

WALKER & DUNLOP®

South Austin Skyline View Development Site

RARE 78704 INFILL DEVELOPMENT OPPORTUNITY
WITH 90' HEIGHT ENTITLEMENTS

1112 SOUTH 8TH STREET, AUSTIN, TX 78704



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Walker & Dunlop Investment Sales, LLC

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Executive Summary

EXECUTIVE SUMMARY

South Austin Skyline View Development Site

Walker & Dunlop Investment Sales (“WDIS”) is proud to present a 0.1435-acre urban infill development site located in an irreplaceable South Central Austin location, one (1) block east of South Lamar Boulevard at 1112 South 8th Street, Austin, TX 78704. The Property is currently improved with a 2,800 square foot retail building constructed in 1984, occupied by two (2) tenants on month-to-month leases.

The Property’s zoning (CS-1-MU-V-CO-DB90) provides a highly flexible and dense development envelope, allowing for a vertical mixed-use project of up to 90 feet in height. This entitlement supports a range of development strategies, including boutique multifamily with ground-floor retail, for-sale condominiums, or a hybrid mixed-use concept tailored to the surrounding high-income demographic. Given the site’s compact footprint and immediate proximity to South Lamar Boulevard, developers are uniquely positioned to deliver an efficient, design-forward project that capitalizes on skyline views of Austin’s CBD, exceptional walkability, and strong end-user demand.

The Property offers immediate access to South Lamar (“SoLa”), South Congress (“SoCo”), and Downtown Austin, placing it within close proximity to some of the city’s most sought-after dining, retail, and entertainment destinations, including Odd Duck, Uchi, and Terry Black’s BBQ. Located less than a five-minute drive from Downtown, the site is well-connected via Barton Springs Road and Highway 290/71, providing seamless access to major employers such as Google, Meta, and Indeed. The Property also benefits from proximity to Austin’s premier outdoor amenities, including Zilker Park, Barton Springs Pool, Lady Bird Lake, and the Butler Hike-and-Bike Trail, further enhancing its residential appeal and long-term value proposition.

WDIS looks forward to discussing this compelling development opportunity with you further.



1112 S 8TH ST
AUSTIN, TX 78704

SITE INFORMATION

Site Area AC	0.1435 Acres
Site Area SF	6,250 SF
Frontage	Gibson St & S 8th St
Current Zoning	CS-1-MU-V-CO-DB90 <i>Commercial Services/Vertical Mixed-Use/ Conditional Overlay/Density Bonus 90</i>
On Site Liquor Sales	Allowed
Impervious Coverage	95%
Maximum Building Height	90 Feet

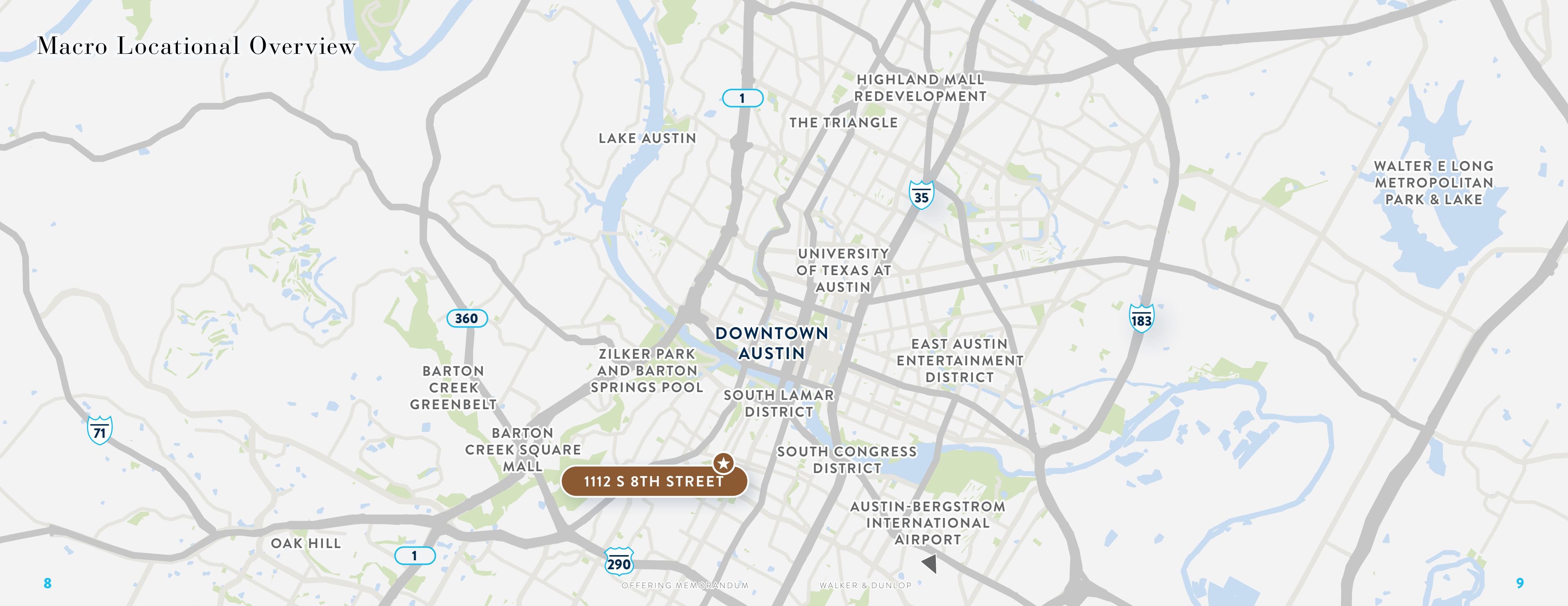
UTILITY PROVIDERS

Electricity - At Site	City of Austin
Water - At Site	City of Austin
Wastewater - At Site	City of Austin

EXISTING IMPROVEMENTS

Current Use	Retail
Improvement Area	2,800 SF
Year of Construction	1984
Building Materials	Metal Siding
Roof Material	Metal Roof

Macro Locational Overview



1112 S 8TH STREET



Investment Highlights



Investment Highlights

PRIME CENTRAL AUSTIN LOCATION



Located one block from South Lamar Blvd at the intersection of South 8th and Gibson Streets, the surrounding neighborhood, Zilker, is one of the most sought-after residential areas in Central Austin steps away from the iconic South Lamar Boulevard (“SOLA”). Within minutes from Austin CBD as well as Zilker Park and Lady Bird Hike and Bike Trail, the development site allows for a developer to create a unique project in an irreplaceable location with breathtaking views of Austin’s skyline.

ATTRACTIVE MIXED-USE ZONING IN-PLACE



The development site’s zoning (CS-1-V-CO-DB90) allows for a new mixed-use project to be built up to ninety feet (90’) high including a variety of uses (residential, retail/restaurant/bar and office) without any additional approvals from the City of Austin. This flexibility allows a owner/user/developer an incredible opportunity to build an irreplaceable asset.

BREATHTAKING VIEWS OF AUSTIN SKYLINE



The development site provides unbeatable views of Austin’s skyline achieved by building above grade to allow a developer to drive top-of-market rents or psf sales proceeds for condominiums.

SIGNIFICANT BARRIERS TO ENTRY



The development site is located within a submarket with significant barriers to entry, which include zoning restrictions, height restrictions, protected heritage trees and a lack of available developable sites. It is extremely rare to find opportunities where dense multifamily or mixed-use projects are feasible along major thoroughfares located steps away from upscale residential neighborhoods.

FULL BUILDING PLANS & INFRASTRUCTURE IN PLACE



A full set of building plans is available for a 4-story, ~9,300 square foot building, significantly reducing pre-development timelines and costs as well as allowing for a streamlined path to vertical construction. All major utilities, including water, wastewater, and electricity, are currently at the site, providing meaningful cost savings and enabling near-term vertical construction.



UNDERSERVED CONDO SUBMARKET

The South-Central Austin submarket has seen limited condominium development due to high barriers to entry and a lack of available sites, creating a compelling opportunity to deliver new for-sale product. Recent 78704 condo sales have exceeded \$500 PSF and achieved ~96% of asking price, underscoring strong demand. Notably, many of these comps lack skyline views and comparable walkability, positioning the Property to command a meaningful premium.

CLOSE PROXIMITY TO MAJOR EMPLOYERS



The development site will benefit substantially from its proximity to an employment base of over 105,000 jobs in Central Austin across a multitude of major employers including Google, Meta, Indeed, Oracle, Whole Foods, Accenture, and Deloitte. In addition to corporate employers, some of the largest hospitals in Austin are a short drive away including Dell Children’s, St David’s Medical Center and the Dell Seton Medical Center.

IMPRESSIVE MULTIFAMILY SUBMARKET FUNDAMENTALS



The Central Austin submarket typically outperforms the Austin metro due to high demand housing and extremely high surrounding home values. The average occupancy rate is currently ~92% and average monthly rents for comparable locations are equal to nearly \$3.00 per square foot, despite excess supply hitting the market in recent years. These strong fundamentals are driven by the insatiable demand of residents to live near the multitude of amenities that Central Austin has to offer.

STAGGERING POPULATION GROWTH AND DEMOGRAPHICS



Within a 2-mile radius of the Property, population has grown annually ~2.5% from 2020 to 2025 and is projected to grow at a rate of 1.2% over the next 5 years. Additionally, the surrounding average household income is a staggering \$151,153 within a 2-mile radius of the site.





Close Proximity To Major Employers



Jobs

Austin's high quality of life, below-average cost of living and growing population has attracted many talented individuals from around the world seeking the plethora of employment opportunities the city has to offer.

Named one of the nation's top-performing metropolitan economies, Austin continues to benefit from strong job creation, low unemployment, and sustained corporate expansion. As of 2025, Austin's unemployment rate remains low at 3.50%, more than 20% below the national average of 4.40%, while total metro employment has grown to approximately 1.49 million jobs. The region has added roughly 270,800 nonfarm jobs over the past five years, highlighting the strength of Austin's long-term economic expansion. In 2025 alone, 95 companies announced relocations or expansions within the metro area, representing more than 10,600 new jobs, further reinforcing Austin's position as a premier destination for corporate investment. Third-party research firms such as GreenStreet continue to rank Austin #1 nationally for projected five-year job growth, driven by rapidly expanding industries including semiconductor manufacturing, artificial intelligence, advanced manufacturing, aerospace, and technology.

NOTABLE RELOCATIONS & EXPANSIONS

Southwest 2,000 Jobs Airlines	Energy 1,800 Jobs Solar Cell Mfg.	COMPAL 1,000 Jobs Computing	NVIDIA 650 Jobs Semiconductor	DELL 500 Jobs Computing	SPACEX 400 Jobs Space/Semiconductor
ninjaOne 300 Jobs IT Mgmt.	FIREFLY 300 Jobs Aerospace	TransPak 275 Jobs Supply Chain	zendesk 200 Jobs E-Commerce	motive 200 Jobs Distribution Tech	arm 200 Jobs Semiconductor



388

NEW HQS SINCE JAN. 2004
Opportunity Austin, 2025



#1

5-YEAR JOB GROWTH FORECAST
GreenStreet, 2025



#2

MARKET FOR HQ RELOCATIONS
Austin Business Journal, 2025

MAJOR EMPLOYERS

Amazon	H-E-B
Apple	IBM Corp
Ascension Seton	Round Rock ISD
Austin ISD	Samsung Austin Semiconductor
City of Austin	St. Davids Healthcare
Dell Technologies	State of Texas
Federal Government	University of Texas Austin



Travis Heights Neighborhood

SOCO DISTRICT

Bouldin Creek Neighborhood

SOLA DISTRICT

Zilker Neighborhood

1112 S 8TH STREET

SOUTH CENTRAL WATERFRONT DISTRICT

Palmer Events Center

Butler Metro Park

South Lamar

Riverside Drive

Auditorium Shores

Lady Bird Lake

South 1st

South Central Waterfront - Proposed Re-Development Plans:

- 2.9+MM SF Office
- 180,000+ SF Retail
- 1,800 Residences
- 275 Hotel Rooms

South Central Waterfront - Emerging Center Of Gravity

SOUTH CENTRAL WATERFRONT

Situated on Lady Bird Lake across from Downtown Austin, the 118-acre area will be redeveloped over the next decade to create a lively pedestrian environment with open public spaces as well as millions of square feet of vertically developed buildings to include multifamily, office, retail and hotels.

SOUTH CONGRESS AVENUE

South Congress Avenue, also known as SoCo, is a pedestrian-friendly avenue located just south of Downtown Austin. SoCo hosts many restaurants, bars, retail shops and high-end boutique hotels.

BOULDIN CREEK / SOUTH 1ST

Bouldin Creek is a diverse, laid-back neighborhood in touch with the “Keep Austin Weird” vibe. Quirky shops mix with trendy cafes and food trailers to create one of the most coveted neighborhoods in Central Austin as it provides pedestrian access to South Congress Ave and Downtown Austin.

DOWNTOWN AUSTIN

Downtown Austin has a rich history as a thriving entertainment scene and over the last couple of decades has evolved into a densely developed urban core. Many of Austin’s best restaurants, live music venues and entertainment destinations are located within walking distance to one another. In addition to entertainment, Downtown Austin is home to many different major employers and provides residents easy access to daily necessities like Whole Foods’ flagship store as well as Trader Joe’s.

Surrounded By Abundant Parks & Recreation

AUDITORIUM SHORES

Auditorium Shores is a dog-friendly urban park located on the shores of Town Lake, which is a popular place for concerts, festivals and other events.

LITTLE STACY NEIGHBORHOOD PARK

Little Stacy Park is a 6.73-acre park located in the Travis Heights neighborhood along the scenic Blunn Creek.

BUTLER HIKE & BIKE TRAIL

11 Mile urban path surrounding Lady Bird Lake on the water's edge.

LADY BIRD LAKE

Part of the Colorado River that runs through downtown Austin – many Austin residents enjoy stand up paddle boarding and rowing on the lake.

ZILKER PARK

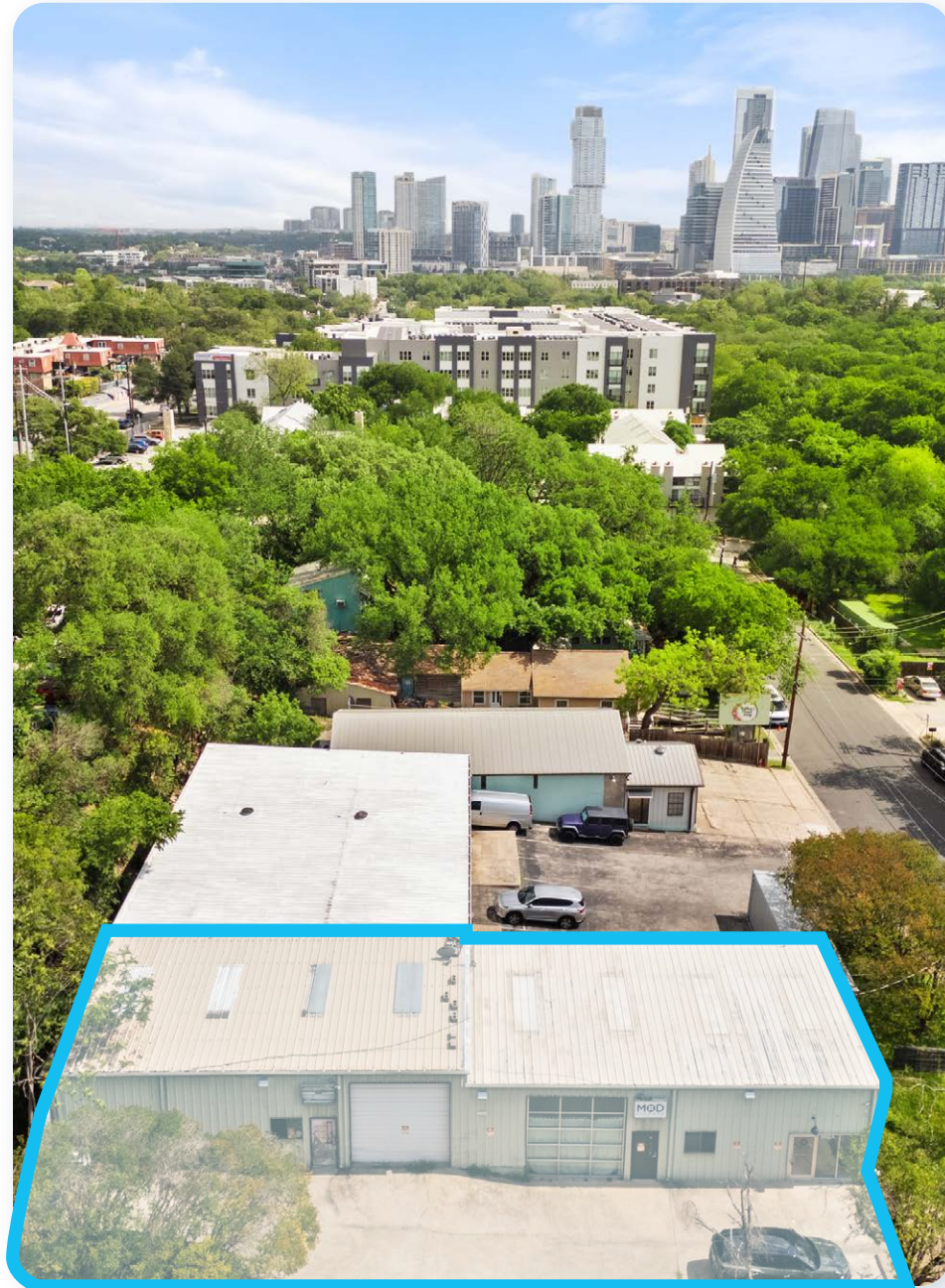
A 351-Acre Park that is home to the Austin City Limits Music Festival and features trails, gardens, and more.

BARTON SPRINGS POOL

A natural spring fed pool with an average temperature of 68 degrees and very popular amongst the locals. Super ideal for year-round swimming as well as a refreshing dip during the summer months.



Breathtaking Views Of Austin Skyline



Interior Photos - Existing Improvements



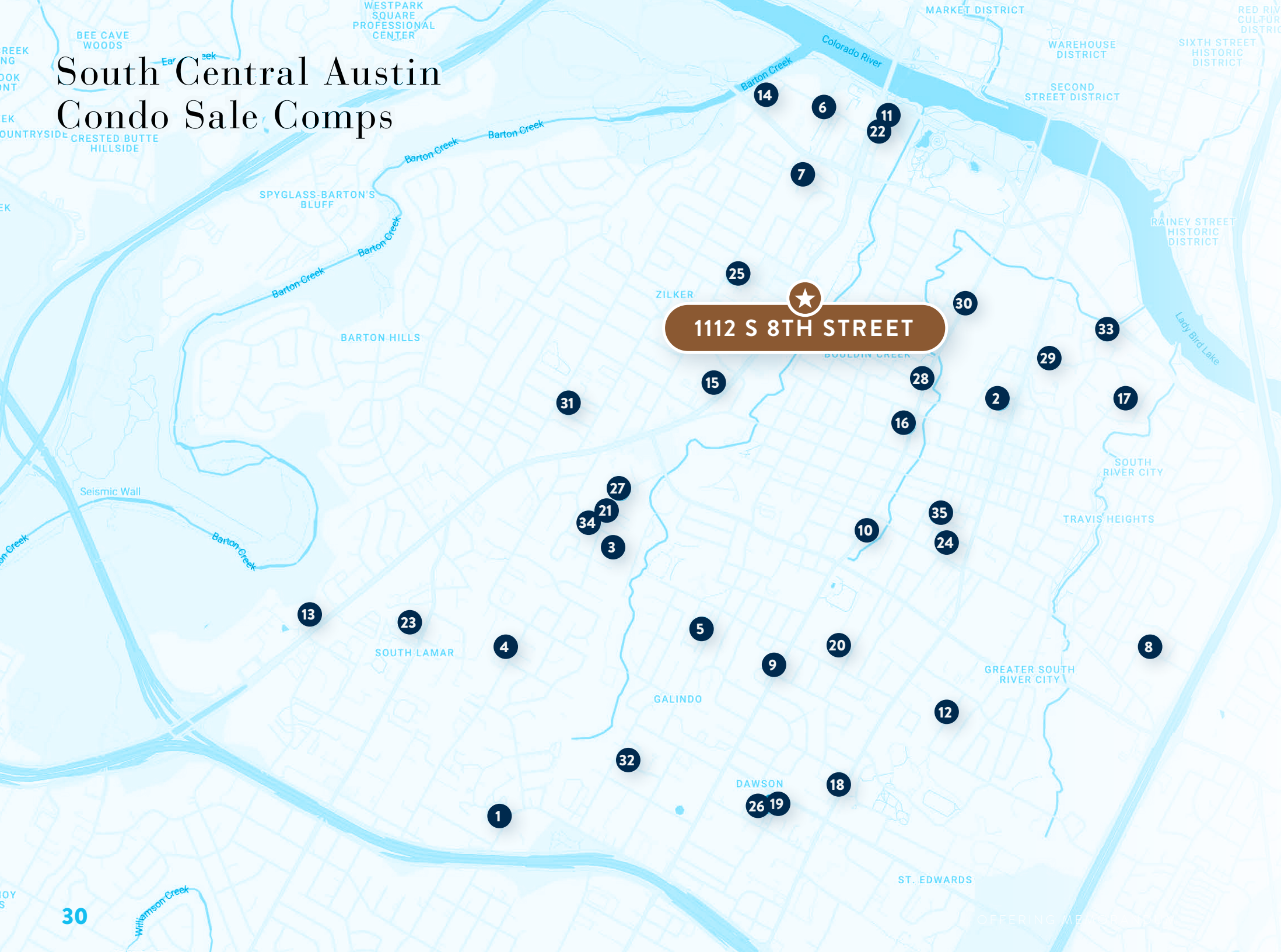
Example Renderings



Example Renderings



South Central Austin Condo Sale Comps



	PROPERTY NAME	PROPERTY ADDRESS	BED/BATH	TRANSACTIONS	SF	LIST PRICE	CLOSE PRICE	CLOSE DATE
1	Mesa Condos	4004 Banister Ln	2X2	1	1,227	\$420,000	\$406,000	4/8/26
2	SOCO	1401 Eva St	1X1.5	1	972	\$675,000	\$675,000	4/2/26
3	Thornton Trails	2505 Thornton Rd	2X1, 2X2	5	1,026	\$430,300	\$412,000	3/25/26
4	Cartwright	3208 Clawson Rd	2X1.5, 2X2.5	2	1,257	\$590,750	\$562,500	3/20/26
5	Denizen Condo Amd	2724 Treble Ln	2X1, 2X2	9	1,069	\$436,444	\$417,722	3/19/26
6	Barton Place Condo	1600 Barton Springs Rd	1X1, 2X1.5, 2X2	9	935	\$590,878	\$571,667	3/13/26
7	Villas Lost Canyon Condo	1529 Barton Springs Rd	2X2.5	1	1,984	\$1,060,000	\$1,025,000	2/24/26
8	Travis Heights	1118 Algarita Ave	2X2.5	1	1,076	\$575,000	\$550,000	2/20/26
9	The Guild	2804 S 1st St	2X2	1	1,330	\$460,000	\$460,000	1/27/26
10	Bouldin; One Oak	2209 S 1st St	1X1, 2X2	6	1,073	\$692,667	\$673,667	1/21/26
11	Paggi House Sub	1211 W Riverside Dr	2X2	1	1,419	\$1,700,000	\$1,525,000	1/16/26
12	Sherwood Oaks Sec 6	2610 Carnarvon Ln	2X2	1	1,100	\$649,000	\$632,500	12/19/25
13	Greenview On Barton Creek	3600 Lamar Blvd	2X2	2	1,239	\$517,450	\$490,000	12/8/25
14	Zilker Park Residences	1900 Barton Springs Rd	1X1, 2X2	8	938	\$506,375	\$488,750	12/2/25
15	Sage Condo	1702 Lamar Blvd	2X2.5	2	1,394	\$594,000	\$555,543	11/25/25
16	Willa	1600 S 1st St	2X2	1	1,301	\$659,000	\$640,000	11/21/25
17	The Oaks At 1227 Condos	1227 Newning Ave	2X2	1	1,370	\$750,000	\$750,000	11/18/25
18	Dawson	3114 S Congress Ave	2X2	1	1,313	\$399,999	\$399,999	11/13/25
19	Sycamore Detached Condos	404 Ashley Dawn Ln	2X2.5	1	1,518	\$565,000	\$537,000	10/29/25
20	Flats on Wilson	2606 Wilson St	2X2.5	1	1,472	\$400,000	\$410,000	10/22/25
21	Thornton City Homes Condo	2322 Thornton Rd	2X2.5	2	1,786	\$704,500	\$705,000	10/15/25
22	Bridges On The Park	210 Lee Barton Dr	1X1, 2X2	5	1,250	\$736,600	\$696,900	9/30/25
23	Cascada Condo Amd	3406 Menchaca Rd	2X2.5	3	1,582	\$607,833	\$592,667	9/29/25
24	2102 Eva Street Condos	2102 Eva St	2X2.5	1	936	\$699,000	\$682,000	9/19/25
25	Ivy On Kinney Condo	1115 Kinney Ave	2X2.5	1	1,416	\$614,000	\$590,000	8/14/25
26	404 West Alpine Bldg 1; Dawson	404 W Alpine Rd	2X2	2	1,369	\$562,000	\$546,000	8/11/25
27	Carriage Park Condo	2216 Thornton Rd	2X2	1	1,272	\$525,000	\$477,000	8/11/25
28	Bouldin Square Condo	1310 S 1st St	2X2.5	1	1,728	\$749,900	\$695,000	7/18/25
29	Saint Cecilia Residences	110 Academy Dr	2X2	2	1,891	\$2,335,000	\$2,175,000	6/30/25
30	Bouldin Creek	900 S 1st S St	1X1	1	798	\$515,000	\$480,000	6/30/25
31	Spaces 2525 Condo	2525 Lamar Blvd	2X1, 2X2	2	1,066	\$474,950	\$475,000	6/20/25
32	Garden Villa Estates	3604 Marcae Ct	2X2.5	1	1,350	\$649,900	\$655,000	5/11/25
33	Le Grande Condo	300 Le Grande Ave	1X1.5	1	734	\$579,500	\$565,000	4/23/25
34	Kinney Mues Condo	1601 Ravey St	2X2.5	1	1,794	\$799,900	\$767,500	2/7/25
35	Bouldin	211 W Johanna St	2X2.5	1	1,889	\$995,000	\$948,000	2/7/25

TOTAL/AVERAGE 80 Transactions 1,311 \$691,998 \$663,783



Area Demographics

78704 ZIP CODE

POPULATION GROWTH SINCE 2010

16.82%

POPULATION GROWTH FORECAST | 5-YEARS

3.26%

AVERAGE HOUSEHOLD INCOME

\$173,964

% HIGHER EDUCATION

76.39%

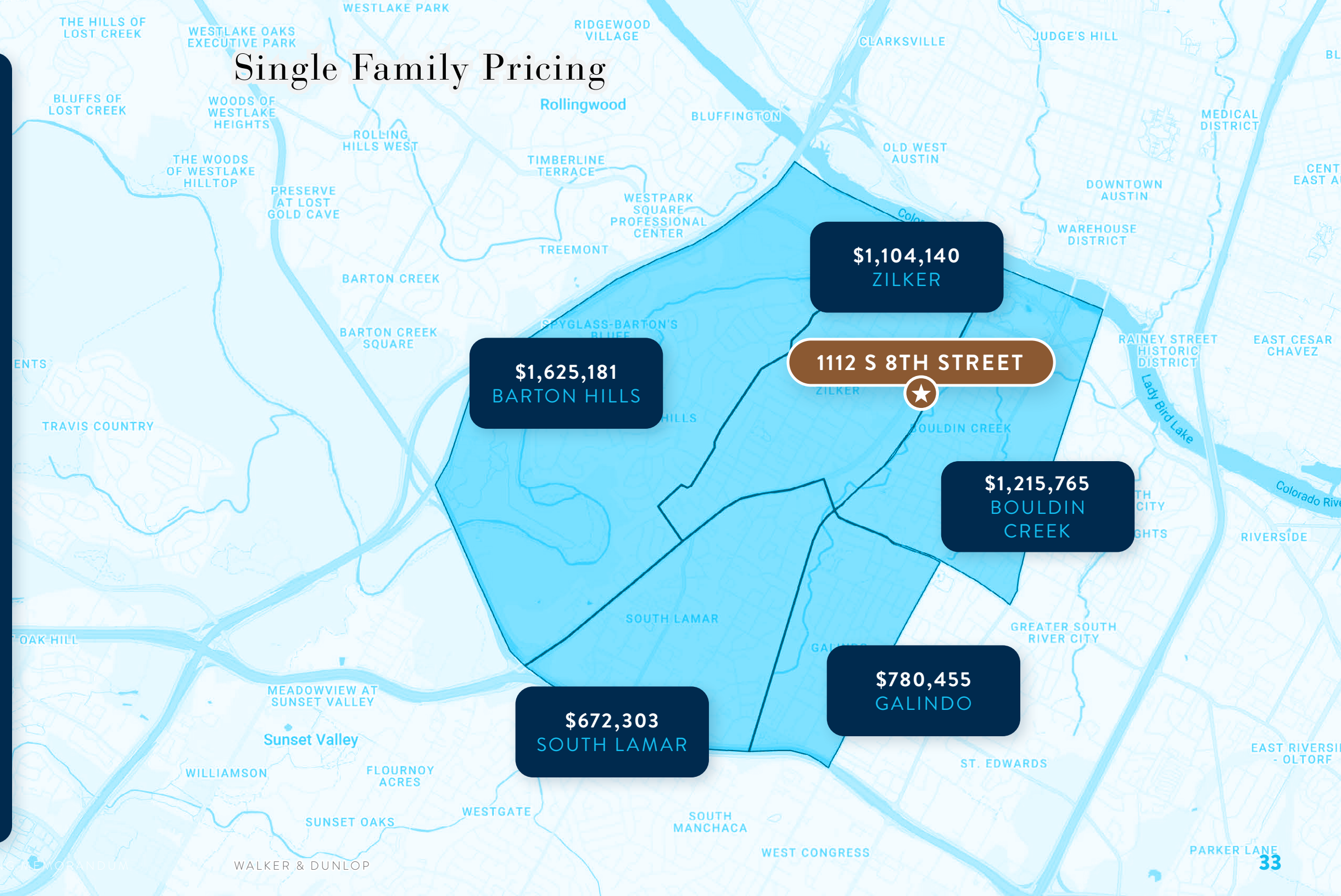
% WHITE COLLAR

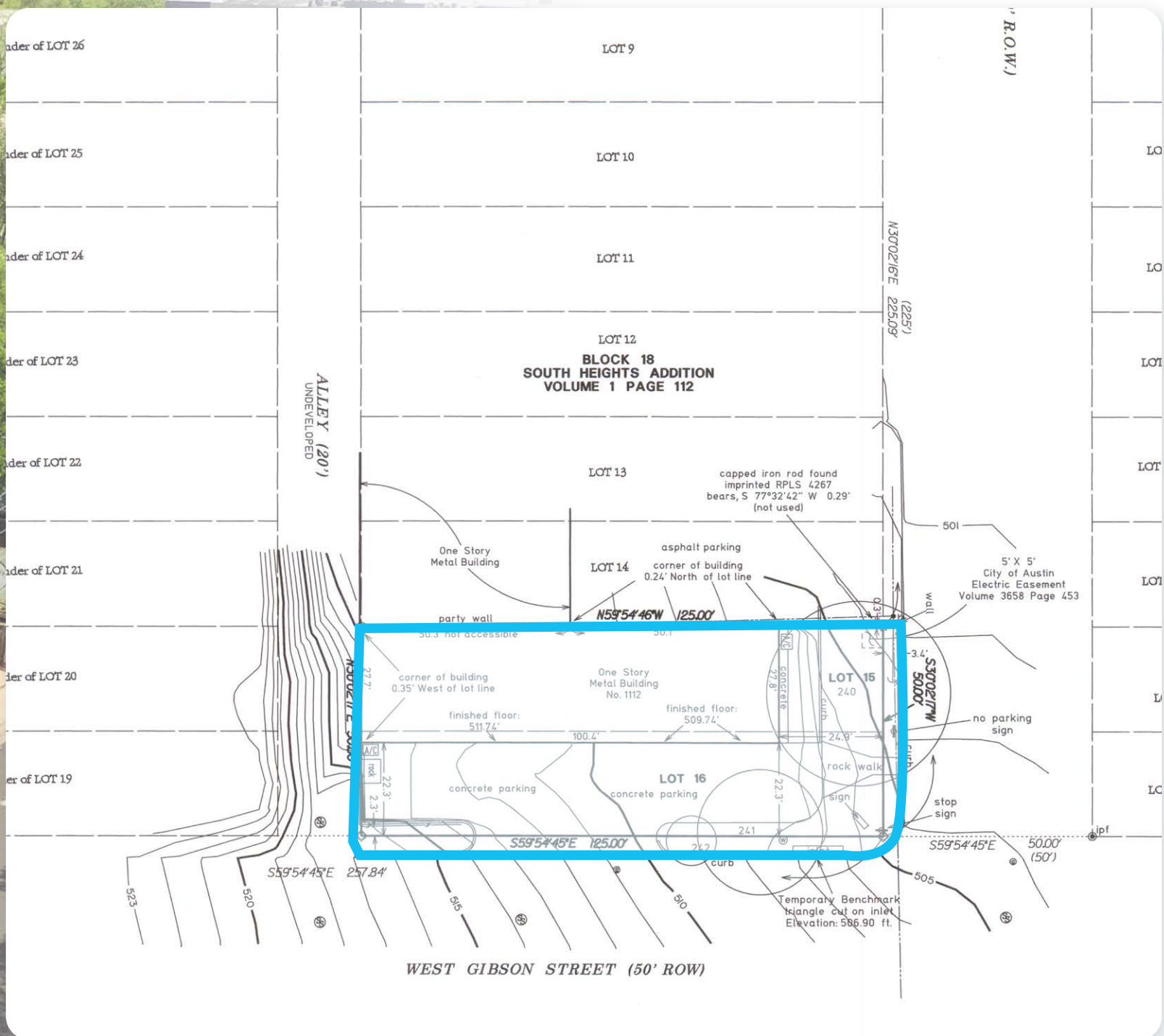
84.41%

AVERAGE AGE

38.40

Single Family Pricing





AUSTIN OFFICE

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