

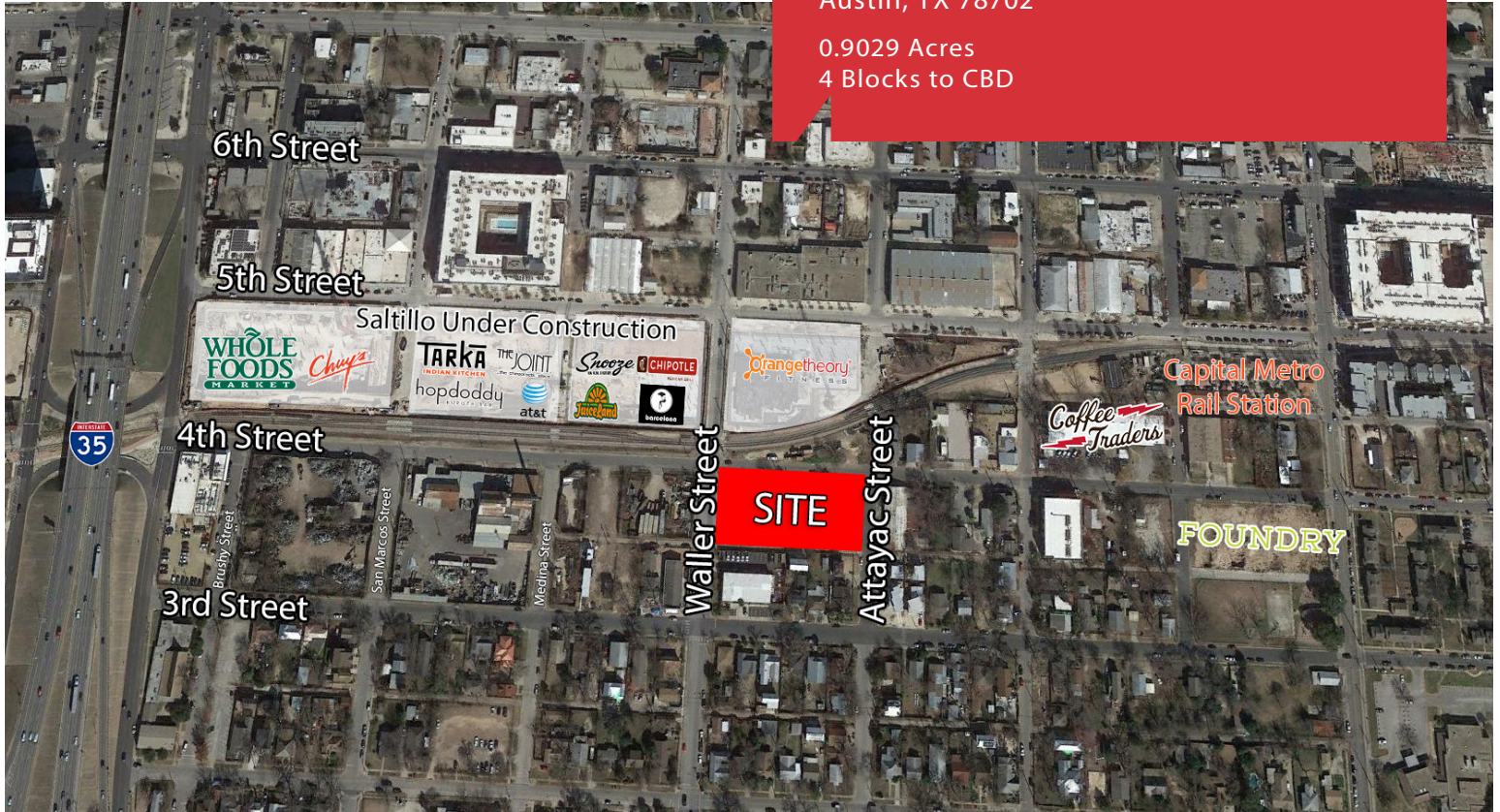
FOR SALE

1201 E 4th Street

Austin, TX 78702

0.9029 Acres

4 Blocks to CBD



Property Highlights

FEATURES

- Directly across the street from Saltillo, currently under construction to include Class A Office, Retail and Multifamily.
- Property/area is ideal for redevelopment within walking distance to CBD, Whole Foods, restaurants, breweries and other commercial amenities.
- Property is located within the Saltillo TOD (Live/Work Flex).

LAND SIZE

- 0.9029 Acres

TRAFFIC COUNT

- IH-35: 190,473 VPD

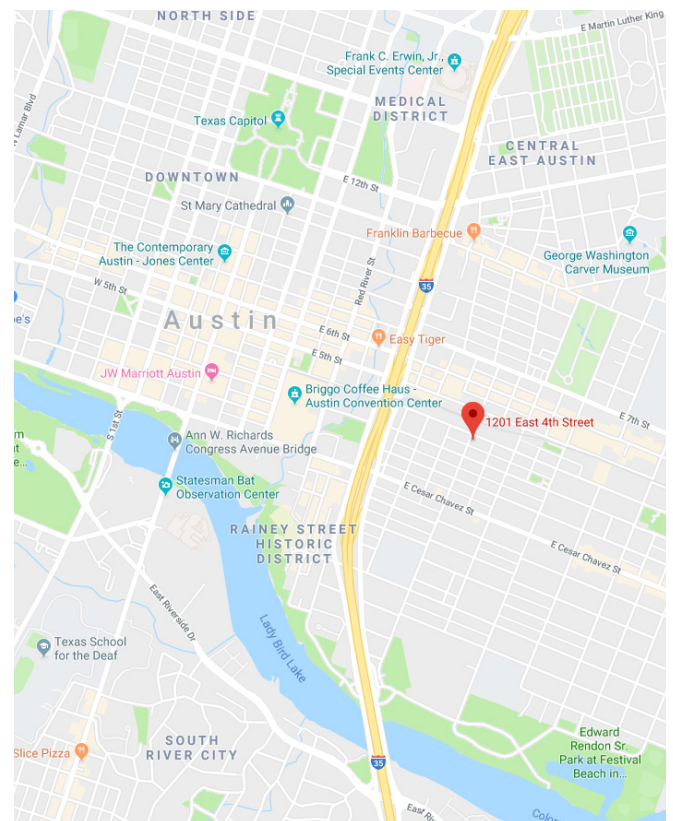
PARCELS:

- 0204060301
- 0204060302
- 0204060303
- 0204060306
- 0204060316
- 0204060317

SALES PRICE

- \$6,000,000.00

**Note: One story structure has been removed.*



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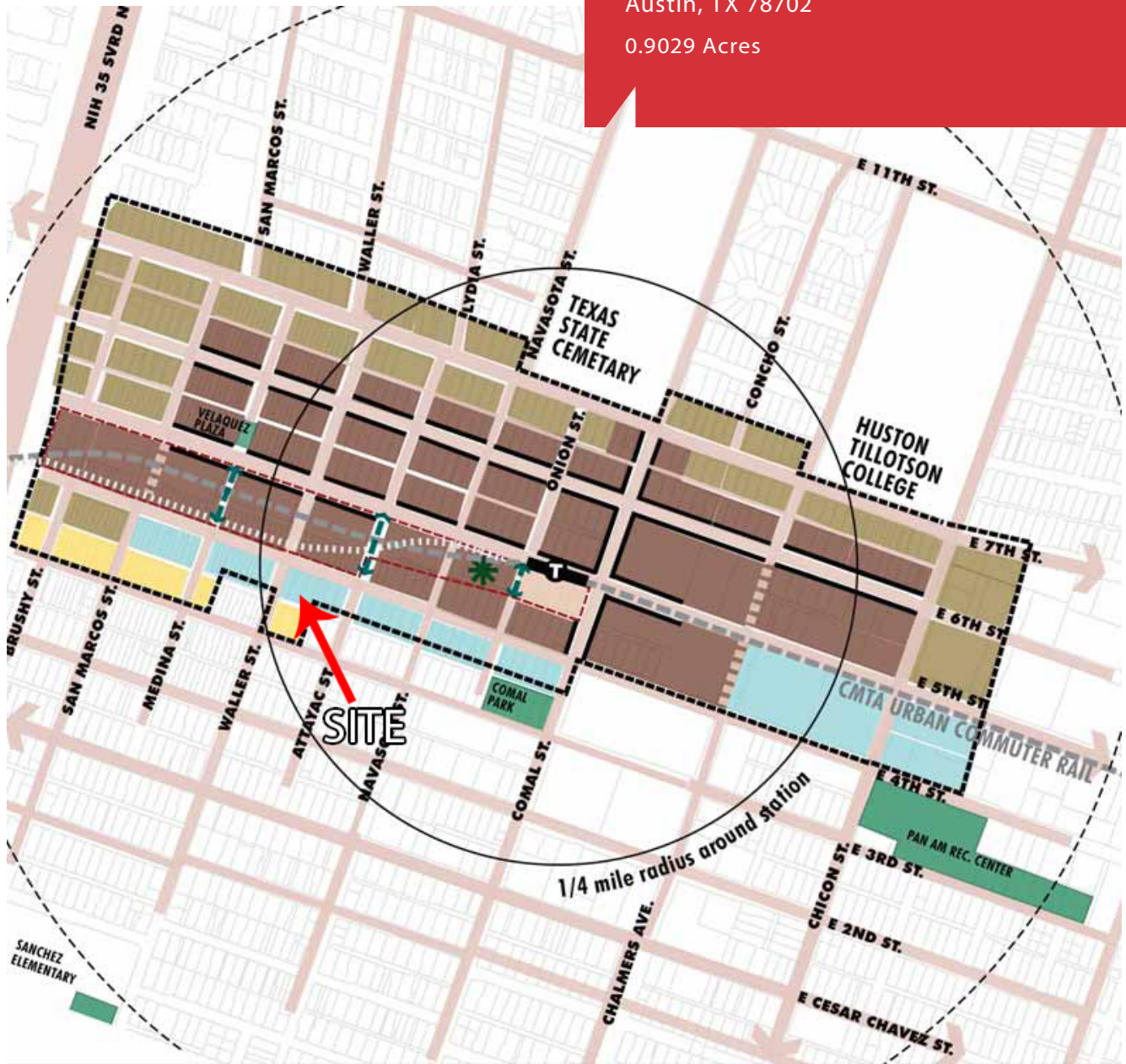
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LEGEND

- LOW DENSITY RESIDENTIAL
- TOD MIXED USE (showing active edges)
- CORRIDOR MIXED USE
- LIVE/WORK FLEX
- EXISTING CITY PARKLAND
- POTENTIAL OPEN SPACE
- POTENTIAL PASEOS

- SALTILLO DISTRICT REDEVELOPMENT AREA (Capital Metro)
- PLAZA SALTILLO
- EXISTING STREETS
- POTENTIAL STREETS
- TOD DISTRICT BOUNDARY
- METRORAIL STATION
- POTENTIAL FUTURE RE-ALIGNMENT OF RAIL LINE



TRANSIT ORIENTED DEVELOPMENT STATION AREA PLANNING

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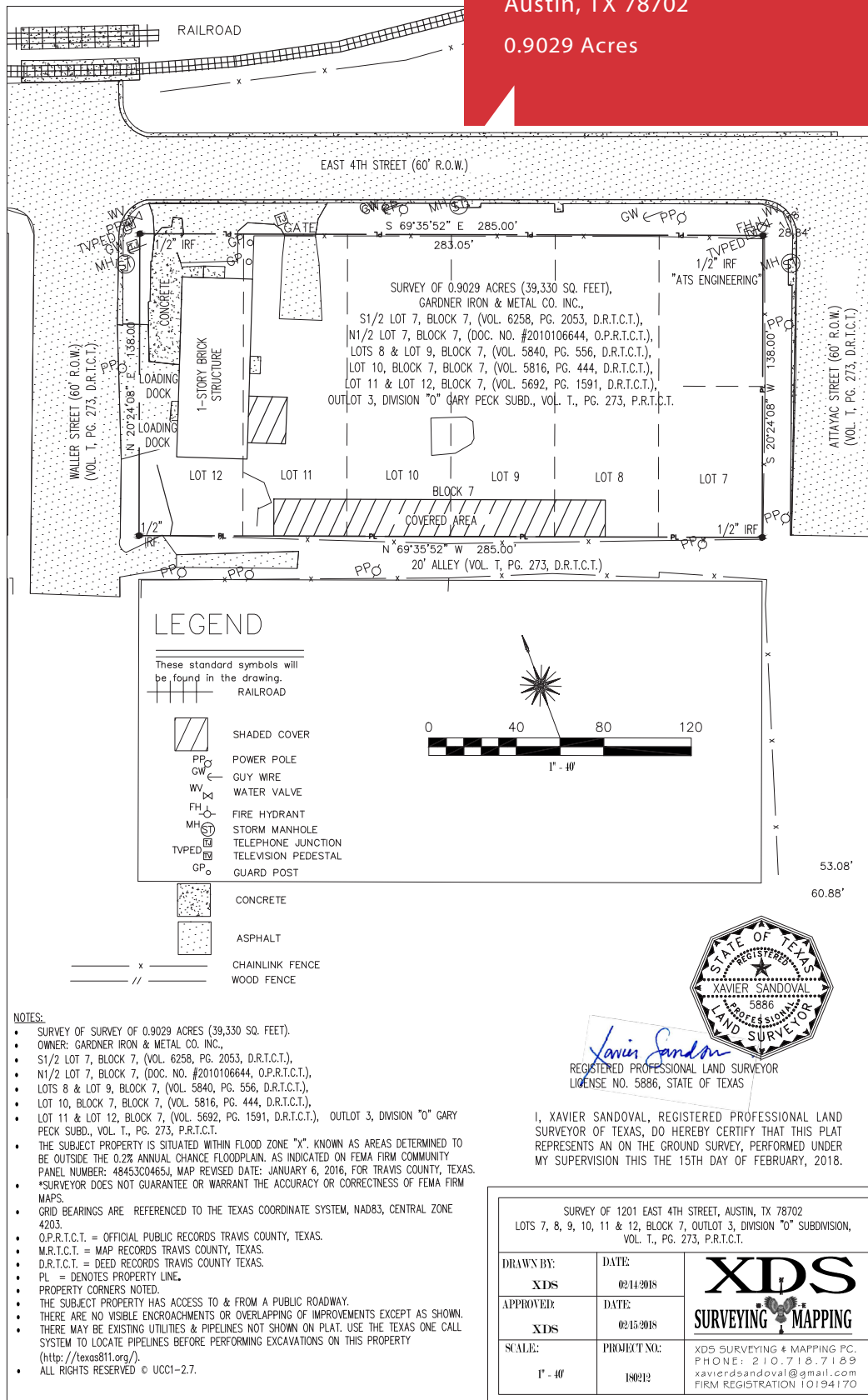
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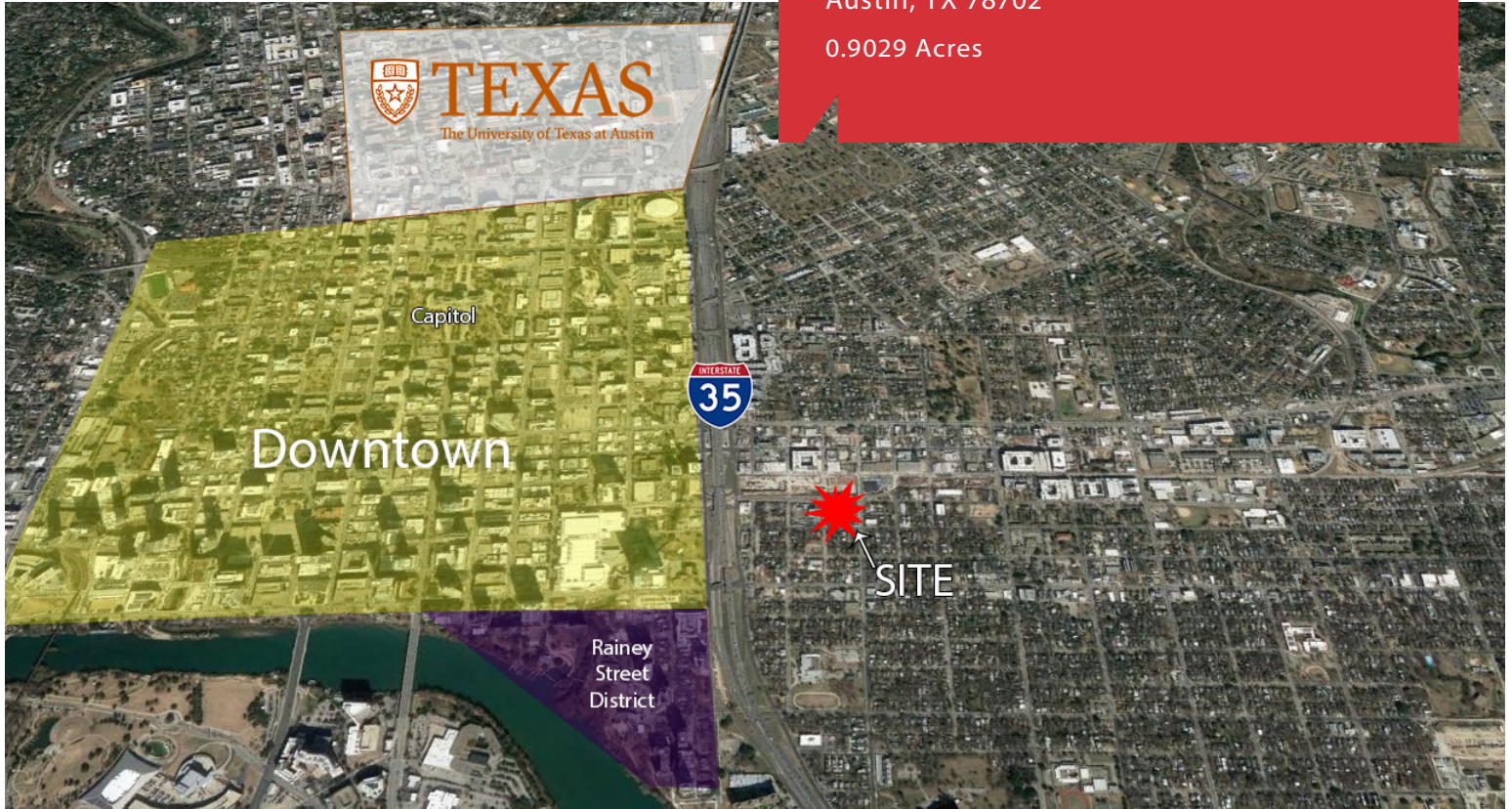
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Radius	1 Mile	3 Mile		
Population				
2023 Projections	24,557	223,391		
2018 Estimate	21,840	201,551		
2010 Census	15,180	157,521		
Growth 2018-2023	12.44%	10.84%		
Growth 2010-2018	43.87%	27.95%		
Households				
2023 Projections	11,498	96,214		
2018 Estimate	10,201	86,536		
2010 Census	6,876	66,488		
Growth 2018-2023	12.71%	11.18%		
Growth 2010-2018	48.36%	31.15%		
Owner Occupied	3,852	37.76%	25,277	29.21%
Renter Occupied	6,349	62.24%	61,259	70.79%

31.32% of the population in the area is between the ages of 25-40.
(Source: CoStar)

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