

Austin Urban Retail PORTFOLIO

TWO-PROPERTY INVESTMENT OPPORTUNITY



1323 S Congress Avenue, Austin, TX 78704 | 4418 Burnet Road, Austin, TX 78756

Austin Urban Retail PORTFOLIO

Offering Overview

SRS Capital Markets has been exclusively retained to offer qualified investors the opportunity to acquire two recently repositioned urban infill properties - **4418 Burnet & 1323 South Congress** (the "Properties" or the "Portfolio").

4418 Burnet is prominently situated at the corner of Burnet Road at 45th Street. Anchored by Austin's 2nd location for the wildly popular La La Land Kind Café. In addition to its new anchor tenant, the property includes a 2,882 SF building currently under LOI to a new tenant.

1323 South Congress is at the center of Austin's nationally famous South Congress District. The property is leased to Ariat, an internationally recognized footwear, apparel and accessories brand for equestrian sports. The ownership of this asset also includes a ROFR for the purchase of 1321 S Congress which is currently leased to White Tiger.

The Portfolio offers investors a rare opportunity to acquire two Iconic Urban Assets in high growth/high demand Austin Markets.

Tenants



SRRE.COM/AustinUrbanRetailPortfolio



5,735± SF
Offering GLA



0.38± AC
Land Area



100%
Occupancy



3
Buildings

The Portfolio



4418 Burnet Road | Austin, TX 78756



4,335± SF
Offering GLA



100%
Occupancy



24
Parking Spaces



0.32± AC
Land Area



2
Tenants



CS
Zoning



1323 South Congress Avenue | Austin, TX 78704



1,400± SF
Offering GLA



100%
Occupancy



1
ROFR
(1321 S Congress)



0.06± AC
Land Area



1
Tenant



CS-V
Zoning

Anchored by Iconic Concepts



1,453± SF
Leased GLA



10 Year
Initial Lease Term



20 / 50±
Flagship Locations
Existing/Opening



\$40M+
Recent Funding Round



1
Existing Austin Location
(South Congress)



Jun 2026
Grand Opening



1,400± SF
Offering GLA



10 Year
Initial Lease Term



30+
Flagship Locations



7,000+
Retailer Distributors



\$1BN+
Estimated Annual Revenues



Feb 2026
Grand Opening

Austin Urban Retail
PORTFOLIO

4418
Burnet
Road



Corner of Main & Main

45th & Burnet



Corner of Burnet Road & 45th Street



98 Walk Score & 94 Bike Score
Proximate to Rosedale, Brentwood, Allandale



Diminishing Burnet Corridor
0 Retail SF Under Construction & 60K SF Demolished for Vertical Mixed-Use



Shop Space Rents are 65% Under Market



Drive Times



4 MINUTES
Ascension Seton Main Campus



6 MINUTES
University of Texas at Austin



10 MINUTES
Mueller Development



11 MINUTES
Downtown Austin



12 MINUTES
The Domain



4418 Burnet Road

Site Details

Location | Austin, Texas

Address | 4418 Burnet Rd, Austin, TX 78756

Zoning | CS, SF-3

Land Area | Total site area is approximately 0.32 Acres - 13,939 Square Feet

Visibility & Signage | Building Signage on 45th Street and Burnet Road

Car Access | There are two (2) total access points for vehicular traffic: one (1) from 45th Street and one (1) from Burnet Road

Pedestrian Access | There are several access points for pedestrians via 45th Street & Burnet Road

Parking | There are 24 Parking Spaces (5.54 spaces per 1,000 SF) with additional Street Parking Available Nearby



Building Details

Building Size | 4,335± SF

Total Buildings | 2

Year Built | 1958

Year Renovated | 2026

Design, Construction, & Improvement Features

Structure | Reinforced concrete-slabs on grade with grade beams and steel-frame construction

Exterior Walls | Masonry and Stucco

Roof | Flat and finished with a TPO single-ply roofing membrane

Interior | Traditional retail finishes

Parking Lot | New Concrete Lot 2026

Parcel Information

Ownership Entity | 4418 BURNET RD LLC

Legal Description | LOT A LESS E 370SQ FT & LOT B MURRAY SUBD & E 35FT OF LT 10 BLK 7 ROSEDALE B

Robust Retail Fundamentals | Central West Submarket



1.4M SF
Existing
Inventory



0 SF
Under Construction/
Planned

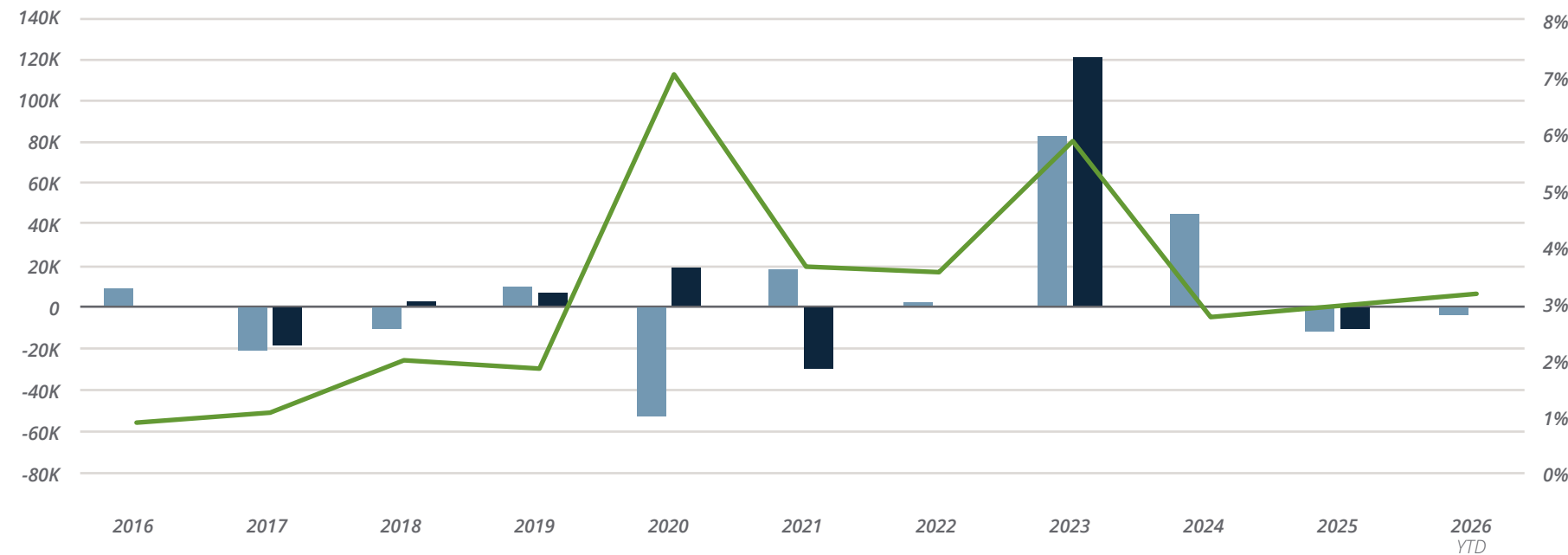


42K+ SF
Demolished
Since 2020



96.3%
Occupancy
Rate

Diminishing Retail RSF with High Occupancy Rates



SOURCE: CoStar

Surrounded by Live-Work-Play Districts



180K SF
Office



140K SF
Retail



1,150
Units
Planned or Delivered

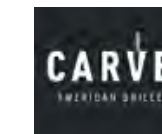


111K SF
Retail



529
Units
Apartment

Notable Tenants



Notable Tenants



Austin Urban Retail PORTFOLIO

1323
South
Congress



Infill Retail on South Congress



Austin's Most
Iconic Shopping District



Synergistic Mix of Iconic Global Brands & Local Favorites
All Along the Street



Average Rent Growth of ~20%
Per Year Over Last 5 Years

Unparalleled Pedestrian Access



91

Walker's Paradise

96

Bike Score



1323 South Congress Ave

Site Details

Location | Austin, Texas

Address | 1323 S Congress Ave, Austin, TX 78704

Zoning | CS-V-NCCD-ETOD-DBETOD-NP

Land Area | Total site area is approximately 0.0577 Acres - 2,513 Square Feet

Visibility & Signage | Building Signage on Congress Avenue

Car Access | Street Parking is Available Off Site

Pedestrian Access | The Property is in a pedestrian district with one (1) Entrance On South Congress with Service Entry Behind Building

Offsite Parking | Street Parking is Available Nearby



Building Details

Building Size | 1,400± SF

Total Buildings | 1

Year Built | 1977

Design, Construction, & Improvement Features

Structure | Reinforced concrete-slabs on grade with grade beams and steel-frame construction

Exterior Walls | Masonry and Stucco

Roof | Flat and finished with a TPO single-ply roofing membrane

Interior | Traditional retail finishes

Parcel Information

Ownership Entity | 1323 S CONGRESS AVE LLC

Legal Description | CEN 20FT OF LOT 3 BLK 9 FAIRVIEW PARK

Future Light Rail Hub



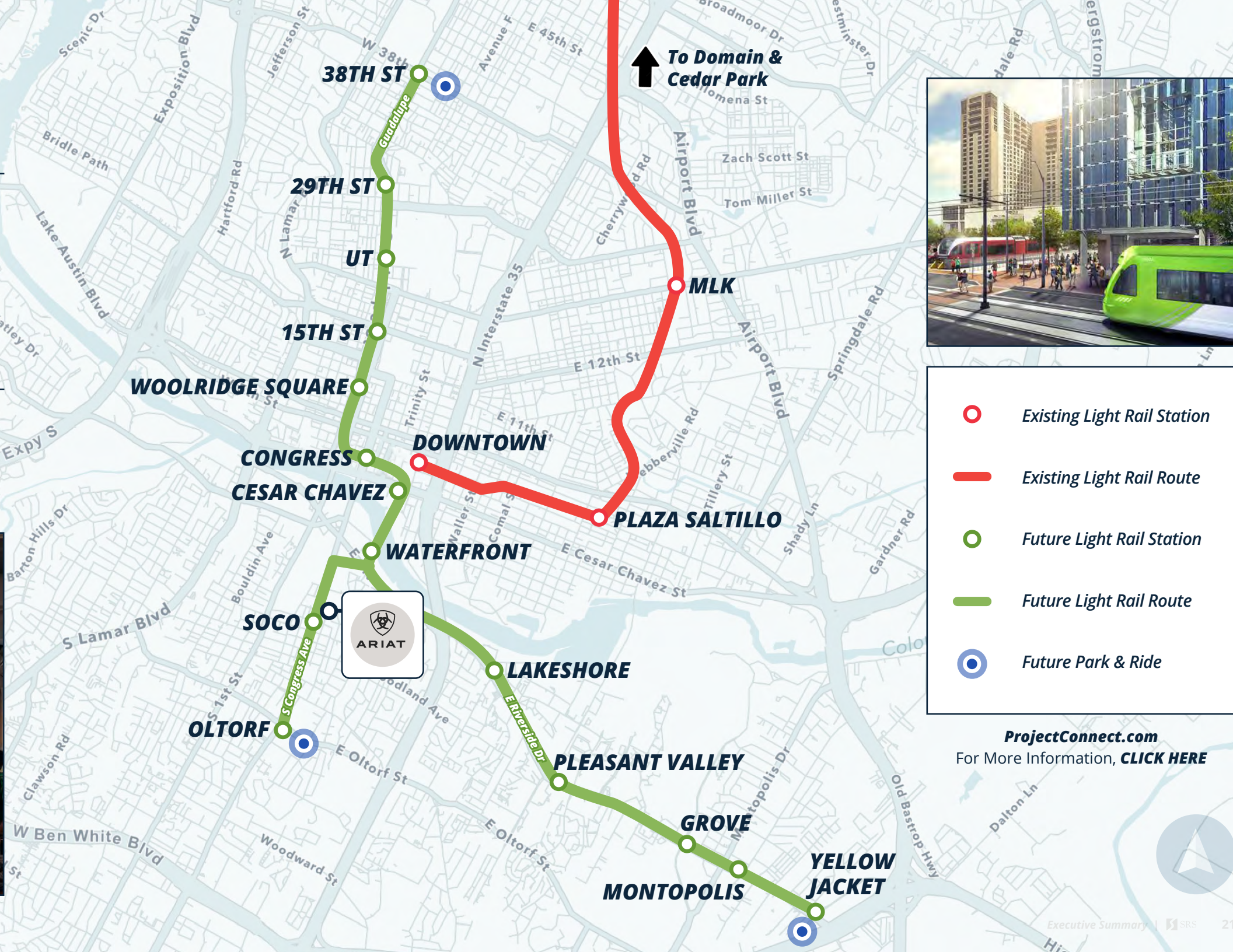
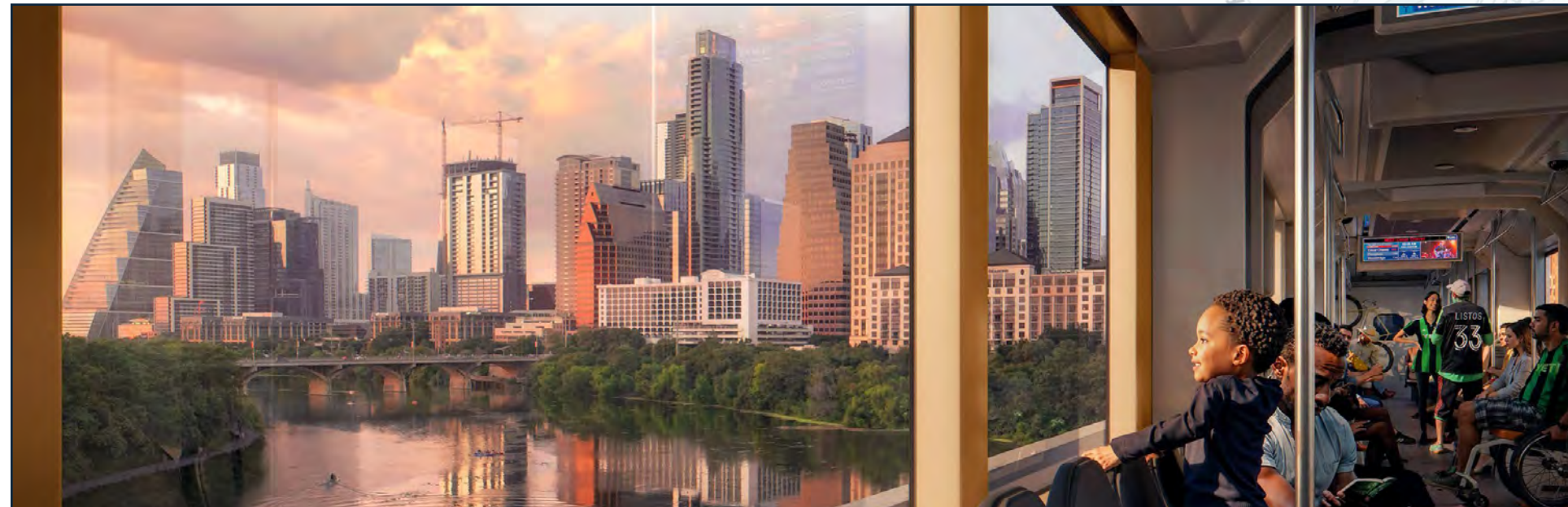
32-Mile
Existing Commuter Light Rail System



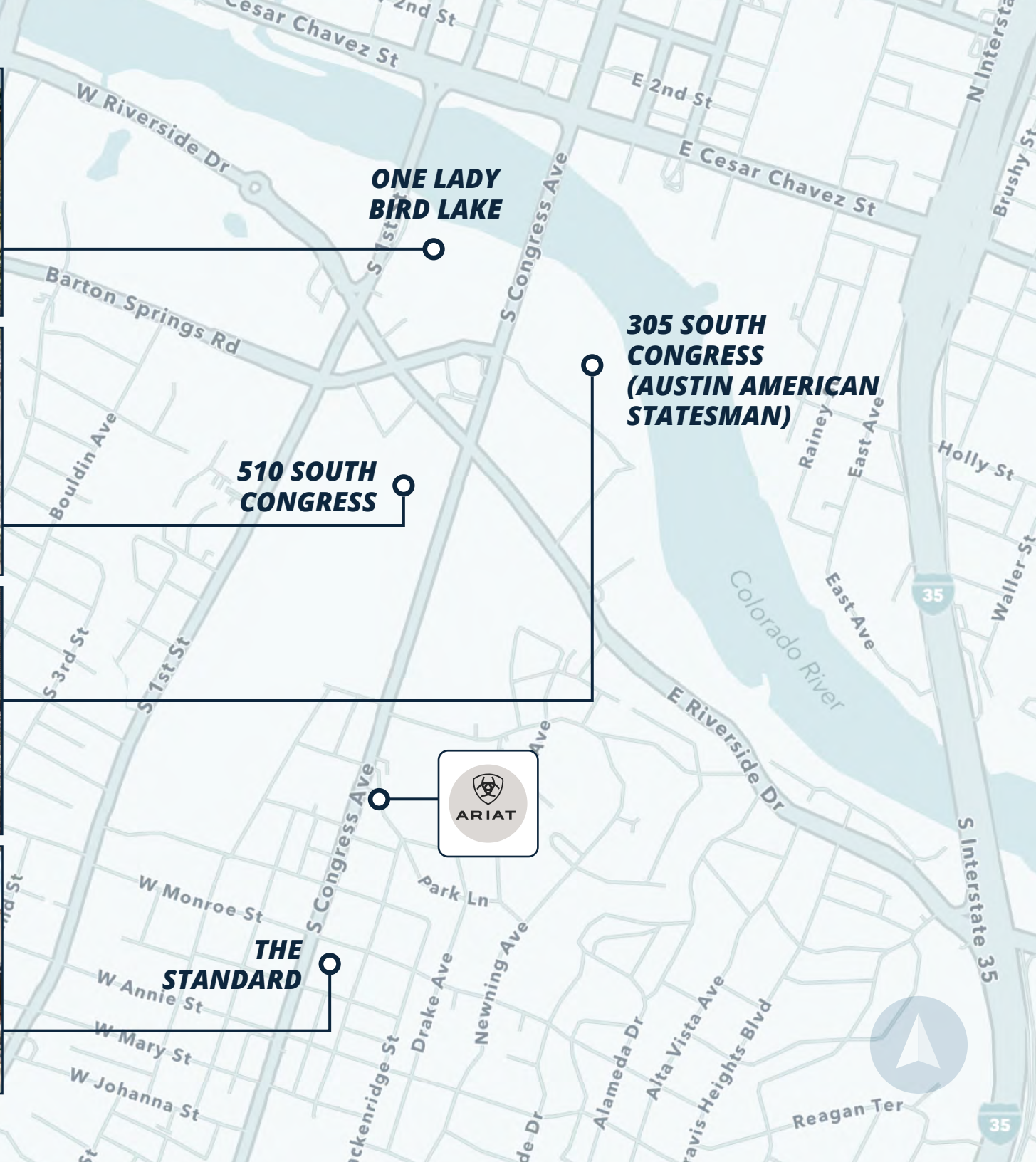
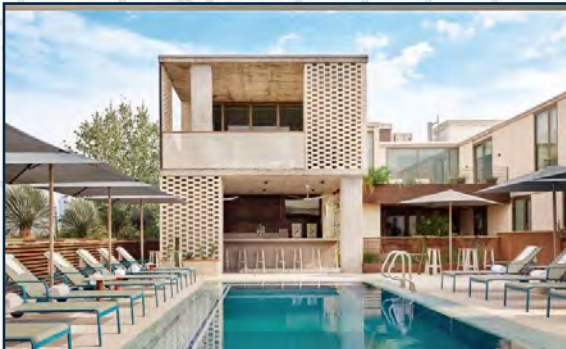
2033
Expected Completion

9.8 Mile
Planned Light Rail
Connecting South Congress with Downtown & East Riverside

South Congress Station
Planned, Near Monroe and Elizabeth Streets



Continued Development Along South Congress



ONE LADY BIRD LAKE

305 SOUTH CONGRESS (AUSTIN AMERICAN STATESMAN)

510 SOUTH CONGRESS

THE STANDARD



One Lady Bird Lake

- 101 Residential Condos
- 197 For Rent Apartments
- 14K SF of Retail

305 South Congress (Austin American Statesman)

- 19 AC Development
- 3.5M SF of Office, Hotel & Retail & Residential
- 8 AC of Dedicated Park Space

510 South Congress

- 950 Residential Condos
- 600K SF of Office
- 225 Key Hotel
- 135K SF of Retail

The Standard Austin

- Conversion from the South Congress Hotel
- 1st Texas Location & 1st U.S. Opening in a Decade
- Extensive Renovation Planned

Lack of Available Space Drives Rental Rates | South Congress Corridor



394K SF
Existing
Inventory

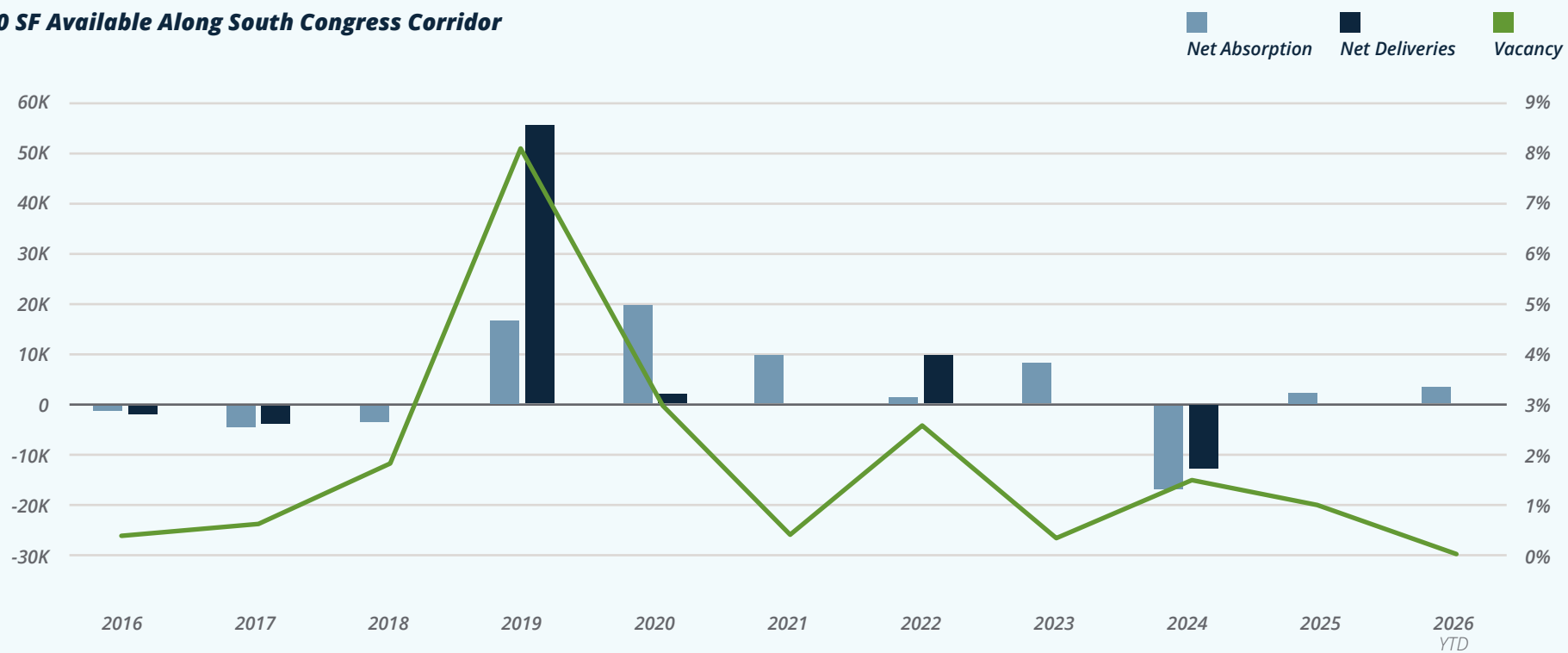


0 SF
Under Construction/
Planned



100%
Occupancy
Rate

0 SF Available Along South Congress Corridor



SOURCE: CoStar



SRSRE.COM/AustinUrbanRetailPortfolio

Austin Urban Retail PORTFOLIO

EXCLUSIVELY PRESENTED BY



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