





## 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	2023 Population	Daytime Population	Average HH Income
1-mile	24,523	69,941	\$167,348
2-mile	91,220	219,295	\$134,687
3-mile	188,781	349,863	\$117,173

## TRAFFIC COUNTS

Interstate 35: 253,929 VPD  
Cesar Chavez: 24,500 VPD  
(TXDOT 2022)

## DOWNTOWN AUSTIN

Great downtowns don't just happen. They are built by people and organizations that care deeply about making downtown welcoming, vibrant and vitally important to the culture of the city. And this year, people flocked back to downtown Austin and organizations met this demand with exciting new developments, businesses, venues and events.

*Far from returning to “a new normal,” downtown is on the precipice of a major transformation.*

### Downtown Austin is On Demand

Storefront businesses are adapting to shifting trends by adding more food, drink and entertainment options in response to downtown's weeknight and weekend popularity. Developments are becoming more flexible in finding a larger number of smaller tenants for more businesses to locate downtown. Events hosted downtown are beautifully diverse, culturally relevant and work toward increasing diversity and belonging in the area. Downtown is ever-changing and malleable, and Austinites are driving the change they want to see in their city's central hub.

Here are just a few stats showcasing downtown's growth as it responds to demand:

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

- 17 projects totaling 5.54 million square feet were delivered in 2022.
- Downtown has 8,260,873 square feet under construction.
- In 2022, downtown hotel occupancy rates reflected a full resurgence of travel, events, conventions and the nightlife economy.
- Despite vacancy rates increasing slightly since 2021, there is still a strong demand for downtown office space and this space commands high rents.
- With 95% of pre-pandemic visitor activity regained and employees continuing to return to the office, downtown has a healthy level of pedestrian activity to support its 680 storefront businesses.

*Source: <https://downtownaustin.com/state-of-downtown-2023/>*



### **Office Projects Proposed & Under Construction as of 10/30/23:**

- The Republic - 816,513 SF Office Tower
- Perennial - 750,000 SF Proposed Office Tower
- 56 East Ave - 700,000 SF Proposed Office Tower
- Block 52 - 800,000 SF Proposed Office Tower

### **Mixed-Use Developments Under Construction as of 10/30/23:**

- Sixth & Guadalupe - 1,150,389 SF Gross | 589,112 SF Office Space
- AXT Tower (325 West) - 123,000 Office Portion | 58 Stories
- 415 Colorado - 110,000 SF Office - 328 Residential Units | 47 Stories
- Waterline - 2,300,000 SF Gross | 703,000 SF Office Space

### **Proposed Mixed-Use Developments as of 10/30/23:**

- Railyard Condominium Site - 1,700,000 Residential, Office
- Statesman Site - 1,500,000 Office Portion

### **Hotel & Residential Developments – Under Construction as of 10/30/23:**

- Cambria Hotel & Suites - 14 Stories - 205 Keys
- The Linden Residences- 28 Stories - 177 Residential Units
- CitizenM Austin Downtown - 17 Stories - 344 Keys
- Fairfield Inn & Suites Austin - 17 Stories - 129 Keys
- Vesper - 41 Stories - 284 Residential Units
- Third and Brazos - 41 Stories - 306 Residential Units
- The Modern - 56 Stories - 300 Keys
- The Travis Condominiums- 50 Stories - 414 Residential Units
- Paseo - 48 Stories - 557 Residential Units
- The Waller - 32 Stories - 328 Residential Units
- 700 River - 66 Stories - 349 Residential Units
- Waterline Tower B & 1 Hotel Austin - 74 Stories - 251 Keys - 352 Units

**[Click here for more information and the Proposed Downtown Austin Hotel and Residential Towers and Developments](https://aquilacommercial.com/learning-center/downtown-austin-towers/#office)**

*Source: <https://aquilacommercial.com/learning-center/downtown-austin-towers/#office>*

### **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

**14,300**  
Residents

**5.1M**  
Unique Visitors  
Annually

**117,000+**  
Employees

**10,500+**  
Residential Units

**14,000+**  
Hotel Rooms

**2.3M**  
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.](#)

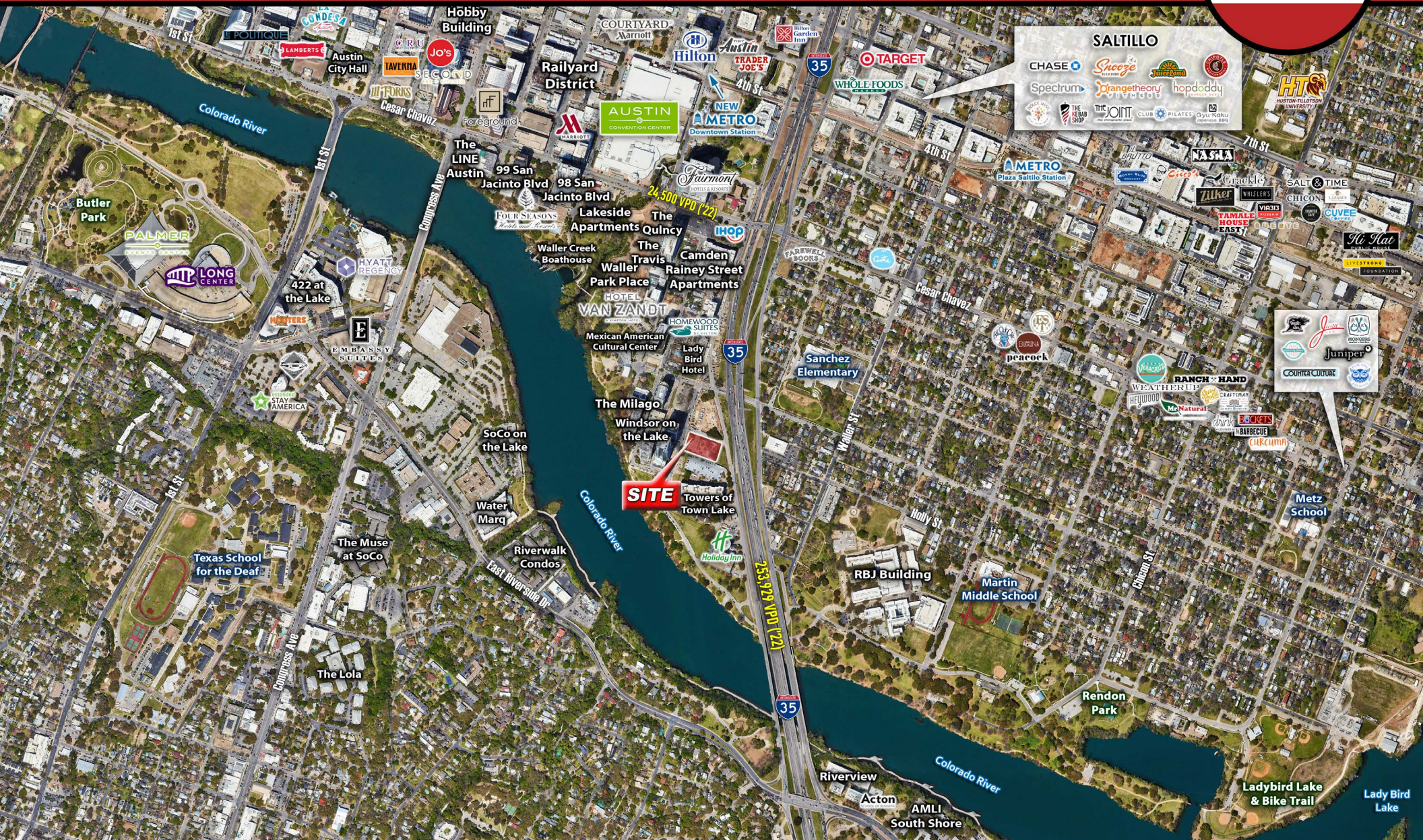
Source: <https://www.austintexas.org/things-to-do/entertainment-districts/downtown/>



# RAINEY STREET HISTORIC DISTRICT PARCELS

## SEC OF EAST AVE & LAMBIE ST | AUSTIN, TX

**Knight**  
REAL ESTATE



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307 E. 2nd Street, Austin, Texas 78701

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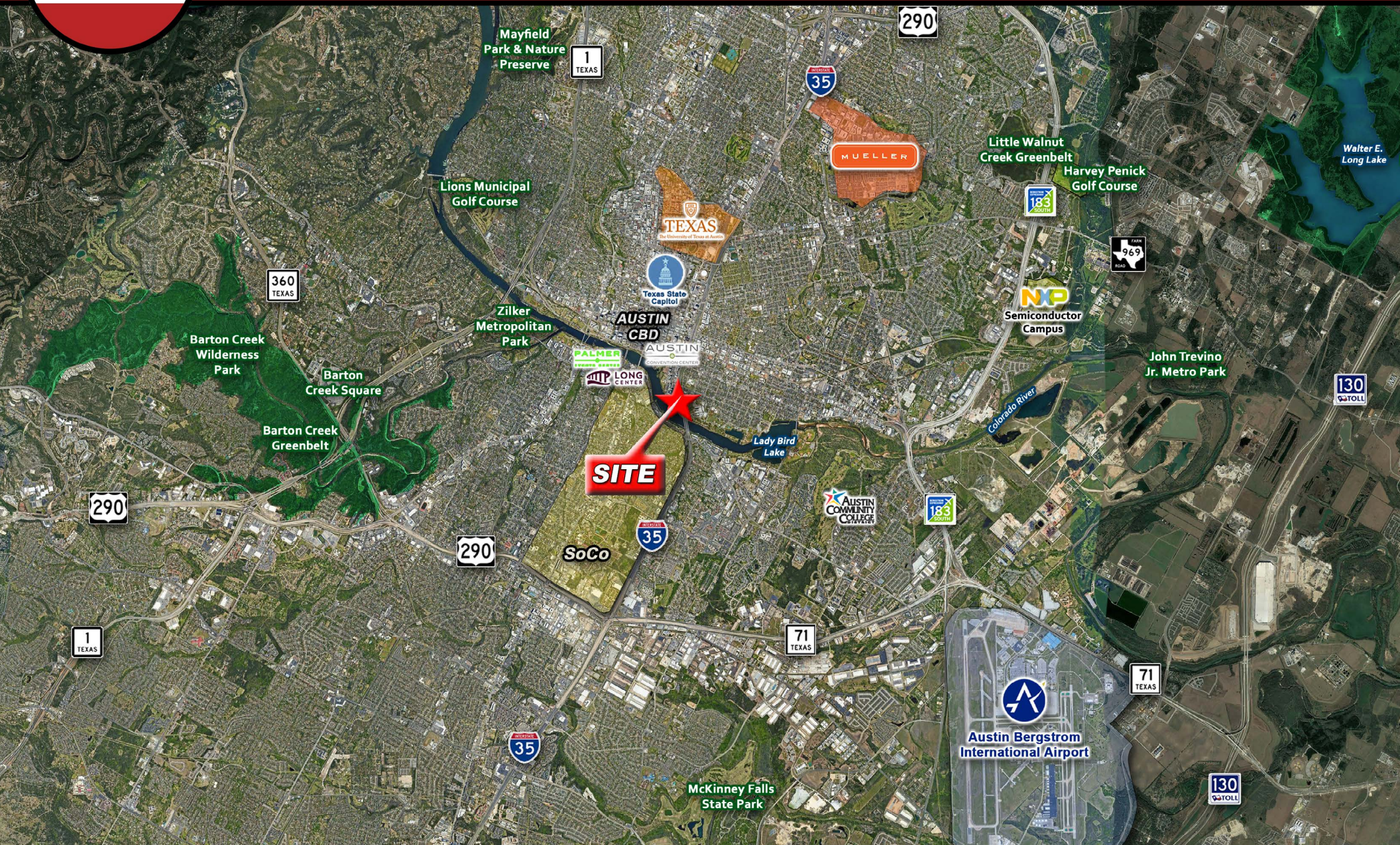
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# RAINEY STREET HISTORIC DISTRICT PARCELS

SEC OF EAST AVE & LAMBIE ST | AUSTIN, TX



**Knight Real Estate Company**  
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## AUSTIN MSA - DEMOGRAPHICS



### KEY FACTS

2,499,236

Population



Average  
Household Size

35.2

Median Age

\$89,695

Median Household  
Income

### EDUCATION

8%

No High School  
Diploma



19%

High School  
Graduate



23%

Some College



51%

Bachelor's/Grad/Pr  
of Degree

### BUSINESS



88,598

Total Businesses



1,042,635

Total Employees

### EMPLOYMENT

71.0%

White Collar

15.4%

Blue Collar

13.6%

Services

3.5%

Unemployment  
Rate

### INCOME



\$89,695

Median Household  
Income



\$48,981

Per Capita Income



\$164,829

Median Net Worth

### 2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.4%)

The smallest group: \$15,000 - \$24,999 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	6.6%	-2.7%	
\$15,000 - \$24,999	5.0%	-2.3%	
\$25,000 - \$34,999	5.7%	-2.1%	
\$35,000 - \$49,999	9.4%	-1.9%	
\$50,000 - \$74,999	14.5%	-2.6%	
\$75,000 - \$99,999	13.3%	+0.7%	
\$100,000 - \$149,999	19.4%	+2.7%	
\$150,000 - \$199,999	11.5%	+3.3%	
\$200,000+	14.5%	+4.8%	

Bars show deviation from 48 (Texas)