

# Hangar

403 E Koenig Lane, Austin, TX 78751

For Lease

## THE SITE

- Ground floor retail located along Koenig Lane
- 499 Unit development at completion

### PHASE I

- 249 Units (9 live work)
- Delivery Q1 2027

### PHASE II

- 250 Units (10 live work)
- 2500 gal. grease trap
- Double height spaces
- Provisioned for blade sign on Koenig Lane

## SPACE AVAILABLE

- 1,978 SF + 504 SF Patio

## RATES

- Est. 2025 NNNs: \$13.69/SF
- Please Call For Pricing

## NEARBY RETAILERS



## DEMOGRAPHICS (2025)



### POPULATION ESTIMATE

1 mi	3 mi	5 mi
18,102	176,661	369,606



### DAYTIME POPULATION

1 mi	3 mi	5 mi
66,852	381,019	727,622



### MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$85,622	\$88,297	\$101,319



### TRAFFIC COUNTS

- 24,144 VPD (E Koenig Ln)



**SITE**

**THE GROVE**  
**VERDAD** Ling Wu  
 MIRROR MIRROR **CARVE**  
 AMERICAN GRILLS

**Citizens pressed**  
 HONEST MARY'S

**CUSTOM HOUSE**  
**WARDEN** ART AGENCY  
**Styler's**

**THE TRIANGLE**  
**NATURAL GROCERS** hopdoddy  
**Merit** corepower  
**MezzeMe** **MANDOLA'S**  
**Jeremy Mikes** **Orangetheory**  
**tropical CAFE**

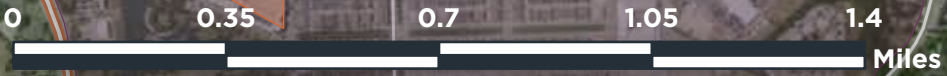
**THE LINC**  
**plink's** **BENNO**  
**VIVO** **MOCHINUT** Broken Egg Cafe

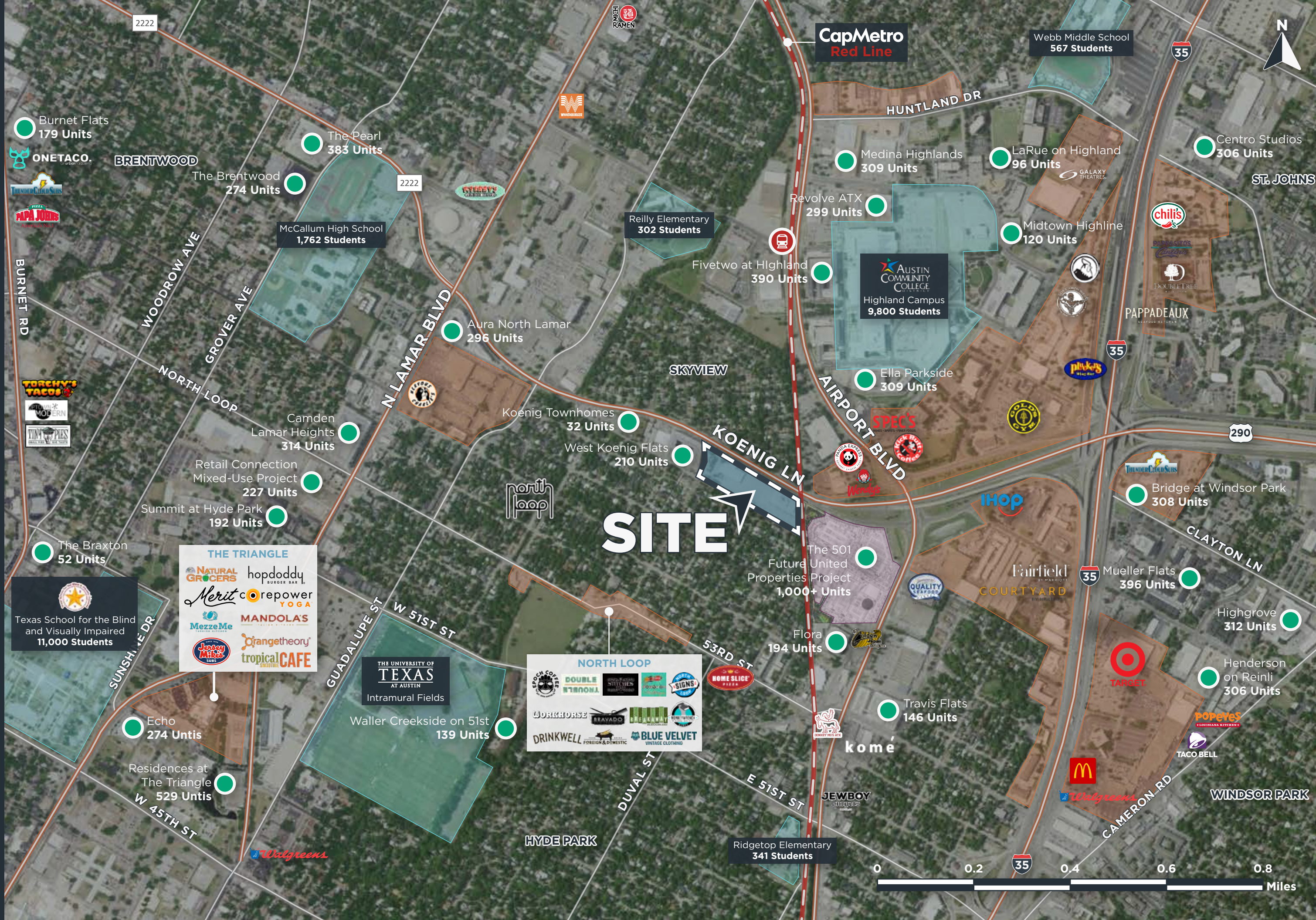
**CAPITAL PLAZA**  
**TARGET** **ROSS** DRESS FOR LESS **BOOT BARN**  
**McDonald's** **Walgreens**

**ALDRICH ST**  
**ALAMO** **thinkery** hopdoddy  
 Modern Animal **Merit** **sweetgreen**  
**Marufuku Ramen** **one medical** **HONEST MARY'S**  
**Orangetheory** **Kerbey Lane**  
**lick** **Nando's** **Chuy's** **Baod UP**

**MUELLER MARKET DISTRICT**  
**H-E-B** **MOD** **JuiceLand**  
**TWIN LIQUORS**

THE UNIVERSITY OF TEXAS AT AUSTIN





Burnet Flats  
179 Units

The Pearl  
383 Units

BRENTWOOD

The Brentwood  
274 Units

McCallum High School  
1,762 Students

Reilly Elementary  
302 Students

CapMetro  
Red Line

Medina Highlands  
309 Units

LaRue on Highland  
96 Units

Webb Middle School  
567 Students

Centro Studios  
306 Units

Revolve ATX  
299 Units

Midtown Highline  
120 Units

AUSTIN COMMUNITY COLLEGE  
Highland Campus  
9,800 Students

Fivetwo at Highland  
390 Units

Aura North Lamar  
296 Units

BURNET RD

WOODROW AVE

GROVER AVE

N LAMAR BLVD

HUNTLAND DR

35

ST. JOHNS

NORTH LOOP

Camden Lamar Heights  
314 Units

Koenig Townhomes  
32 Units

SKYVIEW

AIRPORT BLVD

Ella Parkside  
309 Units

35

PAPPADEAUX

West Koenig Flats  
210 Units

KOENIG LN

SPEC'S

pluck's

Retail Connection  
Mixed-Use Project  
227 Units

Summit at Hyde Park  
192 Units

Bridge at Windsor Park  
308 Units

The Braxton  
52 Units

**THE TRIANGLE**

- NATURAL GROCERS
- hopdoddy BURGER BAR
- Merit
- corepower YOGA
- MezzeMe
- MANDOLA'S
- Jersey Mike's SUBS
- Orangetheory
- tropical CAFE

**SITE**

The 501  
Future United  
Properties Project  
1,000+ Units

IHOP

Mueller Flats  
396 Units

Texas School for the Blind  
and Visually Impaired  
11,000 Students

SUNSHINE DR

GUADALUPE ST

THE UNIVERSITY OF TEXAS  
AT AUSTIN

Intramural Fields

**NORTH LOOP**

- BECK'S COFFEE
- DOUBLE TROUBLE
- WORKHORSE
- BRAVADO
- BREAKAWAY
- DRINKWELL
- FOREIGN & DOMESTIC
- BLUE VELVET VINTAGE CLOTHING
- SIGNS
- HOME SLICE PIZZA

Flora  
194 Units

Travis Flats  
146 Units

TARGET

Echo  
274 Units

Residences at  
The Triangle  
529 Units

W 51ST ST

53RD ST

HYDE PARK

DUVAL ST

E 51ST ST

komé

JEWBOY

Ridgetop Elementary  
341 Students

WALGREENS

CAMERON RD

WINDSOR PARK





Texas Department of Public Safety

CapMetro Red Line



Ella Parkside 309 Units

SKYVIEW  
Approx. 515 Homes

Koenig Townhomes 32 Units

West Koenig Flats 210 Units



Approx. 1,400 Homes



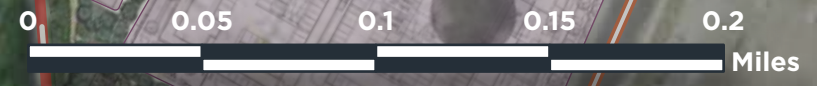
Proposed Park

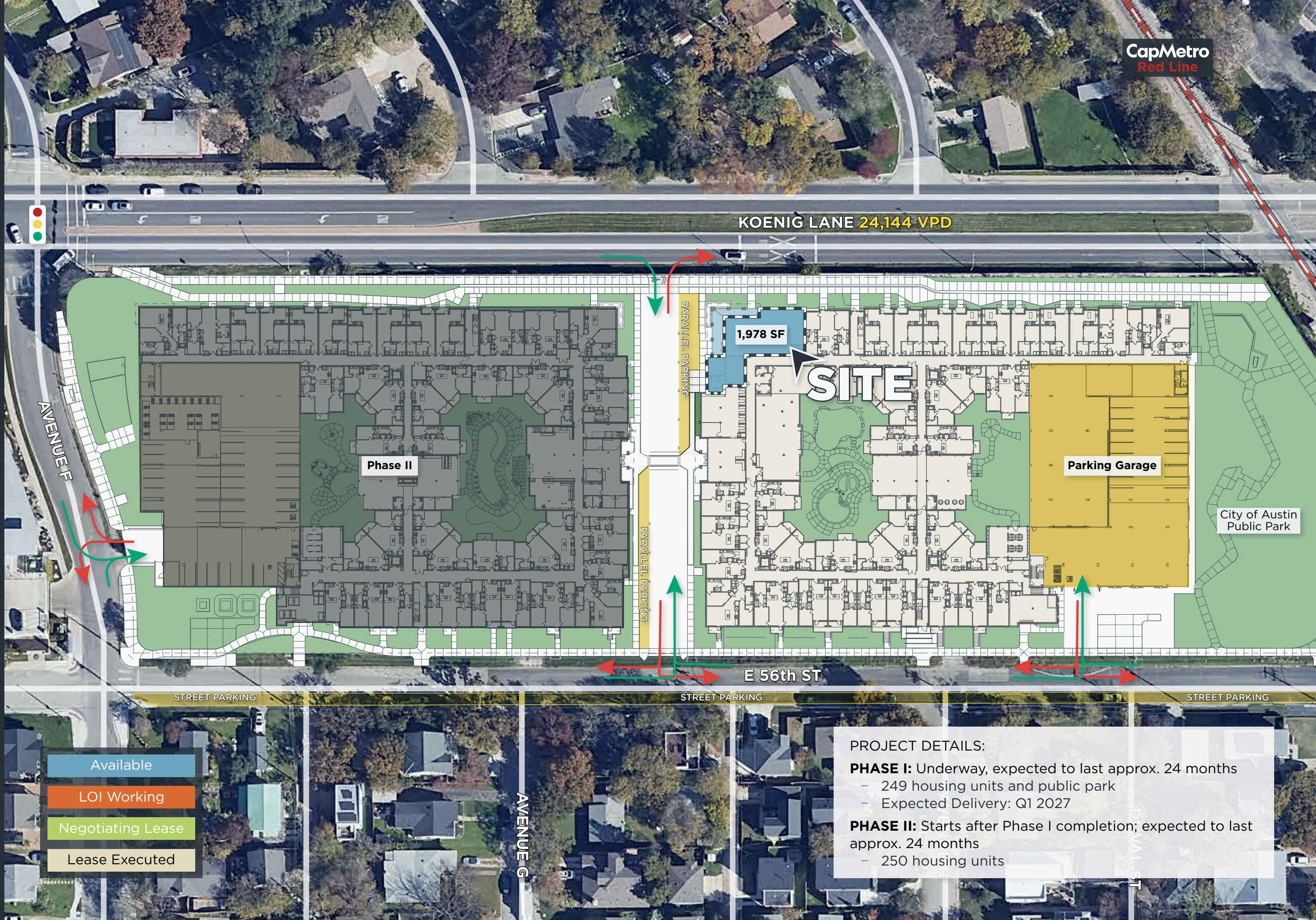
**NORTH LOOP BLVD & 53<sup>RD</sup> ST RETAIL**

Pedestrian Walking Paths from North Loop & 53rd St

290

The 501 Future United Properties Project 1,000+ Units





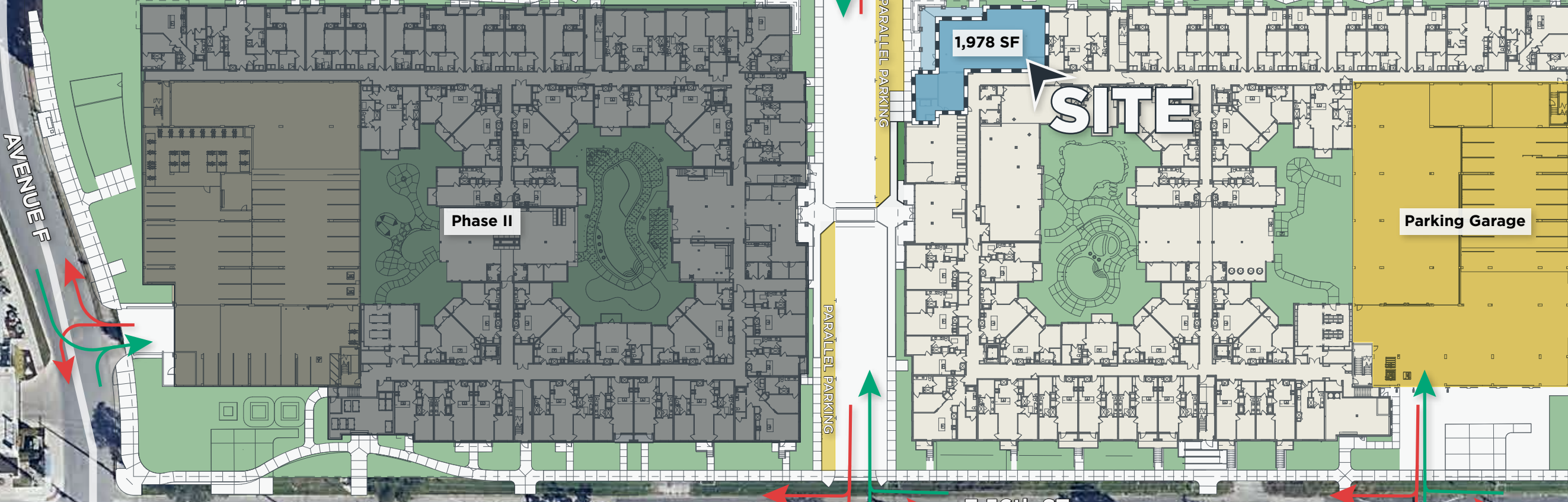
KOENIG LANE 24,144 VPD

E 56th ST

AVENUE F

AVENUE G

AVENUE H



City of Austin Public Park

- Available
- LOI Working
- Negotiating Lease
- Lease Executed

PROJECT DETAILS:

**PHASE I:** Underway, expected to last approx. 24 months

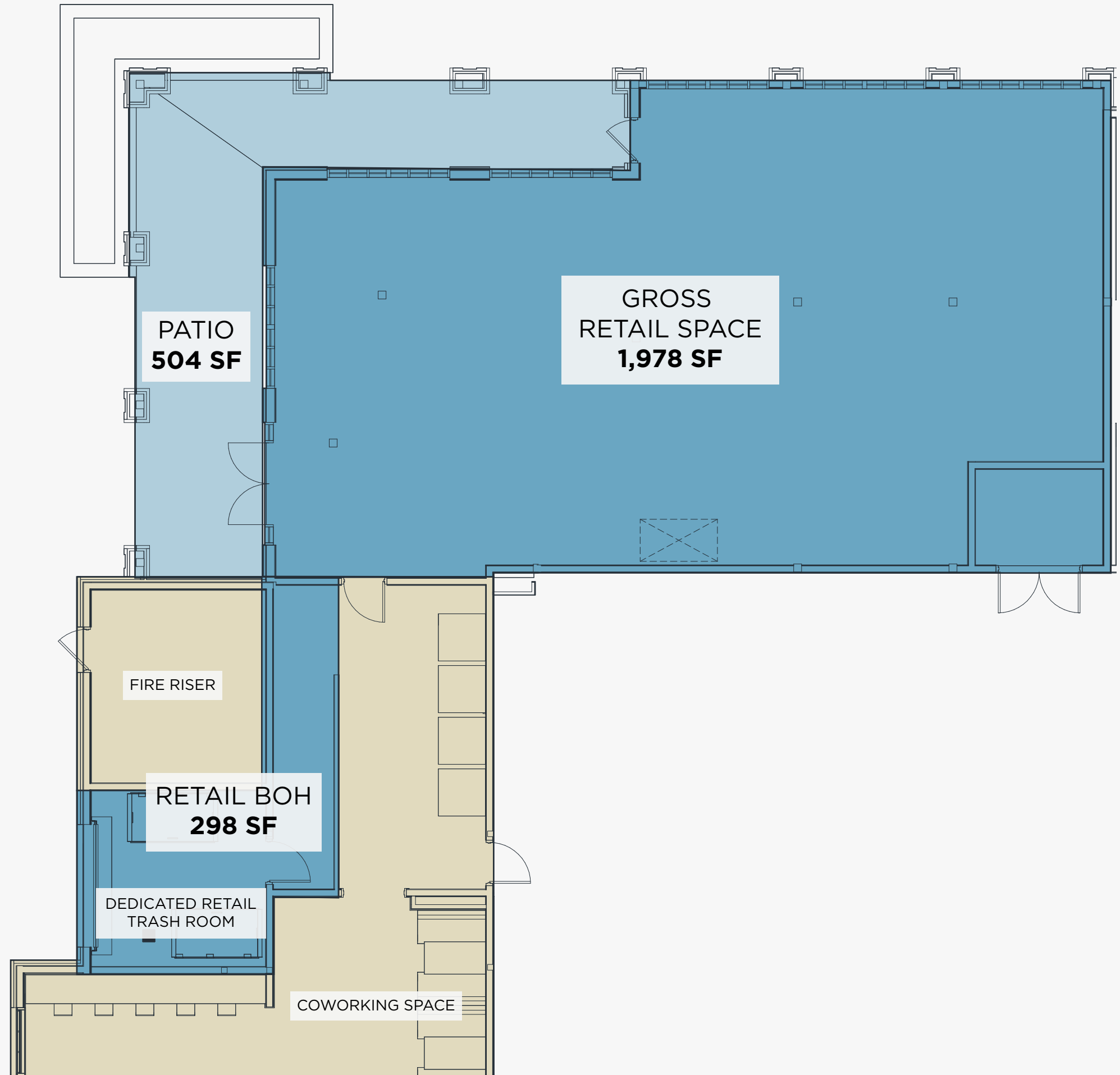
- 249 housing units and public park
- Expected Delivery: Q1 2027

**PHASE II:** Starts after Phase I completion; expected to last approx. 24 months

- 250 housing units



Available
LOI Working
Negotiating Lease
Lease Executed





*Conceptual Renderings are Subject to Change*

## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counteroffer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

#### Endeavor 2015 Management LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900

License Number

#### Robert Charles Northington

Designated Broker of Firm

374763

License Number

#### Evan Gray Deitch

Licensed Supervisor of Sales Agent/Associate

662260

License Number

#### Alexa Mathias O'Mary

Sales Agent/Associate's Name

800442

License Number

Buyer/Tenant/Seller/Landlord Initials

Date

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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