

911 East 6th St Austin, TX 78702

Property Overview

Development Profile

Brokerage

Corridor Mixed Use
-
2,082 Sq Ft
Improvements

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Offering Summary

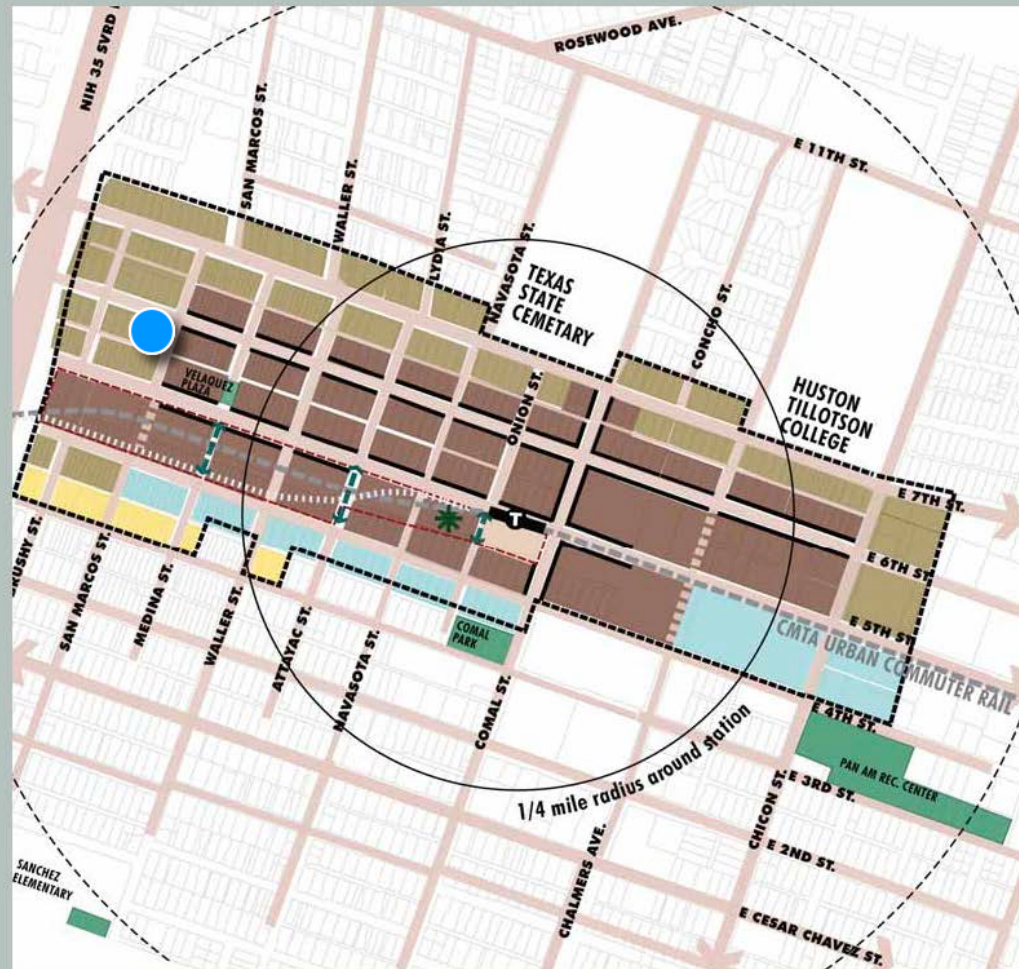
Price	\$3,995,000
Land	6,399 Sq Ft
Zoning	Corridor Mixed Use
Alcohol Permits Allowed	Yes

- Corner lot on iconic East 6th Street, one of Austin's most walkable and thriving entertainment corridors. Just a few minute walk to Downtown and steps from Plaza Saltillo, a major mixed-use transit hub anchored by the MetroRail
- Surrounded by high foot traffic and adjacent to renowned bars, restaurants, venues, hotels, and stores like Target, Whole Foods, East Austin Hotel, Shangri-La, NADC Burger, etc.
- Direct access to multi-family density and new Class A apartment complexes
- Significant development upside for investors and urban infill developers seeking flexibility and location





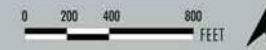
LAND USE AND DESIGN CONCEPT PLAN



LEGEND

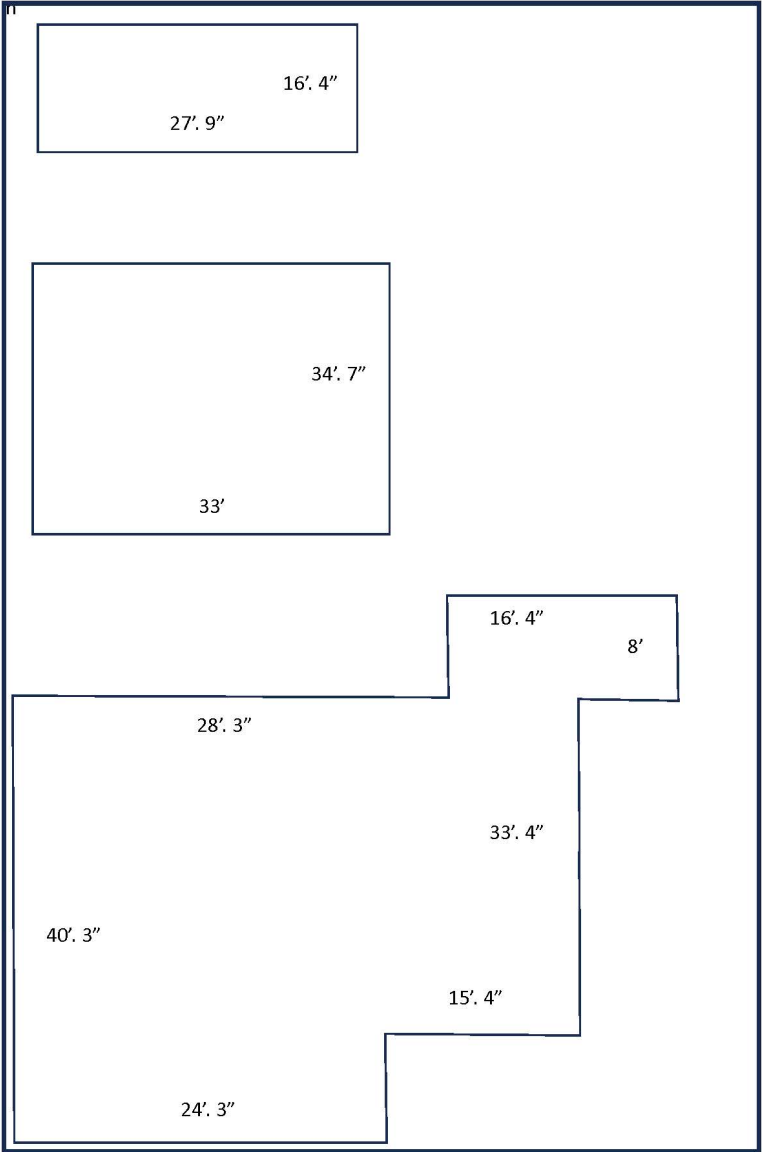
- LOW DENSITY RESIDENTIAL
- TOD MIXED USE (showing active edges)
- CORRIDOR MIXED USE
- LIVE/WORK FLEX
- EXISTING CITY PARKLAND
- POTENTIAL OPEN SPACE
- POTENTIAL PASEOS

- SALTILLO DISTRICT REDEVELOPMENT AREA (Capital Metro)
- PLAZA SALTILLO
- EXISTING STREETS
- POTENTIAL STREETS
- TOD DISTRICT BOUNDARY
- METRORAIL STATION
- POTENTIAL FUTURE REALIGNMENT OF RAIL LINE



TRANSIT ORIENTED DEVELOPMENT STATION AREA PLANNING





911 E 6th St, 78702

Not to Scale







- Walkable distance to Downtown Austin and Plaza Saltillo
- 12 minutes from Austin-Bergstrom International Airport
- Walkable distance to other E 6th bars and restaurants



Joshua Brunsmann Broker / Owner

512.999.5330

Josh@3rdAngleRealty.com

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512.999.5330

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