

MULTIFAMILY FOR SALE

AUSTIN MULTIFAMILY OPPORTUNITY | 22-UNIT VALUE-ADD ASSET

1614 WHEELS LANE, AUSTIN, TX 78723



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

1614 WHELESS LANE



Property Summary

Property Type:	Multi-family
Units:	22
Building SF:	18,596
Lot Size:	0.95 Acres
Parking Ratio:	1.91/1000 SF
Zoning:	MF 3
Location:	Austin, Texas

Property Overview

Maple Arms is an 18,596 SF multifamily asset situated on 0.95 acres in Austin's established Windsor Park submarket. The property features a mix of studio, 1 bedroom, and 2 bedroom units serving Austin's growing renter population. Recent property improvements and selective unit upgrades provide a solid foundation for future ownership, while additional opportunities remain to further enhance value and operating performance.

Location Overview

Located near Mueller, Downtown Austin, the University of Texas, US 290, IH 35, and Highway 183, 1614 Wheless Lane benefits from convenient access to major employment centers, retail destinations, healthcare facilities, and educational institutions. Positioned within one of Austin's most established infill submarkets, the property is surrounded by a large renter population and enjoys excellent connectivity throughout the Austin metropolitan area.

AERIAL VIEW

1614 WHELESS LANE



EXTERIOR

1614 WHELESS LANE



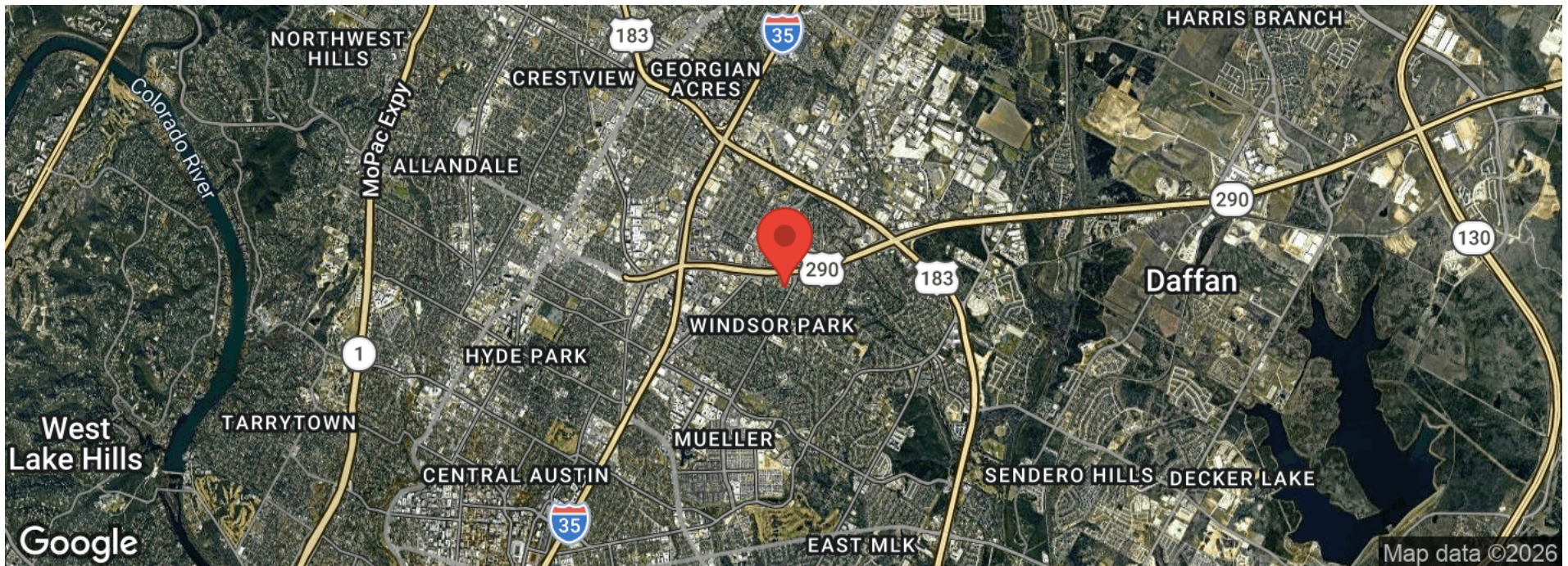
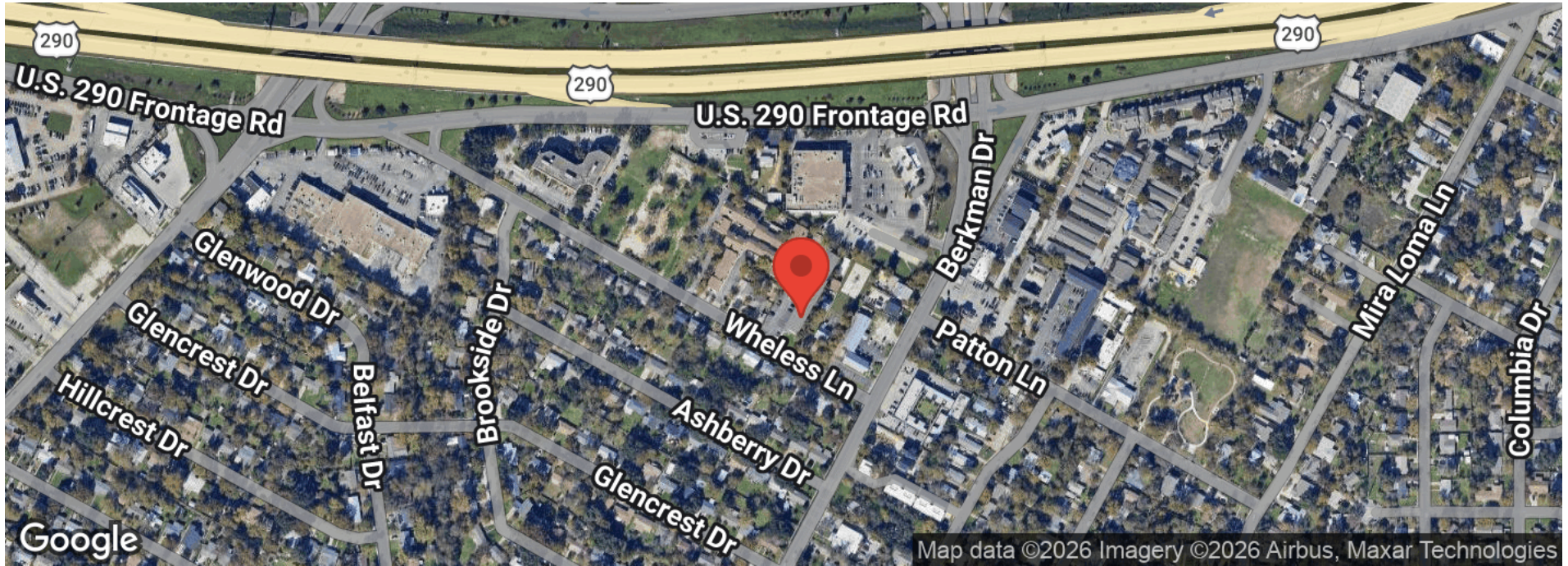
INTERIOR

1614 WHELESS LANE



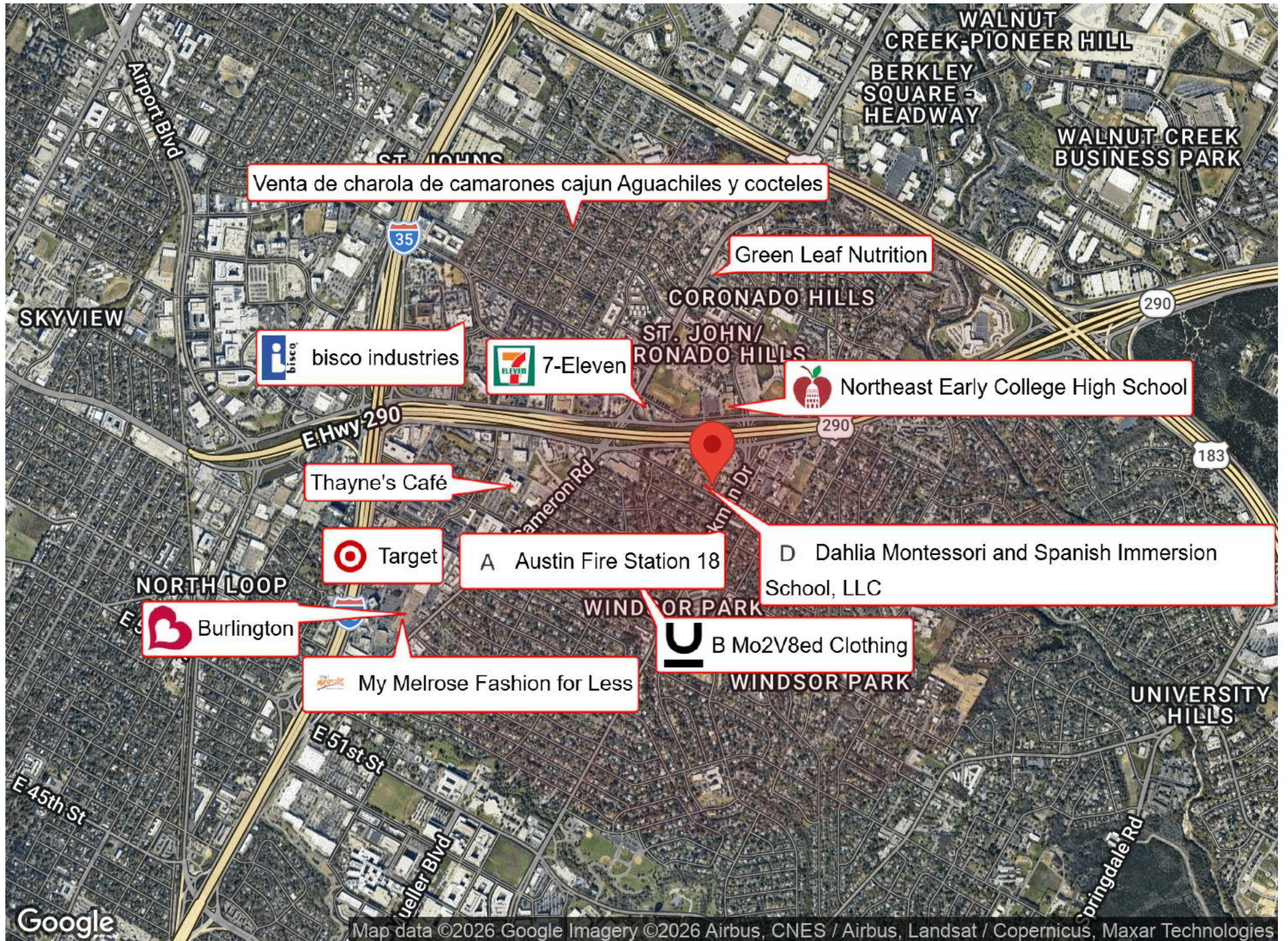
LOCATION MAPS

1614 WHELESS LANE



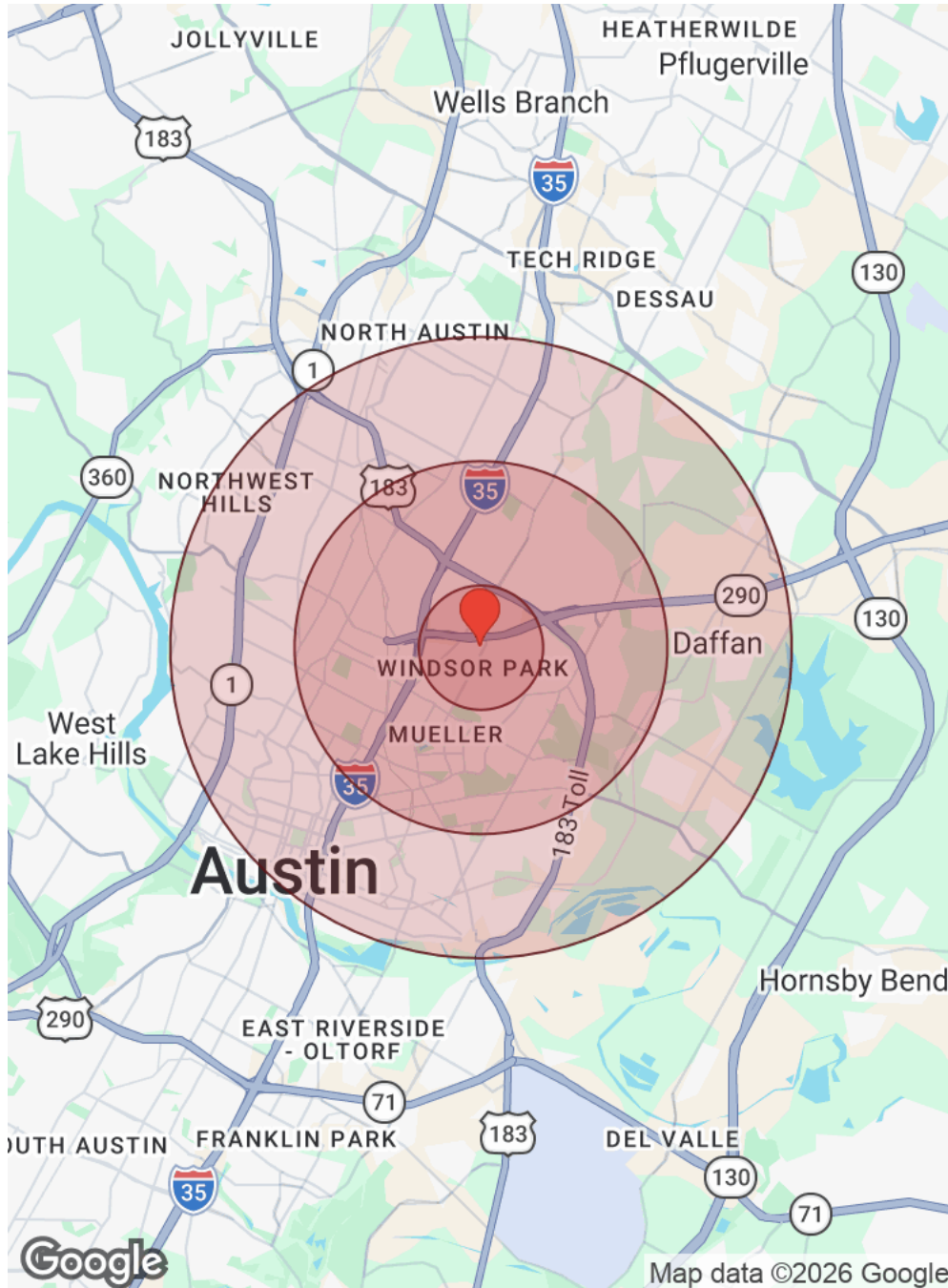
BUSINESS MAP

1614 WHELESS LANE



DEMOGRAPHICS

1614 WHELESS LANE



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	13,245	78,871	195,485
	Female	10,789	71,027	167,724
	Total Population	24,034	149,898	363,209
Race / Ethnicity	White	8,926	64,456	160,066
	Black	3,276	19,112	38,900
	Am In/AK Nat	31	195	508
	Hawaiian	7	60	145
	Hispanic	10,291	52,464	124,000
	Asian	1,029	9,953	30,691
	Multiracial	428	3,163	7,845
	Other	43	480	1,053
Housing	Total Units	12,357	83,166	194,229
	Occupied	10,215	68,711	160,000
	Owner Occupied	3,223	24,046	61,167
	Renter Occupied	6,992	44,665	98,833
	Vacant	2,141	14,455	34,229
Age	Ages 0 - 14	3,935	22,491	54,693
	Ages 15 - 24	2,826	17,533	57,982
	Ages 25 - 54	12,513	81,747	181,733
	Ages 55 - 64	2,264	12,970	31,204
	Ages 65+	2,495	15,157	37,596
Income	Median	\$72,409	\$87,844	\$88,734
	Under \$15k	910	6,001	16,367
	\$15k - \$25k	795	3,434	8,086
	\$25k - \$35k	434	3,125	8,106
	\$35k - \$50k	1,396	6,818	15,037
	\$50k - \$75k	1,803	10,663	23,142
	\$75k - \$100k	1,070	8,396	16,857
	\$100k - \$150k	1,415	11,339	25,100
	\$150k - \$200k	883	6,868	16,524
Over \$200k	1,509	12,066	30,780	

DISCLAIMER

1614 WHELESS LANE



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