

FOR SALE ±1.54 ACRES

7308 South Congress Avenue Austin, TX 78745



MATHIASPARTNERS.COM

3660 Stoneridge Road,
Building E, Suite 104
Austin, Texas 78746

**Prime Infill Development Opportunity on ±1.54-acres with an
Approved Site Development Permit for 70 Multifamily Units**

Exclusively Offered By:

Michael Levy, Broker Associate

mlevy@mathiaspartners.com | 512.637.6957 | c: 512.417.2919

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Executive Summary

An opportunity to acquire a ±1.54-acre infill development site with an approved site development permit (SDP) for 70 units. The property is strategically located in South Austin between William Cannon Dr. and Slaughter Ln. with approximately 150' of frontage on South Congress Avenue. Major retailers including two HEBs, Target, Walmart Supercenter, Lowe's, Home Depot and Academy Sports & Outdoors are all within 2 miles of the property. Southpark Meadows, a 435-acre master-planned development featuring 1.6 million square feet of retail and 40 acres of greenbelt parkland is less than 3 miles to the south. Downtown Austin is a 20-minute drive north.

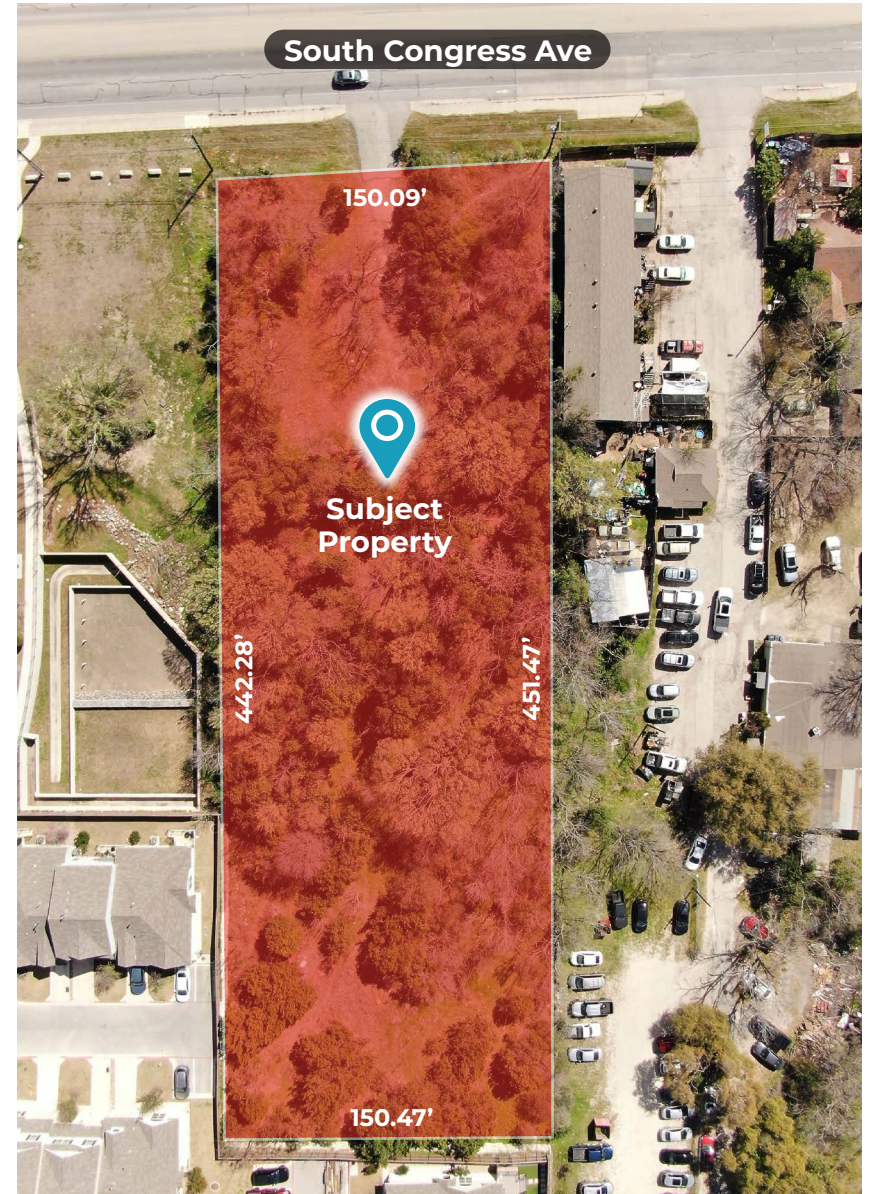
Property Overview

Address	7308 South Congress Avenue, Austin, TX 78745
Asking Price	Contact Broker
Total Land Area	±1.54 acres / ±67,082 SF
Jurisdiction	City of Austin Full-Purpose
Zoning	MF-3
Watershed	South Boggy Creek (Suburban - Desired Development Zone)
Utilities	All utilities are to the site
Permitting & Approvals	Approved Site Development Permit for 70 units using Affordability Unlocked

Demographics

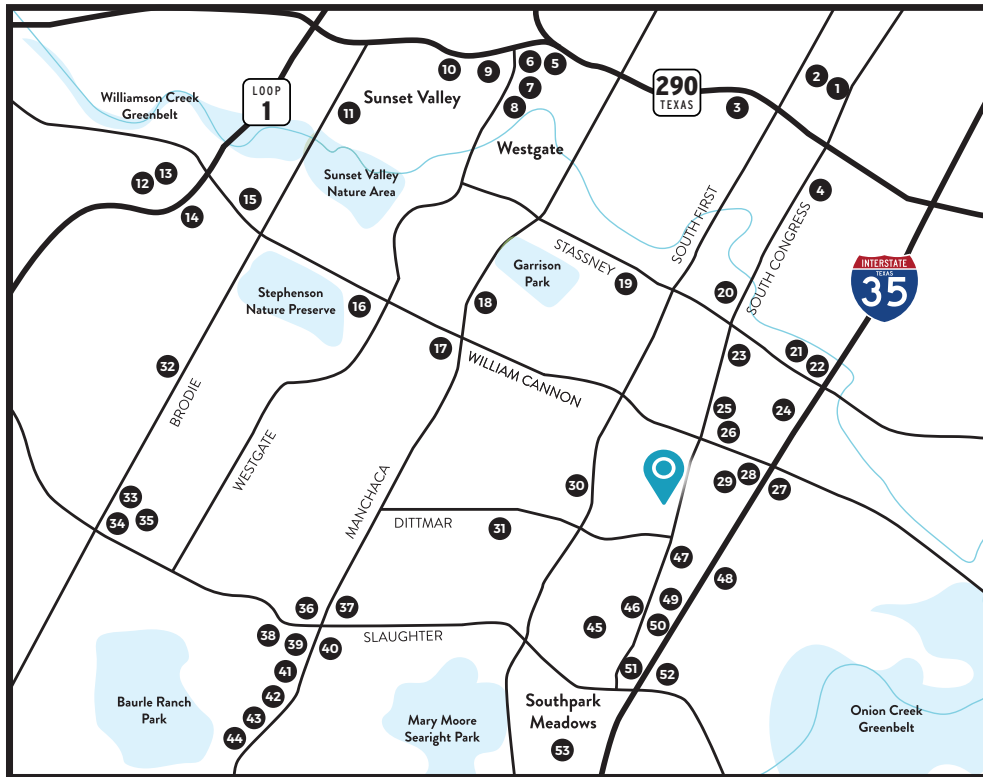
(Source: CoStar)

	1 Mile	3 Mile	5 Mile
2024 Population	17,721	132,612	286,236
Avg. HH Income	\$75,266	\$91,973	\$101,616





Area Retailers/Amenity Map



- 1. Cosmic Pickle
- 2. Crux Climbing Center
- 3. St. David's South Austin Medical Center
- 4. **The Yard**

The Austin Winery	St. Elmo Brewing Co.
Spokesman Coffee	Spicy Boys
Madabolic Fitness	Texas Sushiko
Blue Northor Hard Seltzer	Still Austin Whiskey
Texas Sake Co.	Raw Paw Screen Printing
- 5. Central Market
- 6. Austin Boulderling Project
- 7. Regal Westgate Cinemas
- 8. Amy's Ice Cream
- 9. Black Swan Yoga
- 10. Sunset Valley Farmer's Market
- 11. **Sunset Valley Village**

Nordstrom Rack	BJ's Brewhouse
Barnes & Noble	Sephora
World Market	Ulta Beauty
Petco	Kohl's
Cava	Tarka Indian Kitchen
Poke Austin	Doc's Backyard
Mad Greens	& More!
- 12. Costco
- 13. Whole Foods
- 14. Lifetime Fitness
- 15. HEB
- 16. Westgate Lanes
- 17. Sprouts Farmers Market
- 18. Summer Moon Coffee
- 19. Leroy & Lewis BBQ
- 20. Sagebrush
- 21. Lowe's
- 22. Fiesta Mart
- 23. Neighbors Dog Park
- 24. Regal Metropolitan Theaters
- 25. Ovenbird
- 26. The Little Darlin'
- 27. HEB
- 28. Academy Sports & Outdoors
- 29. Gold's Gym
- 30. Thicket Food Park
- 31. Dittmar Recreation Center
- 32. Evangeline Cafe
- 33. Juiceland
- 34. Maudie's Hacienda
- 35. Randalls
- 36. HEB
- 37. LA Fitness
- 38. Sam's Town Point
- 39. Armadillo Den
- 40. Planet Fitness
- 41. The Hive Coffee
- 42. Moontower Saloon
- 43. Lustre Pearl South
- 44. South Austin Beer Garden
- 45. Gold's Gym
- 46. Far Out Lounge & Stage
- 47. Last Stand Brewing Co.
- 48. Fast Friends Beer Company
- 49. Torchy's Tacos
- 50. Ramen Tatsu-Ya
- 51. HEB
- 52. The Home Depot
- 53. **Southpark Meadows**

Best Buy	Gabriela's
Chipotle	Orange Theory Fitness
Cinemark	Sam's Club
Crumb Cookies	Starbucks
Little Woodrow's	Target Grocery
Mod Pizza	Walmart Supercenter



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±1.54 AC – 7308 South Congress Ave.

Renderings





Site Layout





Additional Aerials





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Mathias Partners	602940	matt@mathiaspartners.com	(512)330-9111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Mathias	265888	matt@mathiaspartners.com	(512)330-9111
Designated Broker of Firm	License No.	Email	Phone
Matt Mathias	265888	matt@mathiaspartners.com	(512)330-9111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Levy	551310	mlevy@mathiaspartners.com	(512)330-9111
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date