

Request for Proposals

The Hirshfeld-Moore House. An approximately 35,000 square foot site at 303 West 9th Street in Downtown Austin, Texas. The site is located at the southwest corner of Lavaca & W. 9th Street, Austin, Texas, and encompasses ½ city block.



Presented By:

Knight Real Estate Company



Executive Summary

- **Introduction.** Knight Real Estate has been engaged by The Texas A&M Development Foundation, as exclusive agent, to solicit proposals for the purchase of the land and improvements at the Hirshfeld-Moore House in Austin, Texas. The Property, located at the southwest corner of Lavaca & W. 9th Street, offers incredible user or investor opportunities in one of the most dynamic markets in the United States.
- **Property.** The Henry Hirshfeld House and Cottage are two historic homes in downtown Austin, Texas, United States, originally inhabited by the prominent Hirshfeld family. The cottage, built in 1873, housed Henry and his wife Jennie until the larger house was built in 1885. The buildings are located at 303 and 305 W. 9th Street. The Hirshfeld House and Cottage is a City of Austin Landmark, State Antiquities Landmark, Recorded Texas Historic Landmark, and National Register-listed property.

The property consists of 2 lots, totaling 35,328 sf. The improvements include the main house, totaling approximately 5,517 sf (according to TCAD), the carriage house totaling about 560 sf and the cottage totaling approximately 2,151 sf. There is a paved parking lot containing approximately 21 spaces and access is available off the alley on the south side of the property.

The property is within easy walking distance from the state capitol, the Travis County Courthouse, Wooldridge Square, Congress Avenue, and numerous retail, banking, hotel, entertainment and dining options.

The property is zoned CBD-H & DMU-H. There are also restrictions and covenants that run with the land preserving the historic integrity of the property that are contained in the due diligence materials.

- **Showing.** Showings may be scheduled in advance with Knight Real Estate at a mutually agreeable time.