1207 & 1209 S. 1ST ST. - AUSTIN, TX

1207 & 1209 South 1st Street | Austin, Texas
±21,401 SF Available for Sale or Ground Lease

NewQuest

Upcoming 19-acre mixed-use development

Glenn Dickerson
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Brad LyBrand
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±21,401 SF Available for Sale or Ground Lease in Austin

- Prime development opportunity in the heart of Austin, Texas
- Located less than a mile from downtown and in walking distance to many of Austin's hottest spots on South Congress
- Property can be used for multifamily, hospitality, and a variety of mixed-use projects
- Great access to all of Austin's greatest amenities at a fraction of the price of downtown
- One of few remaining opportunities along South 1st Street with capacity to support multifamily development this close to downtown

Approximate Size: ±21,401 sq. ft. / 0.49 acre
Price: $3,300,000
School District: Austin ISD
Utilities: City of Austin
Frontage: Approx. 215 ft. on S. 1st St.
Zoning: CS-V-CO-NP/General Commercial Services, Vertical Mixed-use

370,135 POPULATION within 5 miles
1% POPULATION GROWTH within 5 miles from 2020 to 2023
$174K AVERAGE HOUSEHOLD INCOME within 1 mile
### Demographics

#### POPULATION

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Households</td>
<td>12,665</td>
<td>88,049</td>
<td>166,664</td>
</tr>
<tr>
<td>Current Population</td>
<td>20,600</td>
<td>182,618</td>
<td>370,135</td>
</tr>
<tr>
<td>2020 Census Average Persons per Household</td>
<td>1.6</td>
<td>1.9</td>
<td>2.1</td>
</tr>
<tr>
<td>2020 Census Population</td>
<td>20,391</td>
<td>178,544</td>
<td>359,973</td>
</tr>
<tr>
<td>Population Growth 2020 to 2023</td>
<td>-</td>
<td>0.8%</td>
<td>0.9%</td>
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#### CENSUS HOUSEHOLDS

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<th>1 MILE</th>
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<tbody>
<tr>
<td>1 Person Households</td>
<td>53.3%</td>
<td>41.4%</td>
<td>37.7%</td>
</tr>
<tr>
<td>2 Person Households</td>
<td>30.4%</td>
<td>32.0%</td>
<td>31.1%</td>
</tr>
<tr>
<td>3+ Person Households</td>
<td>16.3%</td>
<td>26.6%</td>
<td>31.2%</td>
</tr>
<tr>
<td>Owner-Occupied Housing Units</td>
<td>49.5%</td>
<td>47.0%</td>
<td>48.3%</td>
</tr>
<tr>
<td>Renter-Occupied Housing Units</td>
<td>50.5%</td>
<td>53.0%</td>
<td>51.7%</td>
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#### RACE AND ETHNICITY

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<th></th>
<th>1 MILE</th>
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<tbody>
<tr>
<td>White</td>
<td>74.1%</td>
<td>56.1%</td>
<td>55.2%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>4.5%</td>
<td>6.3%</td>
<td>7.4%</td>
</tr>
<tr>
<td>Asian or Pacific Islander</td>
<td>5.4%</td>
<td>13.9%</td>
<td>9.8%</td>
</tr>
<tr>
<td>Other Races</td>
<td>4.2%</td>
<td>9.2%</td>
<td>11.4%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>20.9%</td>
<td>32.2%</td>
<td>38.3%</td>
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#### INCOME

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<th>1 MILE</th>
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<tbody>
<tr>
<td>Average Household Income</td>
<td>$174,296</td>
<td>$138,542</td>
<td>$138,158</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$132,069</td>
<td>$97,701</td>
<td>$99,274</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$107,315</td>
<td>$67,441</td>
<td>$62,656</td>
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#### EDUCATION

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<th>1 MILE</th>
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<tbody>
<tr>
<td>Estimated High School Graduate</td>
<td>5.9%</td>
<td>10.8%</td>
<td>13.1%</td>
</tr>
<tr>
<td>Estimated Bachelor's Degree</td>
<td>45.8%</td>
<td>40.4%</td>
<td>37.1%</td>
</tr>
<tr>
<td>Estimated Graduate Degree</td>
<td>30.8%</td>
<td>25.0%</td>
<td>23.3%</td>
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#### AGE

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<tbody>
<tr>
<td>Median Age</td>
<td>35.5</td>
<td>31.6</td>
<td>32.9</td>
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2020 Census, 2023 Estimates with Delivery Statistics as of 12/23
Information About Brokerage Services

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.

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- 281.477.4384
Phone

Buyer/Tenant/Seller/Landlord Initials
- Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

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