



ST. ELMO ARTS DISTRICT - REDEVELOPMENT PROPERTY FOR SALE

4235-4243 S CONGRESS AVENUE

AUSTIN, TEXAS 78745

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

ANTHONY KURI
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www.stelmoassemblage.com

EXECUTIVE SUMMARY



LAND AREA
± 1.73 TOTAL AC



BUILDING
±20,800 SF



ZONING
CS-MU-CO-NP



NOI
± \$330,420

This assemblage consists of 3 cash flowing properties;
A 68-unit self storage facility, a Lamb's Tire & Automotive Shop,
and an owner-operated equipment rental business (Austin Rent
Way). Inquire for more details on income/leases in places.

This assemblage is in an ideal location for a multi-family,
grocery, hospitality, or mixed-use redevelopment. Current
zoning (CS-MU-CO-NP) allows for 60ft of height, while a
proposed rezone to CS-MU-CO-V-DB90-NP allows for 90ft of
height.

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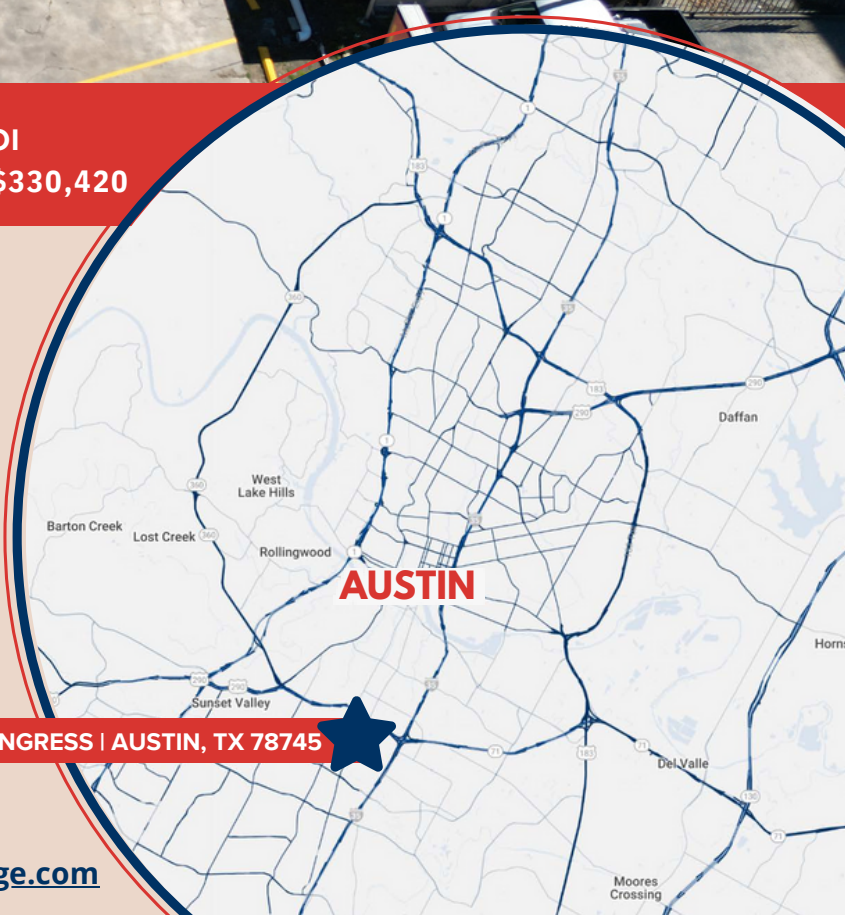
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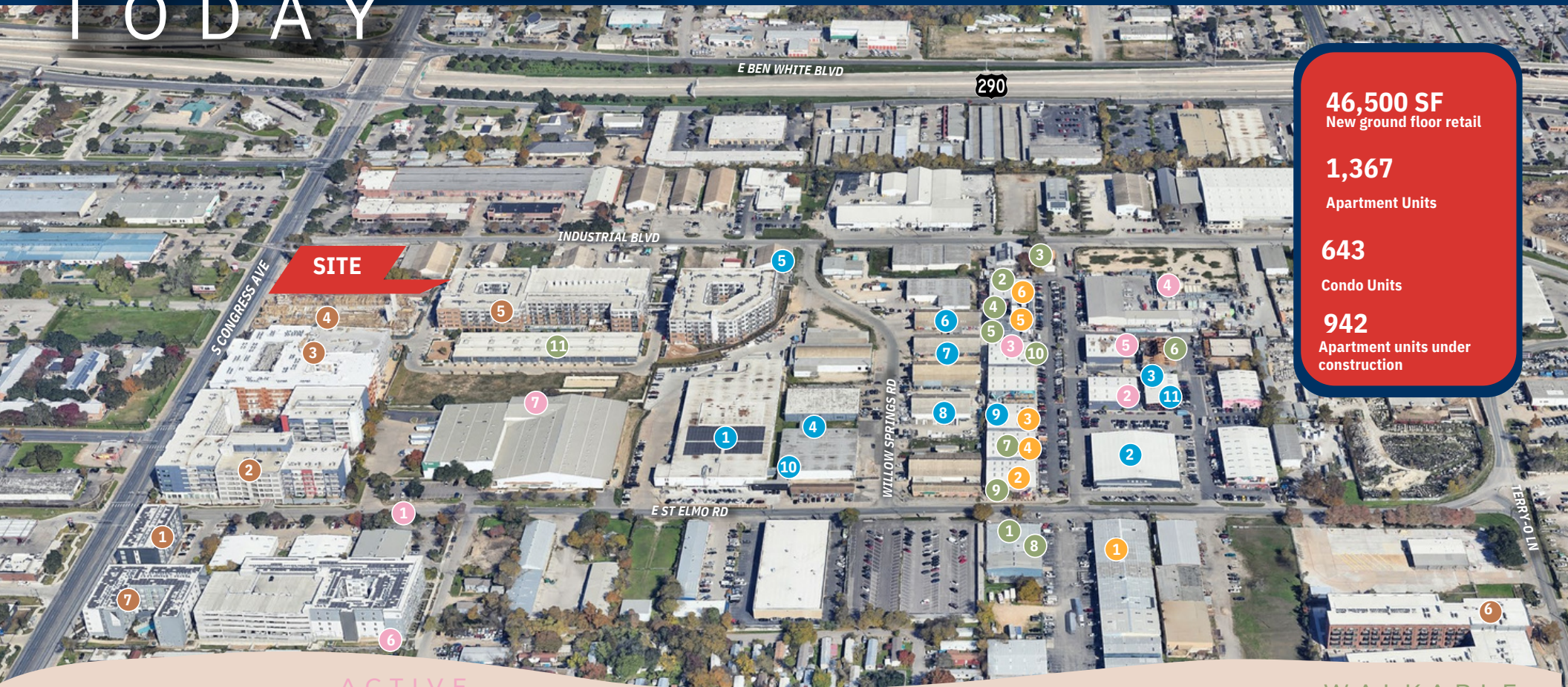
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ST ELMO DISTRICT TODAY



46,500 SF
New ground floor retail

1,367
Apartment Units

643
Condo Units

942
Apartment units under construction

RESIDENTIAL

ACTIVE LIFESTYLE

1. 44 South Apartments
2. Public Lofts
3. Bishop Momo
4. Congress Lofts at St. Elmo
5. St. Elmo Living
6. The Station
7. Prospect

1. Evolve Health & Performance
2. Ants Beer Cave
3. MADabolic Austin South
4. Padel Club Austin
5. Wooly's Beach Volleyball ATX
6. FOGO CrossFit
7. Pickleball Courts

FORWARD THINKING COMPANIES

1. Icon HQ
2. Tesla
3. Saronic
4. Vaccaro Gamers
5. Spark Charge
6. Morrison Supply
7. Big Shoes
8. Winsupply of Austin
9. Subvsrve
10. Kollektive Block
11. Raw Paw

BOOZE

1. Vacancy Brewing
2. The Austin Winery
3. Texas Sake Company
4. Austin Cocktails
5. Still Austin Whiskey Co.
6. St. Elmo Brewing Company

WALKABLE RETAIL

1. Wham Bam Bagels St Elmo
2. Spicy Boys Fried Chicken
3. Patty Palace
4. Huckleberry
5. Knuckle Sandwich
6. Kings Taqueria Y Mas
7. Texas Sushiko
8. LittleCityCoffeeRoasters
9. Spokesman - South
10. The Pizza Den
11. Pins Mechanical Co.

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Downtown Austin
(3.2 miles)

St. Edward's
University

South Congress Avenue

Redcar Ltd.

Industrial Boulevard

Congress Lofts
at St. Elmo

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ACCESSIBILITY

14 MIN

Downtown

9 MIN

South Congress

11 MIN

Bergstrom Airport

12 MIN

East Austin

18 MIN

Westlake Hills



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AERIALS



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FOR MORE INFORMATION, PLEASE CONTACT:

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