



Birdie's

±0.55
ACRES
ALSO AVAILABLE

±0.53
ACRES

SAMMATARO

Jack
In the box
Arby's

EASTLAND PLAZA
Walgreens
WELLS FARGO
BANK OF AMERICA

Oak Springs
Elementary School

McDonald's

±0.53 Acre Development Opportunity Located
in East Austin, TX

3019 E 12th St, Austin, TX 78702

DMRE

BROKER CONTACT:
Tripp Rich, Principal
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PROPERTY DETAILS



ADDRESS

3019 E 12th St
Austin, TX 78702

SIZE

±0.53 Acres (23,087 sqft.)

LAT., LONG.

30.27600448327984, -97.70257985588671

ZONING

CS-MU-V-CO-NP

- City of Austin has removed parking requirements on CS-MU properties

RESIDENTIAL CODE CHANGE

Council has voted to increase F.A.R. for 2-units, meaning larger buildings and front yard setback reduced to 15'

PARCEL

0209140205

TAX

1.809%

SCHOOLS

Austin ISD

Oak Springs Elementary School

Kealing Middle School

Eastside Early College High School

LEGAL

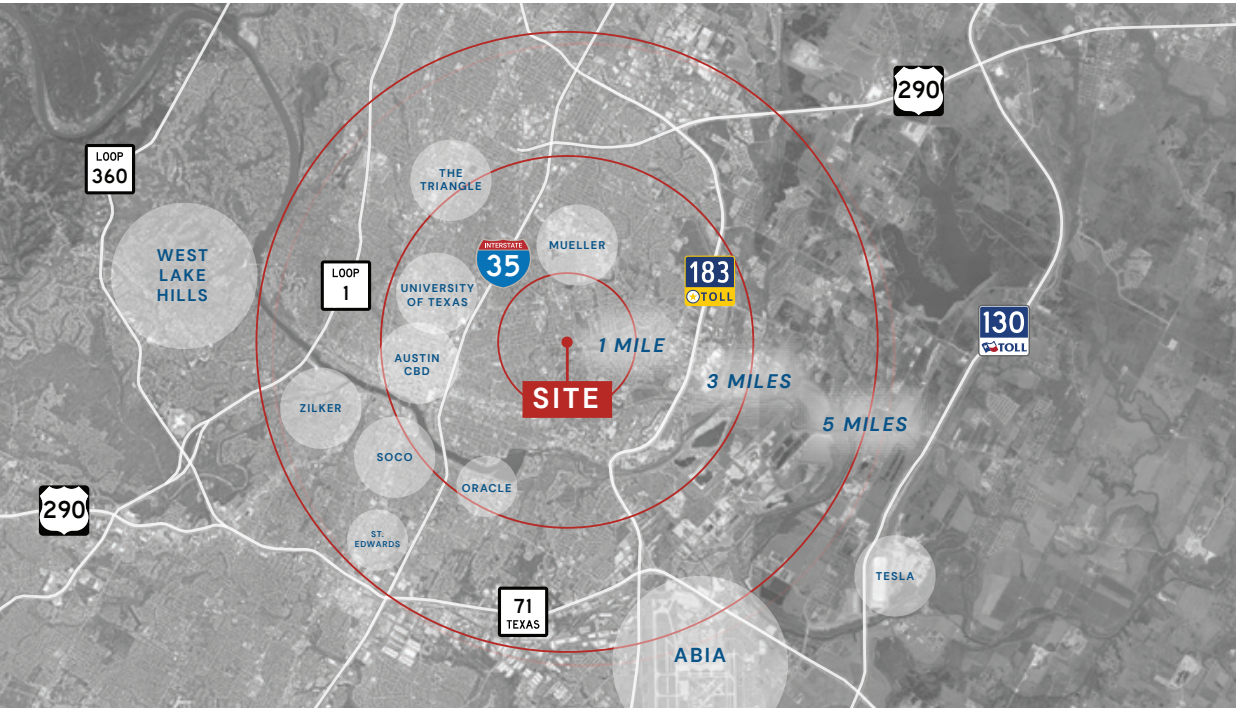
LOT 5 LESS SE TRI & SE TRI OF LOT 4 HUSTON
SAM HEIGHT ANNEX

PRICE

Call for Pricing

DMRE.COM



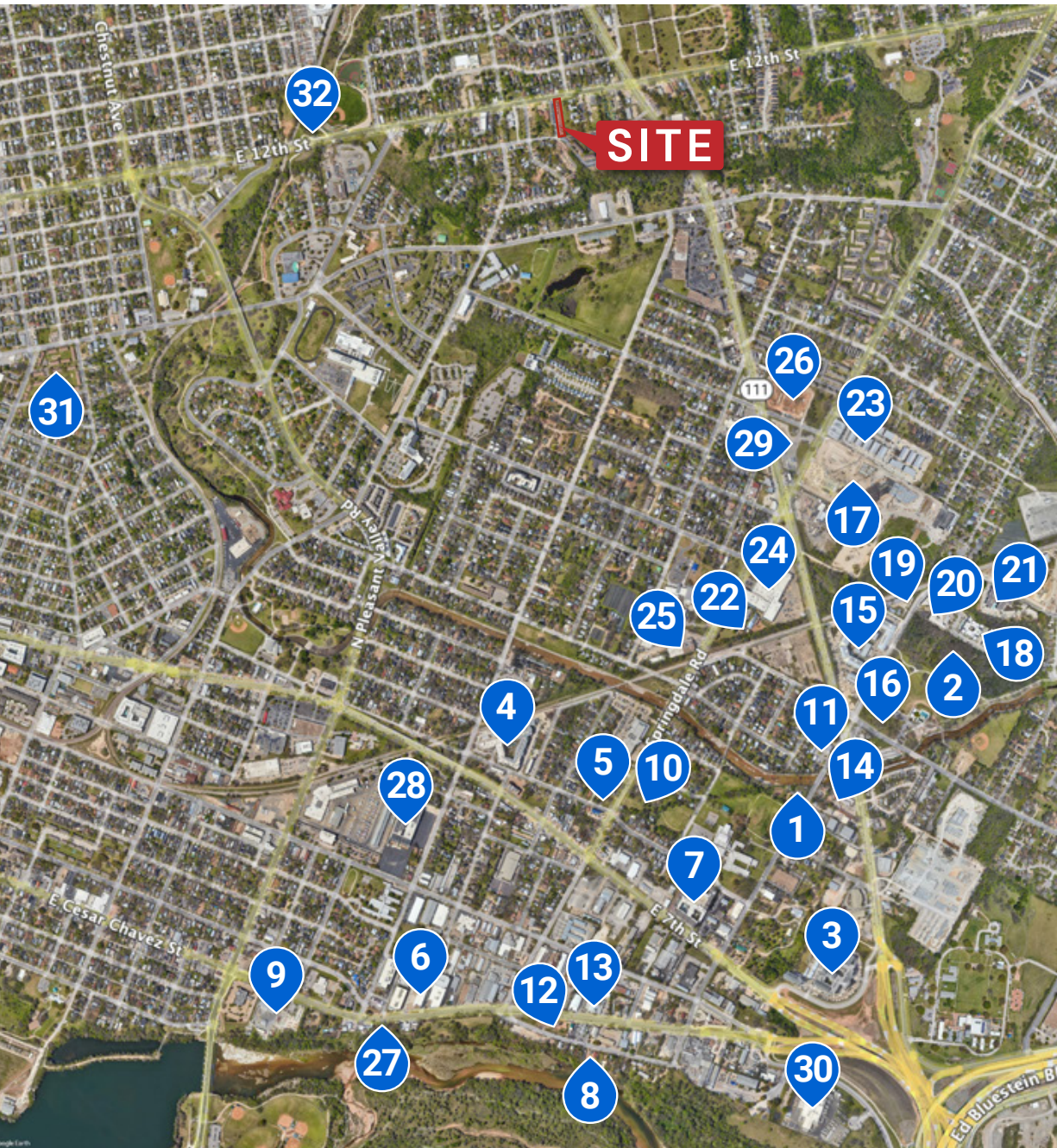


2023 TAX RATES

IAU	Austin ISD	0.859500
CAT	City of Austin (TRAV)	0.445800
TCO	Travis County	0.304655
THD	Travis Central Health	0.100692
ACT	ACC (Travis)	0.098600
TOTAL		1.809247

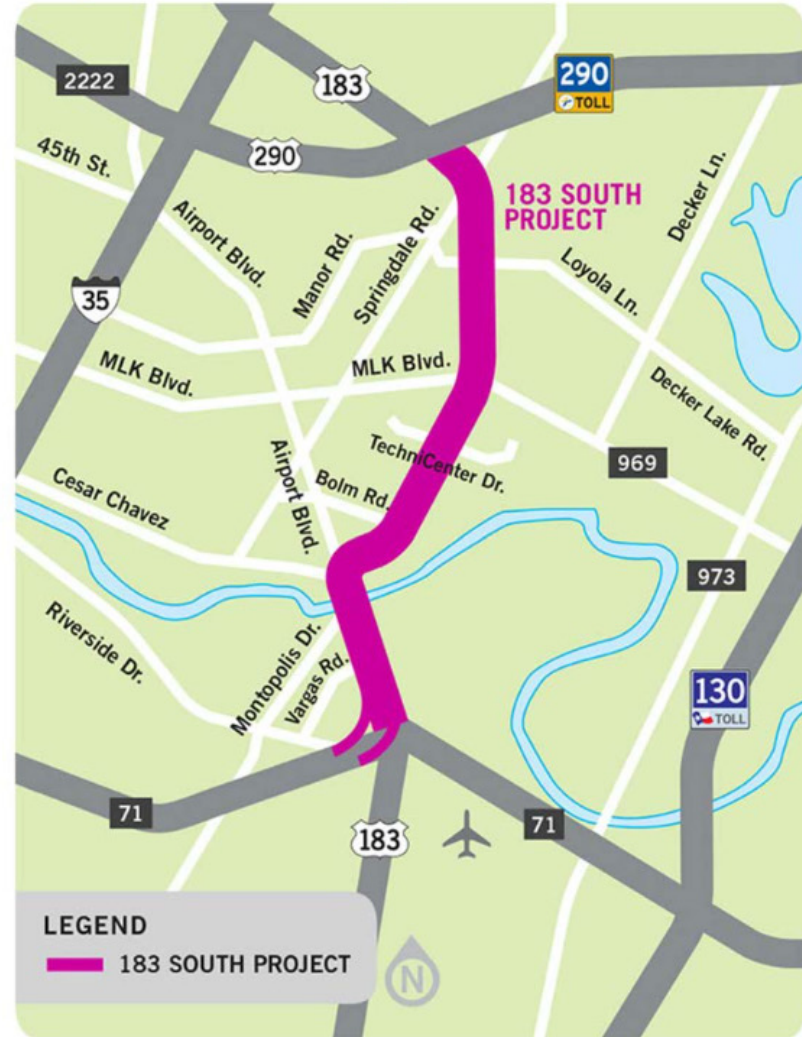
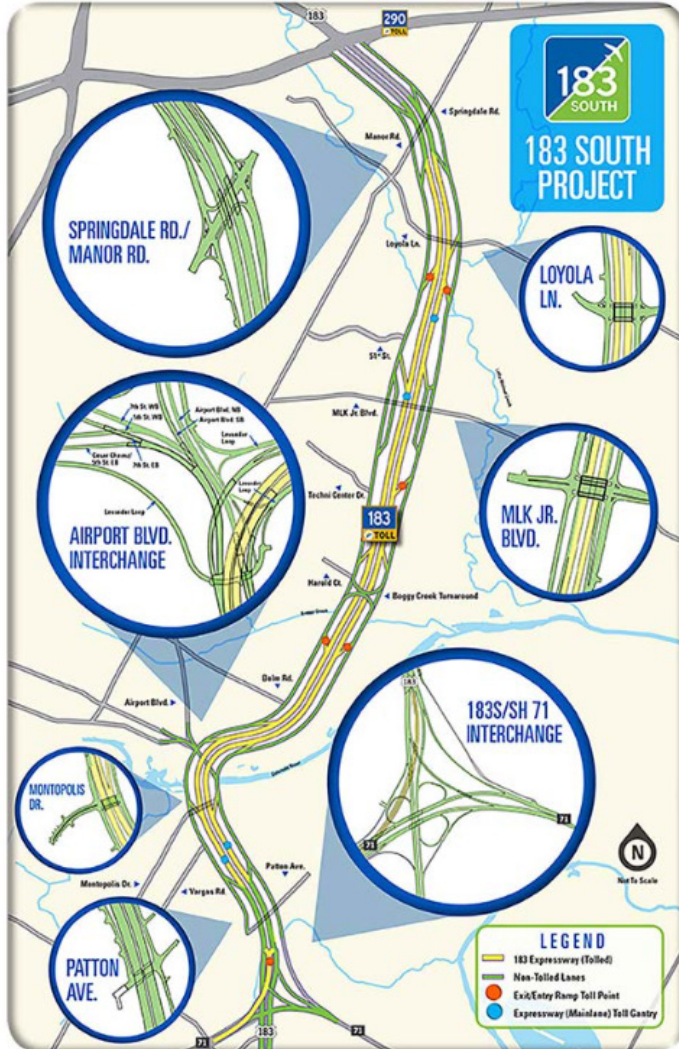
2023 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2023 POPULATION ESTIMATE	18,488	146,023	339,004
5 YEAR EST. POPULATION GROWTH	13.3%	11.5%	12.4%
AVERAGE HOUSEHOLD INCOME	\$123,019	\$116,990	\$126,951
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$458,679	\$475,079	\$512,797





- 1. 914 Shady Ln**
Mixed-Use – 4.13 Acres
Residential/Townhome
Hold For Development
- 2. 1125 Shady Ln**
Flats on Shady – 6.59 Acres
290 Multi-Family Units
Under Construction
- 3. 720 Airport Blvd**
Nexus East – 8.2 Acres
354 Multi-Family Units
Completed
- 4. The Guthrie**
Multi-Family – 7.46 Acres
322 Apartment Units
Completed
- 5. 732 Springdale Rd**
Residential – 0.66 Acres
21 Multi-Family Units
Completed
- 6. 3232 & 3306 Cesar Chavez**
Mixed-Use – 3.42 Acres
350 Multi-Family Units
10,000 SF of Retail
Completed
- 7. Lenox on 7th**
Residential – 4.09 Acres
285 Multi-Family Units
Completed
- 8. Red Bluff Hotel**
Commercial – 1.21 Acres
63-Room Hotel
Under Development
- 9. Eastside Lumber**
Mixed-Use – 1.9 Acres
Hold for Development
- 10. 755 Springdale Farm**
Mixed-Use – 4.6 Acres
Outdoor Entertainment Venue
84 Condos, a restaurant, and
76,500+ SF of Office
Under Construction
- 11. 924 Shady Ln**
Commercial
Juke Auto – Auto Repair Shop
Completed
- 12. Red Bluff Triangle**
Mixed-Use – 6-story structure
64,000 SF of Office
2,000 SF of Retail
4,000 SF of Restaurant
4,000 SF of Spa/Salon
12 Condo Units with Parking
Under Construction
- 13. Central Machine Works**
Retail/Commercial – 1.5 Acres
8,000 SF Brewery
Completed
- 14. 830 Airport & 923 Shady**
Mixed-Use – 1.74 Acres
Approved
- 15. ALTA Trailhead**
Multi-Family
308 Apartment Units
Completed
- 16. 1001 Shady Ln**
Office – 2.559 Acres
10,200 SF of Office
Under Construction
- 17. 1017 Springdale Rd**
Springdale Green
Mixed-Use Commercial/Office
864K SF – Jay Paul Developer
23,000 SF Exercise Facility
30,000 SF Conference Center
Under Construction
- 18. thinkEAST**
Mixed-Use – 24 Acres
150 Residences, Community
Center, & Trails/Gardens
182 Apartments
8 Acres Affordable Housing
Completed
- 19. 1140 Shady Ln**
Proposed 63,000 SF of Office
Hold for Development/Lease
- 20. 1141 Shady Ln**
64,670 SF of Office
Completed
- 21. 5225 Jain Ln**
97 Apartment Units
Completed
- 22. 4712 Bolm Rd**
Mixed-Use
- 23. 1023 Springdale Rd**
Springdale General – 9.9 Acres
Commercial/Retail
14 Buildings with 258,000 SF
- 24. 979 Springdale Rd**
Springdale Station
Mixed-Use – 174.8K SF Office
Renovation Completed
- 25. 916 Springdale Canopy**
Mixed-Use – 3.73 Acres
260K SF of Office – 3 Buildings
Artist & Retail Office Space
Renovation Completed
- 26. 3702 Goodwin Ave**
Goodwin Apartments
3.7 Acres – 385 Apartments
Under Construction
- 27. 3213 E Cesar Chavez St**
Eastlake at Tillery – 3.7 Acres
361,200 SF of Office
- 28. 5th + Tillery**
5.7 Acres – 394K SF of Office
Completed
- 29. 3707 Goodwin Ave**
KAG Apartments
400 Apartment Units
Under Construction
- 30. 71 Strandman Cove**
Borden Site – Mixed-Use
400,000 SF of Office
100,000 SF of Retail
1,400 SF-3 Homes
220-Room Hotel
Zoning Change Underway
- 31. New City of Austin Housing**
Mixed-Use Development
- 32. Ballpark & Hike/Bike Trailhead**

\$743 Million 183 South





Development Site Located In East Austin

- Over 90,000 housing units were added in Austin between 2010-2020, surpassing most major U.S. cities.
- Austin has seen a tremendous influx of millionaires, with a growth rate of 102% from 2012 to 2022. The growth can be attributed to the city's emergence as a tech hub and growth market for luxury real estate, with companies like Amazon, Google, Meta, SpaceX, and Tesla expanding their presence in the city.

Convenient Access To Major Thoroughfares

- Centrally located less than 2 miles between I-35 and US-183
- 4 miles North of TX-71
- 4 miles East of Mopac Expy

Close Proximity To Austin's Best Entertainment & Retail

- East 6th District: 5 minutes
- ABIA: 6 minutes
- University of Texas: 8 minutes
- Downtown Austin: 10 minutes
- SOCO District: 12 minutes



#1 TOP PERFORMING METROS POST COVID-19
(U.S. BUREAU OF LABOR STATISTICS, JUNE 2023)

“LIVE MUSIC CAPITAL OF THE WORLD”

ECONOMY

The region created **56,300** jobs in 2023, according to the Texas Workforce Commission, making it the fifth best performing among the top-50 metros year-over-year.

2.3M RESIDENTS IN THE AUSTIN MSA

850K NEW RESIDENTS IN LAST DECADE

184 NEW RESIDENTS DAILY

27M ANNUAL VISITORS

8.7B ANNUAL ECONOMIC IMPACT FROM VISITOR SPENDING

#2 HOTTEST JOB MARKET
(WALL STREET JOURNAL, 2023)

ENTERTAINMENT

\$1.8B LIVE MUSIC INDUSTRY

AUSTIN CITY LIMITS **450,000+** ATTENDEES IN 2023

SXSW **345,000+** ATTENDEES IN 2023

MOODY CENTER

\$62M+ GROSS TICKET SALES IN 2022

400,000+ ATTENDEES IN 2022

#1 HIGHEST-GROSSING VENUE WORLDWIDE IN 2022 (*BILLBOARD*)

12TH HIGHEST AVERAGE ATTENDANCE IN MLS
(SINCE INAUGURAL 2021 SEASON)

70% OF AUSTIN RESIDENTS LIVE WITHIN A 10-MIN WALK OF A PARK

#9 TOP PUBLIC UNIVERSITY IN THE U.S. (2023)

\$8.8B ANNUAL ECONOMIC IMPACT TO TEXAS ECONOMY

EMPLOYMENT

1,323,000 JOBS IN THE AUSTIN MSA

10TH MOST POPULOUS CITY IN THE U.S.

SILICON PRAIRIE

8K HIGH TECH FIRMS

177K TECH JOBS IN AUSTIN

136K/YR AVERAGE TECH JOB SALARY IN AUSTIN

DELL 13,000 EMPLOYEES	T 12,000 EMPLOYEES (20,000 Potential)	amazon 11,000+ EMPLOYEES
Apple 7,500 EMPLOYEES	ORACLE 5,000+ EMPLOYEES (10,000 Potential)	IBM 6,000 EMPLOYEES
SAMSUNG 3,500 EMPLOYEES	indeed 3,000 EMPLOYEES	Meta 2,000+ EMPLOYEES

#2 HOTTEST JOB MARKET
(WALL STREET JOURNAL, 2023)



450K+ Attendees in 2022

64K+ Jobs Created Every Year

\$7B+ Total Economic Benefit to Austin Over Last 10 Years

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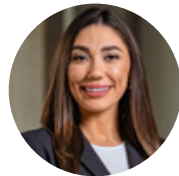


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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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