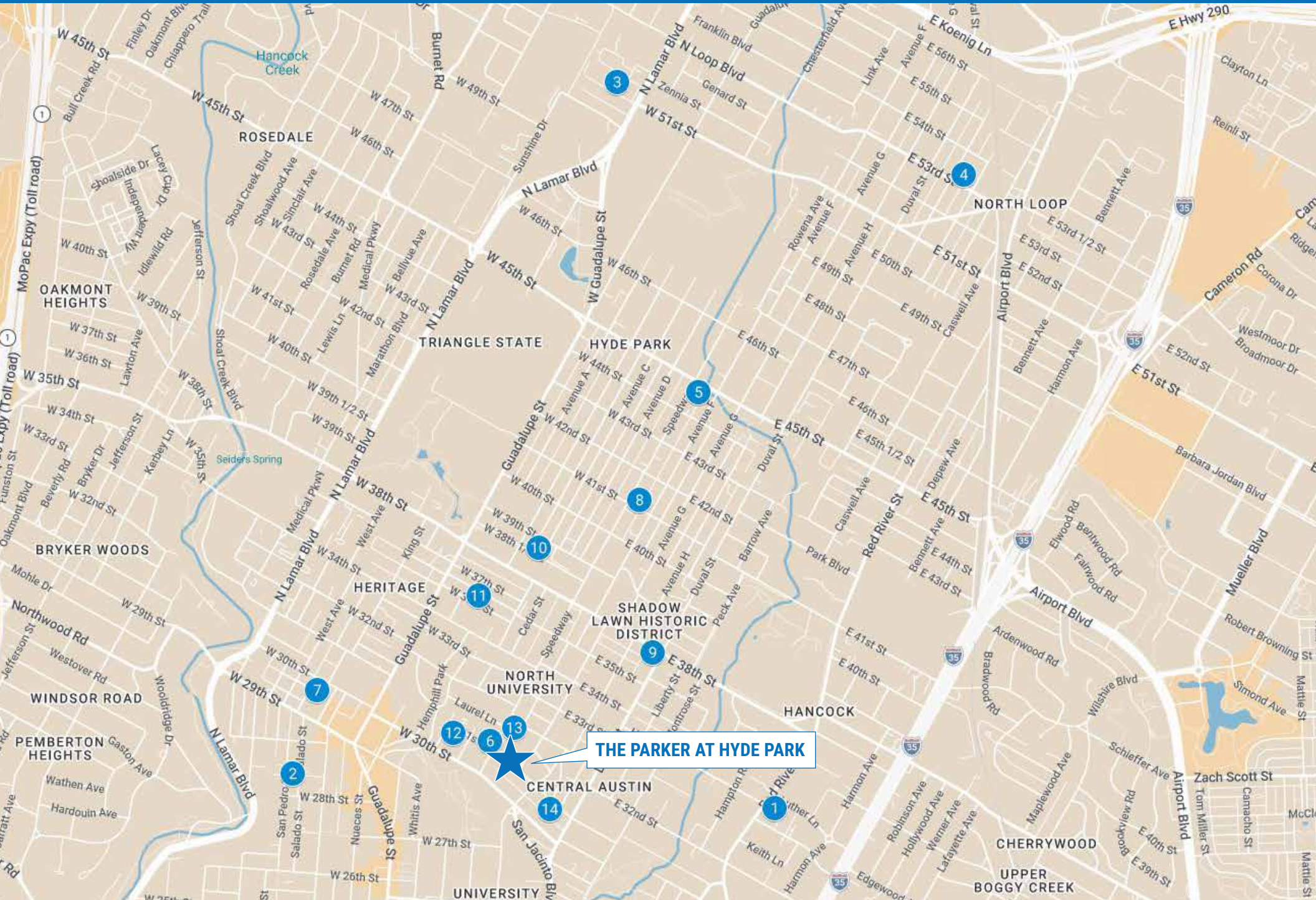


Top Metro for Tech Professionals and Businesses

— CompTIA —

MAP ID	PROPERTY NAME	YEAR BUILT	NUMBER OF UNITS	AVERAGE SF ±	AVERAGE RENT	AVERAGE RENT / SF
1	 <p>THE HIVE RED RIVER 3401 Red River St. Austin, TX 78705</p>	1971	138	627	\$1,407	\$2.24
2	 <p>CAMINO FLATS 2810 Salado St. Austin, TX 78705</p>	1968	68	800	\$1,891	\$2.36
3	 <p>THE CHELSEA 5106 N. Lamar Blvd. Austin, TX 78751</p>	1966	152	654	\$1,451	\$2.22
4	 <p>DISTRICT 53 600 E. 53rd St. Austin, TX 78751</p>	1966	100	664	\$1,280	\$1.93
5	 <p>HYDE PARK I & II 4413 Speedway St. Austin, TX 78751</p>	1968	54	465	\$1,038	\$2.23
6	 <p>MARK EMBERS 3100 Speedway St. Austin, TX 78705</p>	1963	54	622	\$1,283	\$2.06
7	 <p>WARWICK 2907 West Ave. Austin, TX 78705</p>	1974	56	564	\$1,272	\$2.25
8	 <p>HYDE PARK GARDENS 4103 & 4105 Speedway Austin, TX 78751</p>	1972	20	403	\$1,061	\$2.63
9	 <p>THE KINGSTON 409 W. 38th St. Austin, TX 78705</p>	1977	28	425	\$1,288	\$3.03

MAP ID	PROPERTY NAME	YEAR BUILT	NUMBER OF UNITS	AVERAGE SF ±	AVERAGE RENT	AVERAGE RENT / SF						
10	 CASA 39 301 W. 39th St. Austin, TX 78751	1974	29	401	\$1,053	\$2.63						
11	 SUNWEST 404 & 502 W. 35th St. Austin, TX 78705	1972	20	473	\$1,050	\$2.22						
12	 WHITIS LOFTS 3011 Whitis Ave. Austin, TX 78705	1961	14	694	\$1,390	\$2.00						
13	 UT SPEEDWAY 3121 Speedway St. Austin, TX 78705	1971	32	686	\$1,479	\$2.16						
14	 PALISADES 311 E. 31st St. Austin, TX 78705	1964	45	758	\$1,348	\$1.78						
AVERAGES:				588±	\$1,306	\$2.27						
★	 PARKER AT HYDE PARK 3107 Speedway St. Austin, TX 78705	1965	<table border="1"> <thead> <tr> <th>NUMBER OF UNITS</th> <th>AVERAGE SF ±</th> <th>IN-PLACE RENTS</th> </tr> </thead> <tbody> <tr> <td>16</td> <td>550±</td> <td>\$1,445</td> </tr> </tbody> </table>	NUMBER OF UNITS	AVERAGE SF ±	IN-PLACE RENTS	16	550±	\$1,445			
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16	550±	\$1,445										



Local Amenities and Attractions

PEASE PARK

Pease Park, founded in 1875, is a popular 42-acre greenspace in central Austin. Officially the city's first public park, it's popular for its yearly outdoor events, trails, volleyball and basketball courts.

SHOAL CREEK TRAIL

The 3.9-mile Shoal Creek Hike and Bike Trail runs from 38th St. south to Lady Bird Lake. Having recently undergone improvements, future plans for the trail include a nine-mile extension to the north.

URBAN GOLF

The Hancock Golf Course, one of the oldest golf courses in the state, is a well-manicured, 9-hole, 35-par public course, with carries up and down hills over beautiful Waller Creek in Central Austin.

THE TRIANGLE

The Triangle is a 22-acre urban complex that includes modern-style multifamily residences, commercial, restaurant, and retail spaces, and Triangle Commons Park and walking/jogging trails.

MUSEUMS

The Bob Bullock Texas State History Museum, LBJ Library, Blanton Museum of Art, Ransom Center, and Elisabet Museum can all be found in the Central Austin area.

EASY ACCESS

Major thoroughfares North Lamar Boulevard and Guadalupe Street run parallel through Central Austin and contain popular restaurants, nightlife activities, and eclectic shops and businesses.

First Class Education Opportunities



2 ± blocks south of **The Parker at Hyde Park** is *The University of Texas* main campus. With current enrollment of 55,000 ± students, U.T. is consistently ranked one of the best public universities in the country, with top ranked programs in Business, Engineering, Law, and Medicine.

Within the UT Campus is the Health and Life Sciences Innovation District, which includes the Dell Seton Medical Center, the Dell Medical School at the University of Texas, and UT School of Nursing.



Only 2.4 ± miles from **The Parker at Hyde Park** is *Highland* – a sustainable mixed-use development transforming the former Highland Mall into a new 3.29M ± SF community featuring a public plaza, a common area, ground-floor retail, office and commercial space, and residential space.

Anchoring Highland is the new 1.3M ± SF high-tech campus for the *Austin Community College* (ACC). This campus features the ACCelerator learning lab, VA Resource Center, Bioscience Incubator, and the Texas A&M Chevron Engineering Academy.

PROXIMITY MAP CENTRAL AUSTIN

TARGET
TRADER JOE'S
REGAL
GOLF GALAXY
DAVE & BUSTER'S
BARNES & NOBLE
BEST BUY

H&M **DICK'S SPORTING GOODS** **NORTH ITALIA**
macy's **Dillard's** **CAP CITY COMEDY CLUB**
LOUIS VUITTON **Neiman Marcus** **GUCCI**

Jersey Mike's **ALAMO DRAFHOUSE CINEMA** **LOWE'S**
COVER 3 **CHIPOTLE** **Walmart**

MANDOLA'S ITALIAN KITCHEN **hopdoddy BURGER BAR**
NIKE **corepower YOGA** **Merit COFFEE CO.**
jeni's SPLENDID ICE CREAMS **InStep**

MAJOR EMPLOYERS

University of Texas	23,925
Tesla	20,000
Ascension Seton	14,842
Samsung	14,000
Dell Inc.	12,000
St. David's HealthCare	11,484
Amazon	10,684
Apple Inc.	10,000
Applied Materials	7,000
IBM Corp.	6,000
Texas State University	5,389
Austin Community College	5,000
Baylor Scott & White	4,500
Oracle	4,200
AMD	3,700
Accenture	3,500
U.S. IRS	3,400
General Motors	3,243
Flex	3,100
Charles Schwab	3,018

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