

AVAILABLE FOR SALE

1007 & 1021 E 7th St

Austin, TX 78702



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Rare Investment Opportunity in East Austin

Investment Summary

Offering Memorandum
1007 & 1021 E 7th St



Investment Highlights

We are pleased to offer 1007 and 1021 E 7th Street for sale. The combined properties contain a total of 12,532 SF on 0.65 acres in one of the most desirable locations anywhere in the City of Austin. Buyers looking for a building to occupy will see the appeal of a renovated, creative office building in a great location. Developers will be attracted to the future potential of the site. The Property benefits from a TOD-zoning status, allowing for dense residential or commercial development up to 90’ tall.

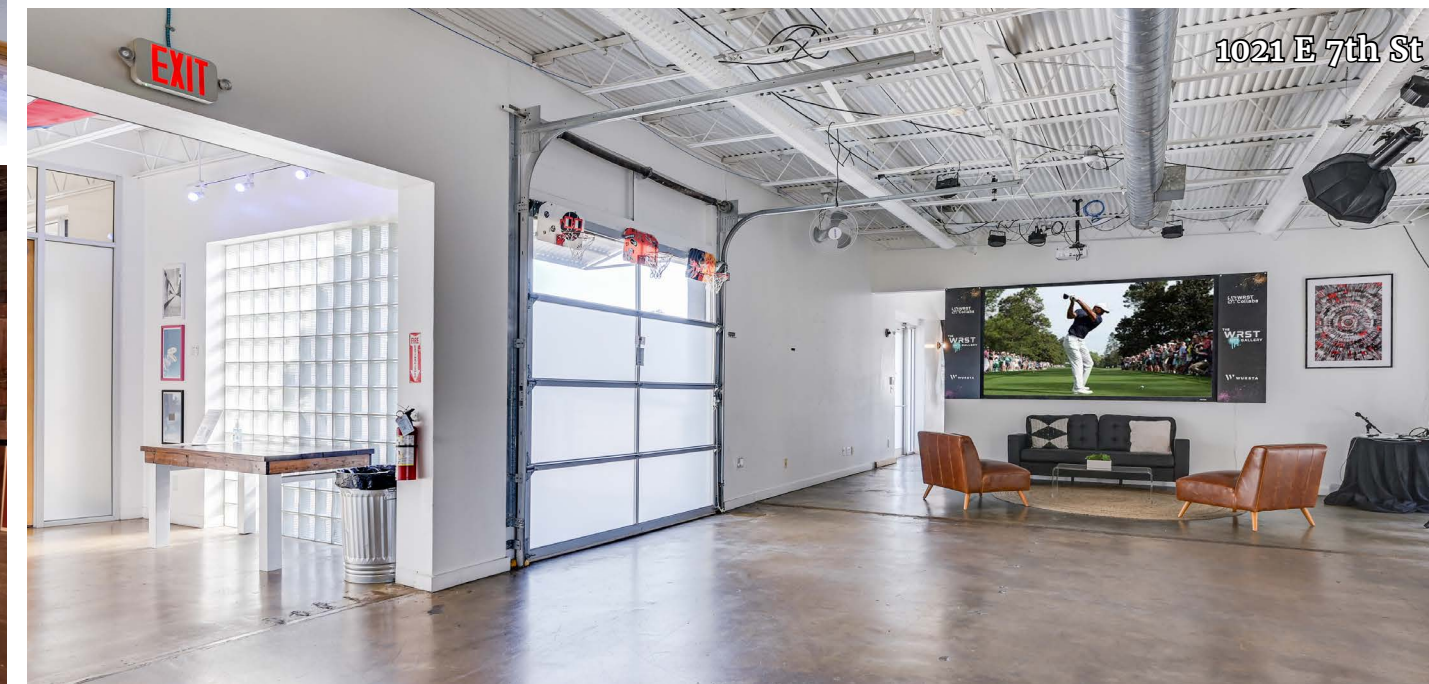
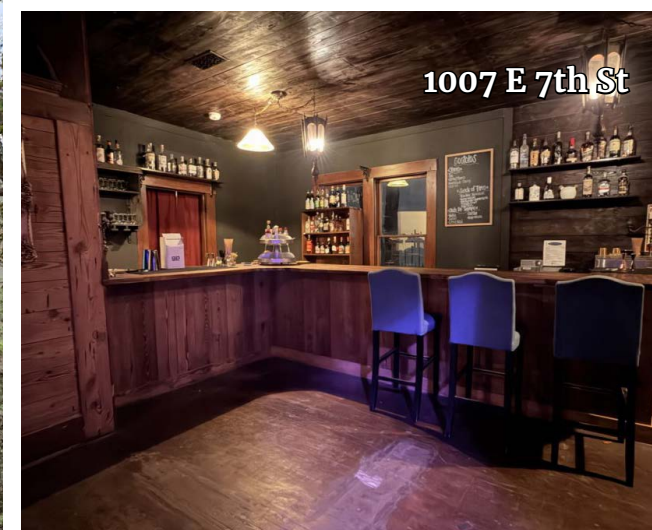
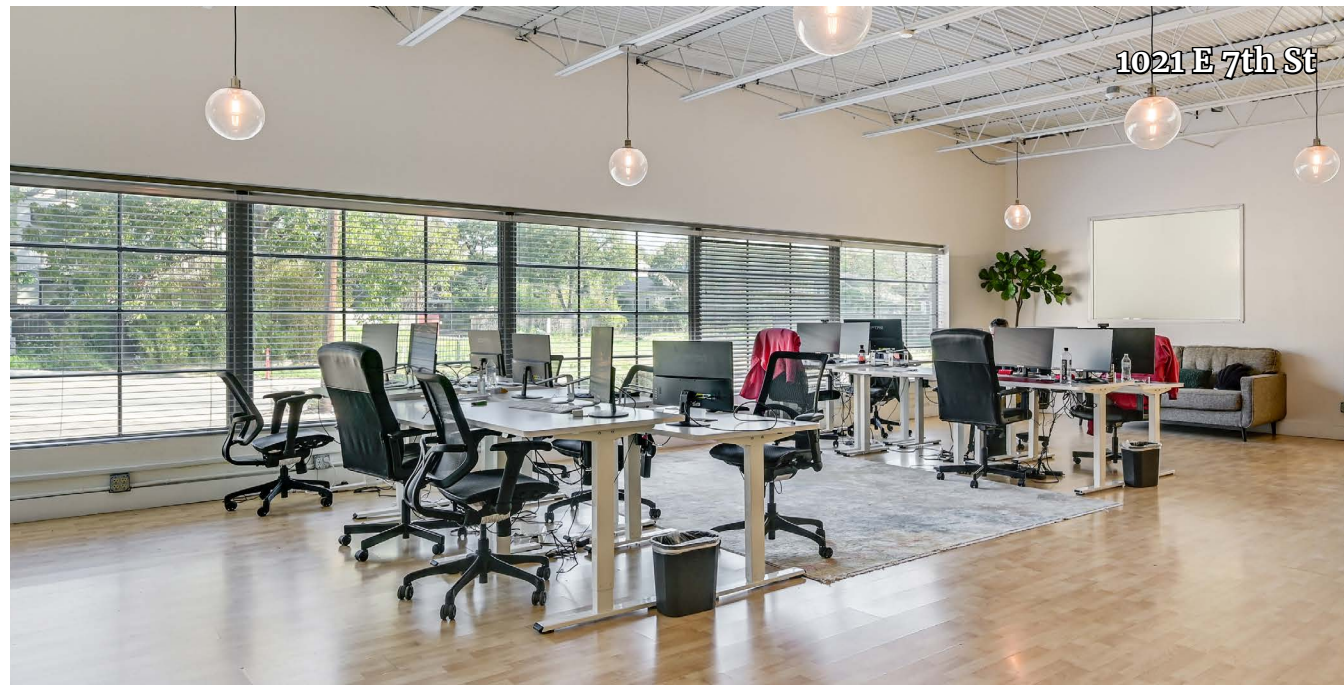
Property Description	
Address	1007 & 1021 E 7th St
Types/use	Office
Building Area	12,532
Land Area	0.65 Acres
City, State	Austin, TX
Zoning	TOD-NP
ZIP	78702

1007 &1021 E 7th St offers the following advantages to tenants and investors:

- Located in east Austin, minutes from Austin CBD
- Amenity rich area with a plethora of restaurants, retail and entertainment options
- Ample transportation options including nearby train and bus stops
- Minutes away from the Lady Bird Lake trail-head at Fiesta Gardens, downtown Austin, and the Rainey St Historic District

Property Information

Offering Memorandum
1007 & 1021 E 7th St



1007 E 7th St.

Physical Description

1007 E 7th is a 1,352 SF building on 0.17 acres. The property benefits from East/West access along the East 7th Street corridor; and it sits just two blocks east of I-35, providing direct access to the North & South. The Plaza Saltillo Train Station is only 4 blocks away, making it an easy walk from 1021 E 7th. The combined 1007 & 1021 E 7th Street property, containing 0.65 acres, is an ideal development site or covered land play with existing leases in place.

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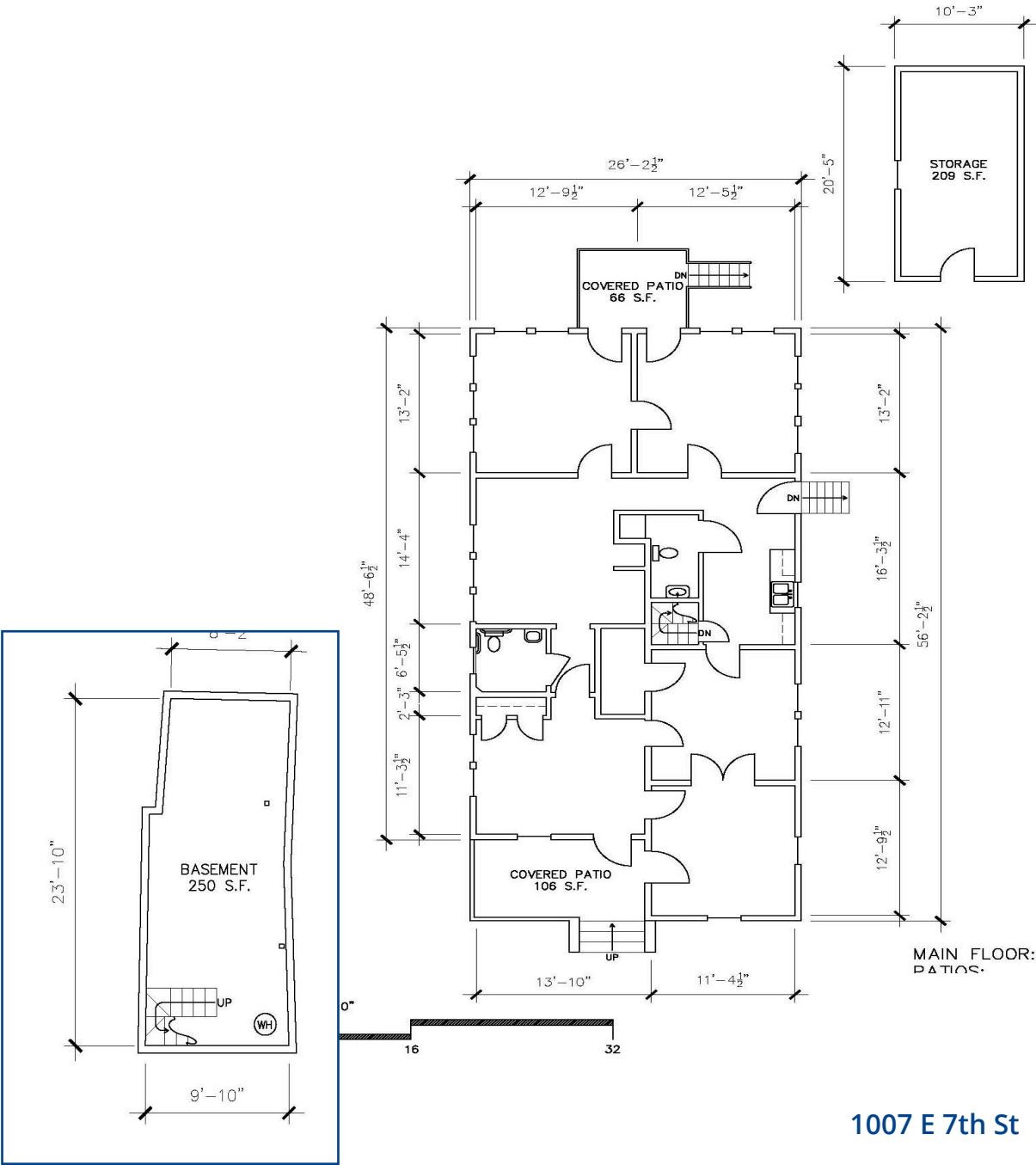


Floor Plan

1007 E 7th St.

Existing Building

Building Size	1,352 SF
Floors	1
Parking Ratio	2.39/1,000



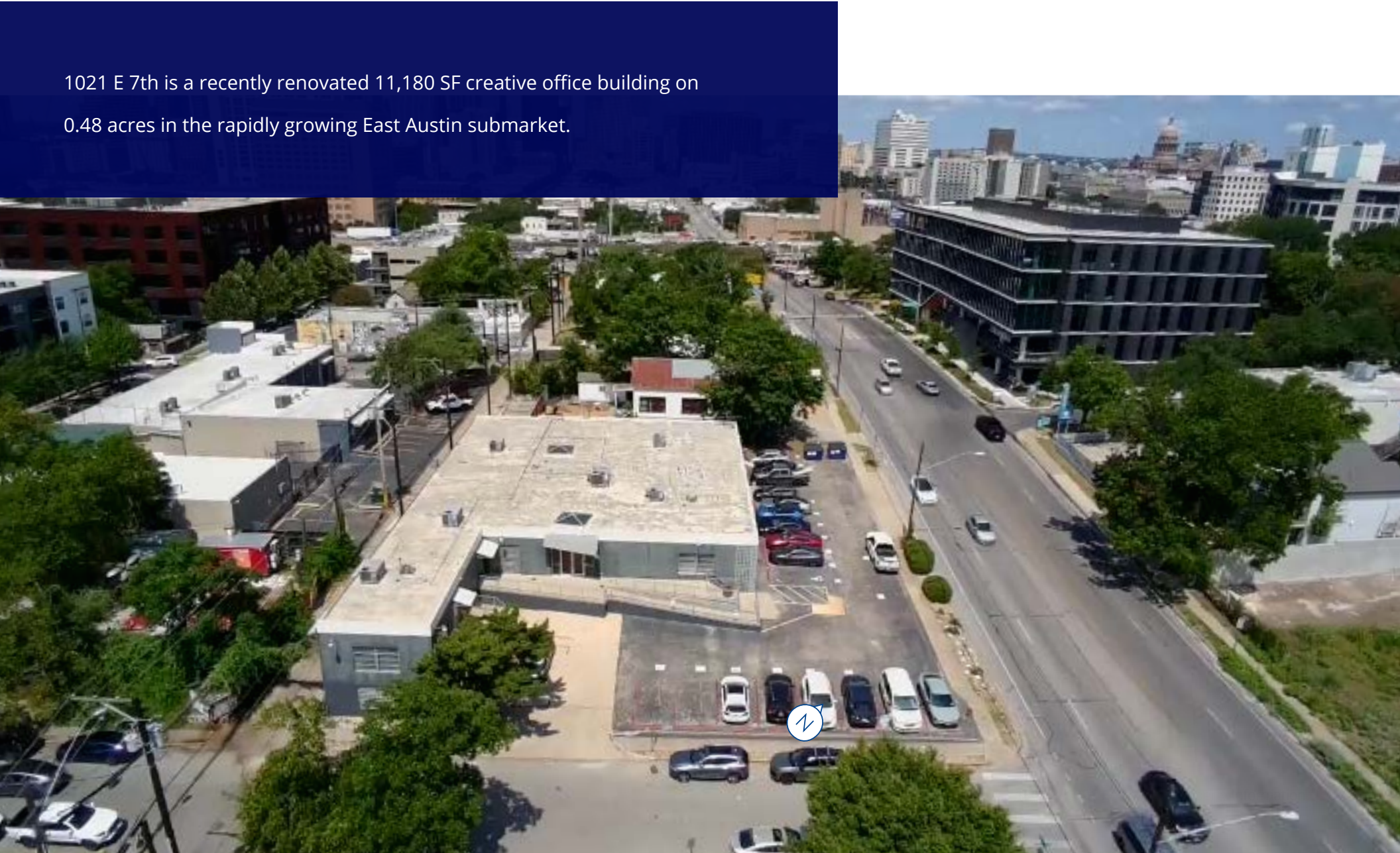
1007 E 7th St

1021 E 7th St.

Physical Description

1021 E 7th is a recently renovated 11,180 SF creative office building on 0.48 acres in the rapidly growing East Austin submarket.

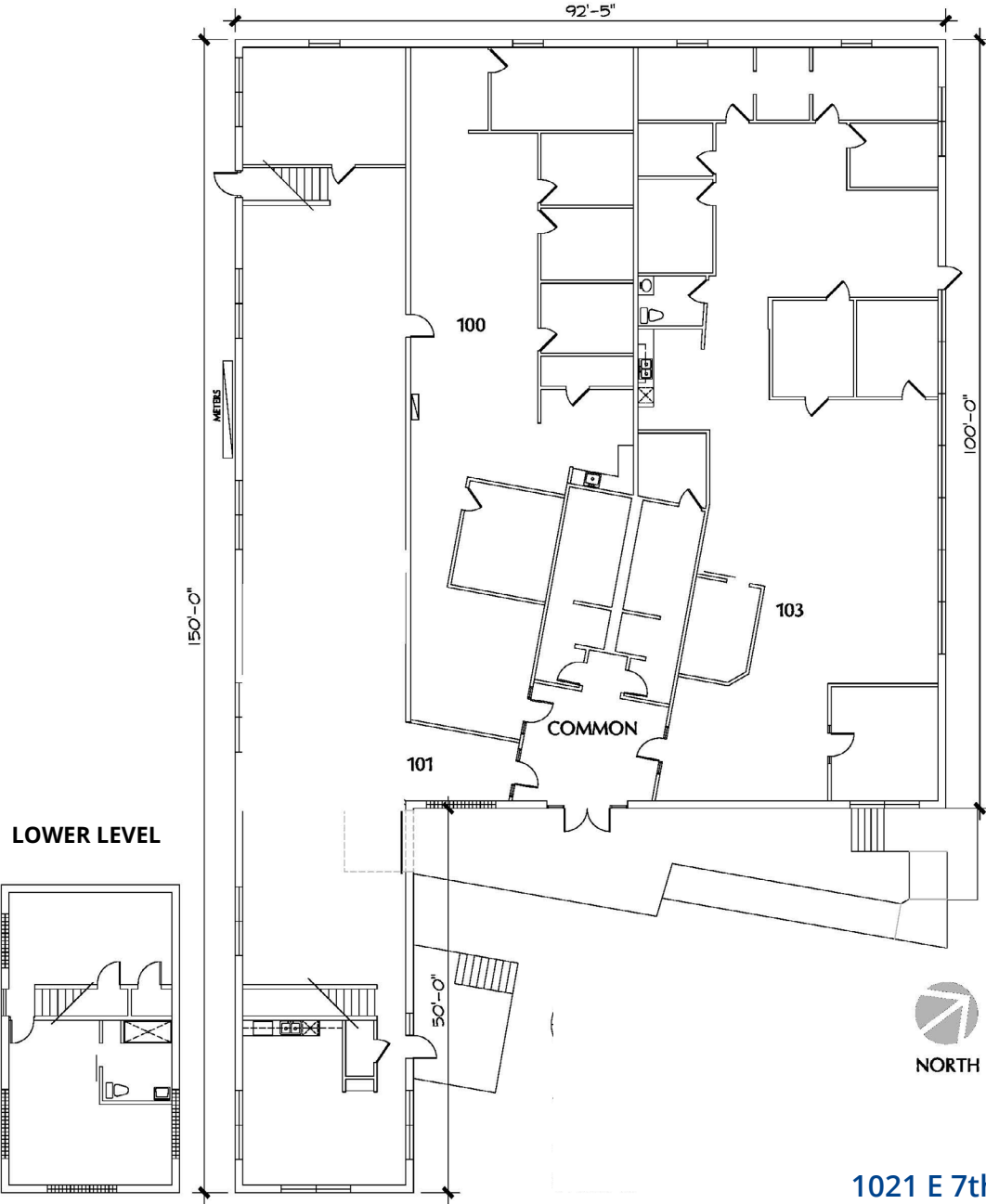
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Floor Plan

1021 E 7th St.

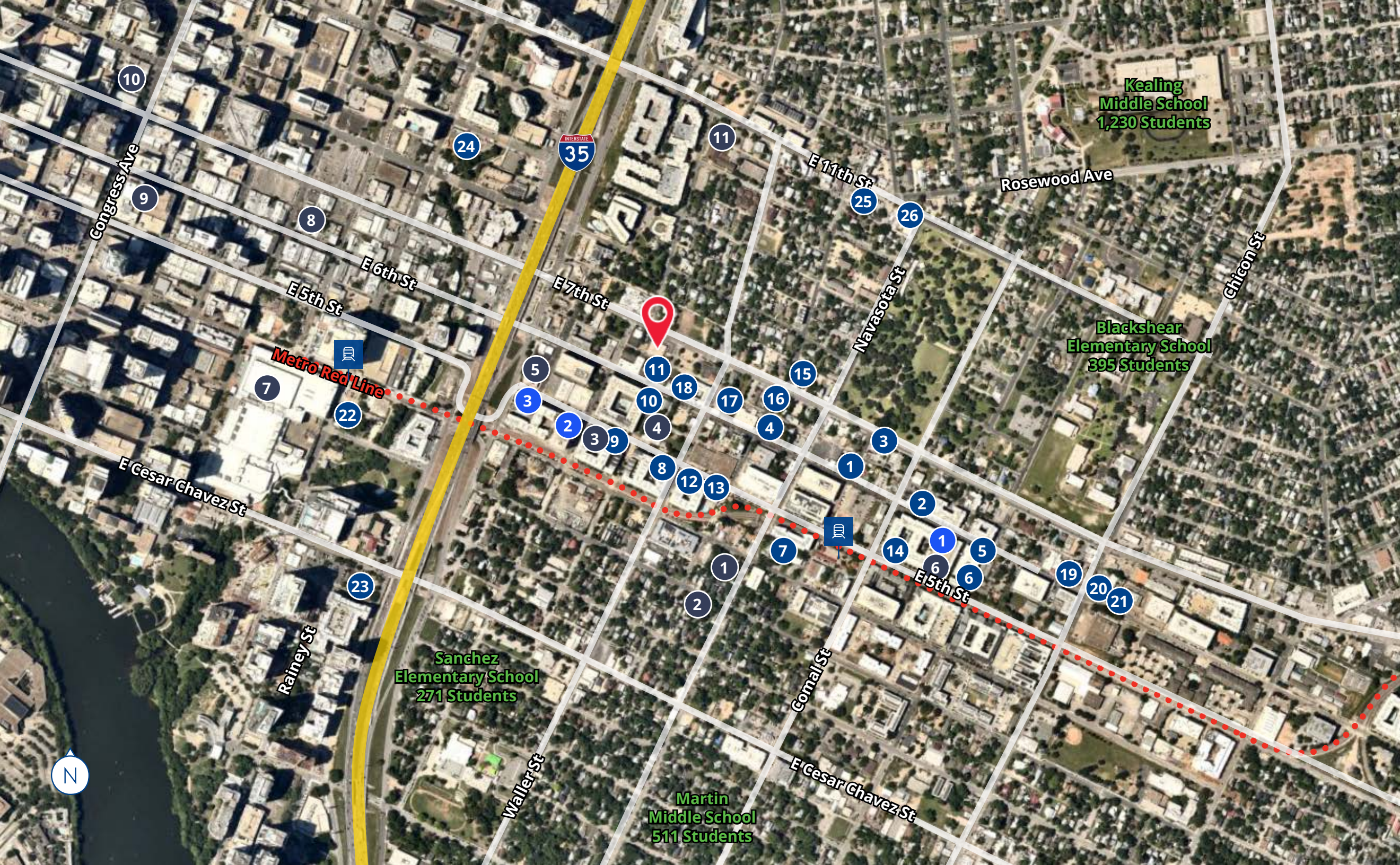
Existing Building	
Building Size	11,180 SF
Floors	1
Parking Ratio	2.39/1,000



1007 E 7th St.



1007 & 1021 E 7th St | Property Information | 11



Area Map

Restaurants & Bars

- 1. Revelry Kitchen + Bar
- 2. Ramen Tatsu-Ya
- 3. Easy Tiger
- 4. The Lucky Duck
- 5. Zilker Brewing Company
- 6. Yellow Jacket Social Club
- 7. Texas Coffee Traders
- 8. Snooze A.M. Eatery
- 9. Hopdoddy Burger Bar
- 10. Shangi-La
- 11. Fukumoto
- 12. Gyu-KaKu Japanese BBQ
- 13. Industry
- 14. Ma'Coco
- 15. Wilder Wood
- 16. Angie's
- 17. Uptown Sports Club
- 18. Ah Sing Den
- 19. Whistlers
- 20. Lazarus Brewing Co
- 21. Canje
- 22. Moonshine Grill
- 23. IHOP
- 24. Stubb's Bar-B-Q
- 25. Nickel City
- 26. Paperboy

Retail

- 1. Royal Blue
- 2. Whole Foods
- 3. Target

Hotels

- 1. Fairmont Austin
- 2. JW Marriott Austin
- 3. The Westin Austin Downtown
- 4. Hotel Van Zandt
- 5. Four Seasons Hotel Austin
- 6. The LINE
- 7. Hilton Garden Inn
- 8. Hilton Austin
- 9. East Austin Hotel

Entertainment

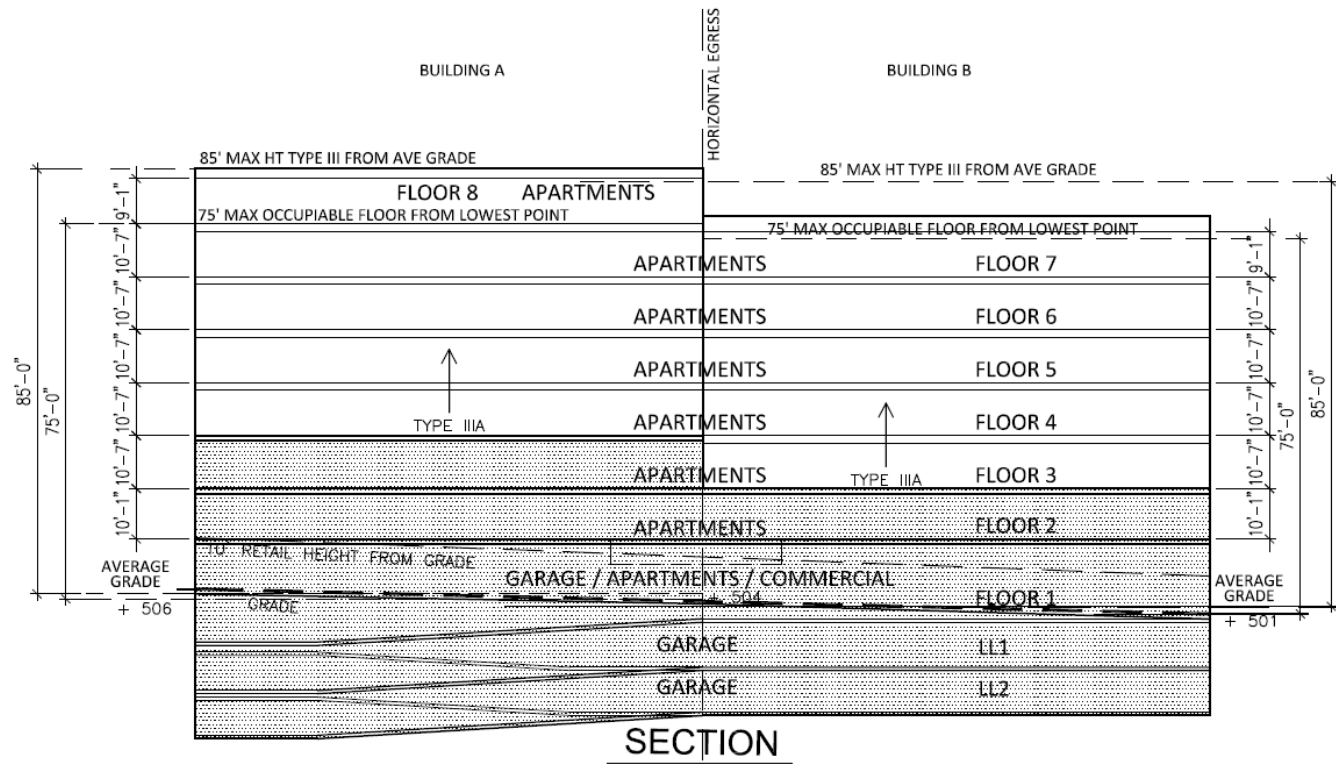
- 1. Historic Scoot Inn
- 2. East Austin Comedy Club
- 3. Orange Theory Fitness
- 4. Fair Market
- 5. Haunted ATX
- 6. Gym Studios
- 7. Austin Convention Center
- 8. Museum of the Weird
- 9. Mexic-Arte Musim Austin
- 10. The Contemporary Austin
- 11. Texas Music Museum



Potential Development

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The current zoning is TOD-NP in the Plaza Saltillo Transit Oriented Development (TOD). The zoning allows for construction up to 90' in height. The surrounding area has been heavily developed with multiple buildings over 60' in height. Entitlements have been secured for an apartment project similar to the one presented here. No site development permit is underway and seller has not prepared any vertical construction drawings.

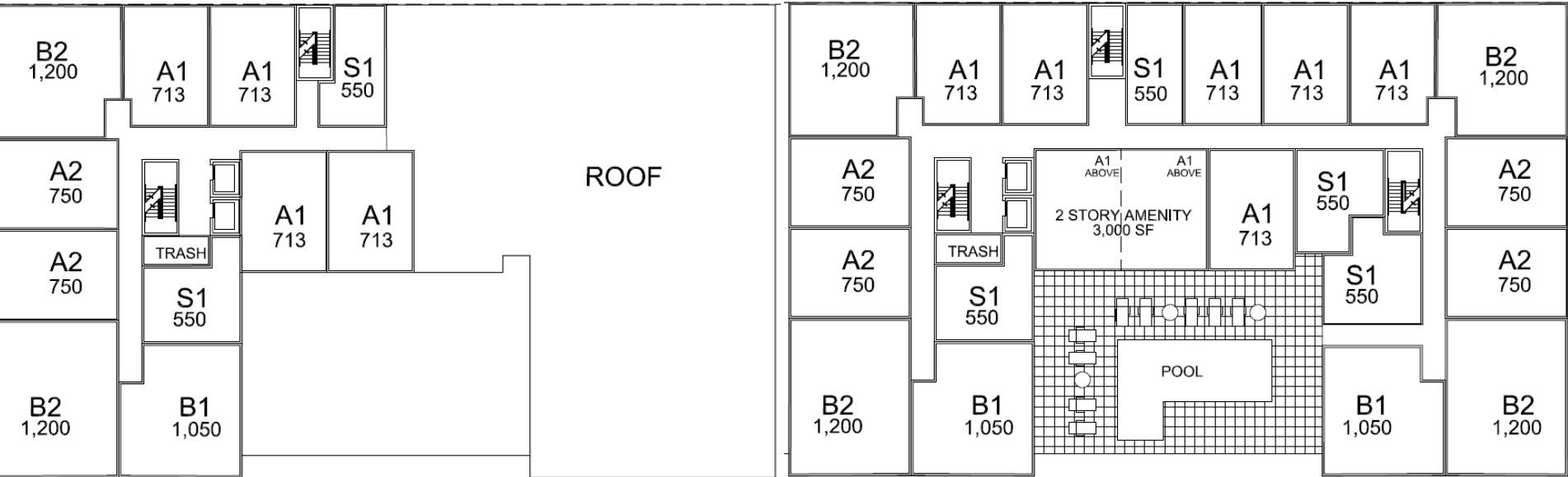


Totals

Total Units	145
Average Unit SF	809.06 SF
Typical Gross Floor	20,806 SF
Typical Floor Plate Efficiency	85.57%
Parking Provided at 2.5 tiers	179

Unit Type	Area	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Unit QTY	Beds Per Unit	Total Beds	Total Area	QTY
S1	550	2	4	4	4	4	4	4	2	28	1	28	15400	28
A1	713	3	6	6	8	8	8	8	4	51	1	51	36363	51
A2	750	0	4	4	4	4	4	4	2	26	1	26	19500	26
B1	1050	0	2	2	2	2	2	2	1	13	2	26	13650	13
B2	1200	1	4	4	4	4	4	4	2	27	2	54	32400	27

Total	6	20	20	22	22	22	22	22	11	145		185	117313	145
Total Net Area	4439	16378	16378	17804	17804	17804	17804	17804	18					



Floor 8

Floor 2 - 7

Market Overview

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Location Overview

Drive Times

#	Place	Distance	Time
1	Plaza Satillo	.2 mi	1 min
2	Downtown Austin	.5 mi	3 min
3	Downtown Station	.5 mi	3 min
4	University of Texas	2 mi	10 min
5	Austin-Bergstrom Intl Airport	9.1 mi	16 min
6	The Domain	12 mi	16 min

East Austin

East Austin has emerged as one of the most preferred submarkets in Austin. For years, East Austin has been the preferred area for the arts community. More recently it has undergone rapid development and now boasts some of the best restaurants and bars in the entire Austin area.

Following the arts and restaurant scene, thousands of new apartment units, homes and office buildings have been built. East Austin benefits from incredible connectivity. Highways, major arterial streets, bike lanes and Metro Rail offer easy access to all of Austin.

POPULATION		DAYTIME POPULATION		MEDIAN HOUSEHOLD INCOME	
1 mile	23,402	1 mile	110,905	1 mile	\$111,471
3 mile	191,517	3 mile	352,976	3 mile	\$76,391
5 mile	351,277	5 mile	561,235	5 mile	\$77,761
TOTAL BUSINESSES		TOTAL EMPLOYEES		UNEMPLOYMENT RATE	
1 mile	5,766	1 mile	81,639	1 mile	2.7%
3 mile	15,431	3 mile	235,821	3 mile	3.3%
5 mile	24,896	5 mile	348,495	5 mile	3.3%

For more information, please contact:

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Austin, TX



Accelerating success.

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