

78704 Redevelopment Opportunity

606 & 608 West Oltorf St | Austin, TX 78704



COMMERCIAL
MARKET EXCHANGE



Dean Rowat Associate Broker dean@cmeatx.com 512.593.1117
CMEATX 2301 Bagdad Rd, #405, Cedar Park, TX 78613

Property For Sale

EXECUTIVE SUMMARY

606 & 608 Oltorf | Austin, TX 78704

Offering Summary

Lot Size:	10,471 SF 0.24 Acres
Units:	2
Total Building SF:	2,913
Zoning:	LO-CO-ETOD-DBETOD-NP
Future Land Use Map:	Mixed Use Zoning
Price:	Contact Broker

Property Information

Located in the heart of Austin's coveted 78704 zip code, 606 & 608 W Oltorf Street is a rare two-parcel office opportunity in the highly sought-after Bouldin Creek neighborhood. Just one block west of South 1st Street along one of South Austin's most vibrant commercial corridors, the property offers exceptional redevelopment potential for investors and developers looking to capitalize on its prime location, strong traffic counts, and proximity to the Phase 1 Austin Light Rail corridor.

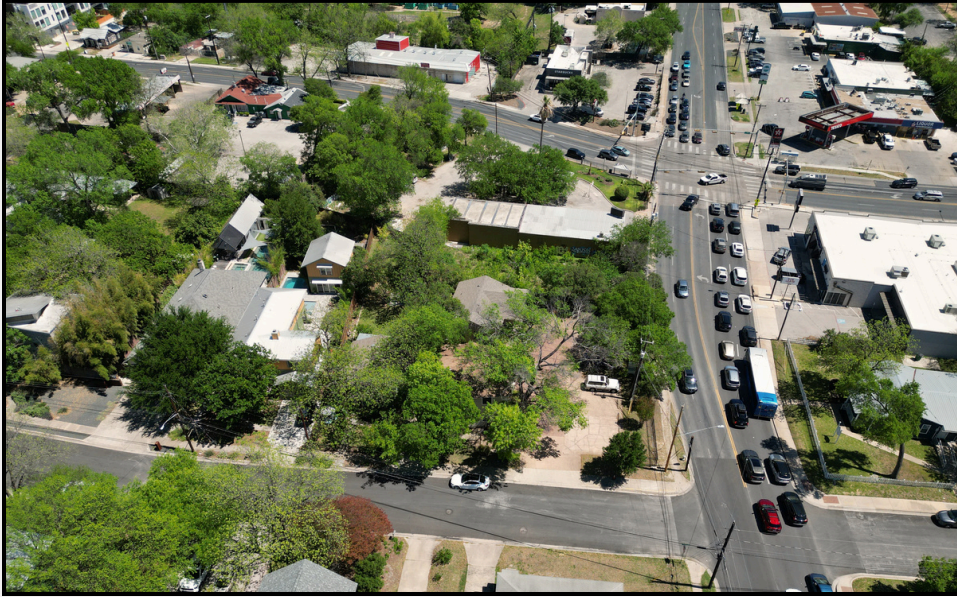
Property Highlights

- Rare vacant two-parcel opportunity in Austin's coveted 78704 zip code with assemblage potential
- Prime Bouldin Creek location just one block west of South 1st Street along a high-traffic commercial corridor
- Located within the Phase 1 Austin Light Rail corridor, unlocking significant density bonus development potential
- Nearly 15,000 vehicles per day with approximately 102 feet of frontage along W Oltorf Street
- Ideal for investors and developers seeking a value-add or ground-up redevelopment opportunity in one of South Austin's most sought-after submarkets



ADDITIONAL PHOTOS

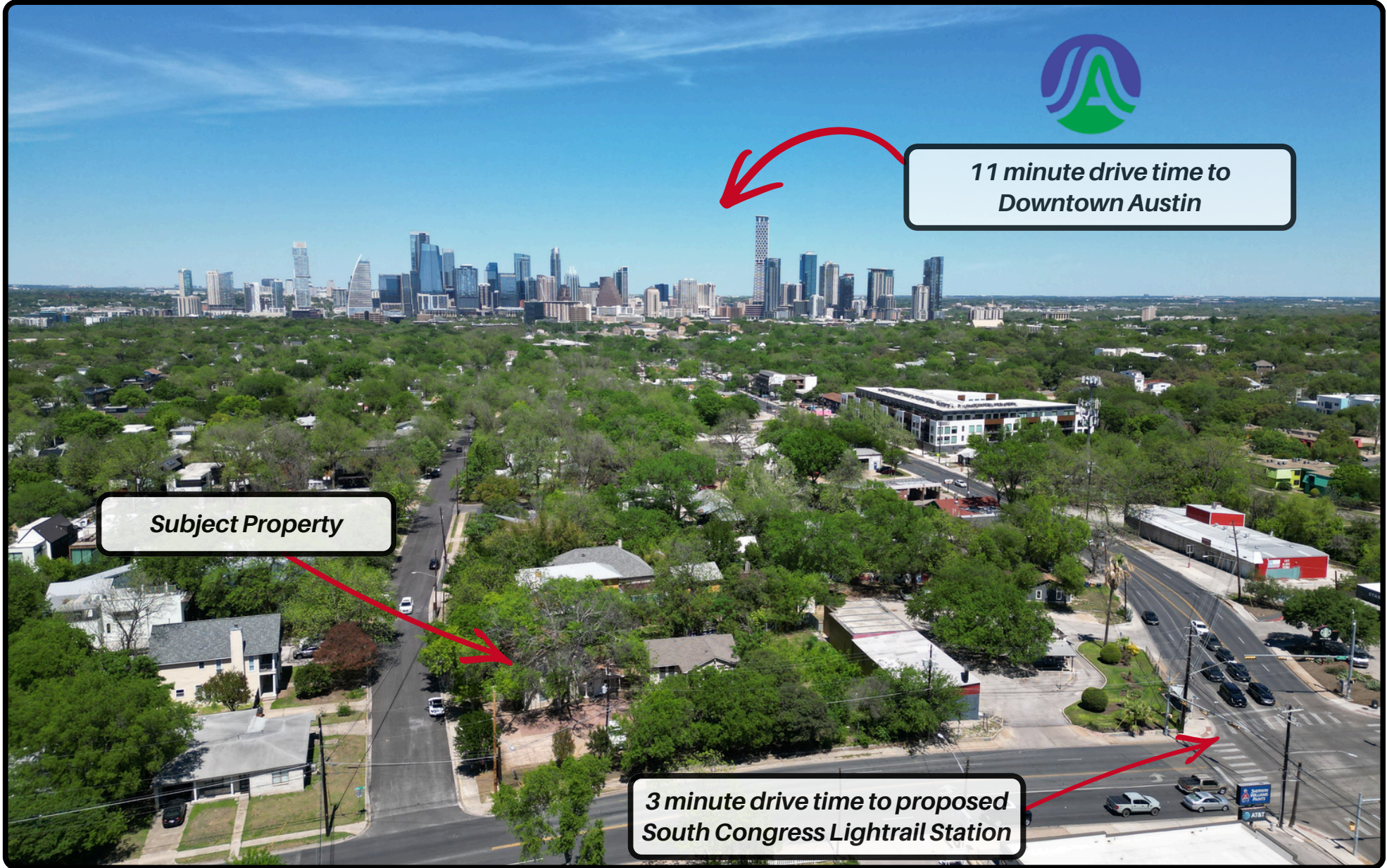
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MARKET AERIAL

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Light Rail

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*Graphic courtesy of Austin Transit Partnership.
Source: Austin Transit Partnership (atptx.org)

Zoning Overview

606 & 608 Oltorf | Austin, TX 78704



FULL ZONING DESIGNATION

LO-CO-ETOD-DBETOD-NP

FUTURE LAND USE
MIXED USE

ZONING STRING BREAKDOWN

LO
BASE ZONE **Limited Office**
Base zoning permitting low-intensity office uses, select retail, and residential. Establishes the foundation for all permitted uses by right on the property.

CO
MODIFIER **Conditional Overlay**
Property-specific conditions that may add or restrict certain uses along this commercial corridor. Reviewed on a case-by-case basis at time of development.

ETOD
TRANSIT **Equitable Transit-Oriented Development**
Adopted May 2024. Applies to all non-SF properties within ½ mile of Phase 1 Austin Light Rail. Enables higher-density, mixed-use development near transit stations and promotes transit-supportive land uses.

DBETOD
BONUS **Density Bonus ETOD**
Optional program allowing developers to exceed baseline height and FAR limits in exchange for income-restricted affordable housing units or a fee-in-lieu. Unlocks up to 120' of building height.

NP
OVERLAY **Neighborhood Plan Overlay**
Property falls within an adopted neighborhood plan (Bouldin Creek). May apply additional use-specific guidelines. Reviewed alongside ETOD entitlements at permitting.

DEVELOPMENT POTENTIAL

BY THE NUMBERS

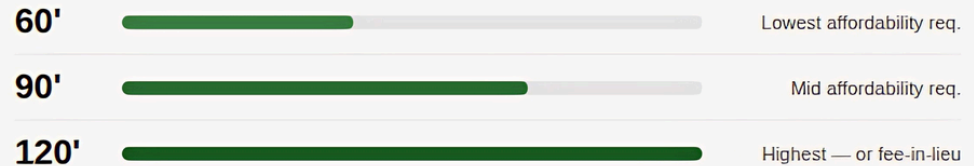
120'
MAX HEIGHT
(WITHIN ¼ MI OF LRT)

90'
MAX HEIGHT
(¼-½ MI OF LRT)

10,471
LOT SF
(.24 ACRES)

Mixed
FUTURE LAND USE
DESIGNATION

DBETOD AFFORDABILITY TIERS



REPRESENTATIVE PERMITTED USES

- Multifamily Residential
- Mixed-Use
- Ground-Floor Retail
- Office
- Medical Office
- Restaurant / Food Service
- Personal Services
- Civic / Community

*Zoning information is provided for general reference purposes only and is believed to be accurate but not guaranteed. Buyer to independently verify all zoning designations, permitted uses, development standards, and entitlements with the City of Austin prior to entering into any transaction.

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AREA DEMOGRAPHICS

606 & 608 Oltorf | Austin, TX 78704



RADIUS RINGS 0.5 Mile 1 Mile 3 Mile

Source: U.S. Census Bureau, ACS 5-Year Estimates 2024 | Cubit Planning 2024

1/2 mi RADIUS RING 1
0.5 Mile

1 mi RADIUS RING 2
1 Mile

3 mi RADIUS RING 3
3 Mile

TOTAL POPULATION
11,400
Estimated 2024

TOTAL POPULATION
38,500
Estimated 2024

TOTAL POPULATION
194,000
Estimated 2024

MEDIAN HOUSEHOLD INCOME
\$96,200
vs. Austin avg \$93,658

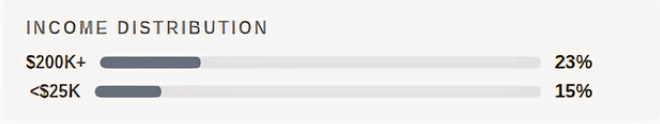
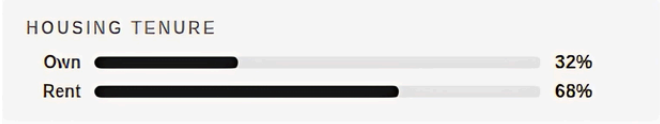
MEDIAN HOUSEHOLD INCOME
\$98,400
Above Austin metro avg

MEDIAN HOUSEHOLD INCOME
\$95,100
Travis County avg \$99,611

MEDIAN AGE
33
Young, active workforce

POPULATION GROWTH '20-'24
+7.8%
Accelerating submarket

TOTAL HOUSEHOLDS
96,500
Dense consumer base



BACHELOR'S DEGREE OR HIGHER
58%
Highly educated market

AVG HOUSEHOLD SIZE
1.75
Urban density profile

POP. DENSITY (PER SQ MI)
6,840
Urban core density

78704 MOST COVETED AUSTIN ZIP	\$106.9K ZIP MEDIAN HH INCOME	33.2 MEDIAN AGE BOULDIN CREEK	80.8% LABOR FORCE PARTICIPATION	~15K VEHICLES/DAY W. OLTORF ST
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Information About Brokerage Services

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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.

Commercial Market Exchange	9003840	info@cmeatx.com	(512) 912-1070
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Delahoussaye	535200	matt@cmeatx.com	(512) 535-5313
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dean Rowat	717513	dean@cmeatx.com	(512) 593-1117
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov