



**2103 Nueces St.**

**BID DEADLINE OCTOBER 28** ::::::::::::::::::::::::::::::::::::::

**Premier, 0.19± AC Housing Development Site**  
 Blocks From University of Texas at Austin

**2103 Nueces Street, Austin TX**



**HIGHLIGHTS**






- Potential for multifamily / student housing development
- Strong demographics (0.5% Annual Population Growth & \$158,883 Average HHI - 3 mi.)
- Convenient to major roadways including I-35, Mopac Expy. (Loop 1), Hwy. 183 & Hwy. 290

**DETAILS**

**U.S. Bankruptcy Court  
 Western District of Texas (Austin)  
 Case No. 23-10737-SMR  
 In re: Maya J ATX, LLC**

This multifamily development site available for sale is located in the heart of the University of Texas at Austin's downtown campus. Benefiting from Austin's rapid population growth, proximity to the school and immediate access to major thoroughfares, this property presents a highly desirable multifamily residential opportunity.



	<b>Land</b>	0.19± AC
	<b>Units</b>	390 Unit Potential
	<b>Zoning</b>	MF-4-NP-UNO
	<b>Tax (2022)</b>	\$40,172.42
	<b>Parcel ID#</b>	02-1201-1108-0000

**855.755.2300**  
**HilcoRealEstateSales.com**





## 2103 Nueces Street, Austin TX

### LOCAL INFORMATION

This site is located within the West Campus neighborhood of Austin, Texas, commonly referred to as Wampus. This area is home to many students attending the University of Texas at Austin (UT Austin), a prestigious research university with over 52,000 students and 3,000 teaching faculty.

Nationally and internationally recognized for its academic excellence, UT Austin is considered to be a “Public Ivy”—a public university that provides an Ivy League collegiate experience at a public school price. The school was ranked 32nd among all universities in the U.S. and 9th among public universities according to U.S. News & World Report’s 2024 rankings. Internationally, UT Austin was ranked 43rd in the 2023 “Best Global Universities” ranking by U.S. News & World Report, 43rd in the world by Academic Ranking of World Universities in 2023.

UT Austin increased enrollment by 893 students from fall 2022 to fall 2023, according to data from the Texas Higher Education Coordinating Board. The 1.7% change was the sixth-largest increase among public universities in the state during that time, further fueling the demand for student housing.

### AREA DEMOGRAPHICS

	YEARS	1-MILE	3-MILE	5-MILE
Pop.	2024	40,924	167,096	370,697
Pop. Growth	2024-29	0.3%	0.5%	0.4%
Average HHI	2024-29	\$92,974	\$158,883	\$148,505

Subject to approval by U.S. Bankruptcy Court Western District of Texas (Austin) Case No. 23-10737-SMR  
 In re: Maya J ATX, LLC. The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2024 Hilco Global, LLC.

### SALE INFORMATION

#### BID PROCEDURES

This sale is being conducted subject to Bankruptcy Court approval and the Bid Procedures, available for download from the Hilco Real Estate (HRE) website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

#### ON-SITE INSPECTIONS

By Appointment Only

#### BID DEADLINE

October 28, 2024 by 5:00 p.m. (CT)

#### BID SUBMISSION

All bids should be made on the approved Asset Purchase and Sale Agreement available on the HRE website. Bids must be submitted to Steve Madura at [smadura@hilcoglobal.com](mailto:smadura@hilcoglobal.com).

#### AUCTION

October 31, 2024 at 10:00 a.m. (CT) to be held at the offices of Munsch Hardt Kopf & Harr, P.C., 1717 West 6th Street, Suite 250, Austin, TX 78703.

#### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to execute a customary NDA and register at HRE’s website.

**Steve Madura**

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