

## OFFERING MEMORANDUM

# 1405 ROSEWOOD AVENUE

PROPERTY LINES ARE APPROXIMATE FOR REFERENCE ONLY



## 1405 ROSEWOOD

1405 ROSEWOOD AVENUE  
AUSTIN, TX 78702

### At Properties Christie's International

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## PROPERTY SUMMARY

Offering Price	\$1,900,000.00
Lot Size (acres)	0.28
Parcel ID	0206090302
Zoning Type	CS-CO-MU-NP
County	Travis
Frontage	74.00 Ft
Coordinates	30.268636,-97.723959
Lot Size (SF)	12,175.00 SqFt
Energy / Power Type	Electric Connected

## INVESTMENT SUMMARY

1405 Rosewood offers an investor or developer the opportunity in the heart of East Austin. 0.28 acre site is ideal for several uses including retail and multifamily. The site is zoned cs-co-mu-np with a feasibility study in hand. The study concludes that building up to 60 feet high with ability to build as much as 25,000+/- sqft. Location has great walkability score and strategic location just minutes from downtown and everything East Austin has to offer.

Highly walkable location surrounded by restaurants, coffee shops, art studios, and nightlife

Minutes to Downtown, UT Austin, and major employers

Strong demographic trends supporting residential and commercial absorption

Ideal for boutique multifamily, live/work, or community-centered mixed-use

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1405 Rosewood | Austin

## INVESTMENT HIGHLIGHTS

This rare 0.28-acre site in the heart of East Austin presents a compelling opportunity for investors or developers. Zoned CS-CO-MU-NP, the property is primed for a variety of high-potential uses, including retail, multifamily, or mixed-use development.

A feasibility study is already in hand, outlining the potential to build up to 60 feet in height and develop approximately 25,000± SF. The lot's favorable zoning and dimensions offer excellent flexibility for a wide range of project types.

Zoning: CS-CO-MU-NP

Lot size: 0.28 acres

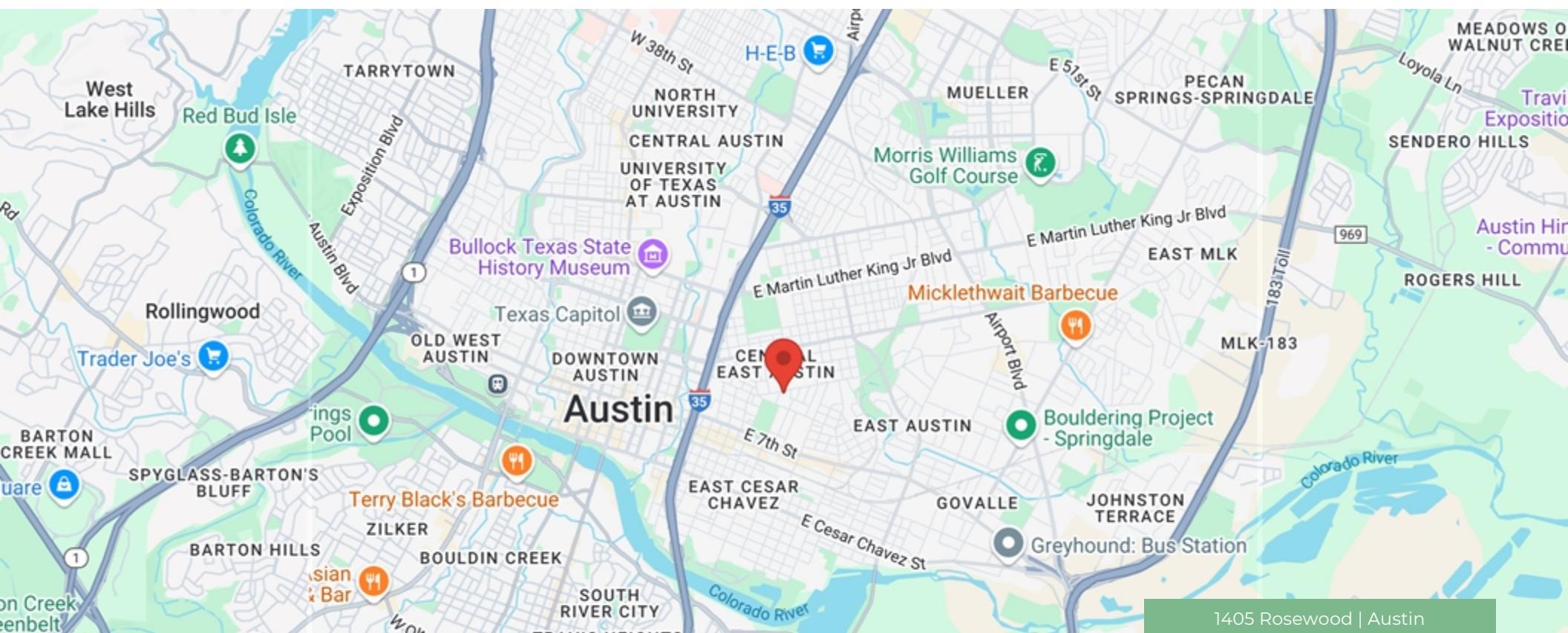
Development potential: Up to 25,000± SF / 60 ft height

Feasibility study available

Excellent walkability and proximity to vibrant East Austin amenities

Just minutes from downtown Austin

This site combines location, flexibility, and strong upside potential in one of Austin's most dynamic neighborhoods.





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## LOCATION HIGHLIGHTS

- Dense Residential Neighborhood.
- One of the strongest and most desirable retail trade and dynamic dinning areas within Austin including; Paperboy, Franklins BBQ, Hillside Pharmacy, Radio Coffee, Lustre Pearl, HEB, Target, Whole foods, etc.
- Major local employers include: Oracle, Tesla, META, Alphabet, Dell, St. Davids Healthcare, HEB.
- Major Universities and State of Texas Government offices ACC Eastview, Houston Tillossen, University of Texas, etc.
- Excellent access, frontage and visibility.

### 3 MILE RADIUS



POPULATION  
192,279



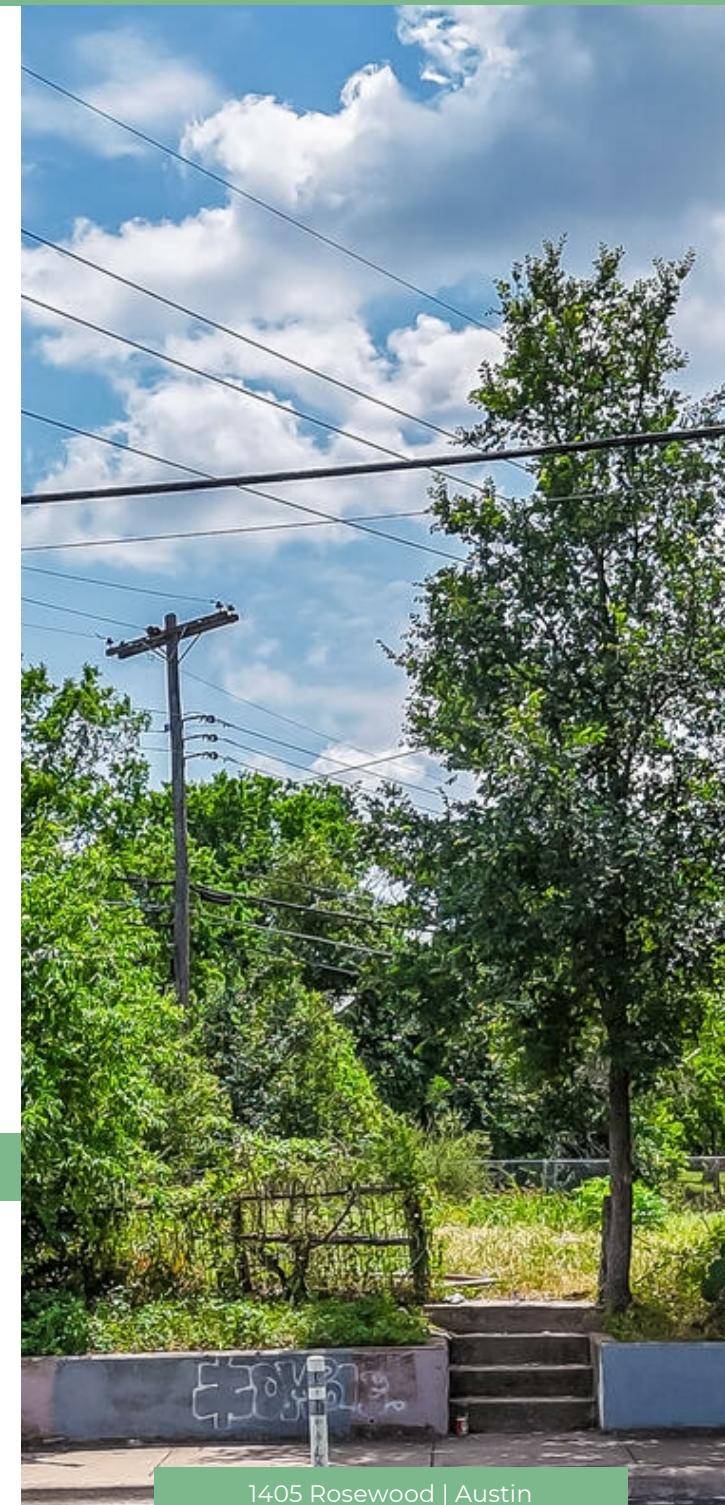
DAYTIME POPULATION  
356,947



HOUSEHOLDS  
92,804



AVG. HOUSEHOLD INCOME  
\$ 136,828

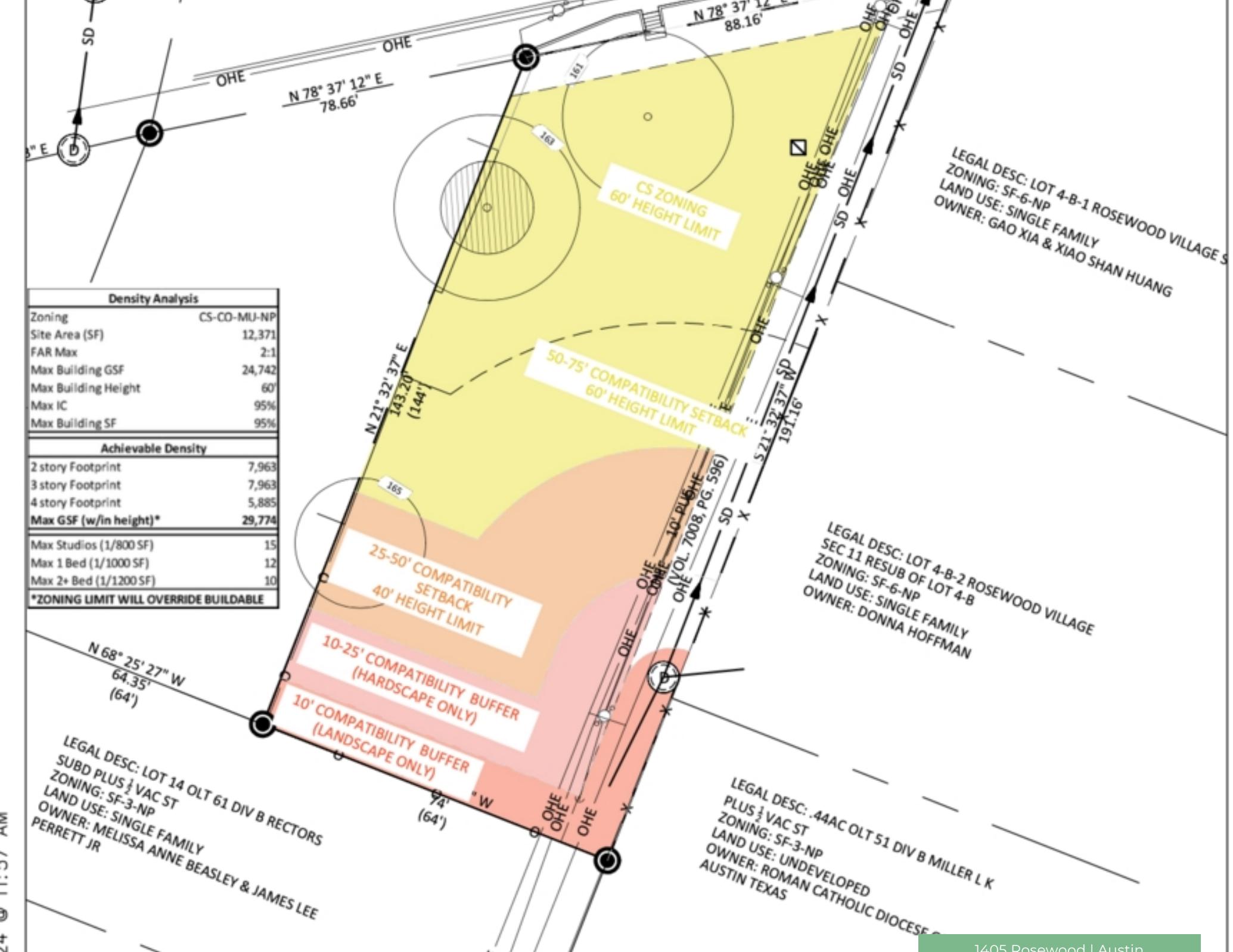


1405 Rosewood | Austin

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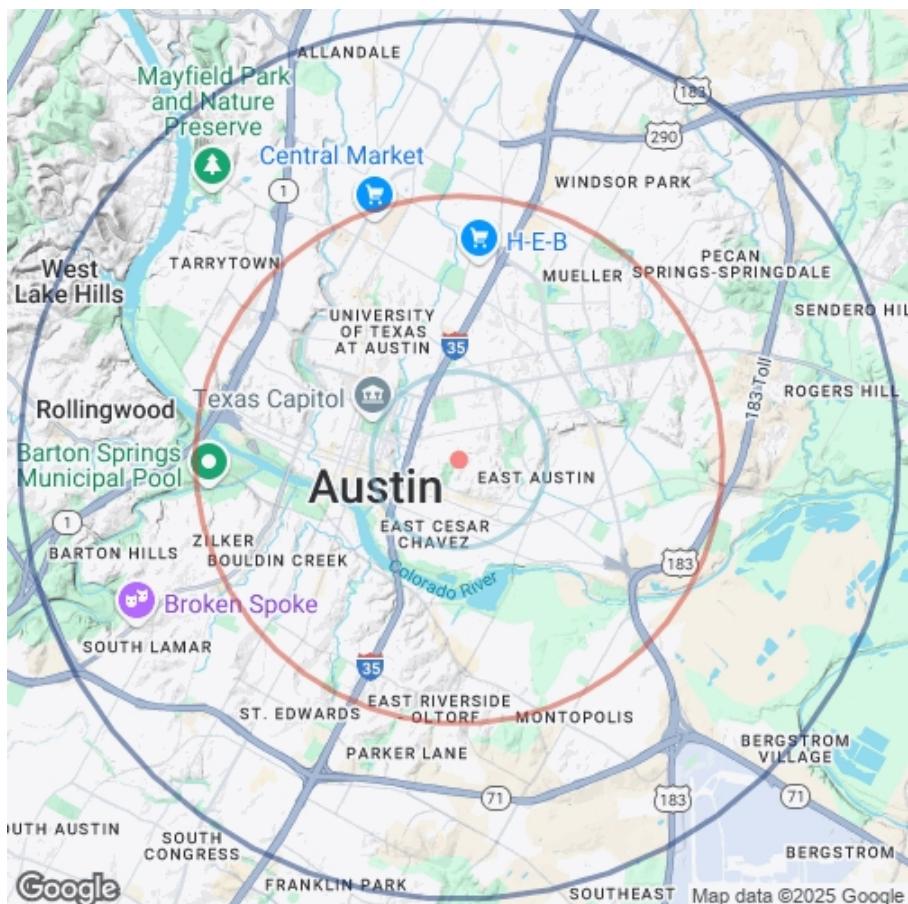
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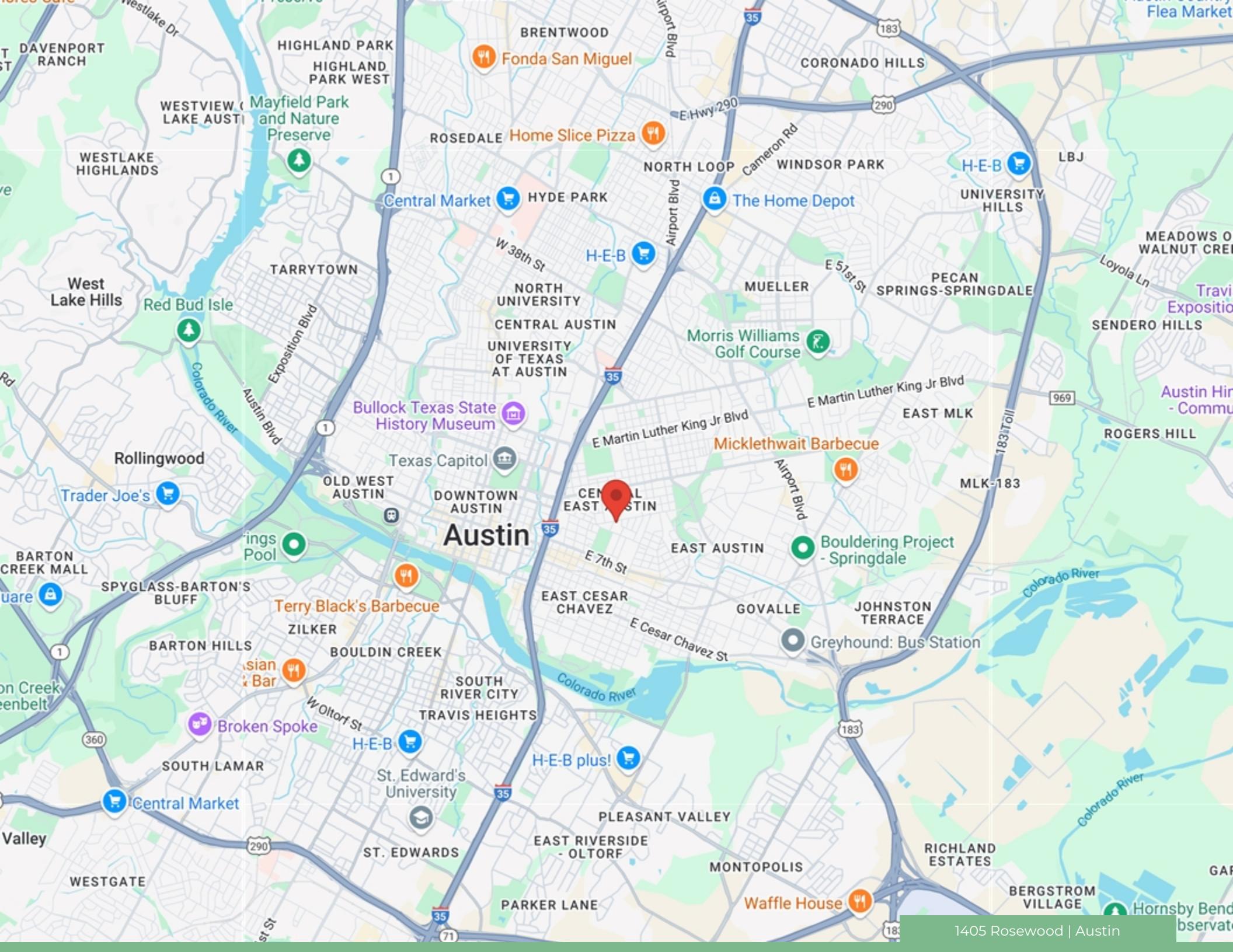
## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,698	139,467	282,461
2010 Population	13,841	147,368	294,689
2024 Population	19,823	192,279	362,480
2029 Population	20,468	205,581	379,495
2024-2029 Growth Rate	0.64 %	1.35 %	0.92 %
2024 Daytime Population	38,184	356,947	563,507



2024 HOUSEHOLD INCOME 1 MILE	3 MILE	5 MILE
less than \$15000	1,192	12,905
\$15000-24999	409	4,238
\$25000-34999	452	4,524
\$35000-49999	430	7,360
\$50000-74999	1,094	12,719
\$75000-99999	1,115	9,901
\$100000-149999	1,601	12,665
\$150000-199999	1,300	9,698
\$200000 or greater	2,349	18,794
Median HH Income	\$ 106,276	\$ 85,208
Average HH Income	\$ 150,511	\$ 136,828

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,274	57,412	116,076
2010 Total Households	5,119	61,757	123,077
2024 Total Households	9,944	92,804	168,417
2029 Total Households	10,923	103,205	182,590
2024 Average Household Size	1.83	1.9	2.02
2024 Owner Occupied Housing	2,972	27,188	57,055
2029 Owner Occupied Housing	3,125	28,200	58,688
2024 Renter Occupied Housing	6,972	65,616	111,362
2029 Renter Occupied Housing	7,798	75,005	123,902
2024 Vacant Housing	1,527	13,026	21,901
2024 Total Housing	11,471	105,830	190,318



## ABOUT AUSTIN

Austin ( AW-stin) is the capital city of the U.S. state of Texas. It is the county seat and most populous city of Travis County, with portions extending into Hays and Williamson counties. Incorporated on December 27, 1839, it is the 26th-largest metropolitan area in the United States, the 12th-most populous city in the United States, the fourth-most populous city in the state after Houston, San Antonio, and Dallas, and the second-most populous state capital city after Phoenix, Arizona.

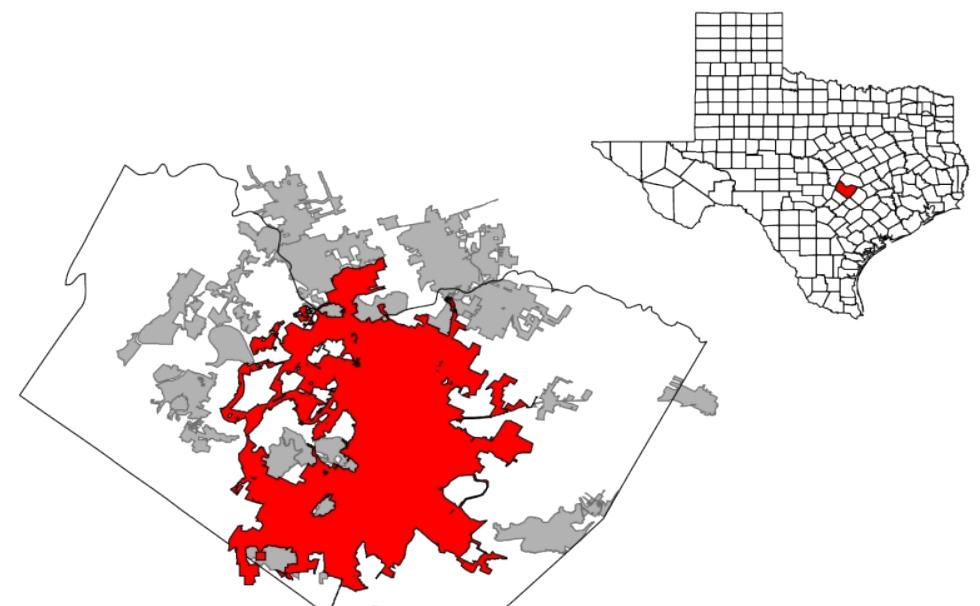


## CITY OF AUSTIN

INCORPORATED

12/26/1839

AREA	POPULATION		
CITY	326.5 SQ MI	POPULATION	974,447 {{INCREASE}}
LAND	319.9 SQ MI	RANK	33
WATER	6.6 SQ MI	DENSITY	3,006.36 SQ MI
ELEVATION	289 FT	URBAN	1,809,888



## CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from AT PROPERTIES CHRISTIE'S INTERNATIONAL and it should not be made available to any other person or entity without the written consent of AT PROPERTIES CHRISTIE'S INTERNATIONAL.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**

**PLEASE CONTACT THE AT PROPERTIES CHRISTIE'S INTERNATIONAL ADVISOR FOR MORE DETAILS.**

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