

The largest independent venue in central Austin — delivered vacant, with land upside at the center of a district about to turn.



OFFERED AT	BUILDING SF	LAND SF	CURRENT CAPACITY	CAPACITY POTENTIAL
\$7,000,000	11,067 SF	16,292 SF	1,350	2,500

01 THE OPPORTUNITY

LIVE MUSIC CAPITAL · EAST 7TH CORRIDOR · AUSTIN, TX

Red River Music Venue

604 & 606 East 7th Street · Two parcels · Two indoor stages + creekside outdoor stage

604-606 East 7th Street is an iconic Austin music venue — the largest independent room in the central business and tourism districts, and a premier stage for artists performing in an intimate, unpretentious setting. It holds an established leadership role in Austin's music ecosystem: a launchpad for emerging artists and a hub of the city's live scene. Delivered vacant and ready to relaunch, with immediate demand from national and local promoters to reopen the room.

±15,000 SF	3	1,350	2,500
INDOOR-OUTDOOR VENUE	UNIQUE STAGES	CURRENT CAPACITY	CAPACITY PLAN

03 PROPERTY DETAILS

PROPERTY TYPE	Retail / Music Venue
BUILDING SF	11,067 SF
LAND SF	16,292 SF
YEAR BUILT	1925, 1949 & 1968
OCCUPANCY	Vacant
ZONING	CBD (Central Business)
VENUE SPACE	±15,000 SF In/Out
STAGES	3
CURRENT CAPACITY	1,350 Patrons
CAPACITY PLAN	2,500 Patrons

02 A DOUBLE OPPORTUNITY

THE BUSINESS

Iconic Music Venue

The only central-Austin room in this size class. A decade of profitable concert operations, with revenue upside from programming, F&B and a capacity expansion plan.

THE REAL ESTATE

Strategic Real Estate

Substantial development within five blocks is set to reprice the corridor. Venue income today, with strong land upside supporting a flip in four to five years at the center of a new nightlife district.

Both parcels offered together as a single acquisition — detail on page 2.

04 STAGE CONFIGURATION

Main Stage INDOOR-OUTDOOR	900 CAP
Indoor Stage SECOND ROOM	250 CAP
Creekside STAGE OR ACTIVATION	200 CAP
Total Today	1,350 CAP

Minor renovations raise total capacity above 1,500; an available plan reaches 2,500.



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One acquisition, two kinds of upside — a strategically important venue, and the land under it at the center of a district about to turn.



THE BUSINESS

A Strategically Important Venue

A ±15,000 SF indoor-outdoor music space at 7th and Red River with three unique stages, delivered vacant and ready to relaunch.

◆ Strategic Music Venue

The only venue in central Austin in this size range. There is no competing live room in this size class, and no straightforward way for one to be built.

◆ Multiple Stages

900-cap indoor-outdoor main stage, 250-cap indoor second stage, and a creekside patio serving as a 200-cap third stage or revenue-generating vendor activation space.

◆ Capacity Expansion Plan

Minor renovations raise total licensed capacity above 1,500, with an available plan to reach 2,500 — meaningful revenue uplift for limited capital outlay.

◆ Strong Financial Track Record

A decade of profitable concert operations under prior ownership, with a documented revenue history available to qualified buyers.

◆ Unrealized Revenue Growth

Programming and food and beverage are both underexploited. Sharper booking, expanded bar service and the patio activation space give a new operator multiple levers on top of the existing revenue base.

WHY THIS ROOM

1

ONLY ROOM IN ITS SIZE CLASS,
CENTRAL AUSTIN

3

UNIQUE STAGES, INDOOR AND
OUTDOOR

10^{yrs}

PROFITABLE CONCERT
OPERATIONS

1,350 → 2,500

CAPACITY TODAY TO CAPACITY
PLAN

THE REAL ESTATE

Land at the Center of the Flip

The entire district is about to flip, and this property sits at the exact center of it — two contiguous parcels on 16,292 SF of Central Business District land.

◆ Near-Term Jump in Land Value

Substantial development within five blocks will boost the property's economic potential well ahead of a typical hold period. The land story compounds while the venue operates.

◆ Center-Point of a New Nightlife District

The Waterloo Greenway upgrade leads directly into the venue, drawing traffic from the Moody Center, Moody Amphitheater, the Convention Center, hotels and neighborhood businesses.

◆ Redevelopment Optionality

CBD zoning across both parcels supports continued venue operations today or a higher-density mixed-use position as the corridor matures — no entitlement fight required to hold the option.

◆ Risk Mitigated by Land Basis

Venue income today with strong land upside underneath: music-venue operating risk is offset by a land position supporting a flip in four to five years.

GAME-CHANGING PROJECTS ALREADY UNDERWAY

- New Austin Convention Center
- 6th Street nightlife relaunch by Stream Realty
- Red River Cultural District upgrades
- Police station on the same block replaced with luxury housing and retail
- New park on the pending I-35 freeway cap at the end of the block
- Relocation of the ARCH

PROPERTY DETAILS BY BUILDING

Two contiguous parcels offered together.

604 East 7th Street

PARCEL ONE · MAIN & CREEKSIDGE STAGES



PROPERTY TYPE	Retail / Music Venue
BUILDING SF	7,086 SF
LAND SF	9,284 SF
YEAR BUILT	1925, 1949 & 1968
OCCUPANCY	Vacant
STAGES	Main + Creekside
STAGE CAPACITY	1,100 Patrons
ZONING	CBD (Central Business)

The larger of the two parcels at 7,086 SF on 9,284 SF of land, carrying the 900-cap indoor-outdoor main stage and the 200-cap creekside patio. Zoned Central Business District for long-term flexibility.

606 East 7th Street

PARCEL TWO · INDOOR SECOND STAGE



PROPERTY TYPE	Retail / Music Venue
BUILDING SF	3,981 SF
LAND SF	7,008 SF
YEAR BUILT	1925, 1949 & 1968
OCCUPANCY	Vacant
STAGES	1 Indoor
STAGE CAPACITY	250 Patrons
ZONING	CBD (Central Business)

The second room — a 250-cap indoor stage with full bar and back-of-house. Minor renovations across both parcels lift combined capacity above 1,500, with an available plan reaching 2,500.

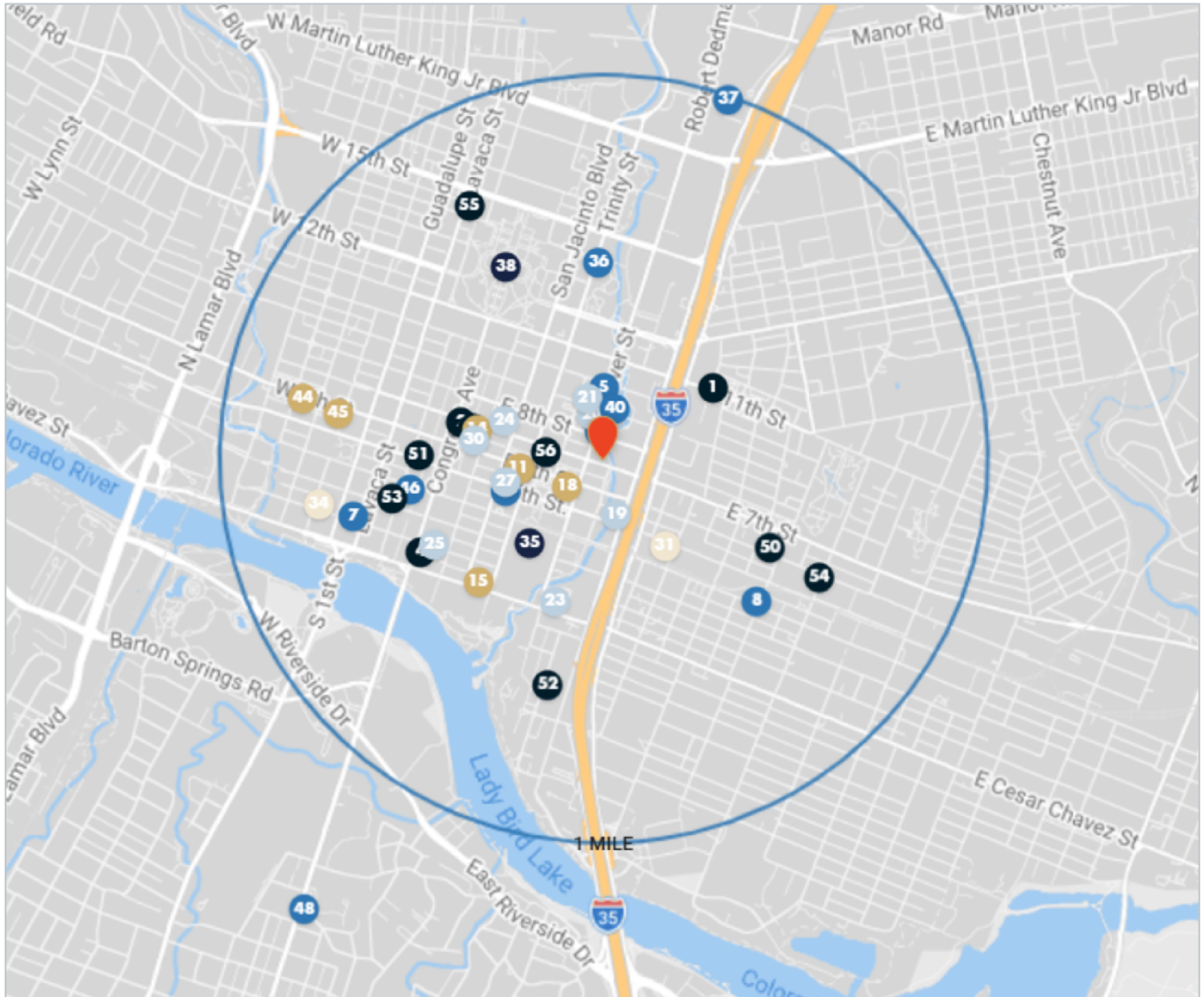
05 SALES COMPARABLES

ADDRESS	SALE PRICE	BLDG SF	PRICE / SF	SPACE USE	YEAR BUILT	SALE DATE
1 213 W 5th St, Austin, TX 78701	\$11,300,000	5,855	\$1,929	Restaurant / Bar	—	Oct-22
2 404 Colorado St, Austin, TX 78701	\$10,960,000	9,586	\$1,140	Restaurant / Bar	1950	Oct-22
3 718 N Congress Ave, Austin, TX 78701	\$4,900,000	6,600	\$742	Restaurant / Bar	1875 / 1990	Apr-22
AVERAGES	\$9,053,333	7,347	\$1,270	—	—	—

Downtown Austin Amenity Map

604-606 EAST 7TH STREET · AUSTIN, TEXAS 78701

Live music, hotels, dining and residential converge within a one-mile ring of the property.



● SUBJECT PROPERTY – 604-606 EAST 7TH STREET · ONE-MILE RING SHOWN

● RESTAURANTS	● ENTERTAINMENT	● BARS & NIGHTLIFE	● HOTELS & LODGING	● RETAIL & DEMAND DRIVERS
1 Franklin Barbecue	5 Mohawk Austin	10 Maggie Mae's	19 Hilton Garden Inn	31 Target
2 Caroline	6 Antone's Nightclub	11 Blind Pig Pub	20 Hotel Indigo Downtown	32 South Lamar Business Park
3 The Driskill Grill	7 ACL Live & 3TEN	14 The Driskill Bar	21 Hyatt House Downtown	33 South Congress Square
4 Fareground Austin	8 Historic Scoot Inn	15 Zanzibar	23 Fairmont Austin	34 2nd Street District
50 Licha's Cantina	9 Stubb's Bar-B-Q	18 Casino El Camino	24 Omni Austin Downtown	35 Austin Convention Center
51 Comedor	36 Moody's Bar-B-Q	44 The Rustic Tap	25 JW Marriott Austin	38 Texas State Capitol
52 Banger's Sausage House	37 Moody Center	45 Mayfair Austin	27 The Westin Downtown	
53 Truluck's Seafood & Crab	40 The Beverly		30 The Driskill	
54 Cisco's Bakery & Bar	46 Parker Jazz Club			
55 Texas Chili Parlor	47 Saxon Pub			
56 Las Perlas	48 The Continental Club			
	49 C-Boy's Heart & Soul			