



BRYKER WOODS COMMERCIAL ASSEMBLAGE

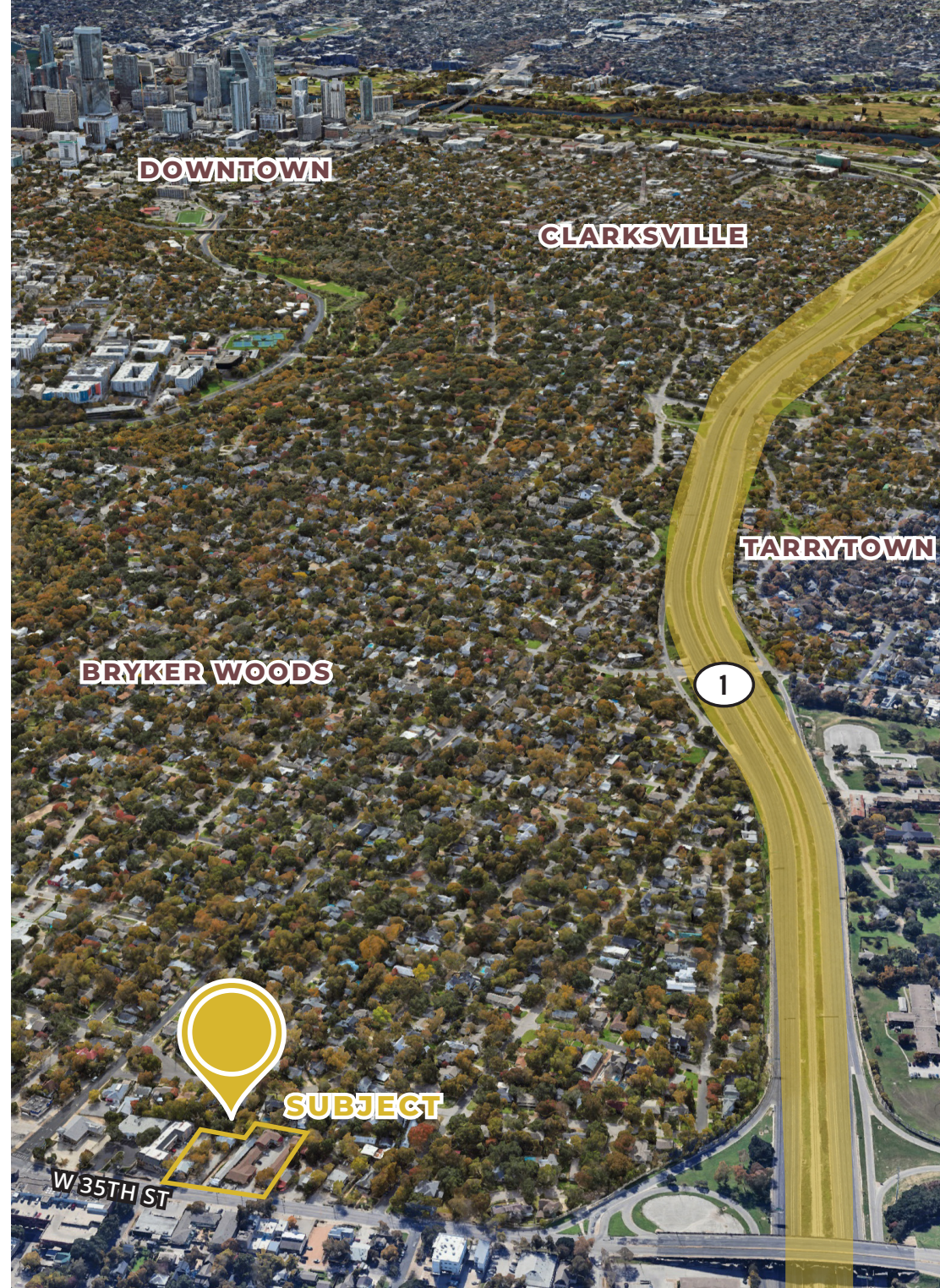
1721 W 35th St, 1801 W 35th St, & 1803-1805 W 35th St | Austin, TX 78701

EXECUTIVE SUMMARY

Transwestern is pleased to present a rare and exceptional opportunity to acquire a prime land assemblage located at 1721 W 35th Street, 1801 W 35th Street, and 1803-1805 W 35th Street in Austin, Texas.

This offering represents one of the most significant development opportunities to come to market in decades, with select properties remaining in private hands for over fifty years.

With the scarcity of sizable, contiguous tracts in this highly sought-after submarket – and the unique historic ownership of several properties – this offering truly represents a once-in-a-lifetime opportunity to secure a premier position in central Austin’s dynamic and rapidly appreciating landscape.



Infinite Potential: 4 Separate Parcels Spanning 1.03 Acres

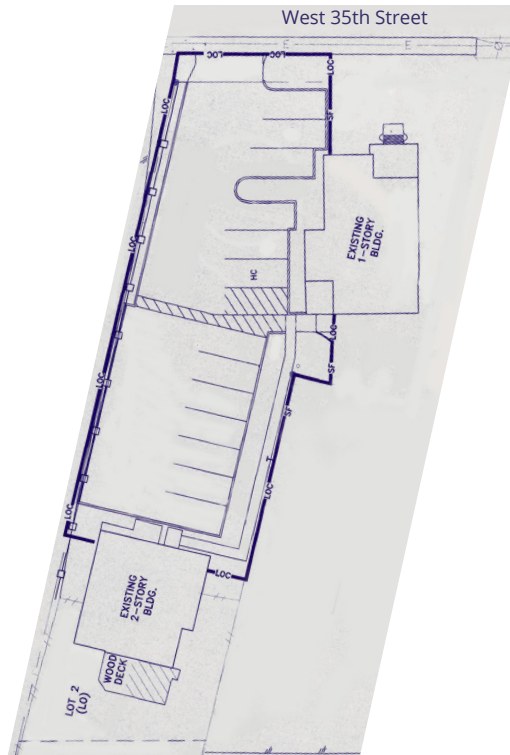
The properties feature short-term leases, providing developers, investors, and visionary stakeholders maximum flexibility to immediately implement their redevelopment strategies or hold for future growth potential.



1721 W 35th St

Situated on a ¼-acre lot with 50 feet of frontage on 35th Street, this unique property features two separate buildings—a charming 1,285 SF retail space and a two-story 1,856 SF triplex.

Surrounded by ample parking and lush greenery, the site is shaded by tall cedar elms and offers a serene, tree-lined atmosphere ideal for both commercial and residential use.



Property Details

Address	1721 W 35TH ST AUSTIN TX 78703
Type	Land, Commercial, Redevelopment, Retail, Office
APN	0120010908
Lot Size	0.25 AC
Frontage	50'
Building Size	2 Buildings: Retail: 1,285 SF; Triplex: 1,856 SF
Year Built	Retail: 1985 Triplex: 1949
Parking	Multiple
Property Use	Office / Retail
Zoning	LO-NP
FAR	.7:1
IC	70%
Height	40 Ft / 3 Stories

Building Info: Call for Details

Opportunity/Financial Summary

Opportunity Type	Redevelopment/Reposition
Lease Details	Contact Broker
NOI	Call Broker

Land Info

Floodplain	No
Utility	City of Austin
Neighborhood	Brykerwoods

1801 W 35th St

Located on a 0.22-acre lot with 46 feet of frontage on 35th Street, this 2,516 SF three-story residential quadplex presents a prime opportunity to reimagine a property in one of Central Austin's most desirable corridors.

The property features generous parking and strong redevelopment potential, making it well-suited for future residential or mixed-use potential.



Property Details

Address	1801 W 35TH ST AUSTIN TX 78703
Type	Commercial, Redevelopment, Retail
APN	0120010907
Lot Size	.22 Acres / 9,696
Frontage	46'
Building Size	2,516
Year Built	-
Parking	Multiple
Property Use	Residential / Quadplex
Zoning	LO-NP
FAR	.7:1
IC	70%
Height	40 Ft / 3 Stories

Building Info: Call for Details

Opportunity/Financial Summary

Opportunity Type	Redevelopment/Reposition
Lease Details	Contact Broker
NOI	Call Broker

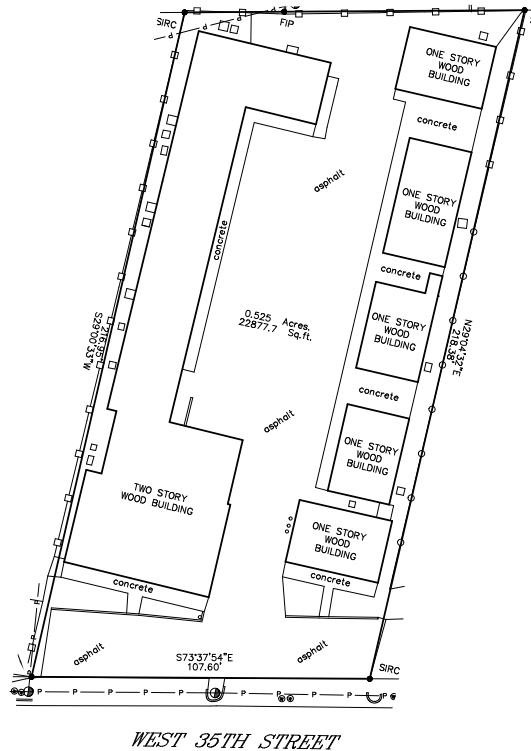
Land Info

Floodplain	No
Utility	City of Austin
Neighborhood	Brykerwoods

1803 - 1805 W 35th St

This location is perfectly positioned equidistant from The Domain to the north and Downtown Austin to the south, offering a harmonious blend of residential charm and commercial potential.

Additionally, it's within easy walking distance of the Shoal Creek trailhead and just a stone's throw from the Mopac Expressway to the west, as well as the amenity-rich N Lamar and Burnet Road to the east.



Property Details

Address	1803-1805 W 35TH ST AUSTIN TX 78703
Type	Land, Commercial, Redevelopment, Retail, Office
APN	0120010905
Lot Size	.54 Acres / 23,649 SF
Frontage	112.7'
Improvements	3 Buildings / Mix of Retail, Office, MultiFamily
Year Built	1963 & 1964
Parking	24 Spaces
Property Use	05 (APTS 5 - 25)
Zoning	LO-NP
FAR	.7:1
IC	70%
Height	40 Ft / 3 Stories

Building Info: Call for Details

Building 1	6,249 SF (TCAD)
Building 2	2,240 SF (TCAD)
Building 3	600 SF (TCAD)

Opportunity/Financial Summary

Opportunity Type	Redevelopment/Reposition
Lease Details	Contact Broker
NOI	Call Broker

Land Info

Floodplain	No
Utility	City of Austin
Neighborhood	Brykerwoods



A Coveted & Unparalleled Location



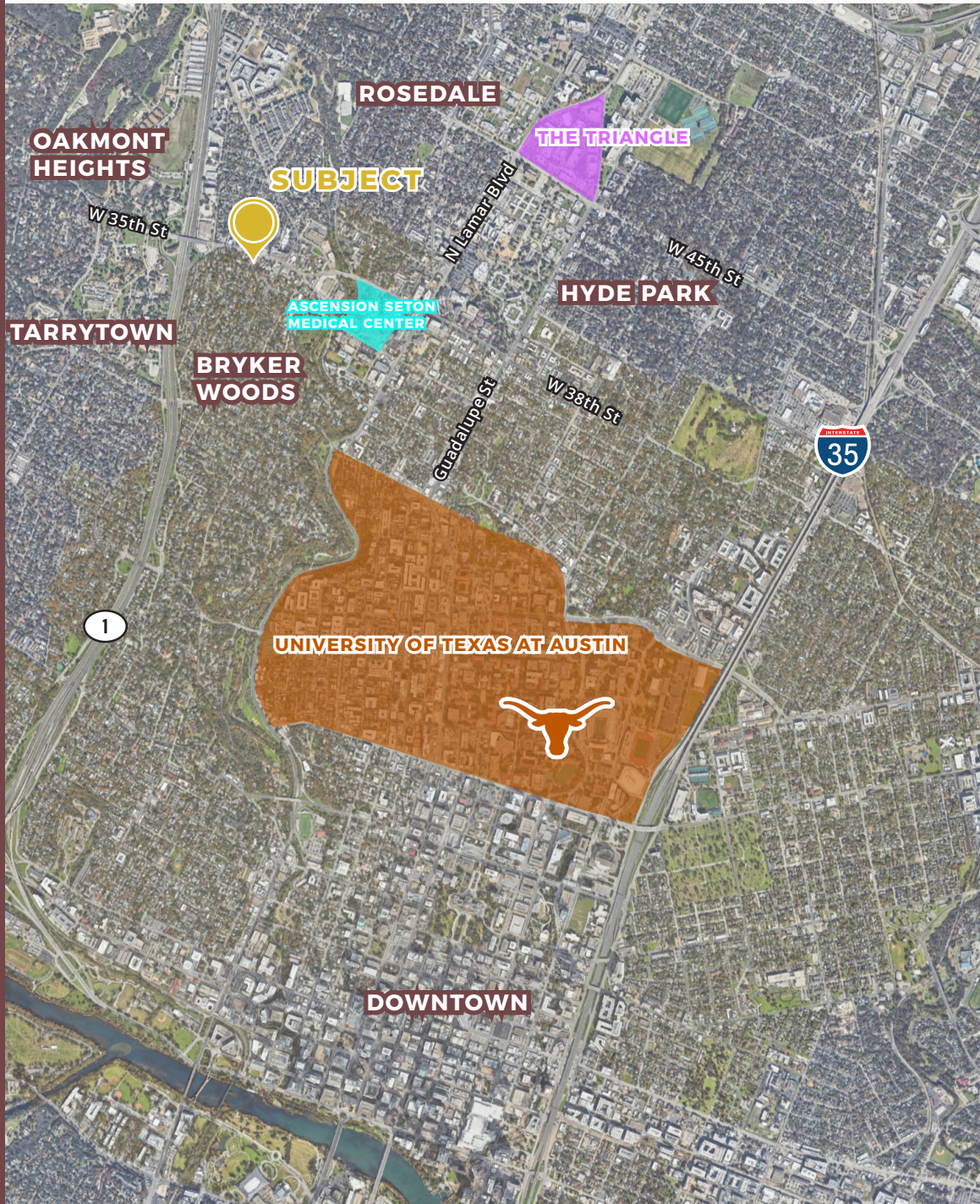


Situated at the northern edge of the prestigious **Brykerwoods** neighborhood, just east of **Tarrytown** and adjacent to the thriving **Rosedale** community to the north

In One of Austin's Most Desirable Urban Corridors



THE LOCATION



Bryker Woods

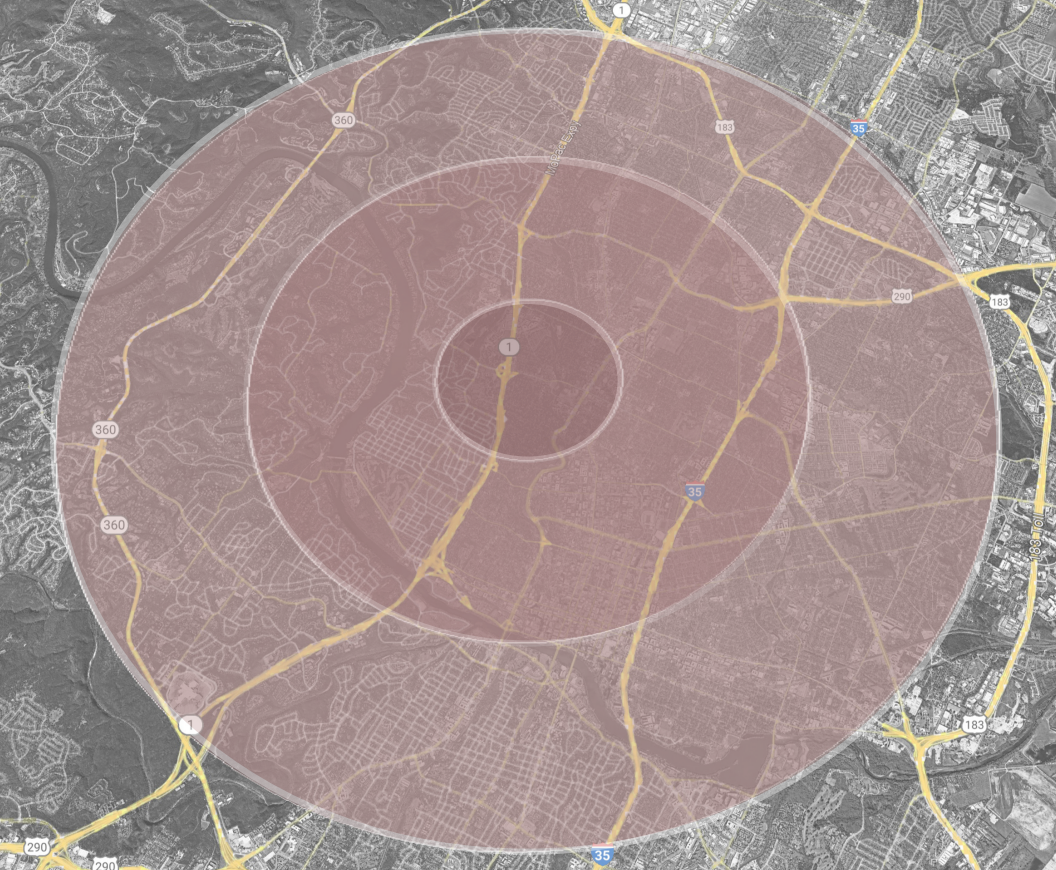
Bryker Woods is a charming, historic neighborhood nestled in West Central Austin, known for its tree-lined streets and strong sense of community.

Situated just minutes from downtown, the area blends quiet residential living with easy access to the city's core attractions.



With Shoal Creek Greenbelt nearby and an abundance of walkable local spots, Bryker Woods offers a serene yet connected lifestyle.

Its proximity to the University of Texas, medical centers, and top-rated schools makes it a sought-after enclave for families, professionals, and long-time Austinites alike.



DEMOGRAPHICS

Population	
1 mile	12,458
3 mile	141,142
5 mile	359,130

Households	
1 mile	5,503
3 mile	64,604
5 mile	164,762

Population Growth (2020-2024)	
1 mile	2.75%
3 mile	5.30%
5 mile	7.51%

Median Household Income	
1 mile	\$121,187
3 mile	\$83,588
5 mile	\$83,048

INVESTMENT CONSIDERATIONS

- **Neighborhood Appeal:** Bryker Woods is a desirable area with a mix of historic charm and modern amenities.
- **Rental Market:** Strong demand due to proximity to downtown Austin, the University of Texas, and major employers.
- **Economic Stability:** Higher-than-average household incomes and educational attainment suggest a stable tenant base.

TRANSPORTATION & MOBILITY

- **Mean Commute Time:** 24 minutes
- **Public Transit Access:** Proximity to bus stops and major roads (e.g., MoPac Expressway)
- **Walkability:** High, with nearby amenities such as grocery stores, cafes, and hospitals

HOUSING & INCOME INSIGHTS

- Median Home Value (Austin citywide): \$600,600
- Median Household Income (Austin citywide): \$91,501
- Per Capita Income (Austin citywide): \$64,182
- Average Household Size: 2.0 persons
- Percent holding a bachelor's degree or higher: 61.7%

BRYKER WOODS COMMERCIAL ASSEMBLAGE FOR SALE

FOR MORE INFORMATION CONTACT:

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