



For Sale

21,341 SF on 1.14 Acres

2 STAND ALONE BUILDINGS

**50% LEASED TO FORTUNE
500 TENANT**

**BUILDING A: 10,129 SF
BUILDING B: 11,212 SF (leased)**

1.14 ACRES

**PARKING: 2:5:1,00
20 SPACES PER BUILDING**

CLEAR HEIGHT: 16'



115 E St Elmo Rd Austin, Texas 78745

Investor &
or Owner-User
Opportunity
with **Immediate**
Cash Flow





Property Highlights



Building A - Available for Occupancy

FLEX WAREHOUSE WITH OVERSIZED DOORS

BLDG SF	10,129 SF
SITE AREA	0.57 AC
YEAR BUILT	1997
PARKING	25 SPACES
TENANCY	VACANT
LOADING	2 ROLL UP DOORS

Building B - Leased

CREATIVE OFFICE / FLEX WAREHOUSE

BLDG SF	11,212 SF
SITE AREA	0.57 AC
LEASE	100%
TERM	TERM
BLDG INFO	CONDITIONED & SPRINKLERED

TENANT PROFILE

FORTUNE 500 TECH COMPANY

NOI

AVAILABLE UPON REQUEST



The Opportunity

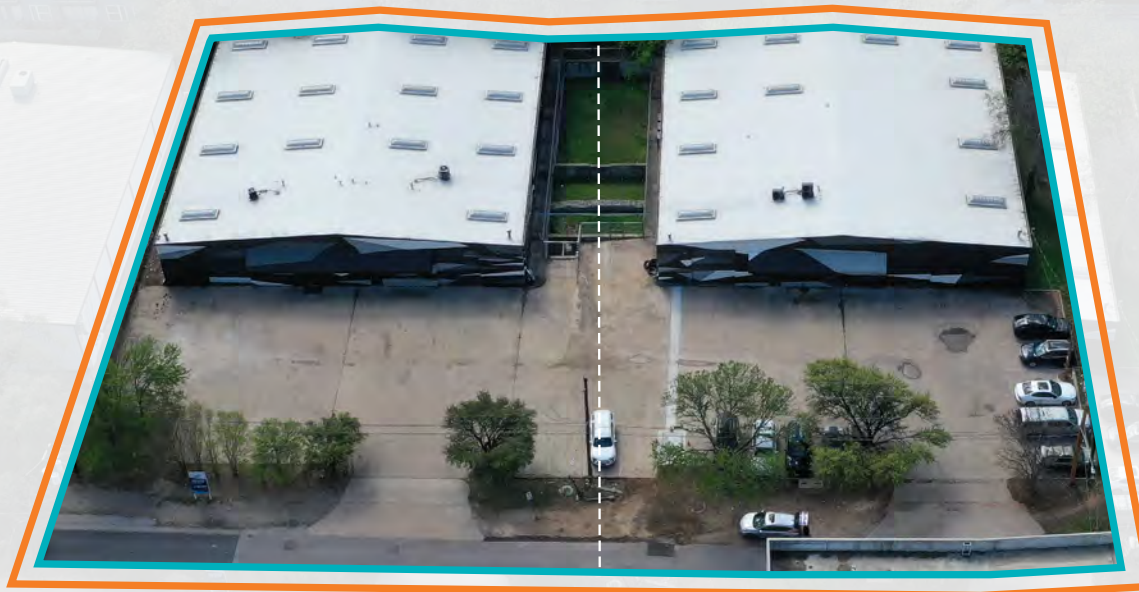
115 E St. Elmo presents a compelling user/investor opportunity in the heart of Austin's rapidly evolving St. Elmo District - one of the city's most dynamic and culturally rich submarkets. The property offers a unique blend of stability and flexibility, with a strong, established tenant already occupying approximately half of the asset, providing immediate in-place income. Meanwhile, Building A is currently available for lease or owner-user occupancy, creating an ideal scenario for an investor seeking additional upside or a business owner looking to establish a presence in a high-growth area.

The St. Elmo District has emerged as a vibrant hub for creativity, commerce, and community, driven by an influx of breweries, artisan food concepts, music venues, and design-oriented businesses. Anchored by popular destinations and a strong local identity, the area continues to attract both foot traffic and new development, positioning it as one of Austin's most sought-after live-work-play environments. With its central location, proximity to major thoroughfares, and ongoing neighborhood momentum, 115 E St. Elmo offers a rare chance to capitalize on both immediate cash flow and long-term appreciation in a culturally significant and rapidly appreciating corridor.

Site Zoning

Overview

115 E. St Elmo Rd



LI-NP

LI-NP: Light Industrial, Neighborhood Planning

LI-NP (Limited Industrial – Neighborhood Plan) zoning in Austin is one of the city's most flexible designations, allowing for a wide range of industrial, warehouse, office, and commercial uses—typically within enclosed buildings. As one of the least restrictive base zoning districts, it supports diverse applications such as distribution, light manufacturing, and flex industrial. The “NP” overlay introduces neighborhood-specific regulations that may modify or limit certain uses. Overall, LI-NP is highly valued for its adaptability and broad use potential, making it attractive for investors and users seeking flexibility in infill and transitional areas.

FLOORPLANS - 21,341 TOTAL SF

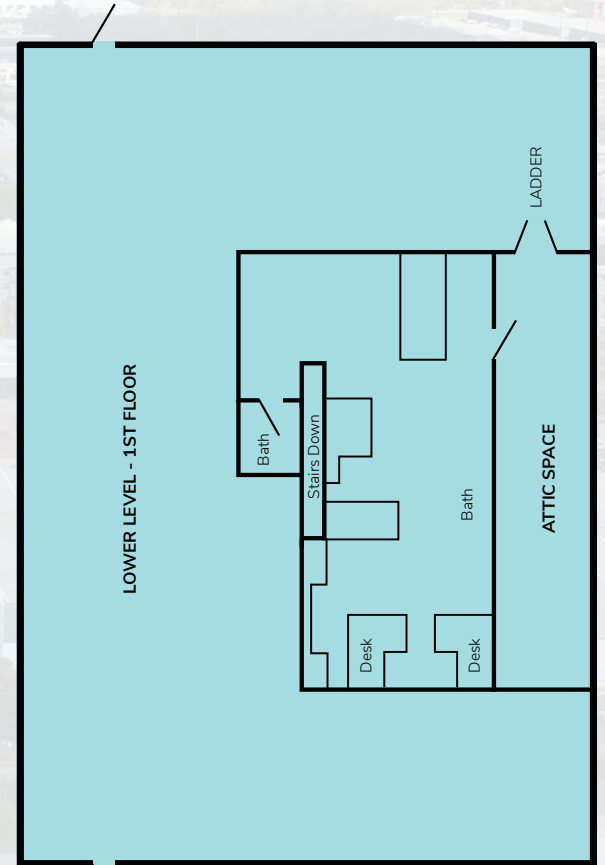
Building A
10,129 SF



Building B
11,212 SF



***Currently Undergoing High-End Creative Renovation*



FIRST FLOOR







SECOND FLOOR

Unparalleled Location in the District of St Elmo

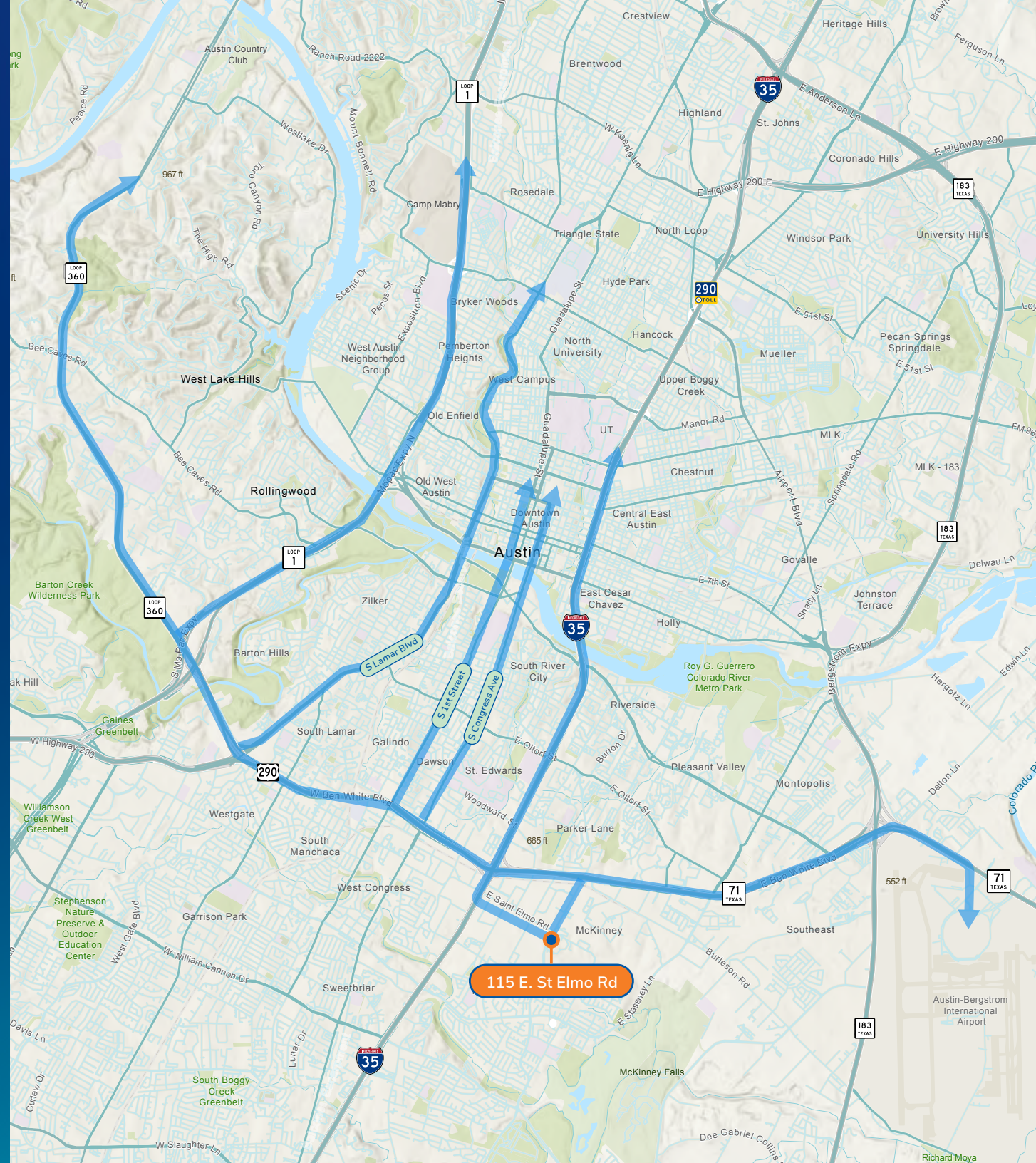
115 E. St. Elmo Road is strategically positioned in the heart of Austin's rapidly evolving St. Elmo District, an emerging creative and industrial hub that continues to attract a diverse mix of makers, breweries, and innovative businesses.

This highly connected location offers quick access to downtown Austin, South Congress, and Austin-Bergstrom International Airport, while being surrounded by a growing collection of local favorites, including craft breweries, coffee shops, and destination retail that define the character of South Austin.

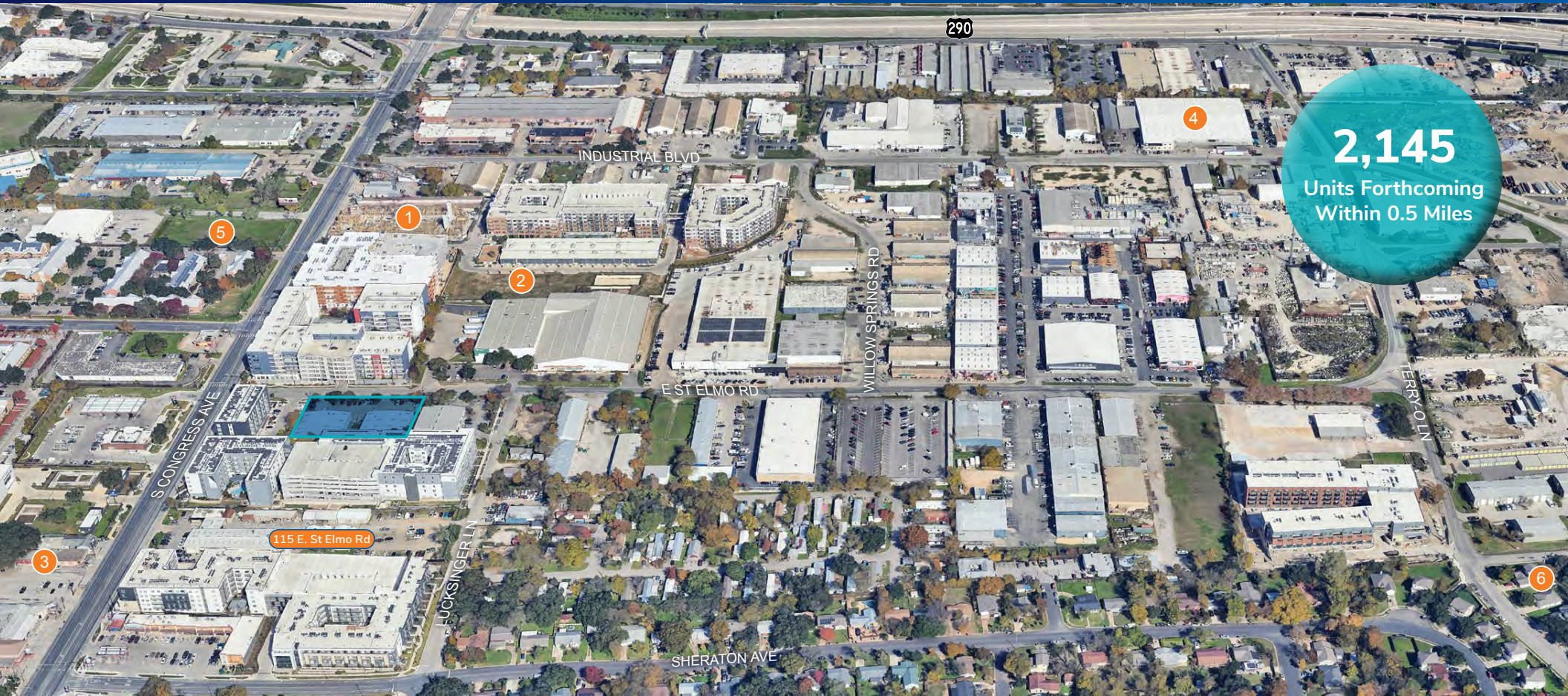
With convenient access to South Congress Avenue, South First Street, and major thoroughfares such as Highway 71, I-35, and Ben White Boulevard, the property provides seamless connectivity across the city. The area benefits from strong infrastructure, an expanding residential base, and a distinct neighborhood identity that blends industrial functionality with Austin's creative culture.

-  **ABIA AIRPORT** · 1.1 Miles · 8 Minutes
-  **DOWNTOWN AUSTIN** · 1.1 Miles · 10 minutes
-  **SOUTH CONGRESS** · 1.1 Miles · 3 Minutes
-  **SOUTH FIRST** · 1.7 Miles · 5 Minutes
-  **HWY 290** · 3.1 Miles · 5 Minutes
-  **UT CAMPUS** · 6.1 Miles · 13 Minutes

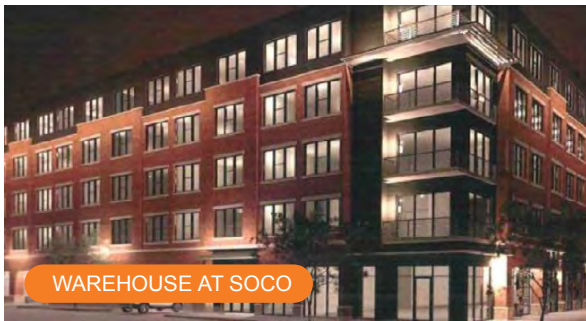
6 | FOR SALE · 115 E. ST. ELMO RD



St Elmo District TOMORROW



2,145
Units Forthcoming
Within 0.5 Miles



	NAME	UNITS	DELIVERY
1	Warehouse at Soco	245	2026
2	St. Elmo Condos	150	2026
3	The Hills at South Congress	400	2027
4	600 Industrial Blvd	600	2027
5	4325 S Congress Ave	230	2027
6	4700 Weidermar Ln	520	2027



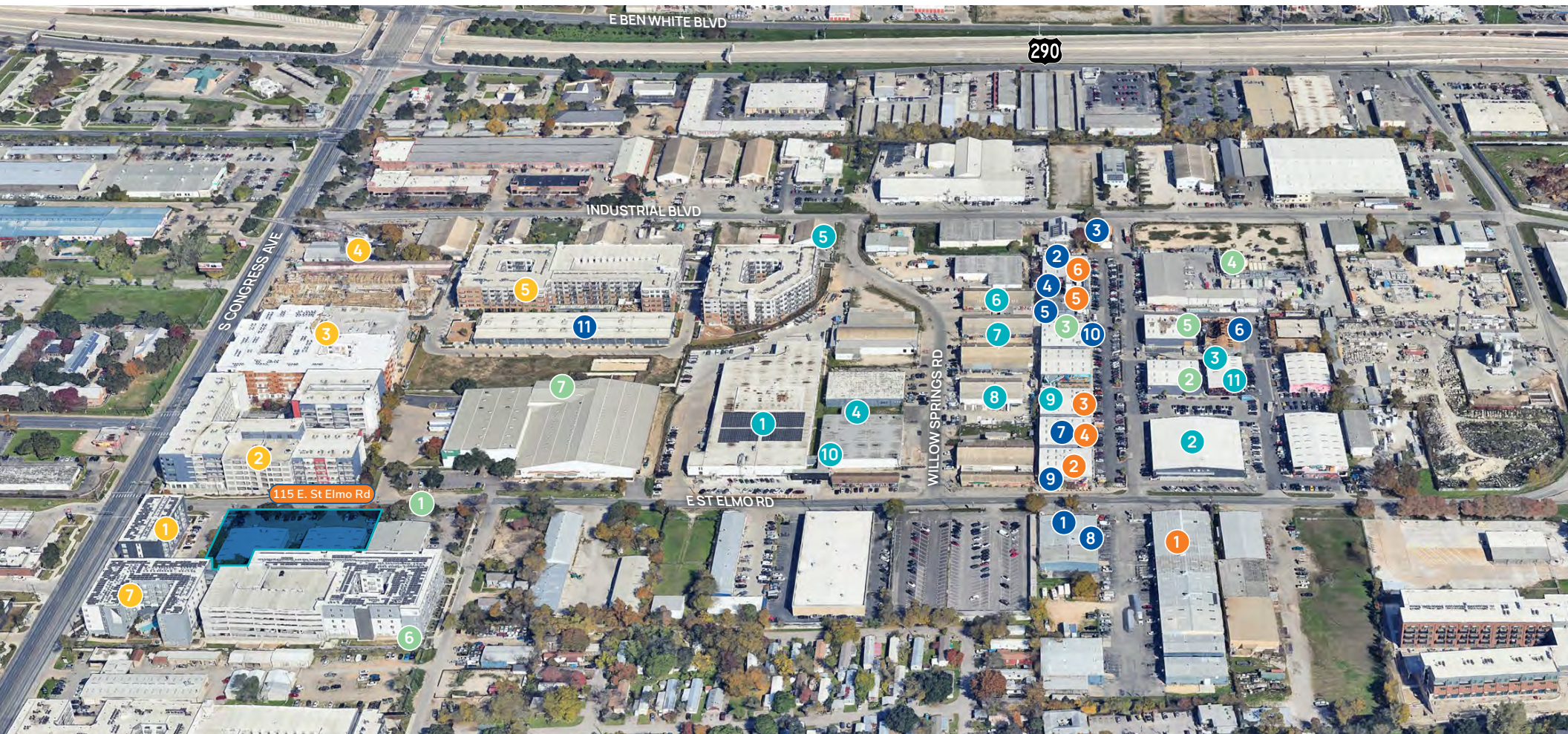
Unparalleled Location in Austin's Prime District of St Elmo

This prime location offers immediate access to downtown Austin, South Congress, and Austin-Bergstrom International Airport, while being surrounded by some of South Austin's most notable dining, brewery, and retail destinations that define the energy of the St. Elmo District.

With convenient connectivity to South Congress Avenue, South First Street, Highway 71, I-35, and Ben White Boulevard, the property provides exceptional regional access. The area benefits from a growing mix of walkable amenities, a strong and evolving neighborhood identity, and close proximity to established and expanding residential communities.



AMENITIES



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. Little City Coffee Roasters
9. Spokesman - South
10. Pizza Den
11. Pins Mechanical Co.

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

ACTIVE LIFESTYLE

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

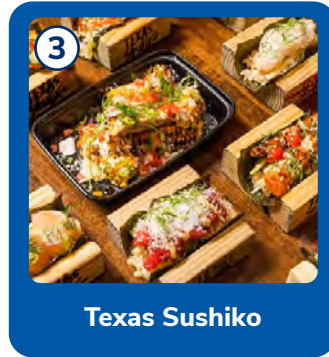
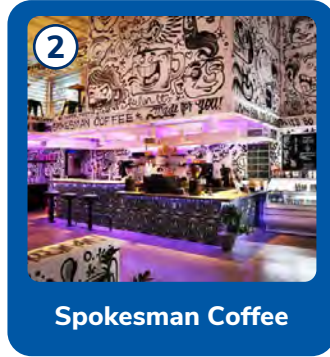
RESIDENTIAL

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

St Elmo District Amenities

AT A GLANCE

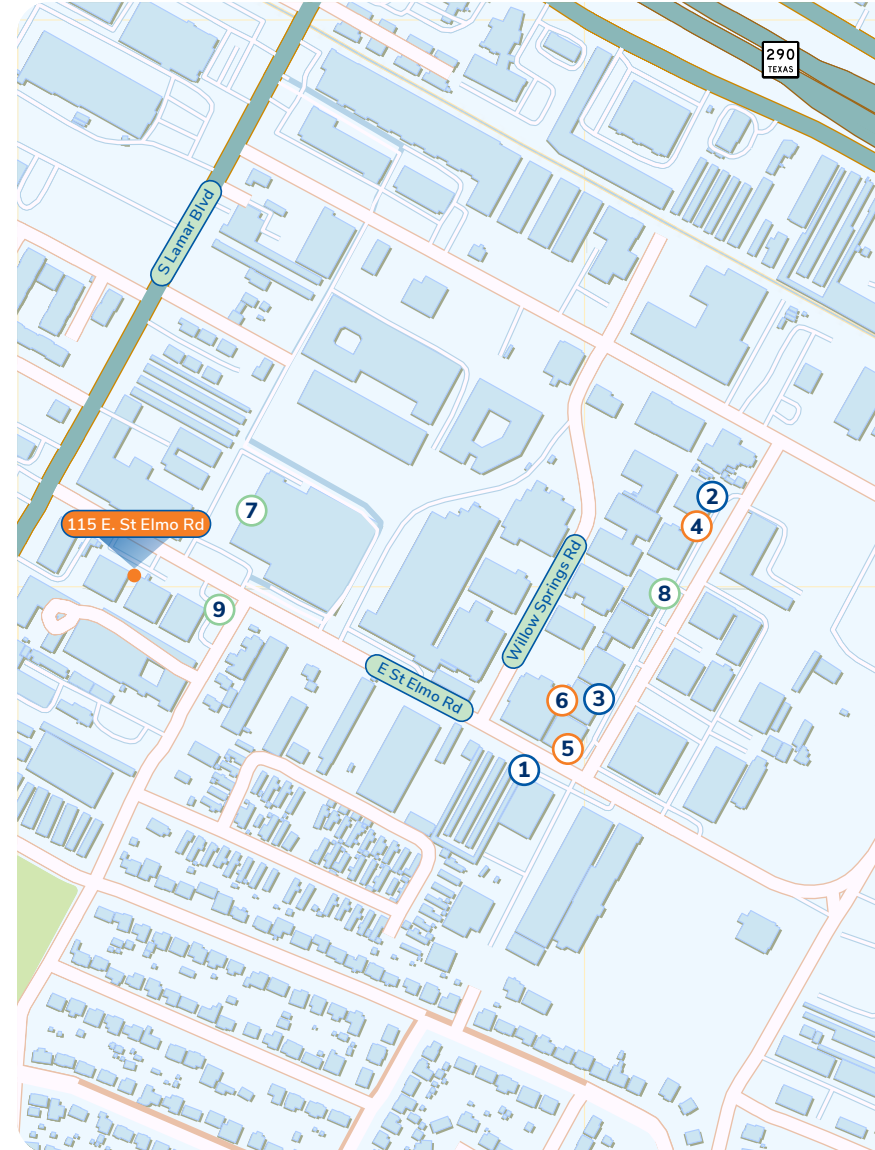
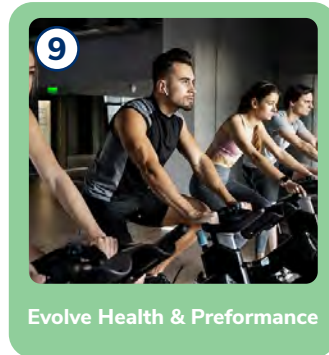
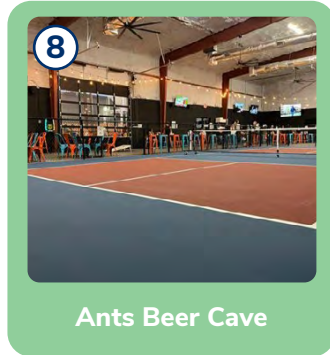
Retail



Lifestyle



Activity



FORWARD THINKING COMPANIES CO-TENANCY IN ST ELMO

ICON



TESLA



SARONIC



SUBVRSIVE



VELOWAY THREADS



SPOKESMAN COFFEE



RAW PAW



MADABOLIC INC



ST ELMO BREWING CO



THE AUSTIN WINERY



STILL AUSTIN WHISKEY CO.



PINS MECHANICAL CO



WOOLY'S BEACH



BK BEAUTY



PADEL CLUB AUSTIN



THE BUNKER



AUSTIN COCKTAILS

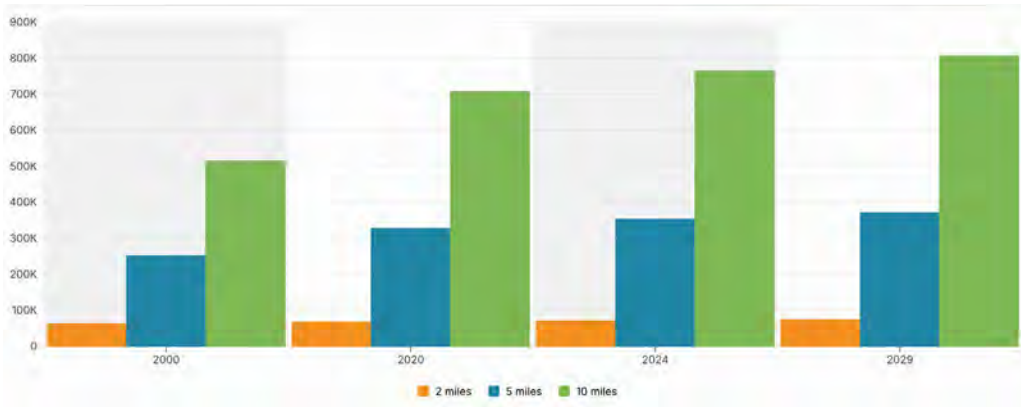


TEXAS SAKE COMPANY

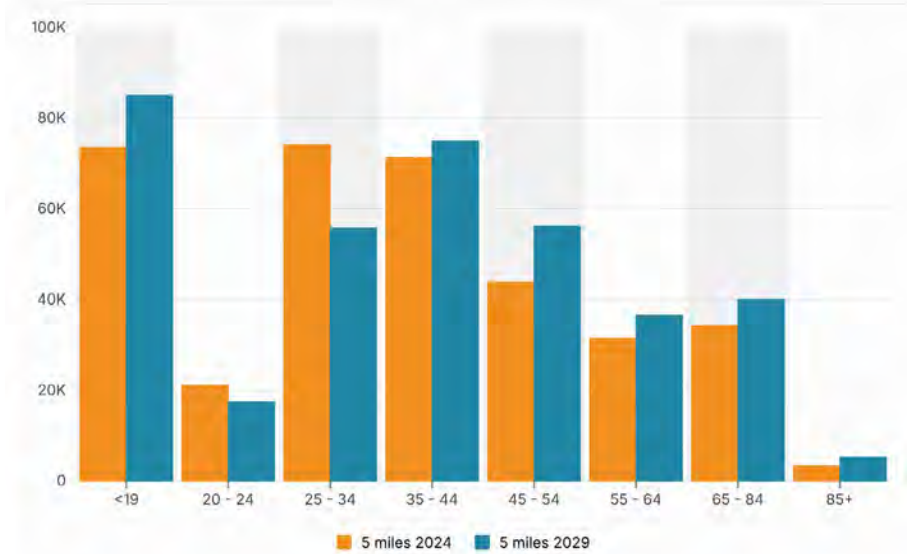


DEMOGRAPHICS

Population

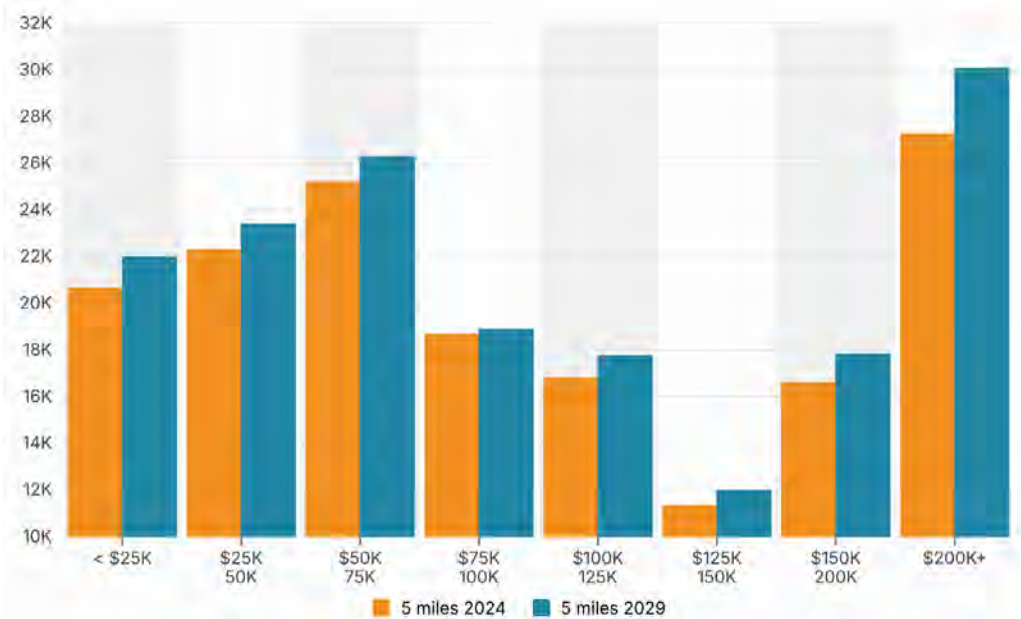


Population By Age

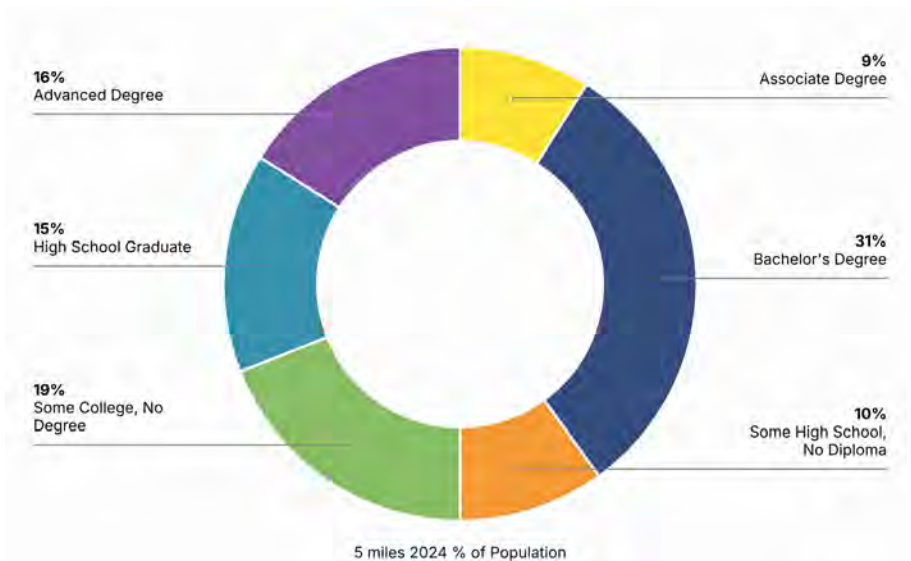


Household Income

Currency: USD (\$)



Educational Attainment



Contacts



Ralph Coppola
Managing Director
512.431.2511
ralph.coppola@streamrealty.com



Will Hall
Vice President
210.284.7184
will.hall@streamrealty.com



STREAM
streamrealty.com

Austin
401 S 1st Street
Suite 700
Austin, Texas 78704
T: 512.481.3000

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