

FOR SALE | 78704 - 61 UNIT MULTI-FAMILY



2526, 2523 . Durwood Dr. Austin TX 78704

WWW.THEELEMENT04.COM

• HOWDY YALL!



AUSTIN, TX

AREA OVERVIEW

Austin, Texas, is undergoing rapid growth with an estimated 2024 population of about 984,567 and a metro area projection of 2.5 million, growing at an annual rate of 2.5%. Over 42,000 small businesses drive local economic activity, supported by a network of incubators and city programs. Key corporate investments from companies like Tesla, Apple, and Oracle continue to shape Austin's landscape. Tesla's Gigafactory is anticipated to create over 5,000 jobs, and Apple's \$1 billion campus is expected to house up to 15,000 employees, highlighting Austin's role as a tech and business hub.

The University of Texas at Austin plays a critical role in workforce development, employing over 23,000 staff and producing graduates, particularly in STEM fields, that fuel the city's talent pool. Education and health services represent 12% of employment and are growing at nearly 4%, while the government sector, comprising 15% of jobs, offers economic stability. Austin's labor market expanded by 2.1% in 2023, outpacing national averages, and is bolstered by continued corporate growth, such as from Samsung and Tesla.

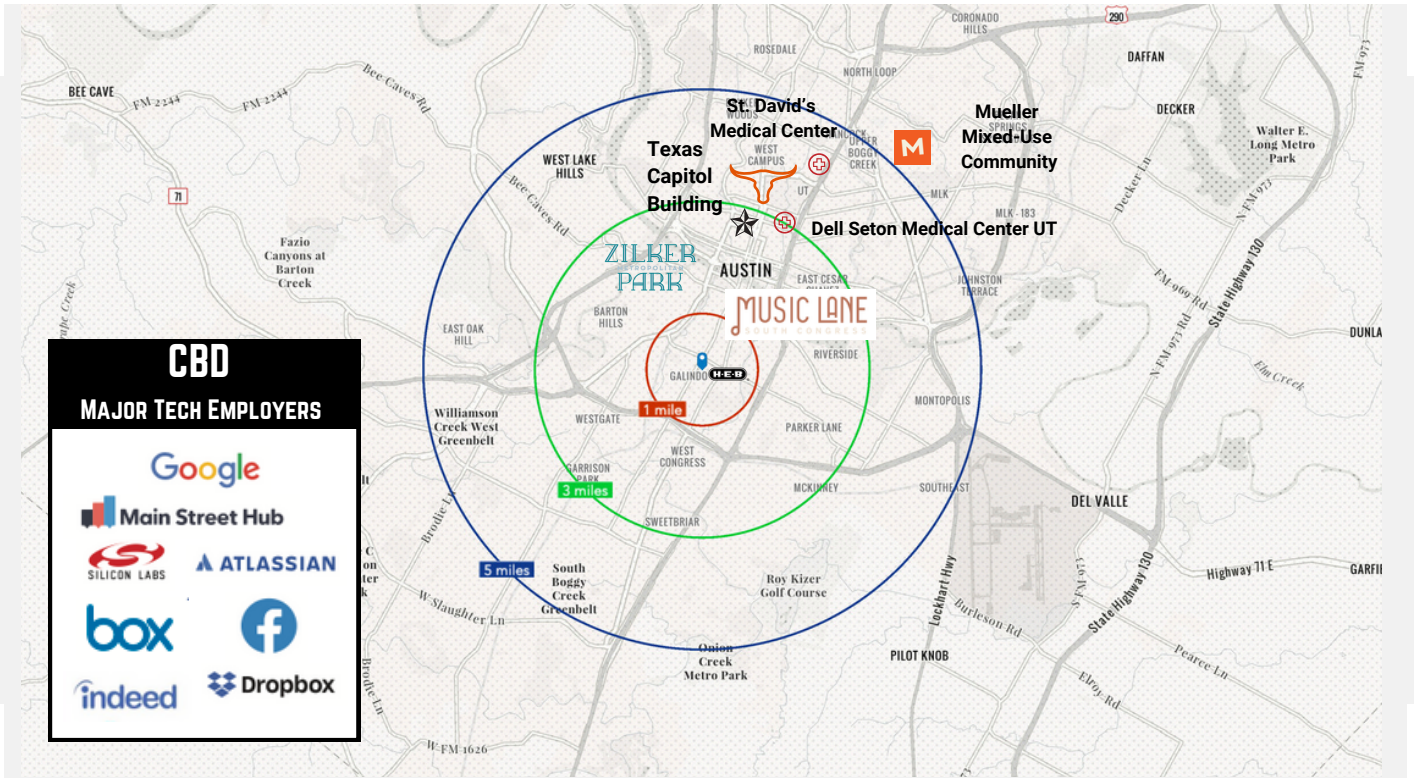
Approximately 25% of the population is between the ages of 20 and 34, contributing to a dynamic, growing workforce. From 2010 to 2020, the city saw a 33% population increase, making it one of the fastest-growing urban areas in the U.S.

Culturally, Austin is known as "The Live Music Capital of the World," hosting events like Austin City Limits (ACL), South by Southwest (SXSW), and the Formula 1 United States Grand Prix. These events not only boost tourism but also add to the city's vibrant cultural scene. Austin's parks, trails, rivers, and diverse culinary offerings enhance the quality of life and attract residents.

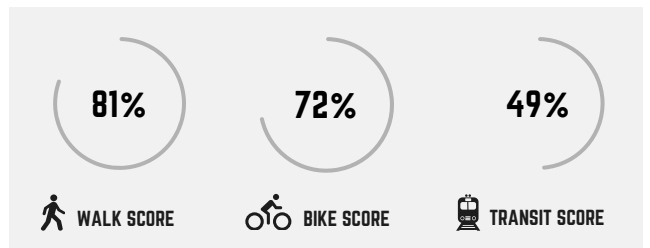
Austin is also marked by its affordability, with no personal income tax and a lower cost of living than many coastal cities. The business-friendly environment encourages corporate relocations and expansions, backed by state policies that foster economic growth and opportunity.

THE AREA

In The Heart of Austin's coveted 78704 - One of Austin's most Iconic zip codes



Devora Realty is pleased to present The Element Studios, a 61-unit condo community, located in the heart of Austin's coveted 78704 zip code. Home to iconic neighborhoods like South Congress (SoCo), South Lamar (SoLa), South First (SoFi), Barton Hills, Bouldin Creek, and Zilker, 78704 features a vibrant music and arts scene, trendy boutiques, and top-rated restaurants and cafes. Its walkable streets, strong community feel, and lively atmosphere make this area a prime spot for both living and investment, capturing the essence of Austin's unique culture and lifestyle.



'AREA HIGHLIGHTS

- 7 MINS TO DT AUSTIN
- 1 MIN TO SOCO DISTRICT
- 14 MINS TO ABIA
- 1 MIN TO SOLA DISTRICT
- 15 MINS TO MUELLER
- 1 MIN TO HEB GROCERY
- 12 MINS TO UT CAMPUS
- 11 MINS TO ZILKER PARK

THE PROPERTY

ELEMENT STUDIOS - 78704



ADDRESS 2526 + 2523 DURWOOD ST. AUSTIN, TX 78704

OFFERED AT NOT DISCLOSED

OF UNITS 61 - 420 ± SF STUDIOS (CONDOS)

OF PHASES 2

OF BUILDINGS 6

INTERSECTION OLTORF & DURWOOD ST.

YEAR BUILT 1974

TOTAL NRSF 25,620 ± SF

ZONING MF-3 NP

LAND AREA TOTAL 1.157 ± AC (50,417 ± SF)

2526 DURWOOD .49 ± AC (21,479 ± SF)

2523 DURWOOD .664 ± AC (28,938 ± SF)

PARKING 70 TOTAL SPACES (18 COVERED)

P1 - 2526 DURWOOD - 32 TOTAL (8 COVERED)

P2 - 2523 DURWOOD - 38 TOTAL (10 COVERED)

ROOF MATERIALS METAL

HVAC INDIVIDUAL MINI SPLIT SYSTEMS

WATER HEATER P1 2 - WATER HEATERS

WATER HEATER P2 4 - TANKLESS WATER

RECENT UPGRADES

- 2 tankless water heaters replaced P2 - December 2021
- Replaced water circ. pump in P2 - Feb 2022
- Waterline descaling P2 - March 2022
- 1 water heater replaced P1 - September 2023
- Soft water descaling & water softeners installed P1 - May 2024
- New fencing along P2 - Building 3 - 2024
- All window frames replaced & painted - 20204
- P1 buildings painted inc. doors & doorframes - 2024
- Metal railings painted - 2024
- Repaired/replaced sheet metal fence & stone pillars - 2024

THE PROPERTY

[WEBSITE
CLICK HERE](#)



All listing information is deemed reliable but is not guaranteed and should be independently verified.

THE OPPORTUNITY

OWN A 61 UNIT CONDO PROJECT IN 78704

Element Studios: a 61-unit, fully-converted condo property in the heart of Austin's coveted 78704. All 61 units are 420-square-foot studios, optimized for efficient, modern living in one of Austin's most walkable and desirable areas. The community is gated, with pedestrian gates for easy access, and features amenities designed to enhance resident satisfaction and retention, including a community pool, outdoor spaces, and two laundry rooms.

This is a strategic opportunity for experienced investors seeking to capitalize on a property that not only functions as a multifamily asset but also offers the flexibility of legally defined condos, creating adaptable exit strategies in an evolving market. As multifamily sales across Austin have slowed in recent years due to oversupply and negative rent growth, Element Studios has maintained a competitive edge. Its strong performance stems from a strategic focus on smaller, more affordable units within a high-demand location. Unlike many large-scale multifamily developments, these compact units offer an entry-level price point that makes them attractive to both renters and individual buyers, positioning the asset as a valuable, flexible holding in a challenging market.

With walkable access to Austin's iconic hotspots – South Congress Avenue, South First Street, and major green spaces like Zilker Park – Element Studios is well-positioned to capture tenants who prioritize location but seek affordability. The new H-E-B at Oltorf and South Congress only amplifies this property's appeal, adding a major retail anchor within walking distance. The property's smaller unit sizes also align well with the growing trend toward micro-units and minimalist living, creating appeal for young professionals, downsizers, and those prioritizing lifestyle over square footage.

For investors, Element Studios represents an opportunity to enter or expand within one of Austin's most iconic zip codes at a time when affordability and flexibility are in high demand. With legal condo status, investors have options: continue leasing for steady cash flow or selectively sell individual units as the market shifts. This adaptability, combined with the 78704's enduring appeal, makes Element Studios a sound, forward-thinking investment in Austin's competitive real estate market.

Investment Highlights:

Prime 78704 Location: Walkable to South Congress and the highly anticipated, newly constructed H-E-B at Oltorf and South Congress. Just minutes from Zilker Park and Downtown Austin, attracting renters and buyers alike.

Flexible Condo Status: All 61 units are legally defined condos, offering adaptable exit strategies for leasing or selling.

Affordable, High-Demand Units: Efficient 420 sq. ft. studios align with the trend for compact, affordable housing in Austin.

Gated Community with Amenities: Features include a community pool, outdoor spaces, and two laundry rooms.

Market Resilience: Positioned to outperform in Austin's multifamily sector with affordable pricing in a premier location.

MULTI-FAM PROFORMA

LEASE A 61 UNIT CONDO PROJECT IN 78704

INCOME		Proforma Underwriting
Scheduled Market Rent	\$	917,000.00
Less: Loss to Lease	2% \$	(18,340.00)
Less: Vacancy	7% \$	(64,190.00)
Less: Concessions	1% \$	(9,170.00)
Less: Non-Revenue Units & Bad Debt	0.05% \$	(458.50)
Net Rental Income	\$	824,841.50
Plus: Fee Income	\$	25,864.00
Plus: Laundry Income	\$	3,783.24
Plus: RUBS Income	\$	35,144.00
Plus: Other Income	\$	4,760.39
Total Operating Income (EGI)	\$	894,393.13

EXPENSES		Per Unit	
Administrative		\$ (16.39)	\$ (1,000.00)
Advertising & Promotion		\$ (150.00)	\$ (9,150.00)
Payroll		\$	-
Repairs & Maintenance		\$ (502.51)	\$ (30,652.83)
Management Fee	4%	\$ (540.88)	\$ (32,993.66)
Utilities		\$ (1,031.38)	\$ (62,914.10)
Contracted Services		\$ (401.73)	\$ (24,505.35)
Real Estate Taxes - Based on previous year 2023		\$ (3,678.20)	\$ (224,370.00)
Insurance		\$ (665.45)	\$ (40,592.66)
Total Expenses		\$	(426,178.60)
		Per Unit:	\$ (6,986.53)
		Per SF:	\$ (16.63)
Net Operating Income		\$	468,214.53

Insurance Expenses Provided from Annual Invoice

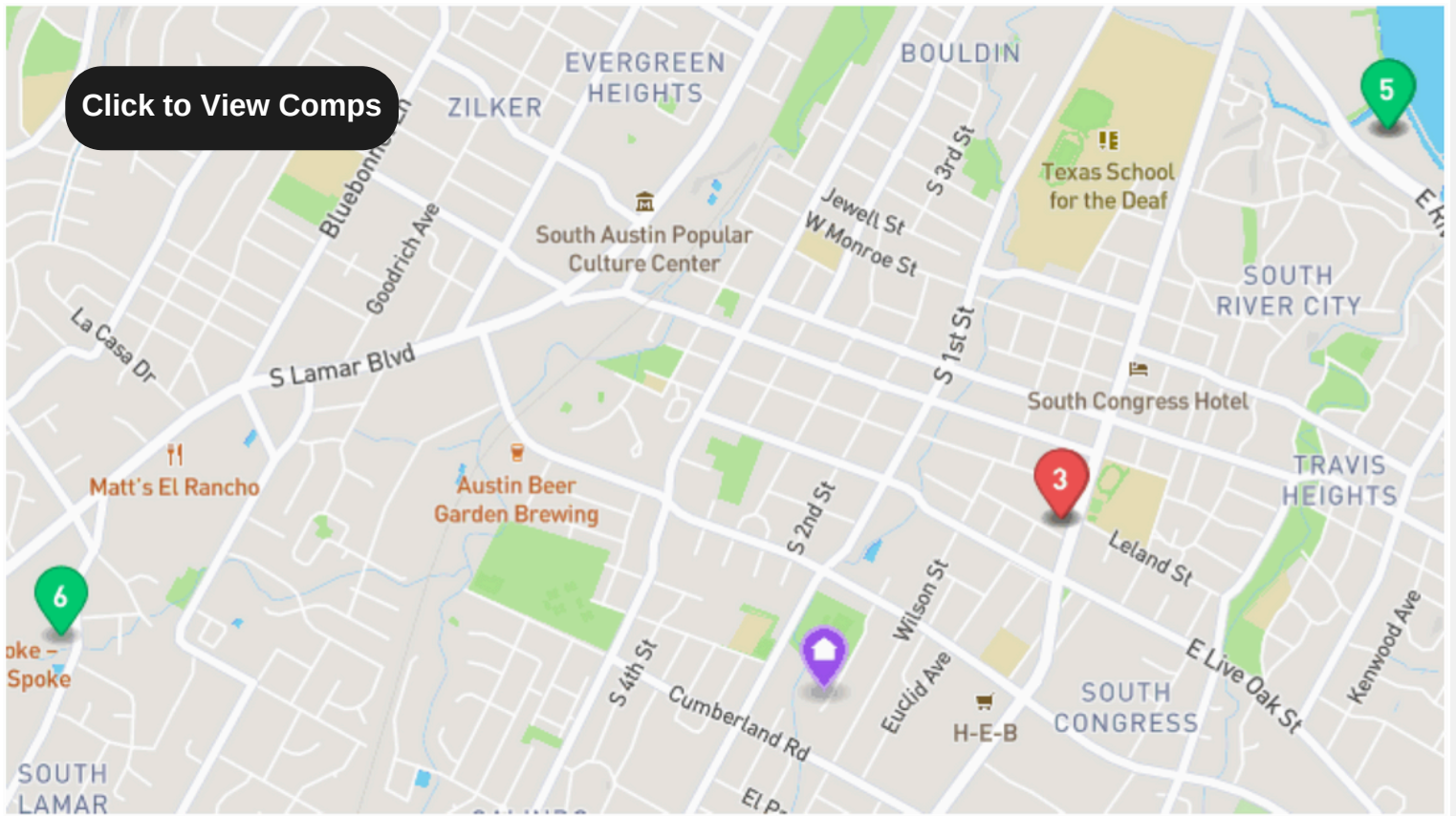
Yearend 2023 Real Estate Taxes

*Proforma based on market rents of \$1,250/Unit/MO

AREA LEASE COMPS

LEASE 61 INDIVIDUAL CONDOS IN 78704

Click to View Comps



STATUS: **S** = CLOSED **A** = ACTIVE

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1 Subject		2526 Durwood St	-	1.00	420	-
2 1208640		2020 S Congress Avenue 1224	1	1.00	403	\$1,250
3 6386682		2020 S Congress Avenue 1108	1	1.00	489	\$1,175
4 8351610		500 E Riverside Drive 170	-	1.00	386	\$1,395
5 6881430		500 E Riverside Drive 270	-	1.00	390	\$1,250
6 8577072		3204 Manchaca Road 302	1	1.00	420	\$1,200

SUMMARY OF COMPS

SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
2020 S Congress Avenue 1224	10/3/24	1	1.00	403	\$1,250	\$3
2020 S Congress Avenue 1108	10/1/24	1	1.00	489	\$1,175	\$2
Averages				446	\$1,212	\$2.75

ACTIVE LISTINGS

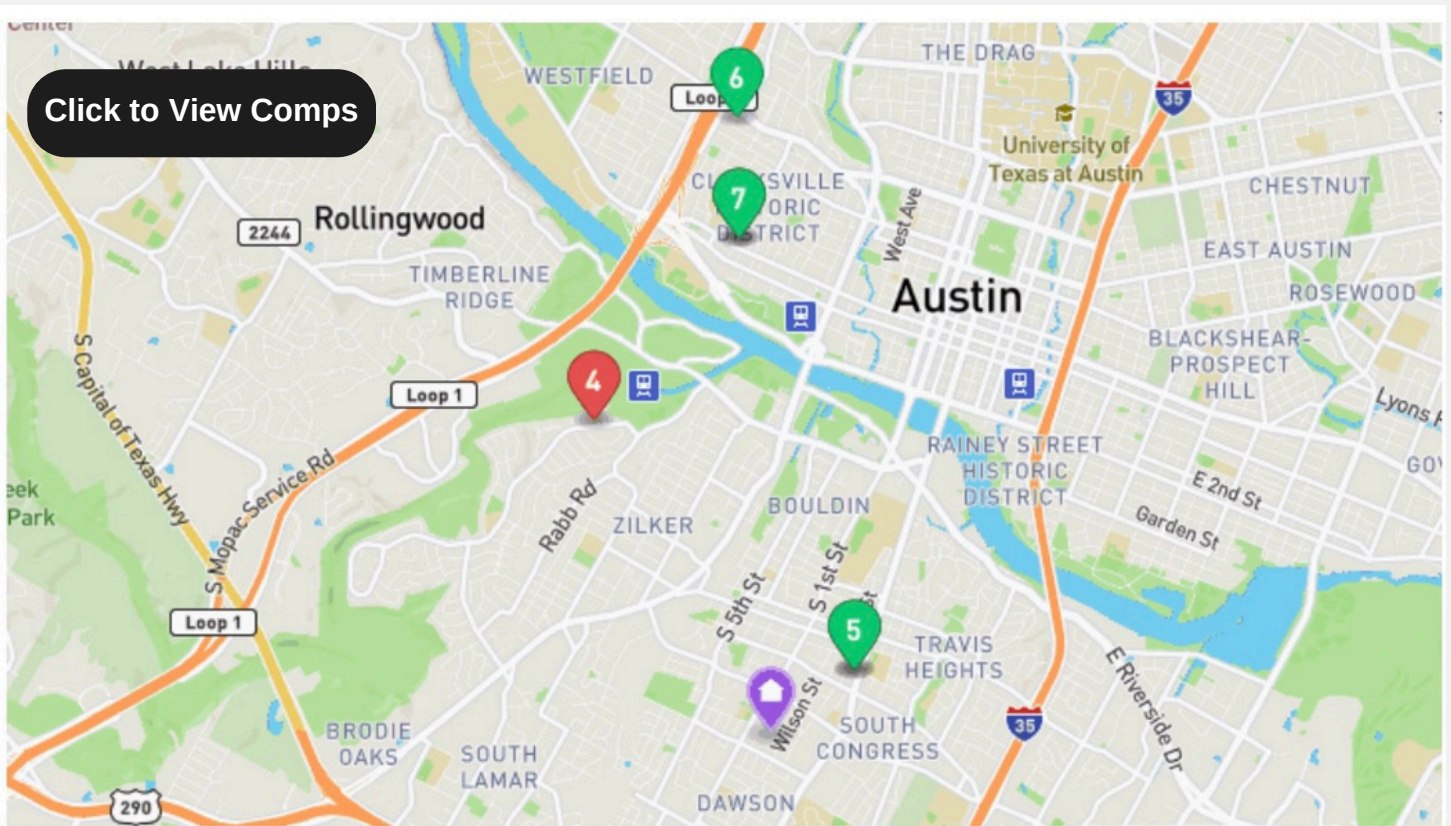
ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
500 E Riverside Drive 170	-	-	1.00	386	\$1,395	\$4
500 E Riverside Drive 270	-	-	1.00	390	\$1,250	\$3
3204 Manchaca Road 302	-	1	1.00	420	\$1,200	\$3
Averages				398	\$1,281	\$3.23

FLOOR PLAN



AREA CONDO COMPS

SELL 61 INDIVIDUAL CONDOS IN 78704



STATUS: S = CLOSED A = ACTIVE

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	2526 Durwood St	-	1.00	420	-
2	1408989	1510 W 6th Street 106	1	1.00	528	\$350,000
3	3248210	2020 S Congress Avenue 1210	1	1.00	413	\$245,000
4	5959196	1214 Barton Hills Drive 106	-	1.00	436	\$285,000
5	6234607	2020 S Congress Avenue 1312	1	1.00	403	\$225,000
6	9165181	1405 Hartford Road 101	-	1.00	373	\$270,000
7	6524917	1510 W 6th Street 111	1	1.00	528	\$334,900

SUMMARY OF COMPS

S SOLD LISTINGS

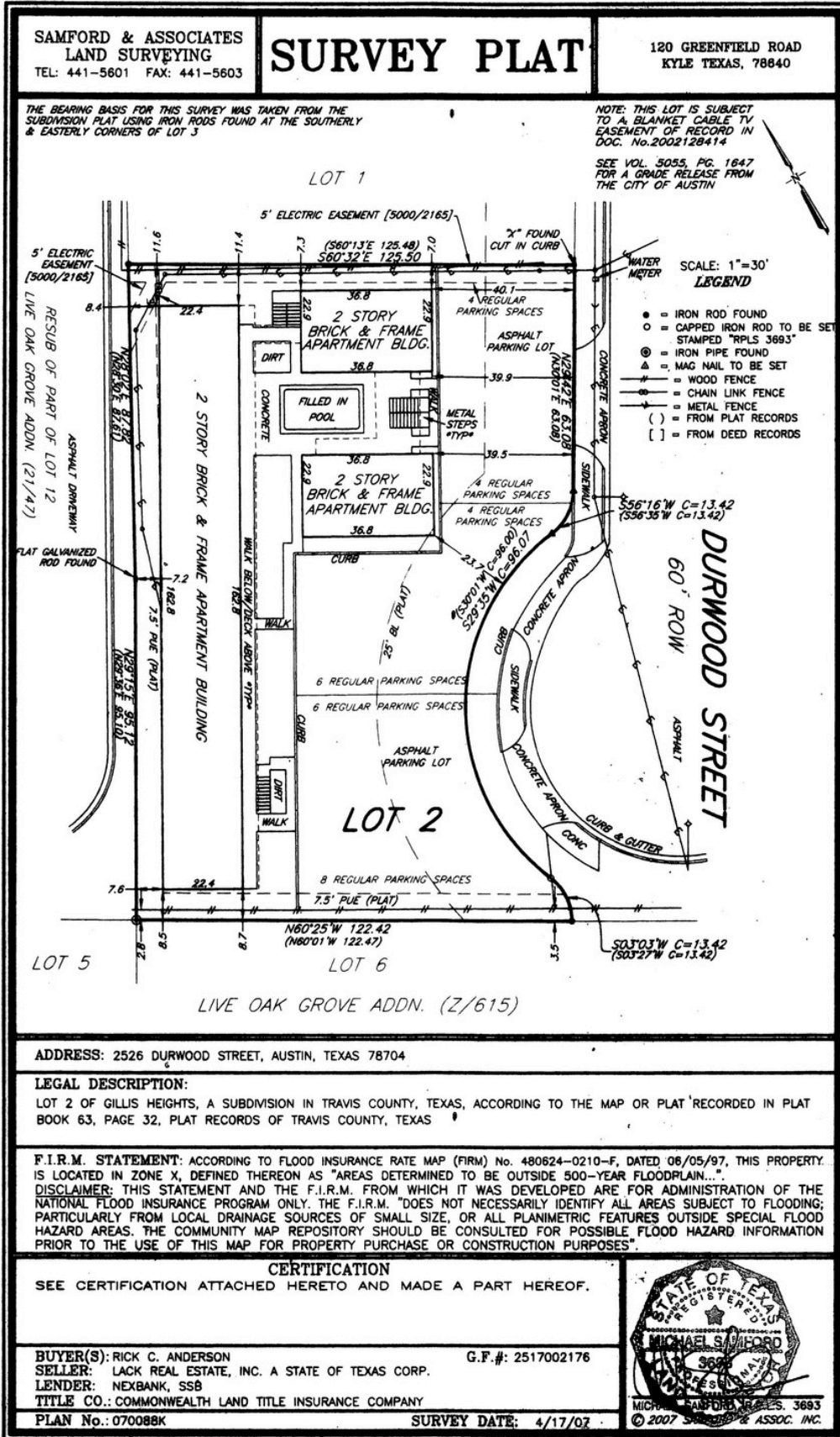
ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
1510 W 6th Street 106	3/18/24	1	1.00	528	\$350,000	\$663
2020 S Congress Avenue 1210	6/5/24	1	1.00	413	\$245,000	\$593
1214 Barton Hills Drive 106	6/4/24	-	1.00	436	\$285,000	\$654
Averages				459	\$293,333	\$637

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
2020 S Congress Avenue 1312	-	1	1.00	403	\$225,000	\$558
1405 Hartford Road 101	-	-	1.00	373	\$270,000	\$724
1510 W 6th Street 111	-	1	1.00	528	\$334,900	\$634
Averages				434	\$276,633	\$639

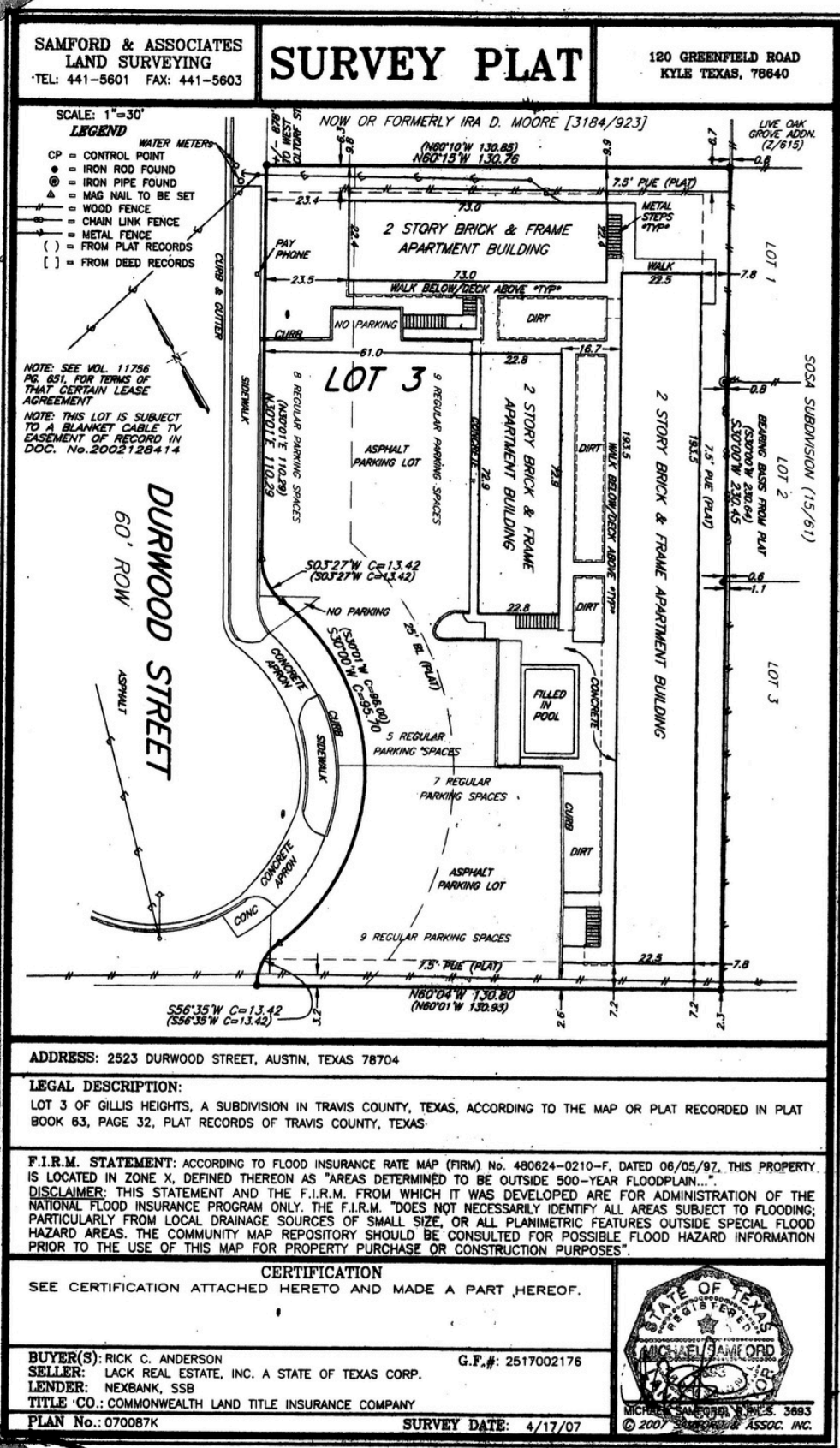
SURVEY - PHASE 1

2526 DURWOOD ST.



SURVEY - PHASE 2

2523 DURWOOD ST.



PHOTOS - PHASE 1



All listing information is deemed reliable but is not guaranteed and should be independently verified

PHOTOS - PHASE 1



PHOTOS- PHASE 2



All listing information is deemed reliable but is not guaranteed and should be independently verified.

PHOTOS- PHASE 2

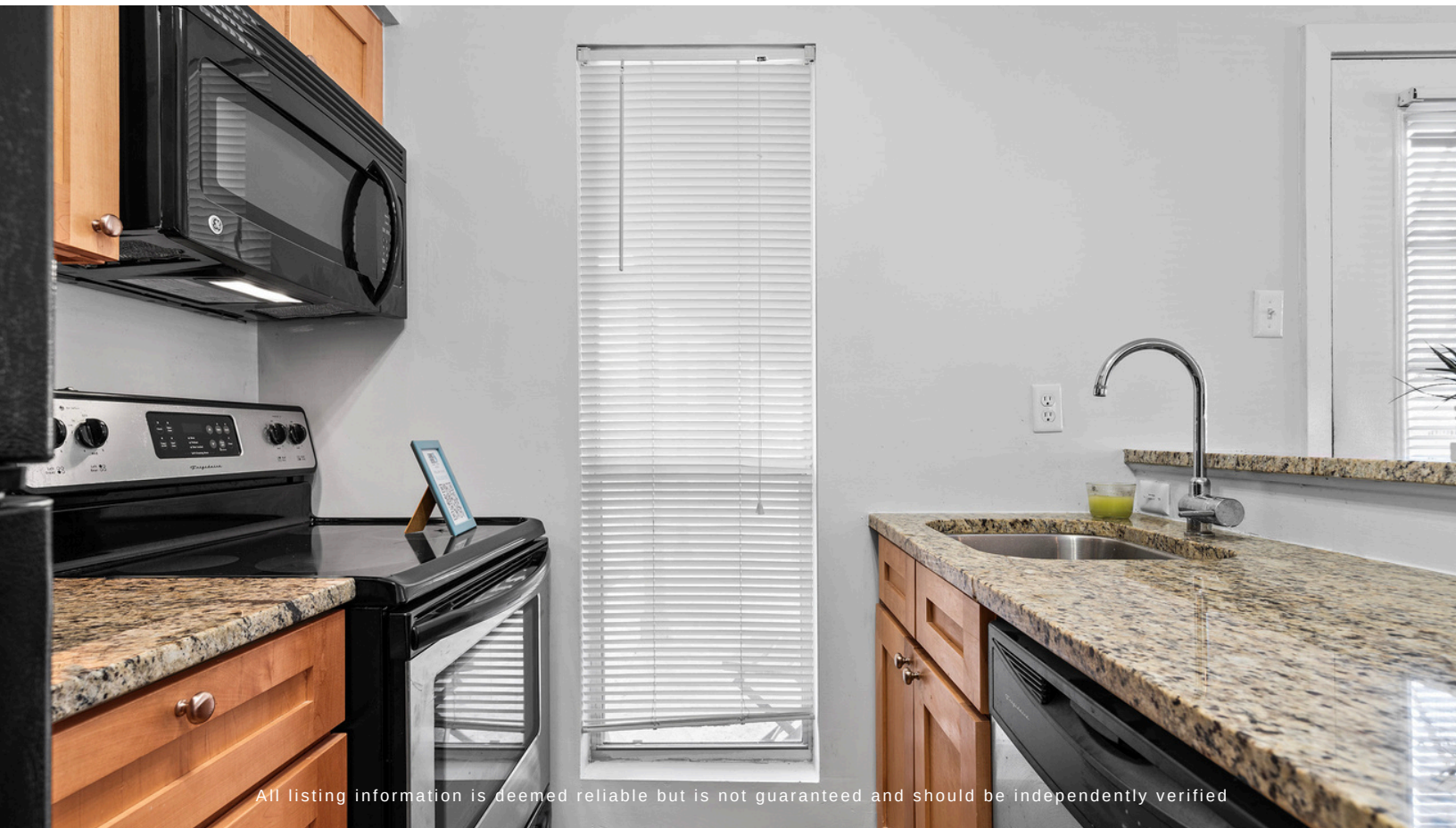


All listing information is deemed reliable but is not guaranteed and should be independently verified

INTERIORS



INTERIORS



All listing information is deemed reliable but is not guaranteed and should be independently verified



CONTACT INFO

JOHNNY DEVORA, CCIM

M: 512.961.9084

E: JOHNNYDEVORA@DEVORAREALTY.COM

WWW.THEELEMENT04.COM

Exclusively Marketed by

DR
DEVORA REALTY