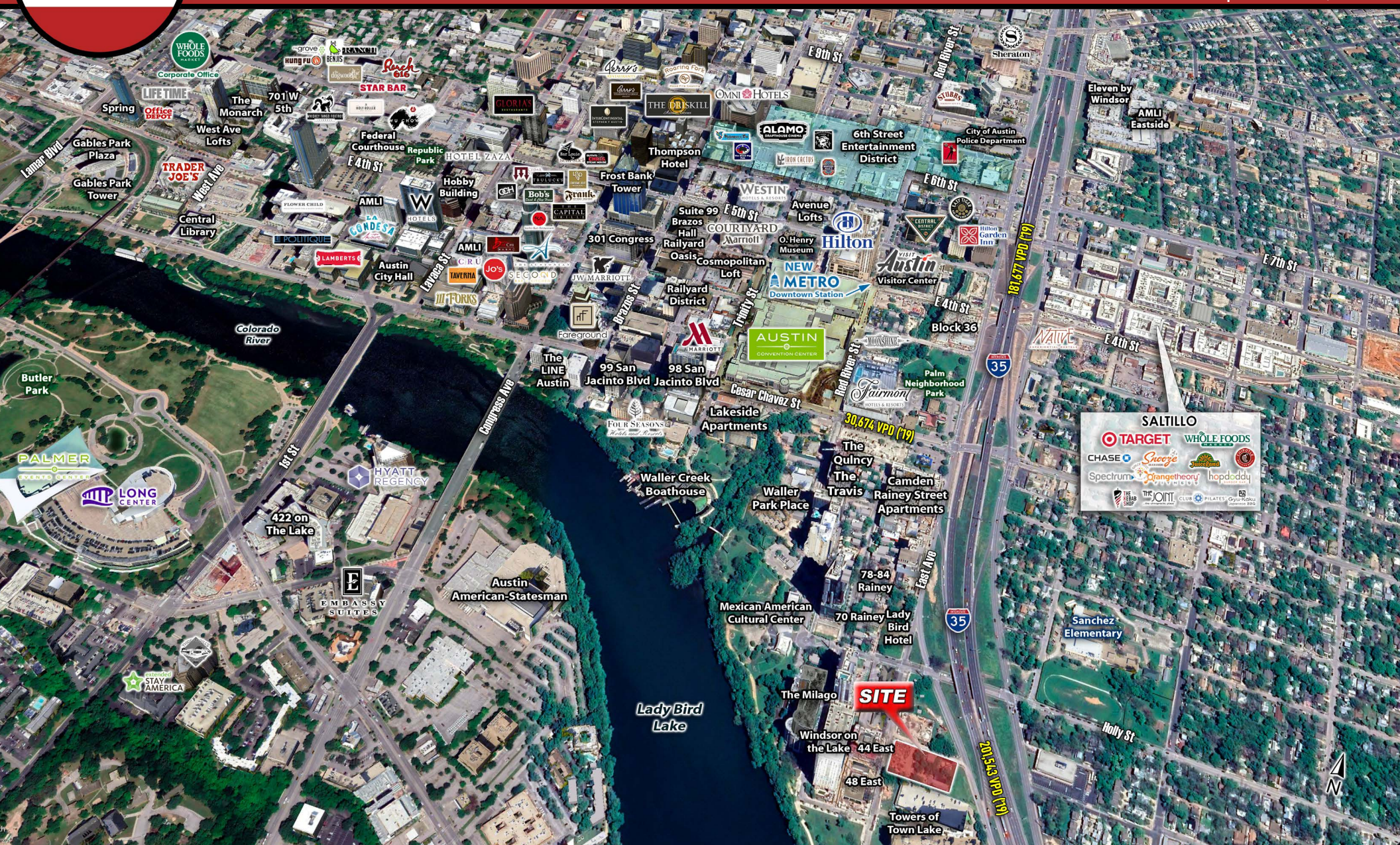




RAINEY STREET HISTORIC DISTRICT PARCELS SEC OF EAST AVE & LAMBIE ST | AUSTIN, TX



Knight Real Estate Company
307 E. 2nd Street, Austin, Texas 78701

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INTRODUCTION

Knight Real Estate Company is pleased to offer this parcel of land located at the corner of East Avenue and Lambie Street, just west of Interstate 35.

PROPERTY FACTS

- Located at the southeast corner of East Ave & Lambie St, just west of Interstate 35
- CBD Zoning
- 8:1 Existing FAR
- 15:1 Density Bonus FAR
- No Capital View Corridor Restriction

DEMOGRAPHICS

Radius	2020 Population	Daytime Population	Average HH Income
1-mile	23,463	50,401	\$131,530
2-mile	94,838	158,689	\$109,509
3-mile	196,369	269,345	\$94,026

TRAFFIC COUNTS

I-35: 201,543 VPD
Cesar Chavez: 30,618 VPD
(TXDOT 2019)

DOWNTOWN AUSTIN

From live music to coffee shops, community parks to historic theaters, office space to locally owned businesses, downtown is a collection of the best of what Austin has to offer and then some. In recent decades, downtown Austin has continued to evolve, oftentimes exceeding previous levels of investment, attracting more people, business, culture, civic engagement, arts and creativity at every turn. The energy of the place we call downtown is unmatched by any other part of the city.

Downtown serves as an economic anchor for the Central Texas region due to its concentration of jobs, transportation connections, and density of real estate development. Downtown is the heartbeat of the community amplified by its stamp on live music and entertainment, variety of food choices and experiences, and vibrancy generated by the diversity of people who frequent it each day.

Austin has shown over the last year that downtown is truly built for living, working, and playing. With small businesses opening their doors for visitors in the morning, workers bustling through the streets in the afternoon, and live music floating down the streets in the evening, downtown Austin is a space with vibrancy flowing through it during all hours of the day.

Here just are a few stats showcasing downtown's growth and strong recovery from the pandemic:

- *Vacancy has stabilized as leasing activity has recovered to pre-pandemic levels.*
- *2,161,727 SF are currently under construction.*
- *Total downtown employment recovered to its pre-pandemic levels quickly in 2021.*
- *Downtown businesses are capitalizing on the rebound in consumer demand as 60 new businesses have opened since the pandemic began.*
- *11 office projects are currently under construction, and 11 more have been proposed or are in planning.*

Source: <https://downtownaustin.com/state-of-downtown-report-2022/>

Projects Under Construction - Updated September 2022:

1. Innovation Tower - 325,000 SF Office Tower
2. Sixth & Guadalupe - 1,150,389 SF Gross | 589,112 SF Office Space
3. Block 185 - 793,883 SF Office Space | 5,774 SF Retail Space
4. The Loren at Lady Bird Lake - 108 Room Hotel | 6 Condo Units
5. The Avenue Hyatt Centric Hotel - 135,000 SF
6. State Office Building #1 - 603,000 SF (1801 Congress)
7. State Office Building #2 - 416,000 SF (1601 Congress)
8. Travis County Civil & Family Courthouse - 130,000 SF
9. TBA Office Development - 95,352 SF Office Space | 8,274 SF Retail
10. The Linden - 185,676 SF | 117 Condo Units | 5,181 SF Retail Space
11. Vesper - 346,880 SF Residential Space
12. Cambria Hotel - 170,156 SF
13. Waterloo Central - 39,000 SF Office Space
14. Hanover at 3rd & Brazos - 429,387 SF | 306 MF Units
15. The Waller - 129,484 SF Office Space | 364 MF Units | 54,237 SF Hotel
87 Hotel Units | 9,930 SF Retail Space
16. CitizenM Hotel - 132,655 SF | 344 Hotel Units
17. Horizon Bank Tower - 135,218 SF Office Space | 2,396 SF Retail Space
18. Transwestern Mico Apartments - 64,992 SF | 140 MF Units
19. 321 W 6th - 119,511 SF Office Space | 392,876 SF Residential Space
369 MF Units | 1,124 Retail Space
20. 415 Colorado - 107,860 SF Office Space | 426,968 SF Residential
21. The Travis - 656,517 SF Residential Space
22. Waterline - 700,000 SF Office Space \ 312,025 SF Residential
352 MF Units
23. The Modern Austin Residences - 365 Condo Units | 12,000 SF Retail
24. The Republic - 800,987 SF Office Space | 19,423 SF Retail Space
25. River Street Residences - 5540,960 SF Residential | 409 MF Units
13,240 SF Retail Space
26. Zilker Point - 159,736 SF Office Space
27. 15th St Office Building - 29,340 SF Office Space

Source: <https://downtownaustin.com/economic-development/emerging-projects/>

AUSTIN RATINGS AND RANKINGS

- AUSTIN RANKED #1 LABOR MARKET IN 2021 (Wall Street Journal)
- AUSTIN RANKED #4 IN REAL ESTATE MARKET TO WATCH IN 2022 (ULI Emerging Trends Report)
- AUSTIN RANKS #2 BEST PERFORMING AMONG TOP 50 METROS (U.S. Bureau of Labor Statistics, CES, 2021)
- AUSTIN RANKS #5 IN BEST PLACES TO LIVE IN 2021-2022 (U.S. News & World Report, July 2021)
- AUSTIN IS THE #2 CITY WITH THE MOST OPPORTUNITY FOR JOB SEEKERS IN RANKING OF 182 U.S. METROS (Linkedin, January 2021)
- AUSTIN RANKS #2 AMONG BEST PERFORMING CITIES (Willken Institute, 2022)
- AUSTIN RISES TO #1 FOR OFFICE MARKET FOR 2022 (Marcus & Millichap, March 2022)
- AUSTIN RANKS #7 MOST DYNAMIC METROS IN 2021 (Heartland Forward)
- 1ST AMONG THE TOP 50 LARGEST METROS FOR NEW RESIDENTS (Austin Chamber of Commerce, 2022)
- 11TH LARGEST CITY IN THE UNITED STATES (U.S.Census, 2020)

Source: <https://www.austinlocal.com/austin-rankings-2.html>

DOWNTOWN BY THE NUMBERS

13,648
Residents

5.1M
Unique Visitors
Annually

106,500
Employees

9,447
Residential
Units

13,514
Hotel Rooms

203M
Annual Transit
Ridership

EXPLORE DOWNTOWN AUSTIN

2ND STREET DISTRICT - Officially spanning the length of 2nd Street between Congress Avenue and San Antonio streets, this area is home to many local and national brands and has the most downtown shopping, ranging from beauty, body and abode. 2ND Street District is also home to critically acclaimed restaurants and entertainment venues that provide an authentic Austin experience. [Learn More.](#)

RAINEY STREET - Renovated houses turned into bungalow bars reign supreme on this increasingly popular tucked-away street. Day or night, you'll find relaxed bar-goers strolling from bar to food trailer to bar again, often with their dogs in tow looking for a kicked back sip and a bite. [Learn More.](#)

RED RIVER - Nightclub heavy, droves of concert-seekers mill the streets of Austin's Red River Cultural District, dipping into watering holes for Lone Star beers while waiting for the lights to dim and shows to begin. [Learn More.](#)

SIXTH STREET - Sixth Street is distinctly Austin. With its colorful and bustling array of bars, restaurants and entertainment venues, it's a sure bet for experiencing local characters and the vibrancy of the city. [Learn More.](#)

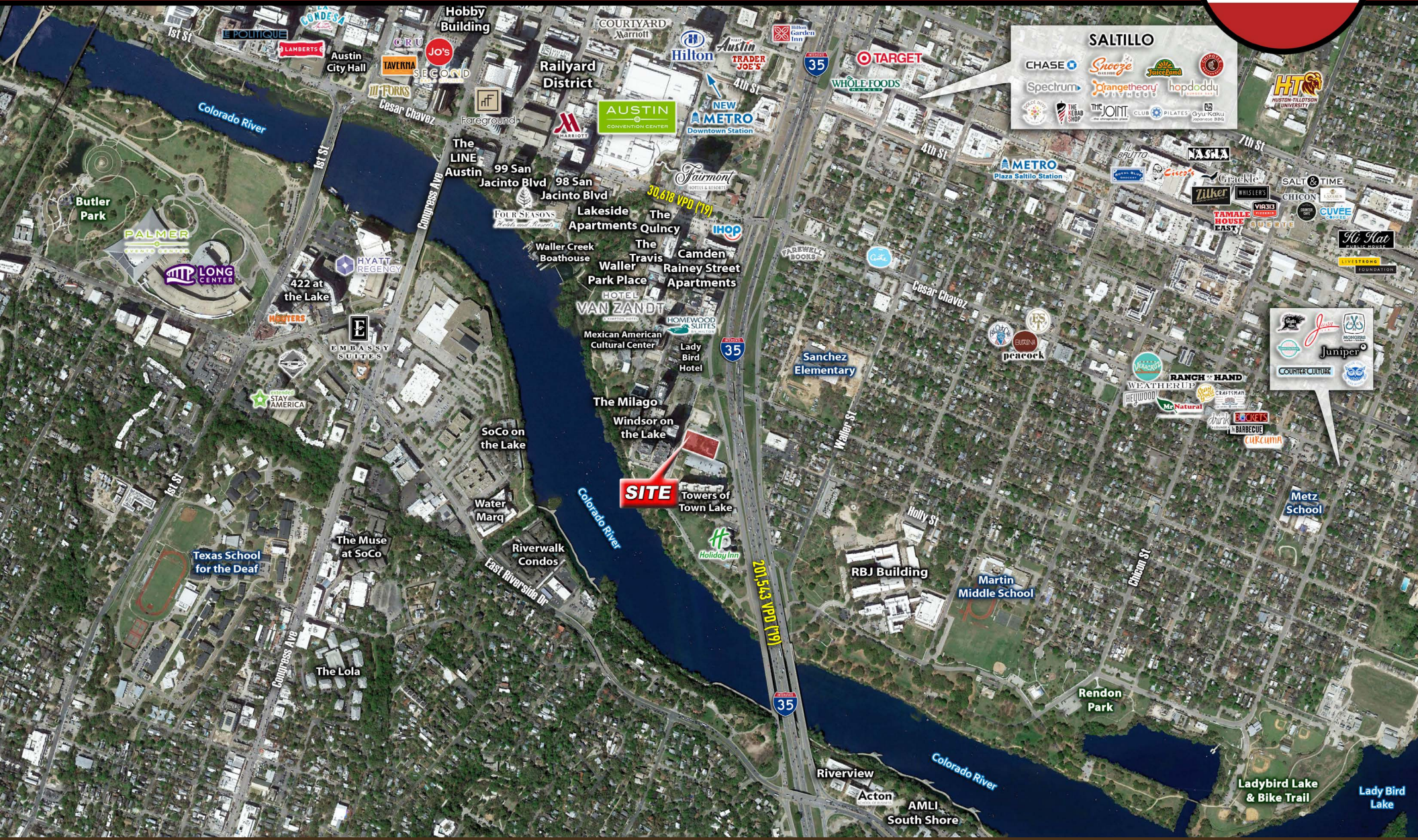
WAREHOUSE DISTRICT - As the name suggests, many of this neighborhood's bars and restaurants are housed in renovated, antique warehouses. The gritty backdrop makes for a vibrant scene that draws a diverse crowd thanks to its range of live entertainment, restaurants, LGBTQ scene and unique shops. [Learn More.](#)

WEST SIXTH STREET - A thoughtfully curated section of town, find everything from craft cocktails and galleries to rustic beer gardens, cult-followed grub and the flagship Whole Foods Market. - 246 Room Hotel. [Learn More.](#)

Source: <https://www.austintexas.org/things-to-do/entertainment-districts/downtown/>

RAINEY STREET HISTORIC DISTRICT PARCELS

SEC OF EAST AVE & LAMBIE ST | AUSTIN, TX



SALTILLO

- CHASE
- Snooze
- THE JOINT
- Spectrum
- OrangeTheory
- CLUB PILATES
- hopdoddy
- THE KEBAB SHOP
- Gyu-Kaku



- Juniper
- COUNTRY CULTURE

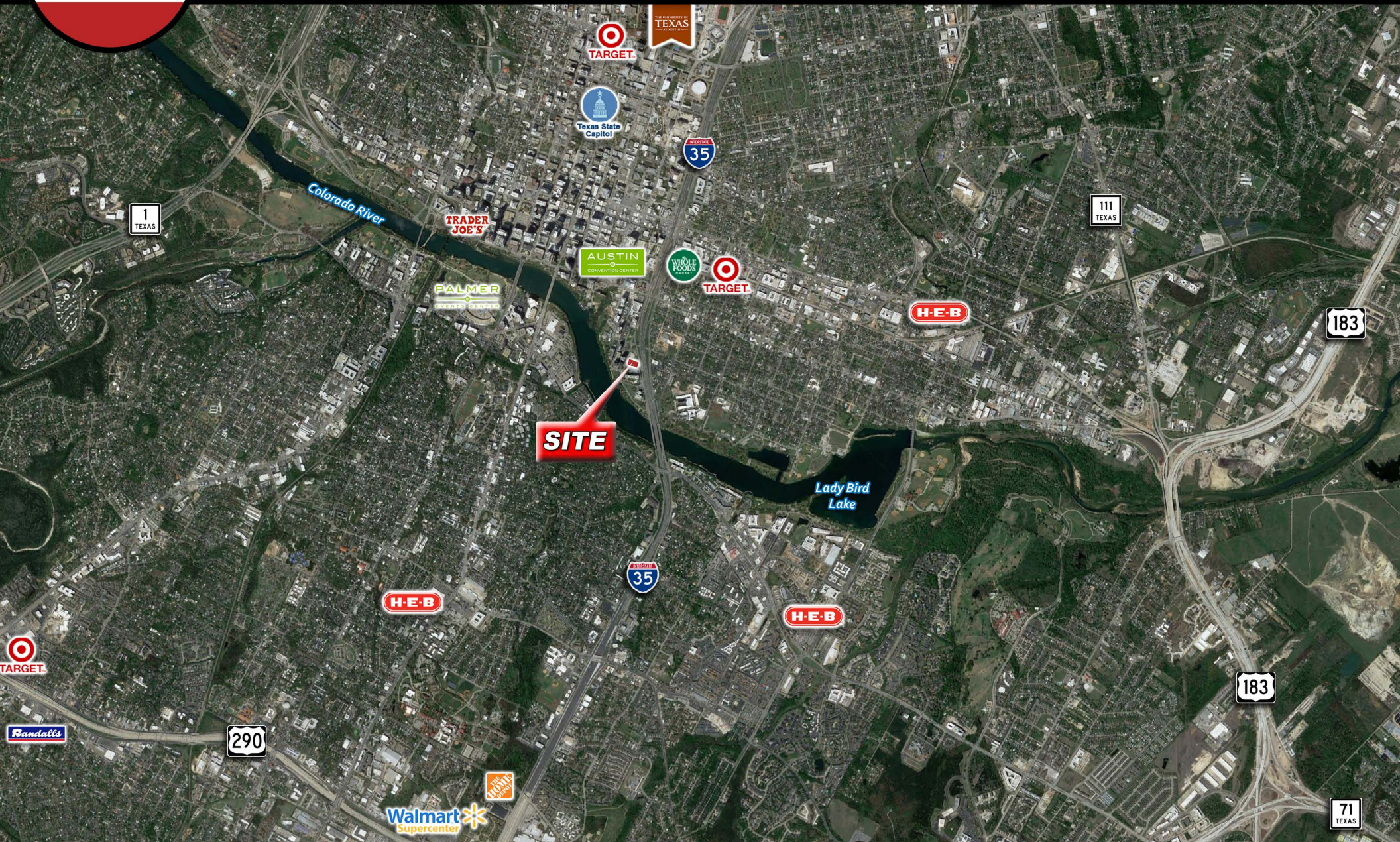
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KEY FACTS

985,370

Population



Average Household Size



Median Age

\$71,449

Median Household Income

EDUCATION



No High School Diploma



16%
High School Graduate



22%
Some College



52%
Bachelor's/Grad/Pr of Degree

BUSINESS



45,524

Total Businesses



579,579

Total Employees

EMPLOYMENT



72%

White Collar



14%

Blue Collar



14%

Services



Unemployment Rate

INCOME



\$71,449

Median Household Income



\$43,297

Per Capita Income



\$51,196

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.2%)

The smallest group: \$15,000 - \$24,999 (6.3%)

Indicator ▲	Value	Diff	
<\$15,000	9.2%	+1%	█
\$15,000 - \$24,999	6.3%	+0.5%	█
\$25,000 - \$34,999	7.4%	+0.8%	█
\$35,000 - \$49,999	11.6%	+0.6%	█
\$50,000 - \$74,999	17.2%	+0.7%	█
\$75,000 - \$99,999	11.5%	-0.2%	█
\$100,000 - \$149,999	17.1%	-0.7%	█
\$150,000 - \$199,999	8.2%	-0.6%	█
\$200,000+	11.5%	-2%	█

Bars show deviation from Travis County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2020, 2025.

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