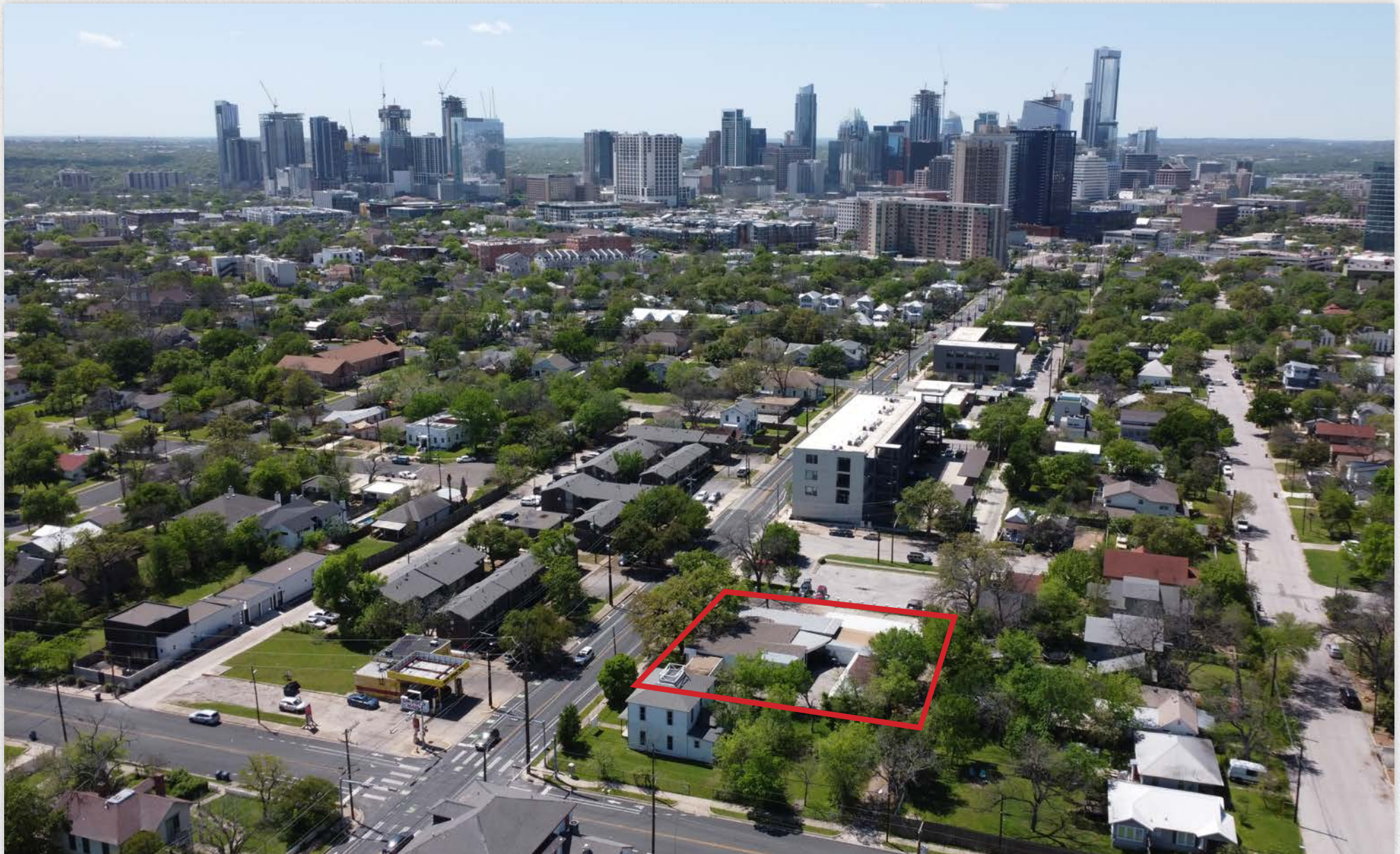


FOR SALE

**0.41 AC Development
Opportunity in East Austin**

**1410 E 12th St,
Austin, TX 78702**



Penn Bloxson
Vice President

713.449.1024
PBloxsom@asterra.com

Andrew Karr
Managing Partner

512.961.1883
AKarr@asterra.com

Hale Umstattd
Executive Managing Director

512.314.3551
hale.umstattd@transwestern.com



Executive Summary

1410 East 12th Street is a 0.41-acre property located in East Austin which presents an exceptional development opportunity. Situated in a rapidly growing area, it offers prime real estate for potential investors or developers looking to capitalize on the burgeoning market demand. With its strategic location and ample space, this property holds significant potential for a variety of development projects, ranging from residential to commercial ventures.

Highlights

- Development Opportunity
- Great Location on E 12th
- Many Nearby Amenities
- Very Walkable property (80 walking score)
- 0.41 AC Site
- CS-MU-NCCD-NP
- Free parking lot adjacent to the property

Listing Details

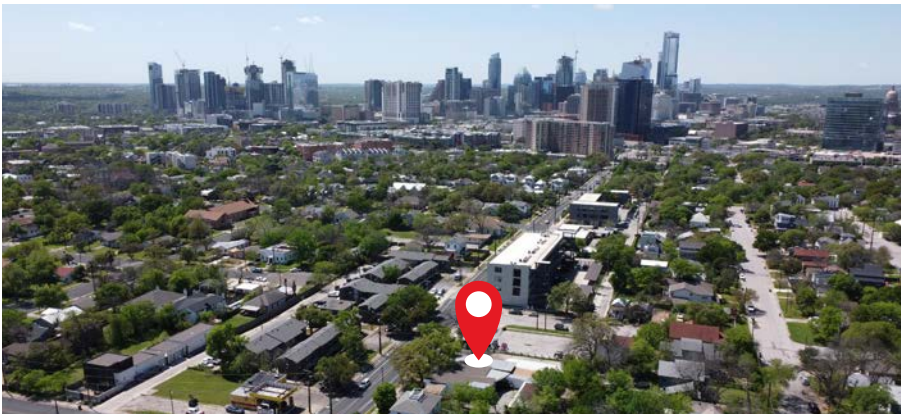
Sale Price:	Contact for Price
Property Type:	Land/Office
Total Building SF:	3,249 SF
Land:	0.41 AC
Available:	Immediately
Zoning:	CS-MU-NCCD-NP
Parking:	20 Parking Spaces
Year Built:	1920

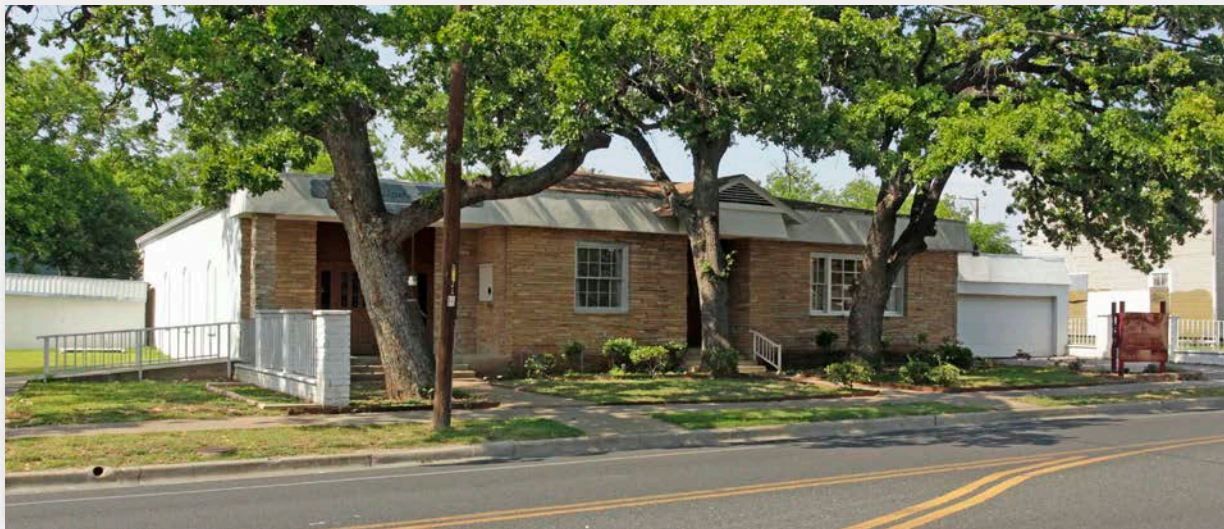
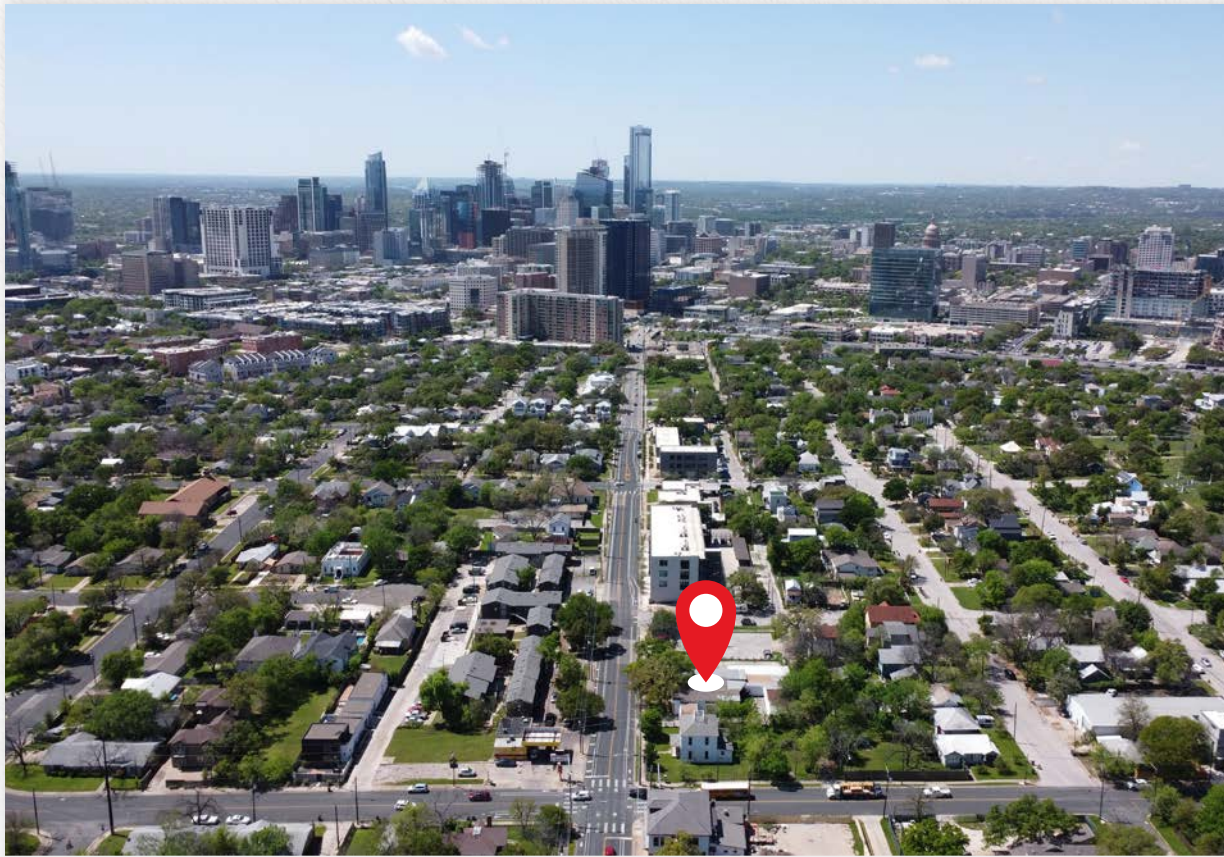
DISCLAIMER: Please note that the tenants currently occupying the commercial property being marketed have right to peaceful enjoyment on the premises. Prospective buyers are kindly requested to refrain from directly contacting or disturbing the tenants on the property. Any inquiries regarding the property should be directed solely to the Asterra listing agents. We appreciate your cooperation in respecting the privacy and business operations of the existing tenants.

Zoning Summary

Zoned CS-MU-NCCD-NP, these two parcels fall into the City of Austin's proposed Urban Renewal Plan for the East 11th & 12th Street Neighborhood Conservation Combining Districts. Within this special designated area (proposed) of East 12th Street, the City has indicated that it hopes to encourage land use changes and redevelopment that will help create a more vibrant and walkable East Austin.

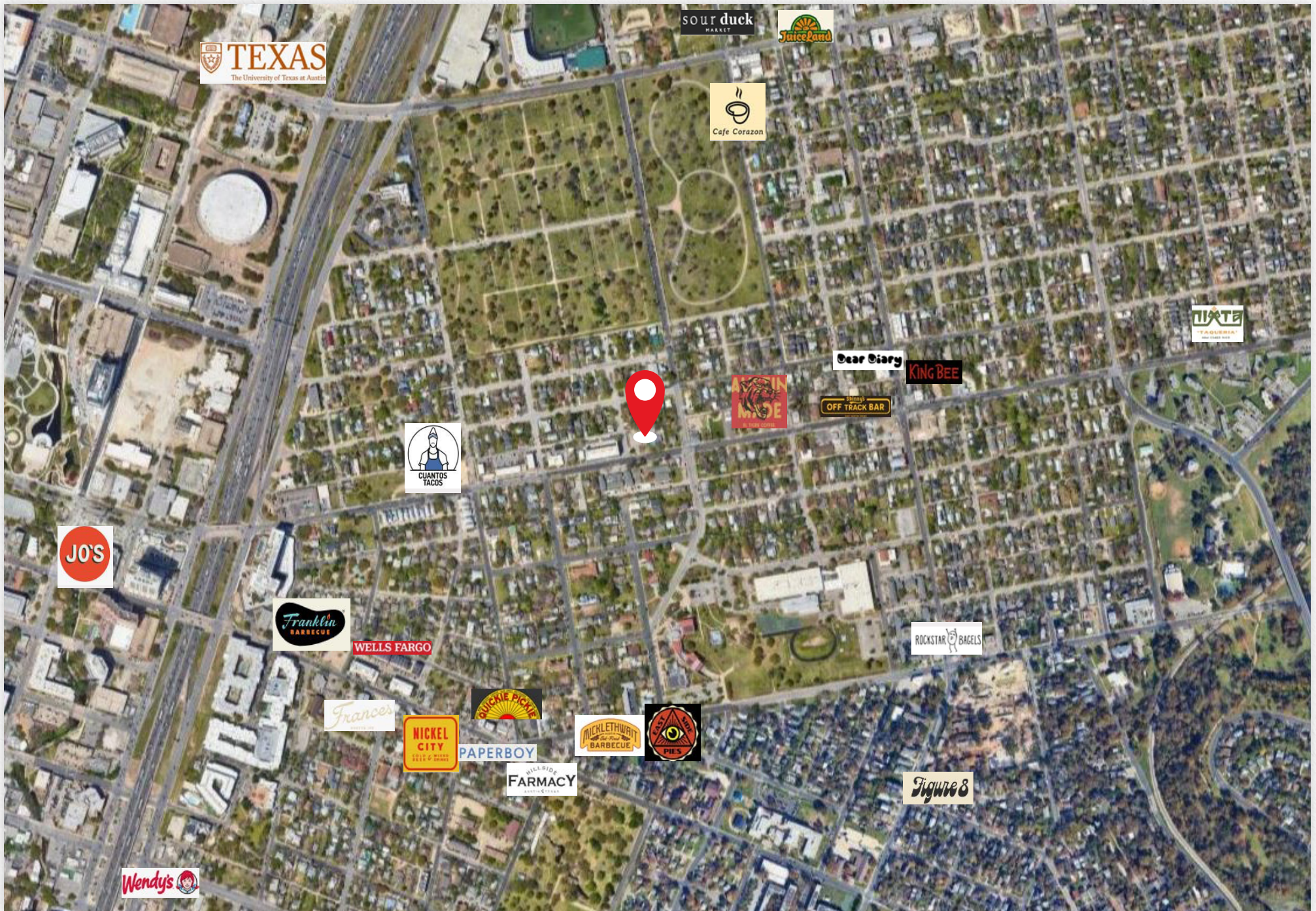
A cursory review of recent and proposed developments from Angelina + 12th St, Next Door Creative Studios and the site plan submitted by Eureka Holdings, one can see why this area is highly sought after by developers interested in a mixed-use redevelopment sites such as this one. These properties offer unique zoning and potential future zoning that may allow developers to pursue the waiver of some of the more restrictive zoning requirements including, things like potential building size, compatibility requirements, parking, certain height restrictions, and other requirements with the adjacent residential neighborhood. This is uniquely different from what developers could potentially face in other parts of East Austin and for that matter parts of East 12th Street





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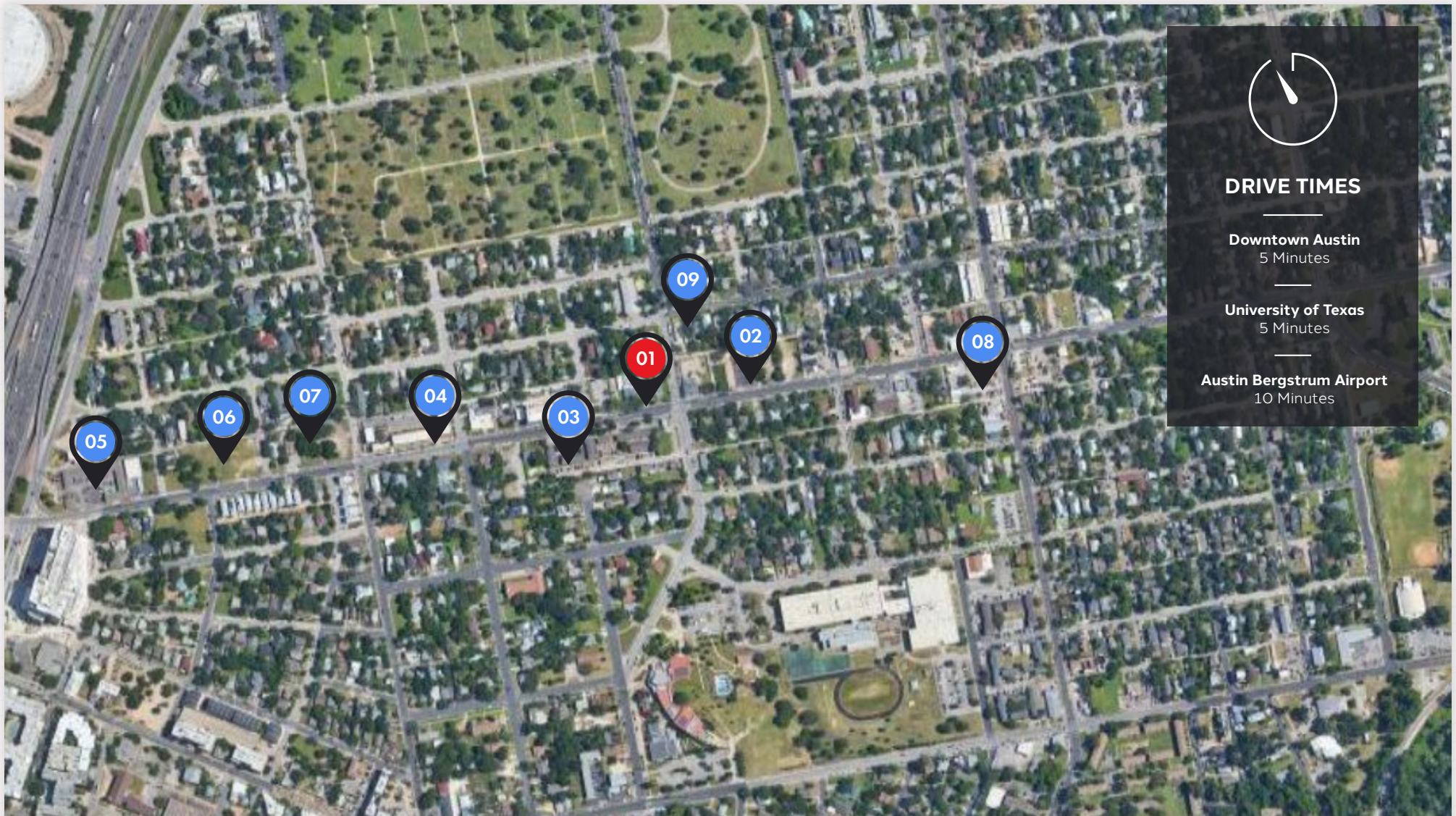





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DEVELOPMENTS




DRIVE TIMES

Downtown Austin
5 Minutes

University of Texas
5 Minutes

Austin Bergstrum Airport
10 Minutes

- | | | | | | | | | |
|-----------------------------|--|---|---|---|---|---|---|--|
| 01
1410 E 12th St | 02
1500-1604 E 12th St
5-Story 85K SF Mixed-Use | 03
1322 E 12th St
Office/Retail + 24 Apartment Units | 04
1224 E 12th St
Three-Story 26K SF Creative Office | 05
The Huston
15-Story, 372 Apartments | 06
1022 E 12th St
73k SF Mixed-Use | 07
1120 E 12th St
53k SF Mixed-Use | 08
1809 E 12th St
40k SF Mixed-Use | 09
1204 Comal St
6K SF Commercial Space |
|-----------------------------|--|---|---|---|---|---|---|--|

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AUSTIN'S 2023 RANKINGS

- #1** FASTEST GROWING MAJOR METRO
U.S. CENSUS BUREAU
- #1** BEST PLACE TO START A BUSINESS
CNBC
- #2** BEST METRO FOR STEM PROFESSIONALS
WALLETHUB
- #5** COLLEGE EDUCATED ADULTS
CITYLAB
- #1** PEOPLE WANTING TO RELOCATE
MONEY.CO.UK
- #1** BEST PERFORMING LARGE CITY IN THE US
BUSINESS WIRE
- #2** BEST MARKET FOR REAL ESTATE
WALLETHUB
- #7** MOST FUN CITY IN THE US
WALLETHUB
- #1** BEST JOB MARKET
WALL STREET JOURNAL
- #2** BEST CITY FOR YOUNG PROFESSIONALS
ROCKET HOMES
- #5** MOST RECESSION RESISTANT CITY
SMARTASSET
- #9** BEST EDUCATED MAJOR METRO
WALLETHUB
- #1** BEST STATE CAPITAL TO LIVE IN
WALLETHUB
- #2** BEST CITY FOR JOB OPPORTUNITIES
BUSINESS INSIDER
- #6** SAFEST LARGE CITY IN U.S.
SAFEWISE
- #7** HEALTHIEST CITY IN AMERICA
WALLETHUB

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Market Overview

Austin

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion. With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments. Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

Contact



Andrew Karr
Managing Partner

512.961.1883
AKarr@asterra.com



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Asterra Residential d/b/a Asterra Properties	590775	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Andrew Karr	586116	akarr@asterra.com	512.231.2000 x 200
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Andrew Karr	586116	akarr@asterra.com	512.231.2000 x 200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Penn Bloxsom	726174	pblobsom@asterra.com	713.449.1024
Sales Agent/Associate's Name	License No.	Email	Phone