

**± 20,700 SF DEVELOPMENT POTENTIAL | FOR SALE | \$2,800,000**

**1107 EAST 4TH STREET, AUSTIN, TEXAS 78702**



## ABOUT THE PROPERTY



**CAPITOL VIEW  
CORRIDOR**

Yes (above 40')



**LAND AREA**  
± 10,350 SF  
(± 0.24 Acres)



**ZONING**  
TOD-NP



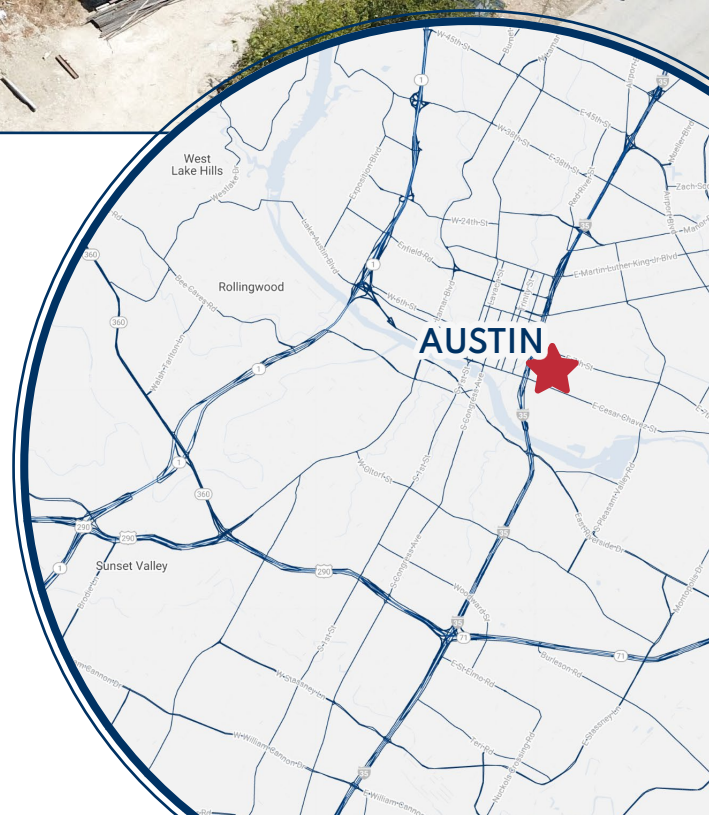
**CLEAR HEIGHT**  
40'



**MAXIMUM BUILDABLE**  
± 20,700 SF  
(+ density bonus potential)



**ANNUAL TAXES**  
± \$30,065.99



**FOR MORE INFORMATION, CONTACT:**

**Anthony Kuri**  
512-903-1960  
anthony@matexas.com

**Dani Tristan**  
512-560-8314  
dani@matexas.com

# AERIAL



# NEARBY RETAILERS



# AERIALS / NEARBY DEVELOPMENTS



# MARKET OVERVIEW

**Austin, Texas**, has emerged as a dynamic and rapidly growing city with a flourishing commercial real estate market. At the heart of Austin's appeal is its vibrant economy, which has been a magnet for businesses of all sizes. The city boasts a diverse range of industries, including technology, healthcare, and entertainment, making it an attractive destination for companies seeking to establish or expand their presence. This economic diversity has not only bolstered the demand for office space but also contributed to the growth of retail and industrial properties. Austin's unemployment rate has consistently been below the national average, creating a steady influx of talent and workers to the region, further fueling the need for commercial real estate. Moreover, Austin's favorable business-friendly policies and the absence of a state income tax make it a cost-effective choice for companies, driving more interest in the local commercial real estate market.



**Texas** has maintained its position as the foremost U.S. exporter, boasting \$375 billion in exports, a record it has upheld for 19 consecutive years. Furthermore, the Lone Star State experienced a 3% GDP growth from Q4 2022 through Q1 2023 and ranks 6th in job growth post-pandemic. Texas is home to 55 Fortune 500 corporate headquarters, more than any other states. Notably, Austin houses three of these giants: Dell, Tesla, and Oracle. In addition to these achievements, Texas clinches the top spot in the nation for population growth and is also the leading destination for companies relocating from other states.

## TEXAS BY THE NUMBERS

**#1**

US Exporter for  
20 Years in a Row  
(\$375B in 2021)

**#10th**

Largest Economy  
in the World  
(If Texas were a Nation)

**90%**

Graduation Rate  
(Among the Top 5  
in the Nation)

**14 Million**

People in the  
Workforce

## 2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	25,120	192,143	351,410
Households	13,489	91,652	161,796
Families	4,597	29,452	61,575
Average Household Size	1.70	1.92	2.04
Owner Occupied Housing Units	4,141	26,552	57,187
Renter Occupied Housing Units	9,348	65,100	104,609
Median Age	36.1	28.9	31.2
Median Household Income	\$107,195	\$73,954	\$77,646
Average Household Income	\$153,012	\$117,240	\$121,874

*This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable, is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied, or in any way duplicated without the express written consent of McAllister & Associates.*