



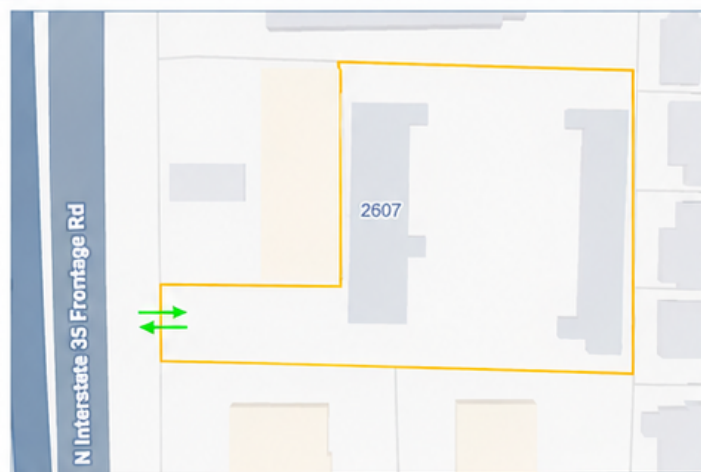
2607 S. INTERSTATE 35

AUSTIN, TX 78741

INVESTMENT OVERVIEW

Opportunity to acquire an existing hospitality property situated on approximately 1.001 acres along the I-35 corridor in Austin, Texas. The property consists of two, two-story buildings totaling approximately 11,923 SF, with an exterior-corridor layout and approximately 38 surface parking spaces.

The existing hotel improvements provide a value-add opportunity for renovation, repositioning, or rebranding. Additionally, the approximately one-acre site offers potential for future redevelopment or an alternative use, subject to zoning, entitlements, and City of Austin development requirements.



PROPERTY HIGHLIGHTS



I-35 Frontage & Signage

Prominent frontage along I-35 with existing street-facing signage included with the property.



Hotel or Redevelopment Opportunity

Existing hospitality improvements on ~1.001 acres, offering potential for renovation, repositioning, or redevelopment.



Existing Improvements & Parking

Two, two-story buildings totaling ~11,923 SF with approximately 38 surface parking spaces.

PROPERTY DETAILS

Address	2607 S. Interstate 35 Austin, TX 78741
Land Area	±1.001 Acres (±43,604 SF)
Building Area	±11,923 SF
Buildings	Two, two-story
Parking	Approximately 38 surface spaces
Current Use	Hospitality / Hotel
Zoning	GR-NP (Community Commercial – Neighborhood Plan)

OPPORTUNITY

Ideally positioned along the I-35 corridor, the property offers strong visibility and convenient access to the surrounding Austin market. The combination of existing hospitality improvements, approximately one acre of land, and a prime infill location make this an attractive opportunity for hotel operators, investors, and developers.