

An aerial photograph of a large property in Central Austin, Texas. The property is outlined in a light blue line and is situated between a residential street to the west and a commercial street to the east. The property itself contains several buildings, including a large red-roofed structure and a smaller white building. The surrounding area is densely wooded with green trees. In the far background, the Austin city skyline is visible under a clear blue sky.

# For Sale

±.54 AC

Rare Opportunity in Central Austin

1803-1805 W 35th St,  
Austin, TX 78701



# Colliers is thrilled to present a unique investment opportunity in the heart of Austin

This rare opportunity to acquire more than half an acre on the bustling transit corridor of W 35th street allows an owner/user to redevelop a property with flexible leases in place, or provide a value-add investor with an opportunity to renovate the existing structures and increase rents in the highly sought after neighborhood of Brykerwoods.

This assemblage represents a rare and promising investment opportunity in the heart of Austin.

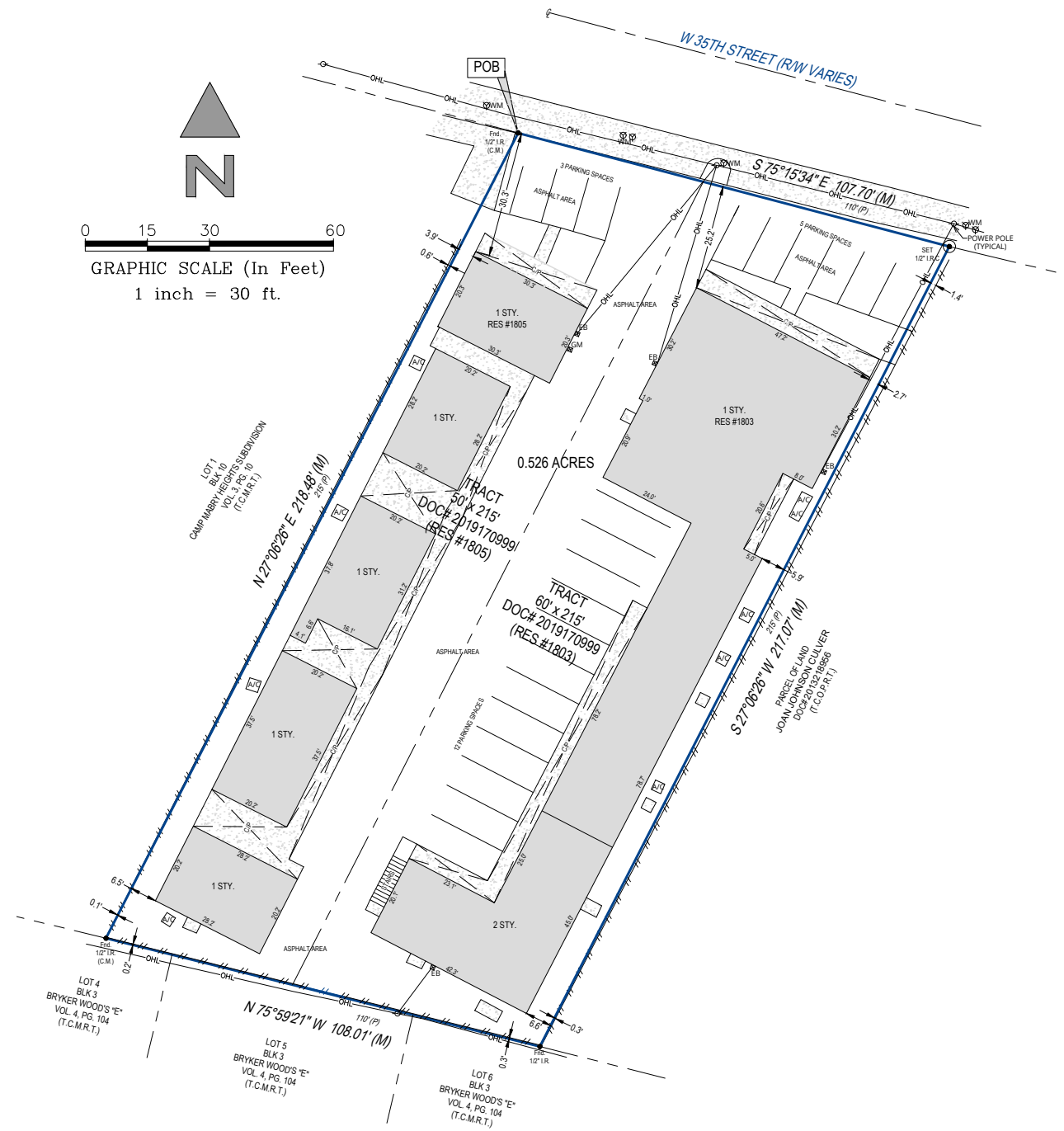




# Property Details

Situated between the upscale neighborhoods of Brykerwoods to the south and Rosedale to the north.

This location offers a harmonious blend of residential charm and commercial potential. It's perfectly positioned equidistant from The Domain to the north and Downtown Austin to the south. Additionally, it's within easy walking distance of the Shoal Creek trailhead and just a stone's throw from the Mopac Expressway to the west, as well as the amenity-rich N Lamar and Burnet Road to the east.



Property Info	
Address:	1803-1805 W 35th St Austin, TX 78703-1320
Type	Light office/retail/multi-family/land
Legal Description	ABS 697 SUR 7 SPEAR G W ACR 0.5429
Lot Size	0.5429 Acres or 23,648.72 Square Feet
Frontage:	112.56
Building Signage:	Yes
Parking Spaces:	24
Property Use:	05 (APTS 5 - 25)
Zoning	LO-NP
FAR	.7:1
IC	70%

Building Info		
Building 1	6,249 SF (TCAD)	Built 1964
Building 2	2,240 SF (TCAD)	Built 1963
Building 3	600 SF (TCAD)	Built 1963

Opportunity/Financial Summary	
Opportunity Type	Sale
Assemblage Parcels	1721, 1803-1805
NOI	\$111,931
Price	Contact broker
Assemblage	Contact broker

Land Info	
Floodplain?	No – Property is located outside of the 100 year flood plain
Utilities	City of Austin
Neighborhood	Windsor Road
Detail	Large, .54 AC tract with over 100' of frontage on W 35th Street. Currently occupied by an 11 unit apartment complex across 2 structures, fully tenanted, along with 2 retail storefronts with flexible tenant leases in place; providing passive income with the ability to renovate and increase NOI or maintain income while planning for a redevelopment of the entire tract. No trees encumber the property, making this site a developers dream.

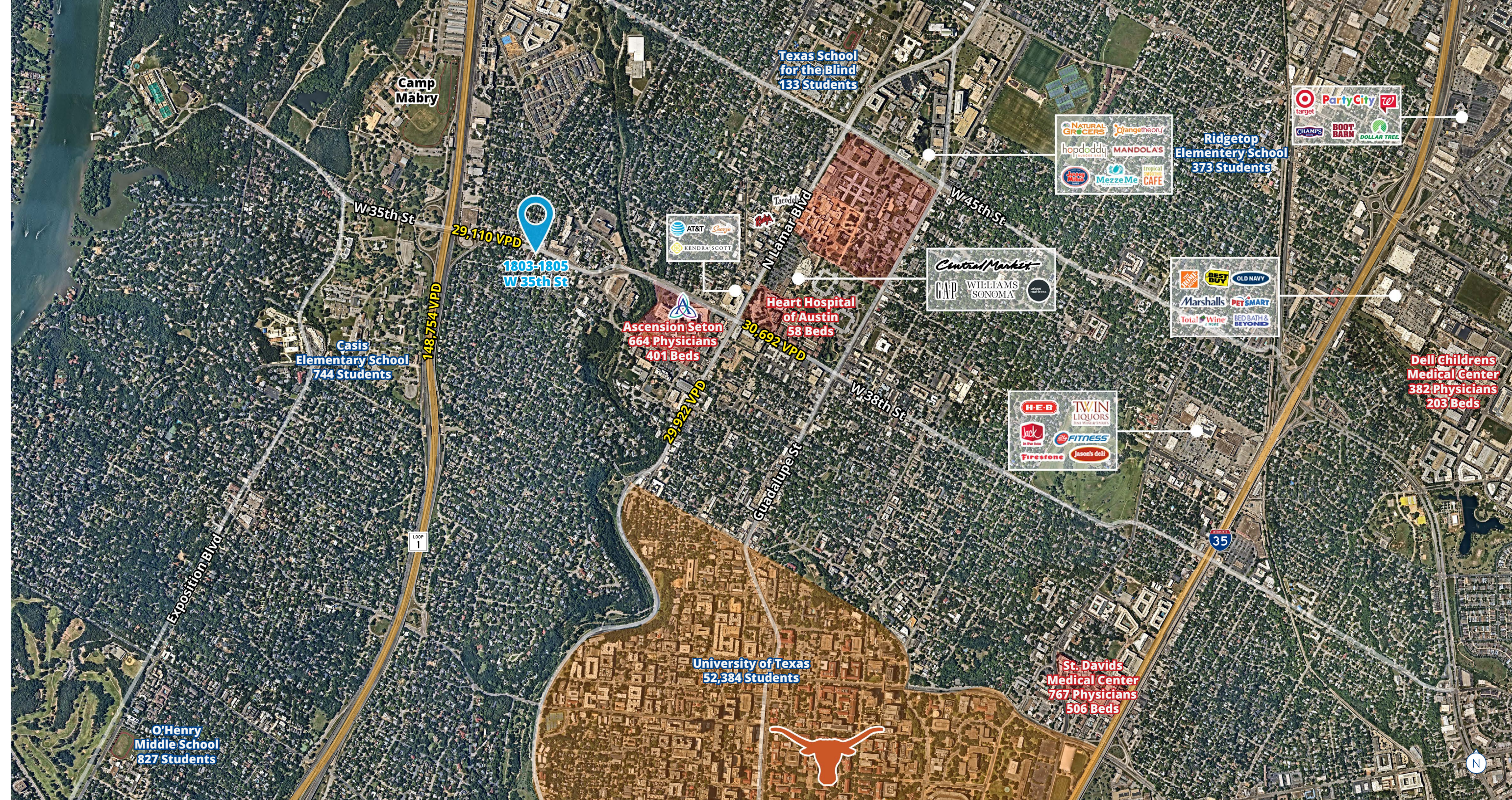


# The Location

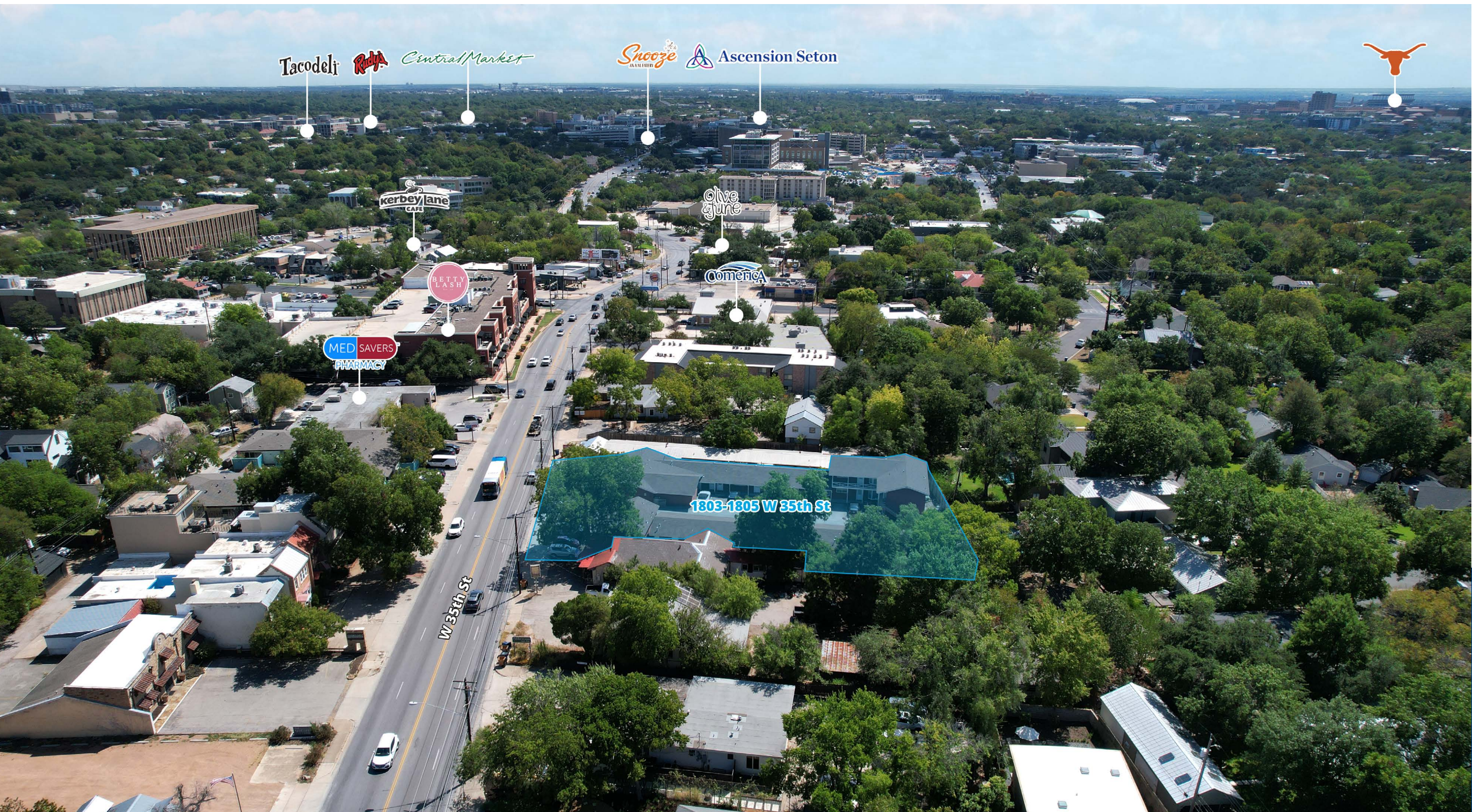
## West Central Austin

Bryker Woods is located in the heart of Austin, only minutes from the University of Texas and downtown. It is bordered by Shoal Creek on the east side, Mopac on the west, 35th Street on the north, and Westover Road on the south.

Bryker Woods is a beautiful older neighborhood composed of mostly single family homes surrounded by majestic trees. The front yards are open and most garages are placed in the back of the home giving the area a classic and community feel. It is convenient to retail, grocery shopping, recreational facilities, and the nearby Seton Medical Center. With great proximity to Mopac and Lamar Boulevard, it is simple to access the north and south parts of the city.







## Nearby Amenities

Restaurants	Services & Retail	Points of Interest
Kerby Lane Cafe	Central Market	Ascension Seton
Olive and June	Kendra Scott	Heart Hospital of Austin
Tinys Milk & Cookies	Wells Fargo	University of Texas
Cucina on 35th	Comerica Bank	Camp Mabry
Subway	Med Savers Pharmacy	
Snooze, an A.M. Eatery	Mattress Firm N Lamar	
Uchiko		
Taco Deli		
Rudy's		



**1,381**  
Businesses  
1 Mile



**19,788**  
Employees  
1 Mile

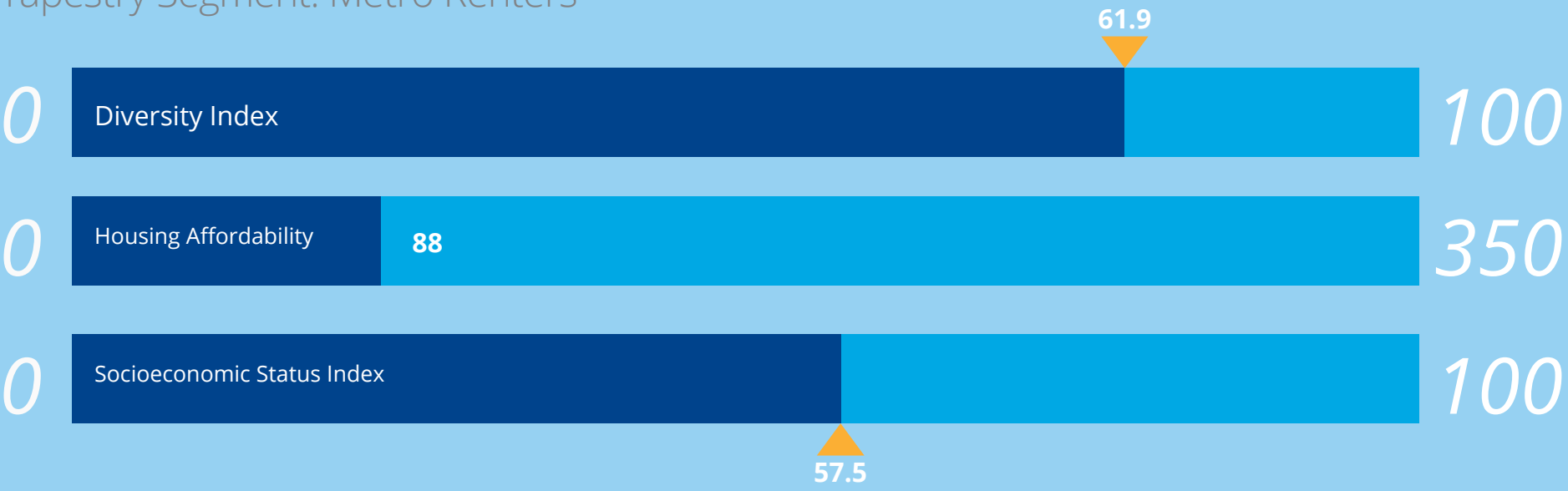


**56**  
Restaurants  
1 Mile



# Demographics | Area Profile 1 Mile

Tapestry Segment: Metro Renters



## Metro Renters

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest-growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is above the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

## Area Traits

- Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.
- Neighborhoods feature 20+ unit apartment buildings, typically surrounded by offices and businesses.
- Renters occupy close to 80% of all households.
- Public transportation, taxis, walking, and biking are popular ways to navigate the city.

## Socioeconomic Traits

- Well-educated consumers, many currently enrolled in college.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.



Population		Daytime Population		Population Growth (Since 2010)	
1 mile	12,676	1 mile	29,988	1 mile	18.6%
2 mile	73,600	2 mile	123,594	2 mile	17.5%
3 mile	136,881	3 mile	301,288	3 mile	20%
Households		Median Household Income		Median Home Value	
1 mile	5,767	1 mile	\$116,581	1 mile	\$833,095
2 mile	33,263	2 mile	\$62,775	2 mile	\$810,619
3 mile	63,262	3 mile	\$82,320	3 mile	\$763,266



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