

Mixed-Use RV Park Investment | .28 AC

502 Springdale Rd, Austin, TX 78702

FOR SALE

87% Leased



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Executive Summary

Located on in the Govalle neighborhood and near the highly visible intersection of Springdale and East 5th St. This mixed-use investment property spans .28 acres (+/- 12,179 SF) and features a combination of 14 rentable RV spaces, a duplex and billboard income.

Highlights

- Prime Covered Land Play
- Billboard revenue
- Full Utilities
- Rent Roll and Financials pending on signed NDA
- Within walking distance to retails
- Major developments planned with walking distance
- Access to Hwy 183, East Cesar Chavez and E 7th St
- Potential to assemble additional acreage

Listing Details

Sale Price: _____ Contact for Price

CAP Rate: _____ 3.9%

NOI: _____ \$62,518.21

Property Type: _____ Covered Land Play/
Investment Property

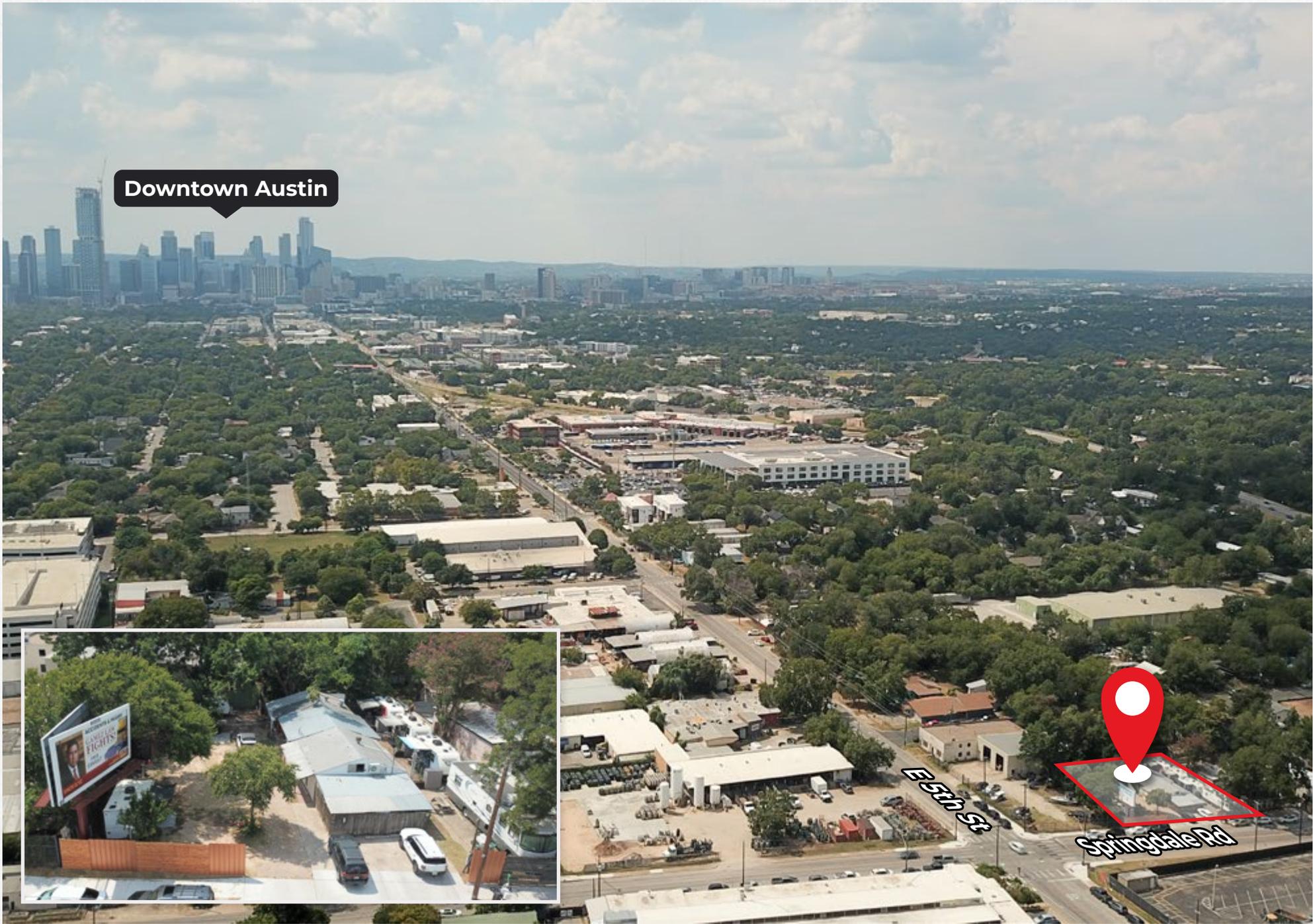
Available SF: _____ 12,179 SF

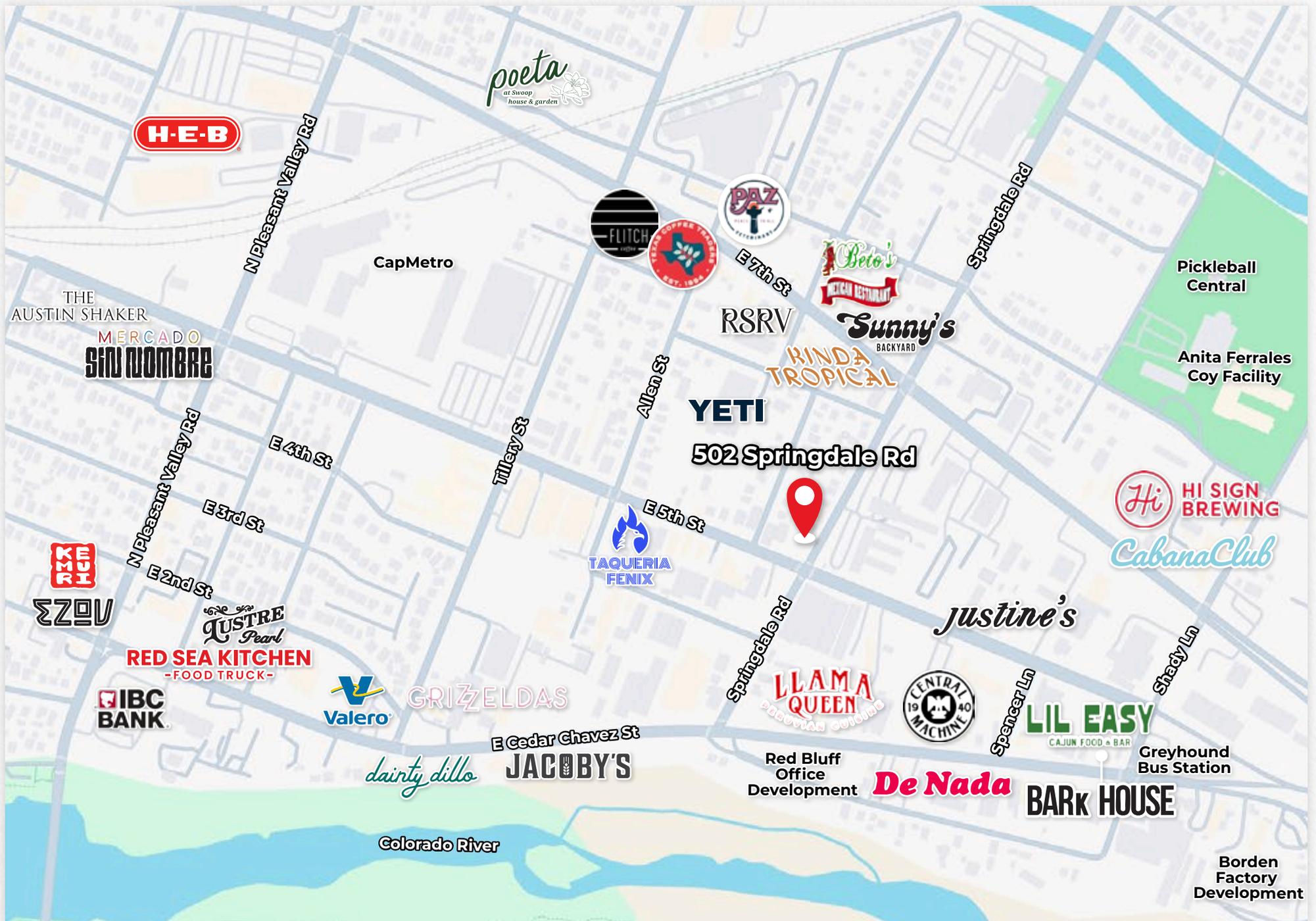
Land Area: _____ .28 AC

Zoning: _____ GR-MU-NP

Year Built: _____

Downtown Austin





H-E-B

poeta
at Snoop
house & garden

CapMetro

THE
AUSTIN SHAKER

MERCADO
SIN NOMBRE

FLITCH

RED BERRY
EST. 1984

PAZ

E 7th St

Cheto's
MEXICAN RESTAURANT

Springdale Rd

Pickleball
Central

Anita Ferrales
Coy Facility

RSRV

Sunny's
BACKYARD

KINDA
TROPICAL

YETI

502 Springdale Rd



Hi
HI SIGN
BREWING

Cabana Club

TAQUERIA
FENIX

E 5th St

justine's

N Pleasant Valley Rd

E 4th St

E 3rd St

E 2nd St

Tilley St

Allen St

2X
HGM

EZOV

LUSTRE
Pearl

RED SEA KITCHEN
-FOOD TRUCK-

IBC
BANK

Valero

GRIZELDAS

E Cedar Chavez St

dainty dillo

JACOBY'S

Springdale Rd

LLAMA
QUEEN
BOBIVIAS COLONIA

CENTRAL
MACHINE

Spencer Ln

LIL EASY
CAJUN FOOD & BAR

Stacy Ln

Red Bluff
Office
Development

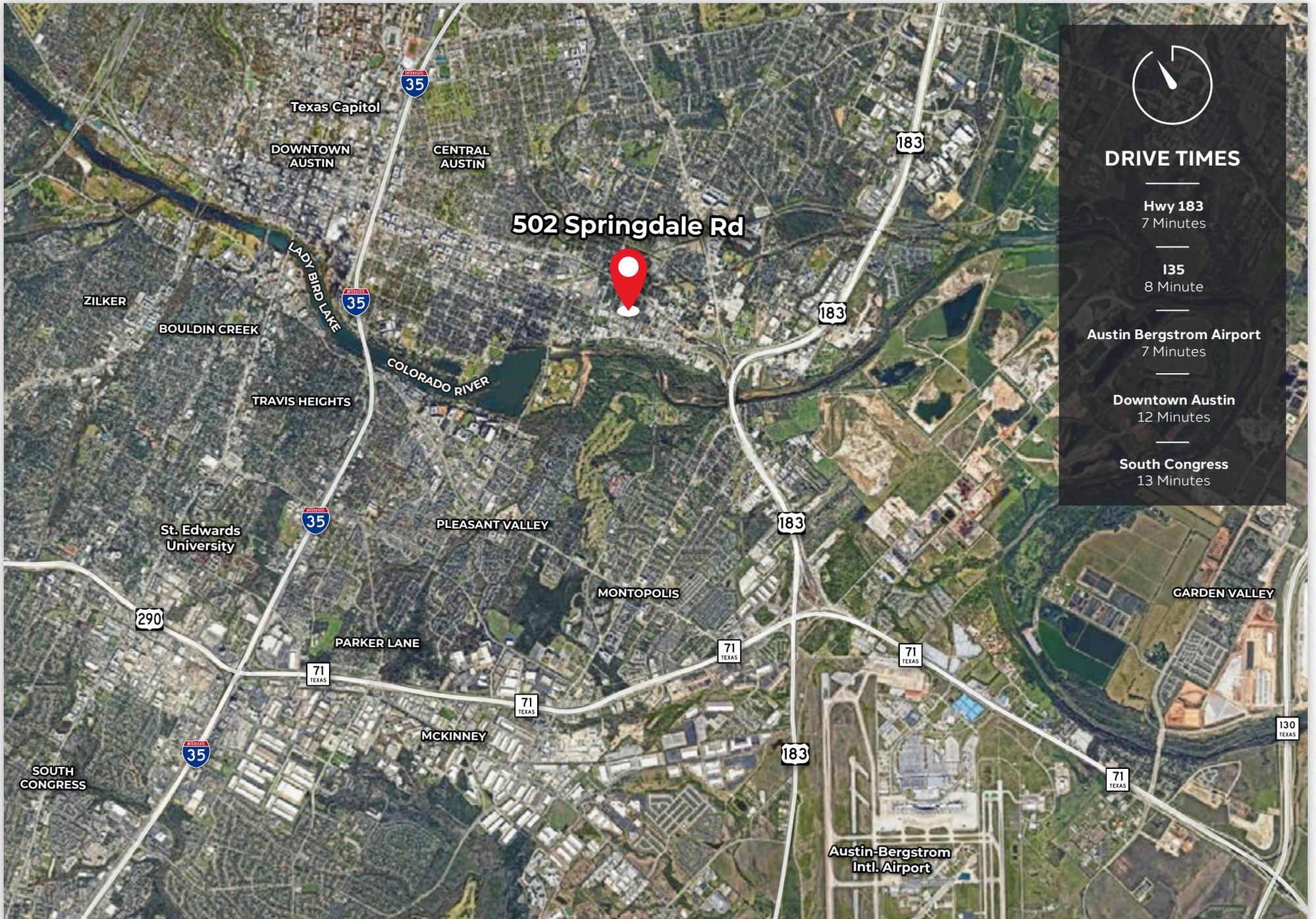
De Nada

BARK HOUSE

Greyhound
Bus Station

Borden
Factory
Development

Colorado River



502 Springdale Rd



DRIVE TIMES

Hwy 183
7 Minutes

I35
8 Minute

Austin Bergstrom Airport
7 Minutes

Downtown Austin
12 Minutes

South Congress
13 Minutes

Location Demographics



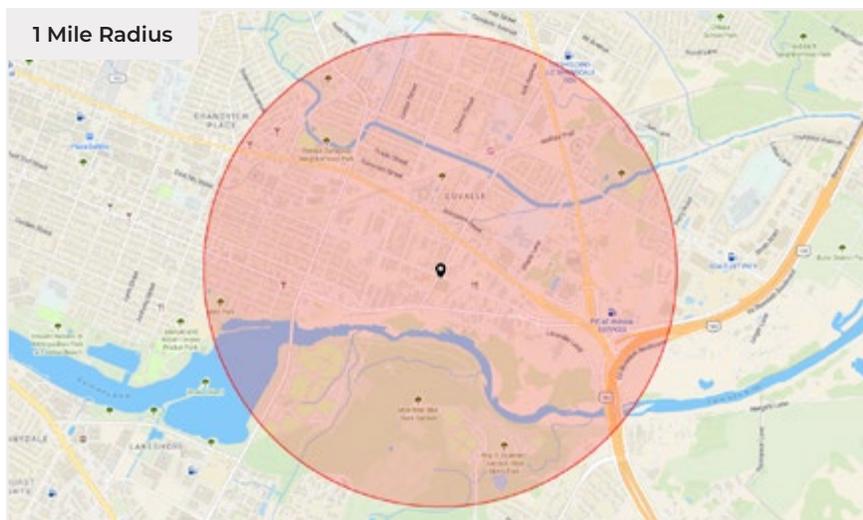
Population

	1 Mile	3 Miles	5 Miles
Population	9,748	139,616	337,079



Avg Household Income

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$111,218	\$103,709	\$102,728



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	4,309	65,406	150,215
Households by Marital Status			
Married	1,166	14,223	36,341
Married No Children	8002	9349	22,615
Married w/Children	364	4,875	13,726
Education			
Some High School	15.11%	11.58%	10.45%
High School Grad	15.05%	13.70%	13.21%
Some College	21.47%	16.31%	16.62%
Associate Degree	5.90%	9.07%	9.02%
Bachelor Degree	23.68%	31.50%	31.66%
Advanced Degree	18.79%	17.86%	19.04%
Annual Consumer Spending (\$000)			
Apparel	\$7,573	\$101,582	\$236,143
Entertainment	\$20,023	\$276,798	\$648,885
Food & Alcohol	\$37,879	\$532,969	\$1,235,614
Household	\$25,101	\$319,799	\$744,876
Transportation	\$37,456	\$472,118	\$1,115,190
Health Care	\$5,868	\$78,755	\$187,674
Education/Day Care	\$10,176	\$143,792	\$336,337

AUSTIN'S 2025 RANKINGS

- #1** FASTEST GROWING MAJOR METRO
EXPLODINGTOPICS.COM
- #1** BEST PLACE TO START A BUSINESS
CNBC
- #1** BEST METRO FOR STEM PROFESSIONALS
WALLETHUB
- #5** COLLEGE EDUCATED ADULTS
CITYLAB
- #1** PEOPLE WANTING TO RELOCATE
MONEY.CO.UK
- #6** BEST PERFORMING LARGE CITY IN THE US
MILKEN INSITUTE
- #2** BEST MARKET FOR REAL ESTATE
WALLETHUB
- #7** MOST FUN CITY IN THE US
WALLETHUB
- #1** BEST JOB MARKET(2024)
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
- 53** WORLDS BEST CITIES
AUSTINCULTUREMAP

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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



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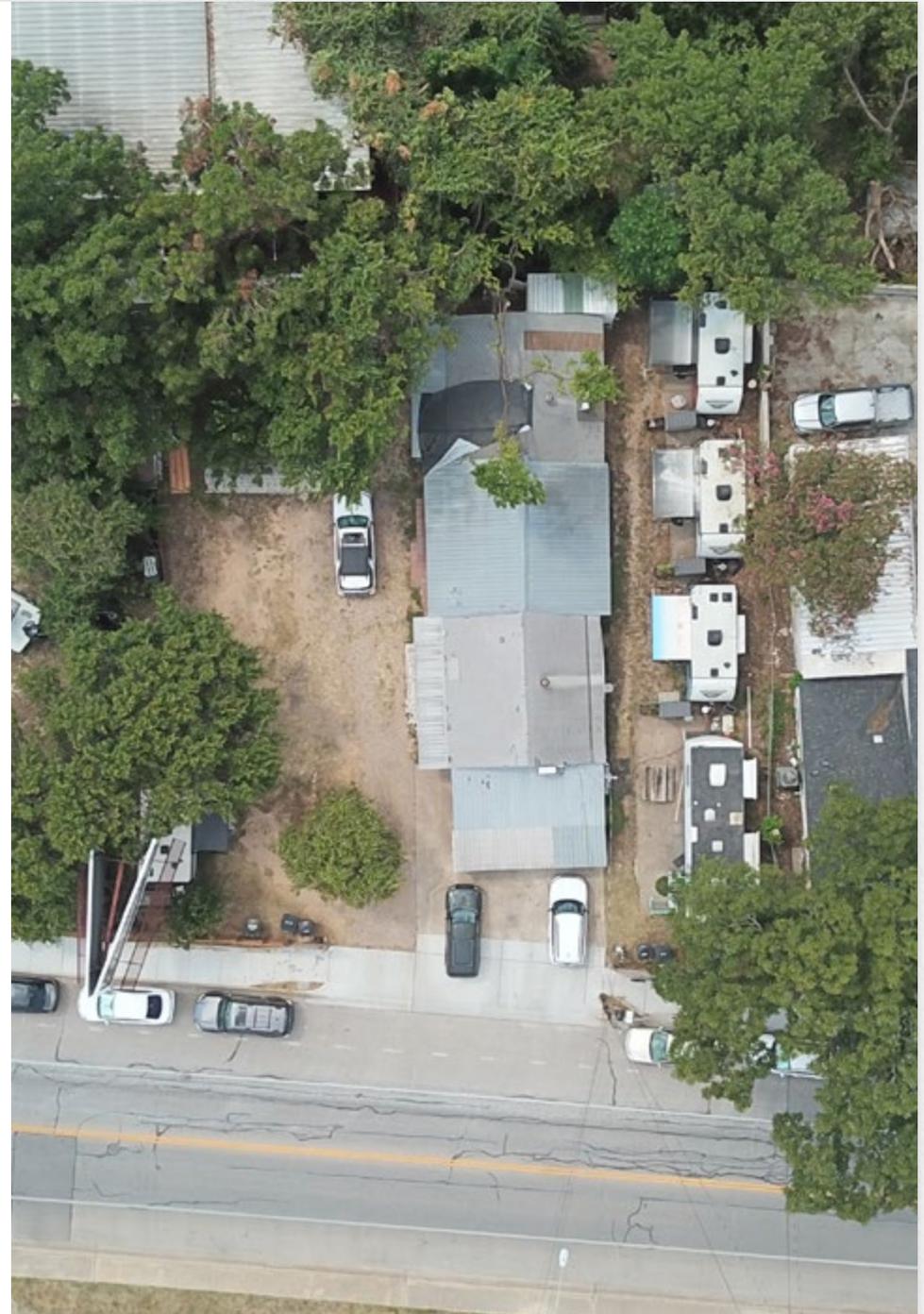
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Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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