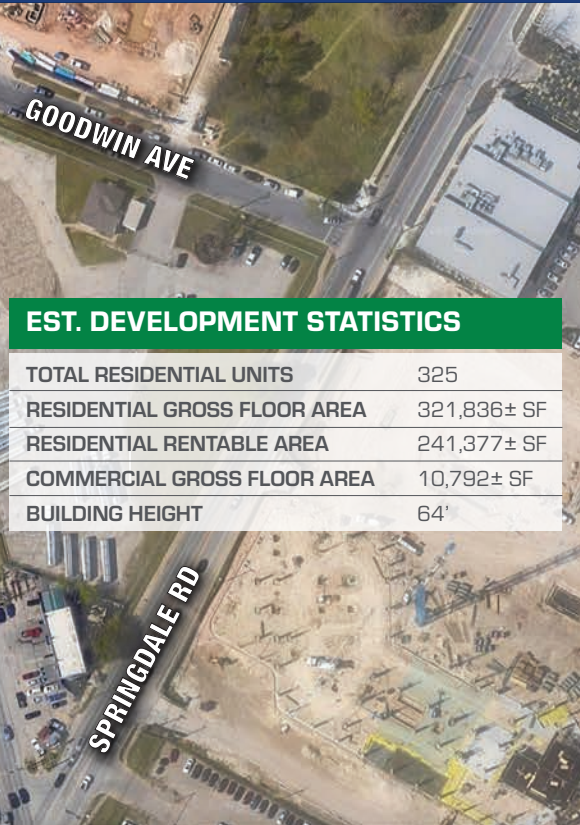




1129-1135 GUNTER ST.



EST. DEVELOPMENT STATISTICS

TOTAL RESIDENTIAL UNITS	325
RESIDENTIAL GROSS FLOOR AREA	321,836± SF
RESIDENTIAL RENTABLE AREA	241,377± SF
COMMERCIAL GROSS FLOOR AREA	10,792± SF
BUILDING HEIGHT	64'

FOR SALE

PRIME 3.4± AC MIXED-USE DEVELOPMENT SITE

LOCATED IN THE HEART OF EAST AUSTIN

1129-1135 GUNTER STREET, AUSTIN, TX

HIGHLIGHTS

- Potential for approximately 325 residential units with commercial on the ground floor
- Zoning entitlements in place
- Explosive development in desirable East Austin submarket
- Proximity to other recent multifamily, office & retail developments
- High visibility & easy access along Airport Blvd. (27,900 VPD)

SIZE	3.4± AC
FUTURE LAND USE	Vertical Mixed-Use/General Commercial
ZONING	CS-MU-V-CO-NP
TAXES (2022)	\$83,073
PARCEL ID#	0206150226 & 0206150218

DETAILS

Minutes from downtown Austin, this 3.4-acre mixed-use parcel is nearing full entitlement status for the development of approximately 325 residential units situated above desirable ground floor commercial space.

Often referred to as an “authentic” view of Austin, and possibly the best kept secret in town, the neighborhoods within the East Austin submarket exude an electric, trendy vibe that attracts younger professionals with strong demographics. East Austin is ground zero for thoughtful revitalization and boasts a perfect blend of historic and new construction.

The subject property sits at the corner of Airport Boulevard (Loop 111) and Kirk Avenue, across from a 363-unit, Class-A apartment community currently in development, as well as transformative workplace projects like Springdale General and the Springdale Green project. The East Austin area is rapidly transforming while staying true to its roots, and this sale represents an opportunity to be a part of the journey.

ALSO AVAILABLE FOR SALE:

5916 North Lamar Blvd., Austin, TX
2± AC Mixed-Use Development Site

7800 Bureson Rd., Austin, TX
16± AC Multifamily Development Site





📍 1129-1135 GUNTER STREET, AUSTIN, TX

LOCAL INFORMATION

Austin ranks as the 10th largest city in the United States and is experiencing unprecedented growth. East Austin, just two and a half miles east of downtown and one and a half miles east of I-35, is a booming neighborhood full of young professionals and up-and-coming developments – where the heart of Austin truly beats! With its eclectic mix of cultures, vibrant art scene and a rich culinary landscape, this neighborhood is a hotspot for those seeking an authentic Austin experience. It has become synonymous with great food, a vibrant nightlife, lively music, award-winning microbreweries, educational museums, local boutiques and vintage shops. From its historic charm to its thriving tech sector and a welcoming community spirit, East Austin offers the perfect blend of tradition and innovation.

AREA DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population (2023)	17,813	146,078	358,573
Pop. Growth (2023-28)	1.1%	1.2%	1.0%
Average HHI (2023-28)	\$73,882	\$71,587	\$77,992

CONTACT

STEVE MADURA

📞 847.504.2478

✉️ smadura@hilcoglobal.com

MICHAEL KNEIFEL

📞 847.201.2322

✉️ mkneifel@hilcoglobal.com

ADAM ZIMMERMAN, MAI

📞 847.917.9323

✉️ azimmerman@hilcoglobal.com

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate (HRE) website at www.HilcoRealEstate.com.

BID SUBMISSION

All Bids should be submitted using a Letter of Intent (LOI). Those deemed as Qualified Bidders will be invited to participate in a second round. All second round final bids must be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Steve Madura at smadura@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, buyers will need to execute the Non-Disclosure Agreement (NDA) available on the HRE website. Once received and processed, you will be provided access to the Virtual Data Room containing property and sale information.



Information About Brokerage Services

Texas law requires all real estate license holders 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' written 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.

Paul A. Lynn & Assoc., LLC	9000489	paullynnccim@gmail.com	713-825-1771
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul A. Lynn	0244902	paullynnccim@gmail.com	713-825-1771
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date