



For Sale

21,341 SF  
on 1.14 Acres

2 STAND ALONE BUILDINGS

50% LEASED TO FORTUNE  
500 TENANT

BUILDING A: 10,129 SF  
BUILDING B: 11,212 SF (leased)

1.14 ACRES

PARKING: 2:5:1,00  
20 SPACES PER BUILDING

CLEAR HEIGHT: 16'

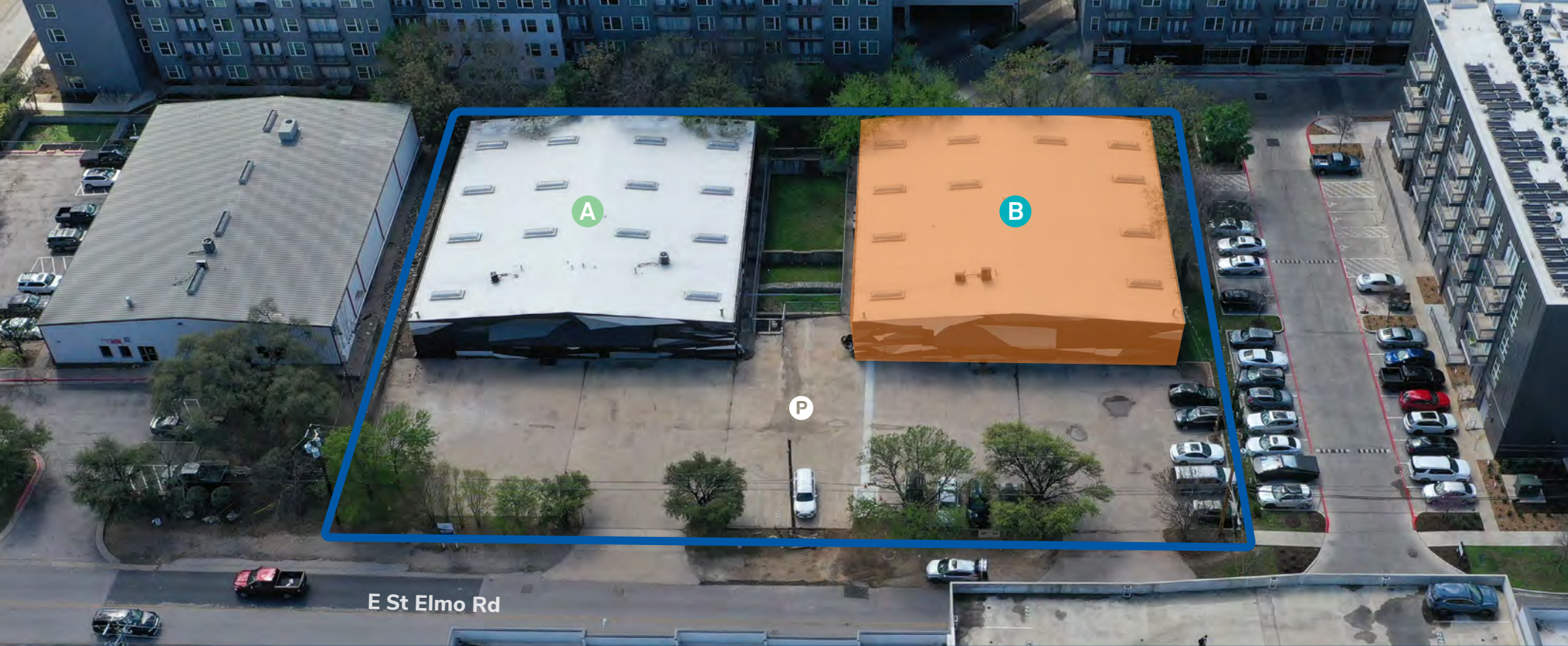


# 115 E St Elmo Rd

Austin, Texas 78745

Investor and  
or Owner-User  
Opportunity  
with **Immediate**  
Cash Flow





# Property Highlights

## Building A - Available for Occupancy

**FLEX WAREHOUSE WITH OVERSIZED DOORS**

<b>BLDG SF</b>	10,129 SF
<b>SITE AREA</b>	0.57 AC
<b>YEAR BUILT</b>	1997
<b>PARKING</b>	25 SPACES
<b>TENANCY</b>	VACANT
<b>LOADING</b>	2 ROLL UP DOORS

## Building B - Leased

**CREATIVE OFFICE / FLEX WAREHOUSE**

<b>BLDG SF</b>	11,212 SF
<b>SITE AREA</b>	0.57 AC
<b>LEASE</b>	100%
<b>TERM</b>	<b>TERM</b>
<b>BLDG INFO</b>	CONDITIONED & SPRINKLERED

**TENANT PROFILE**

**FORTUNE 500 TECH COMPANY**

**NOI**

**AVAILABLE UPON REQUEST**



## The Opportunity

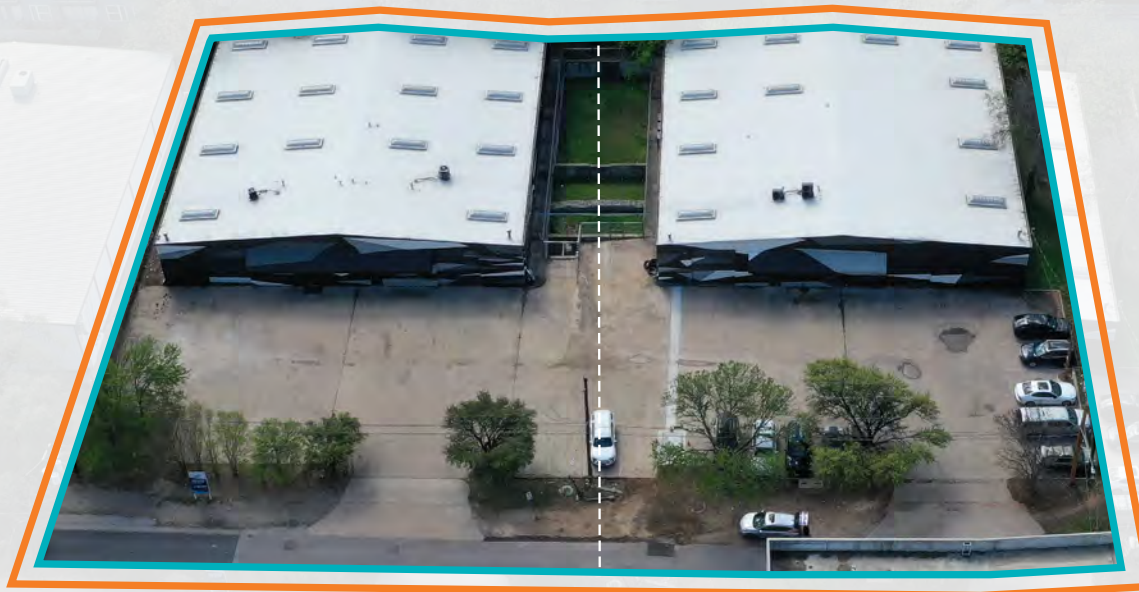
115 E St. Elmo presents a compelling user/investor opportunity in the heart of Austin's rapidly evolving St. Elmo District - one of the city's most dynamic and culturally rich submarkets. The property offers a unique blend of stability and flexibility, with a strong, established tenant already occupying approximately half of the asset, providing immediate in-place income. Meanwhile, Building A is currently available for lease or owner-user occupancy, creating an ideal scenario for an investor seeking additional upside or a business owner looking to establish a presence in a high-growth area.

The St. Elmo District has emerged as a vibrant hub for creativity, commerce, and community, driven by an influx of breweries, artisan food concepts, music venues, and design-oriented businesses. Anchored by popular destinations and a strong local identity, the area continues to attract both foot traffic and new development, positioning it as one of Austin's most sought-after live-work-play environments. With its central location, proximity to major thoroughfares, and ongoing neighborhood momentum, 115 E St. Elmo offers a rare chance to capitalize on both immediate cash flow and long-term appreciation in a culturally significant and rapidly appreciating corridor.

# Site Zoning

## Overview

**115 E. St Elmo Rd**



LI-NP

### LI-NP: Light Industrial, Neighborhood Planning

LI-NP (Limited Industrial – Neighborhood Plan) zoning in Austin is one of the city's most flexible designations, allowing for a wide range of industrial, warehouse, office, and commercial uses—typically within enclosed buildings. As one of the least restrictive base zoning districts, it supports diverse applications such as distribution, light manufacturing, and flex industrial. The “NP” overlay introduces neighborhood-specific regulations that may modify or limit certain uses. Overall, LI-NP is highly valued for its adaptability and broad use potential, making it attractive for investors and users seeking flexibility in infill and transitional areas.

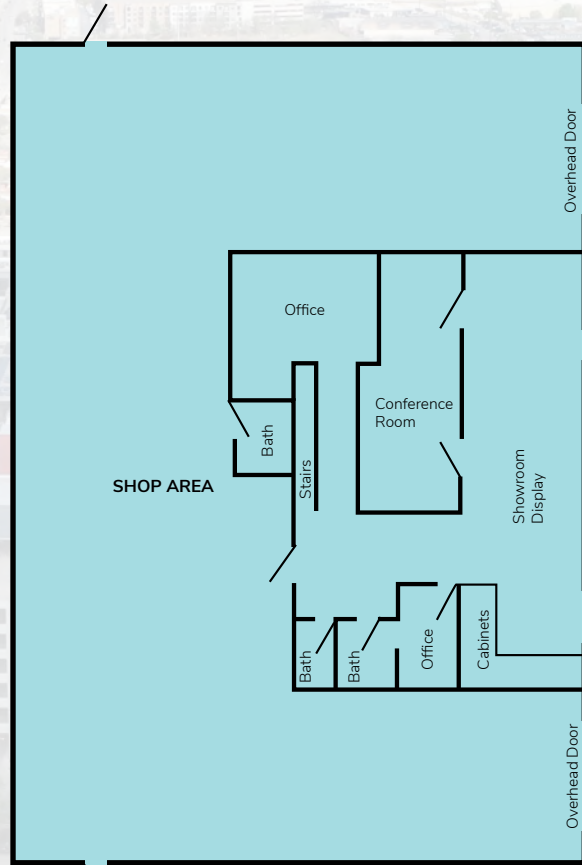
# FLOORPLANS - 21,341 TOTAL SF

**Building A**  
10,129 SF

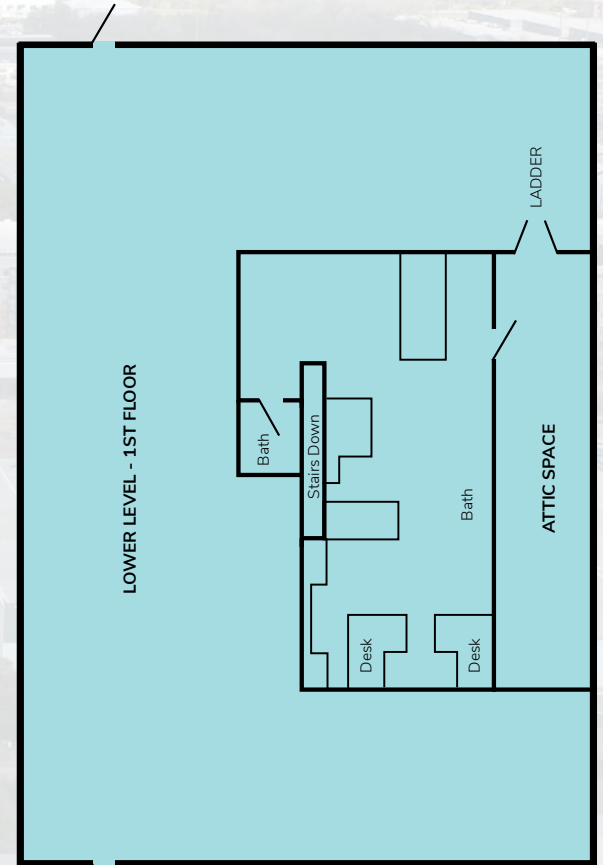


**Building B**  
11,212 SF

*\*\*Currently Undergoing High-End Creative Renovation*



**FIRST FLOOR**









**SECOND FLOOR**

# Unparalleled Location in the District of St Elmo

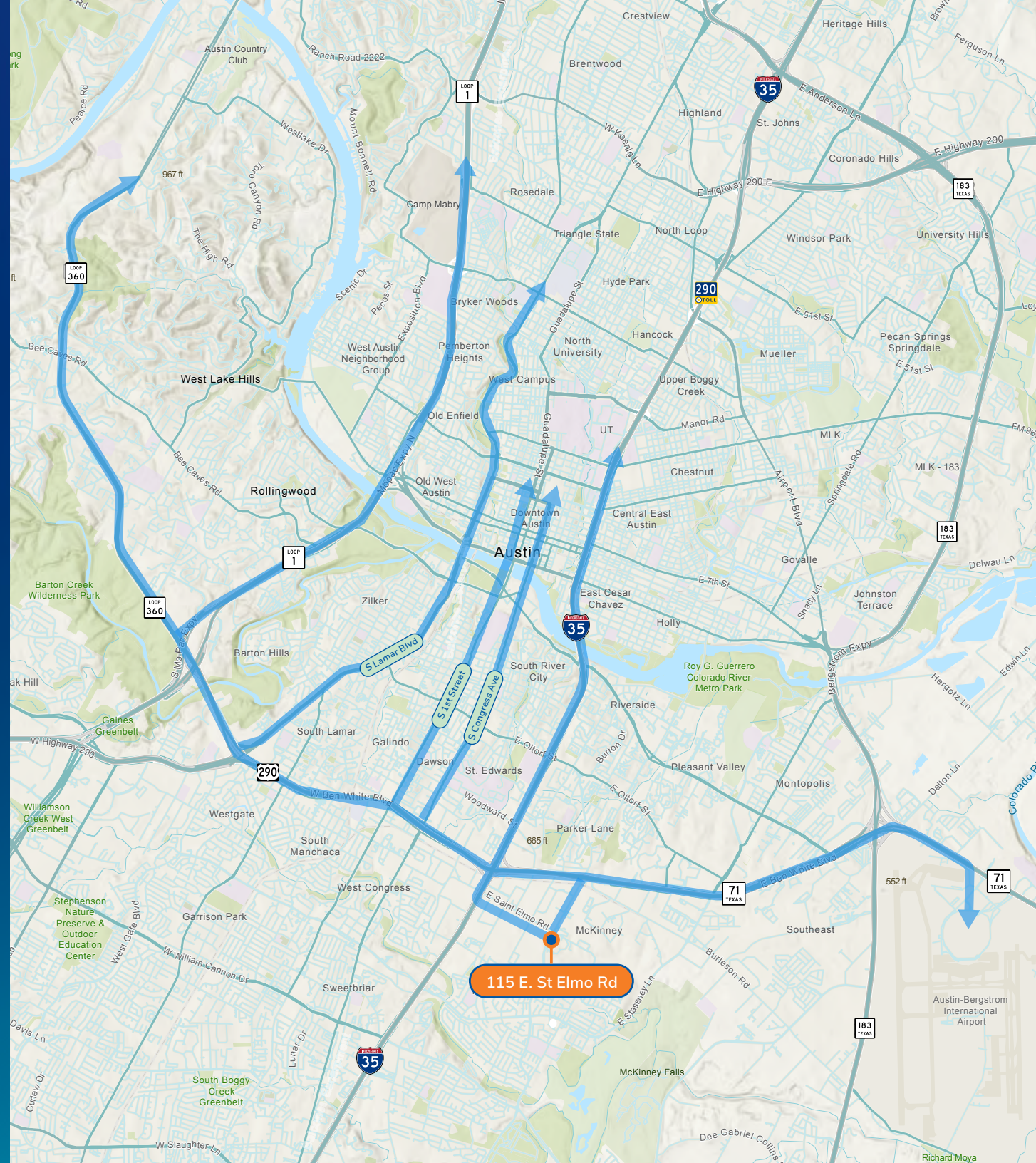
115 E. St. Elmo Road is strategically positioned in the heart of Austin's rapidly evolving St. Elmo District, an emerging creative and industrial hub that continues to attract a diverse mix of makers, breweries, and innovative businesses.

This highly connected location offers quick access to downtown Austin, South Congress, and Austin-Bergstrom International Airport, while being surrounded by a growing collection of local favorites, including craft breweries, coffee shops, and destination retail that define the character of South Austin.

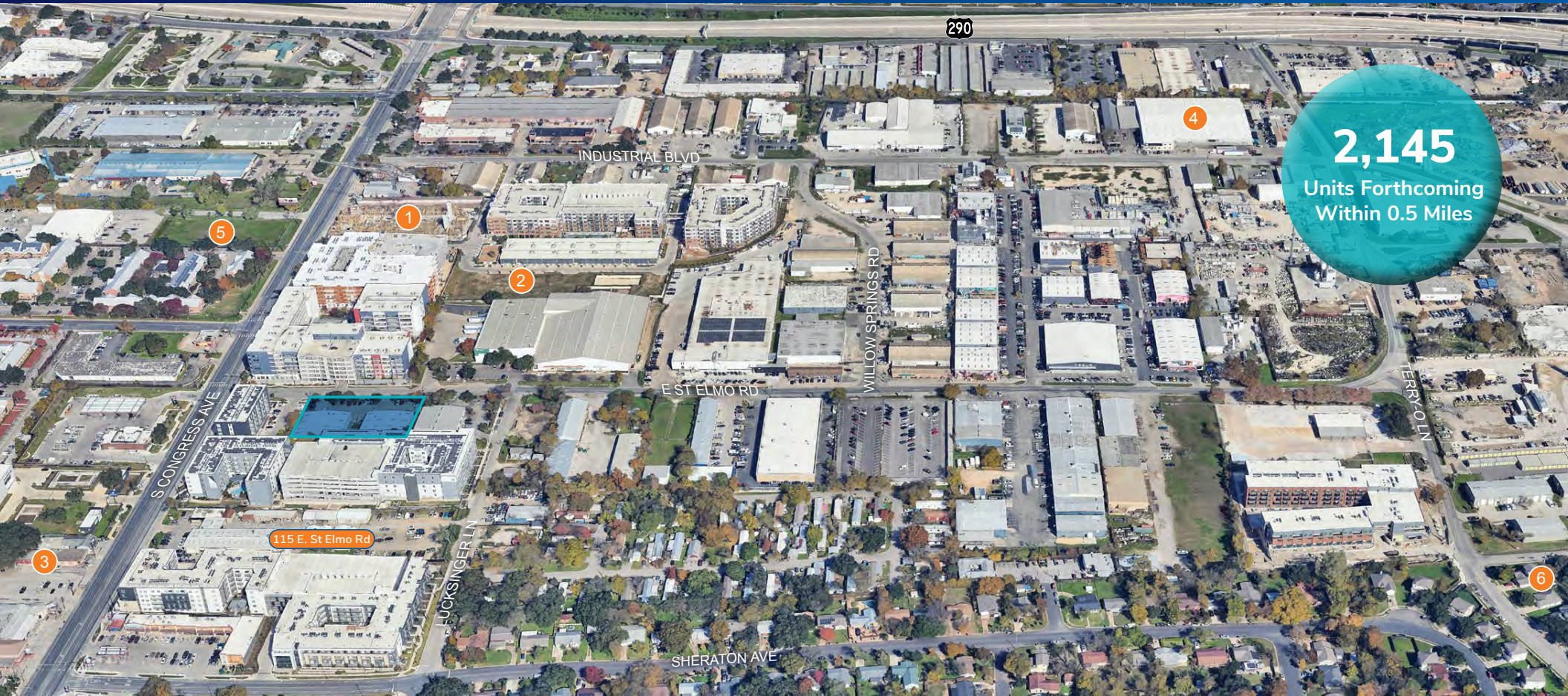
With convenient access to South Congress Avenue, South First Street, and major thoroughfares such as Highway 71, I-35, and Ben White Boulevard, the property provides seamless connectivity across the city. The area benefits from strong infrastructure, an expanding residential base, and a distinct neighborhood identity that blends industrial functionality with Austin's creative culture.

-  **ABIA AIRPORT** · 1.1 Miles · 8 Minutes
-  **DOWNTOWN AUSTIN** · 1.1 Miles · 10 minutes
-  **SOUTH CONGRESS** · 1.1 Miles · 3 Minutes
-  **SOUTH FIRST** · 1.7 Miles · 5 Minutes
-  **HWY 290** · 3.1 Miles · 5 Minutes
-  **UT CAMPUS** · 6.1 Miles · 13 Minutes

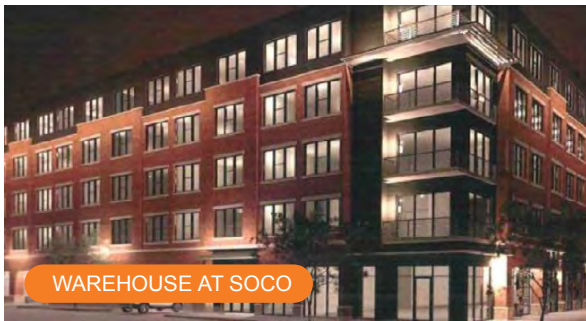
6 | FOR SALE · 115 E. ST. ELMO RD



# St Elmo District TOMORROW



**2,145**  
Units Forthcoming  
Within 0.5 Miles



	NAME	UNITS	DELIVERY
1	Warehouse at Soco	245	2026
2	St. Elmo Condos	150	2026
3	The Hills at South Congress	400	2027
4	600 Industrial Blvd	600	2027
5	4325 S Congress Ave	230	2027
6	4700 Weidermar Ln	520	2027

THE HILLS AT SOUTH CONGRESS

WAREHOUSE AT SOCO



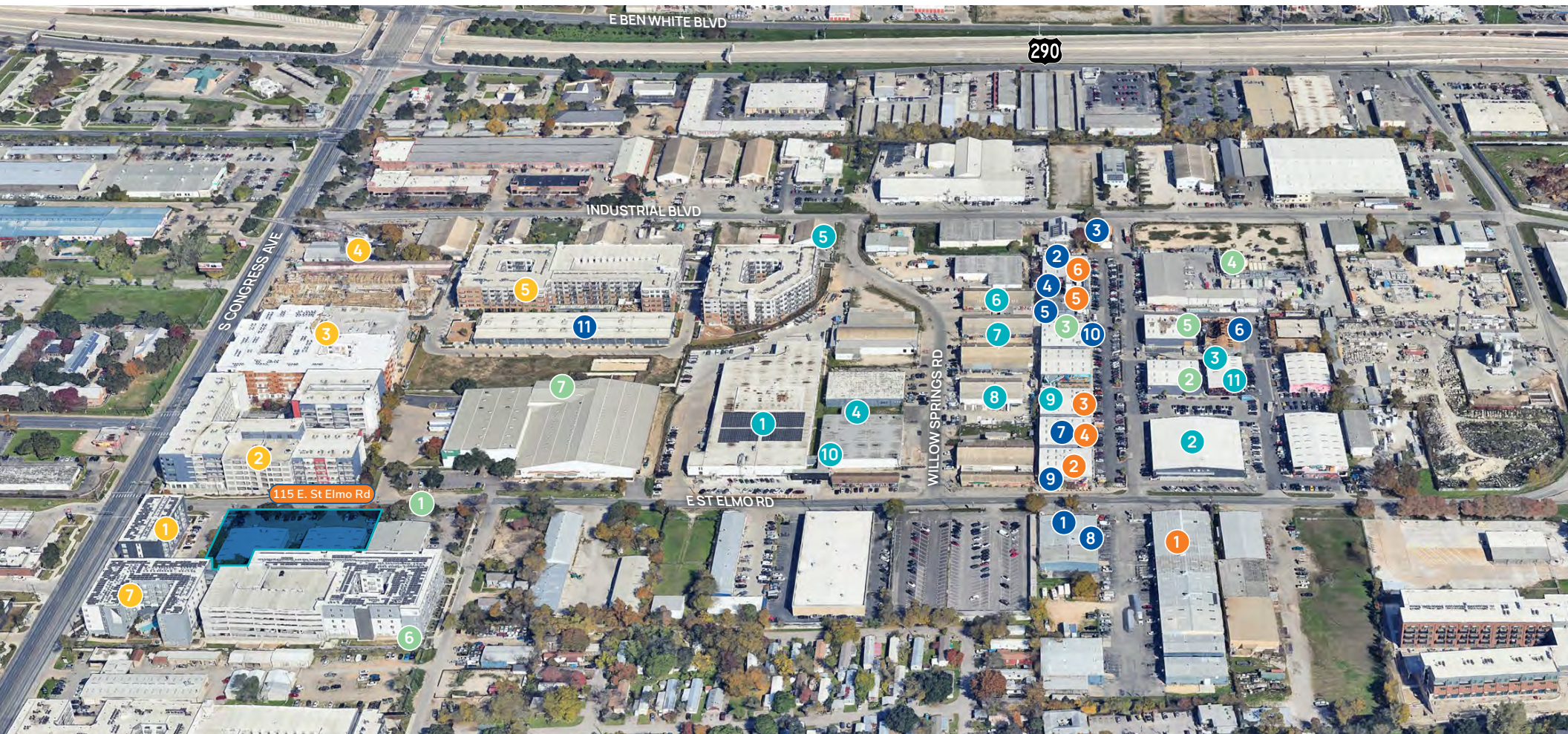
# Unparalleled Location in Austin's Prime District of St Elmo

This prime location offers immediate access to downtown Austin, South Congress, and Austin-Bergstrom International Airport, while being surrounded by some of South Austin's most notable dining, brewery, and retail destinations that define the energy of the St. Elmo District.

With convenient connectivity to South Congress Avenue, South First Street, Highway 71, I-35, and Ben White Boulevard, the property provides exceptional regional access. The area benefits from a growing mix of walkable amenities, a strong and evolving neighborhood identity, and close proximity to established and expanding residential communities.



# AMENITIES



## WALKABLE RETAIL

1. Wham Bam Bagels St Elmo
2. Spicy Boys Fried Chicken
3. Patty Palace
4. Huckleberry
5. Knuckle Sandwich
6. Kings Taqueria Y Mas
7. Texas Sushiko
8. Little City Coffee Roasters
9. Spokesman - South
10. Pizza Den
11. Pins Mechanical Co.

## BOOZE

1. Vacancy Brewing
2. The Austin Winery
3. Texas Sake Company
4. Austin Cocktails
5. Still Austin Whiskey Co.
6. St. Elmo Brewing Company

## ACTIVE LIFESTYLE

1. Evolve Health & Performance
2. Ants Beer Cave
3. MADabolic Austin South
4. Padel Club Austin
5. Wooly's Beach Volleyball ATX
6. FOGO CrossFit
7. Pickleball Courts

## FORWARD THINKING COMPANIES

1. Icon HQ
2. Tesla
3. Saronic
4. Vaccaro Gamers
5. Spark Charge
6. Morrison Supply
7. Big Shoes
8. Winsupply of Austin
9. Subvrsive
10. Kollektive Block
11. Raw Paw

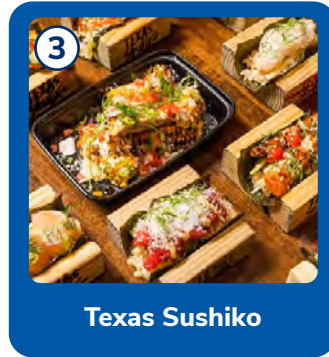
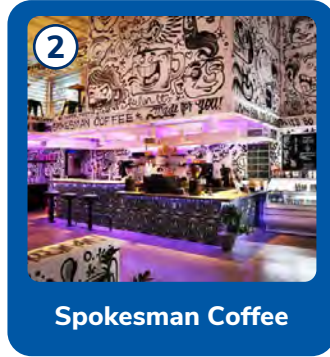
## RESIDENTIAL

1. 44 South Apartments
2. Public Lofts
3. Bishop Momo
4. Congress Lofts at St. Elmo
5. St. Elmo Living
6. The Station
7. Prospect

# St Elmo District Amenities

## AT A GLANCE

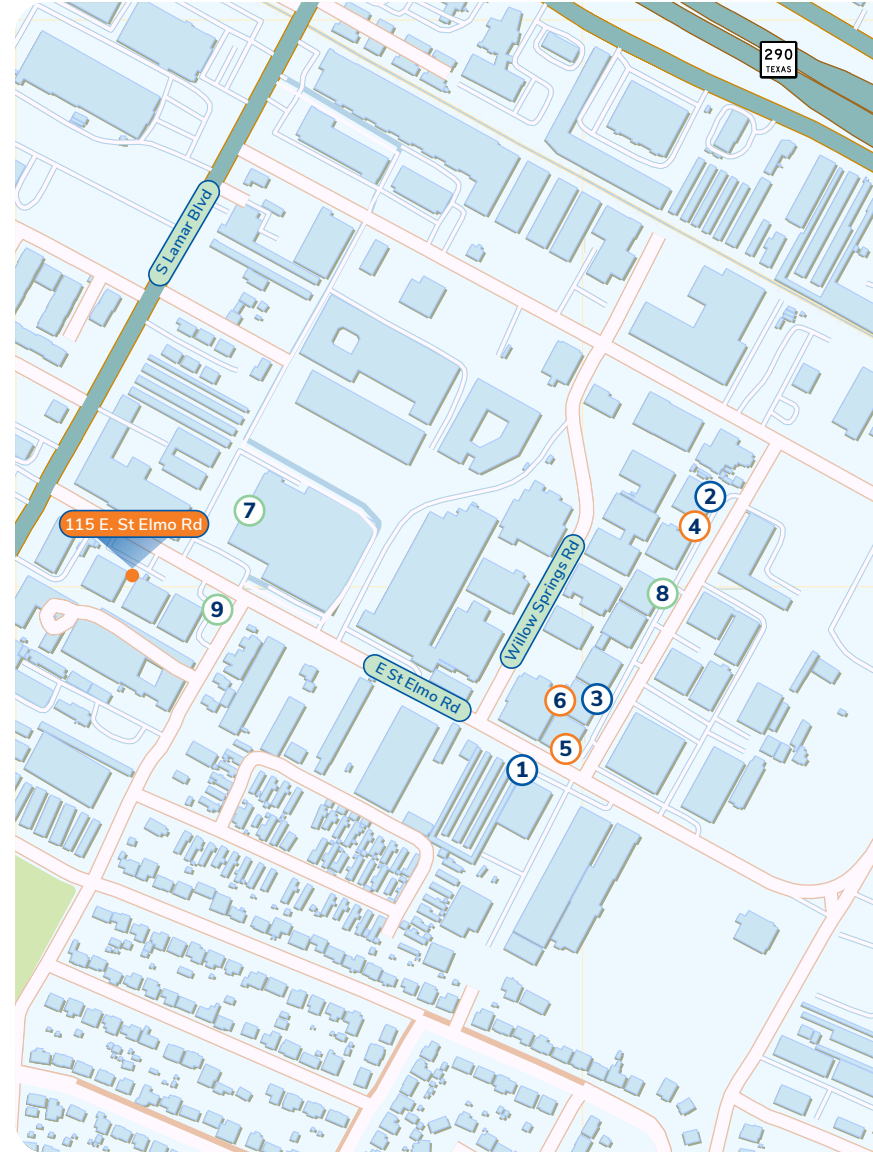
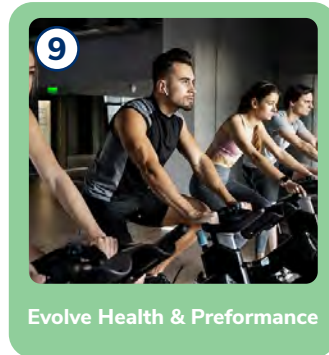
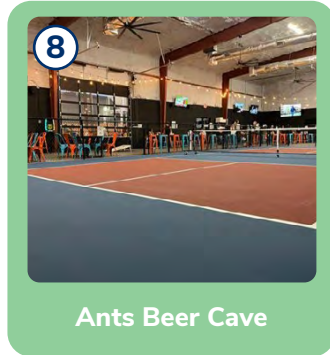
### Retail



### Lifestyle



### Activity



# FORWARD THINKING COMPANIES CO-TENANCY IN ST ELMO

ICON



TESLA



SARONIC



SUBVRSIVE



VELOWAY THREADS



SPOKESMAN COFFEE



RAW PAW



MADABOLIC INC



ST ELMO BREWING CO



THE AUSTIN WINERY



STILL AUSTIN WHISKEY CO.



PINS MECHANICAL CO



WOOLY'S BEACH



BK BEAUTY



PADEL CLUB AUSTIN



THE BUNKER



AUSTIN COCKTAILS

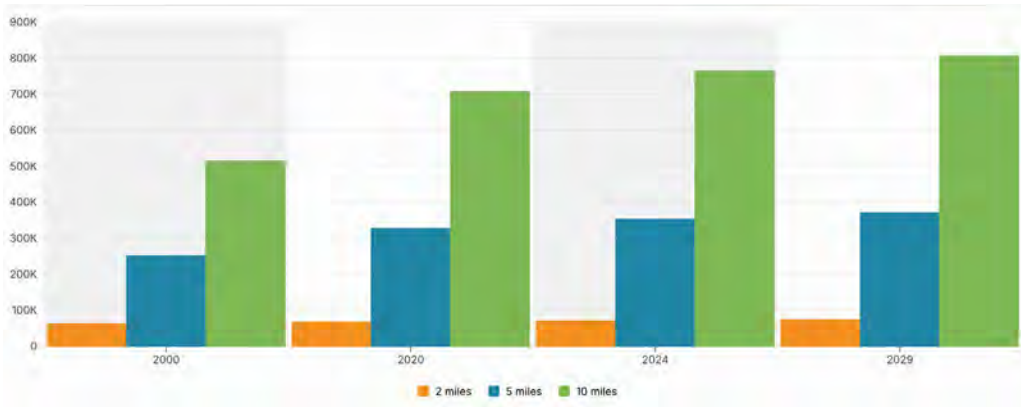


TEXAS SAKE COMPANY

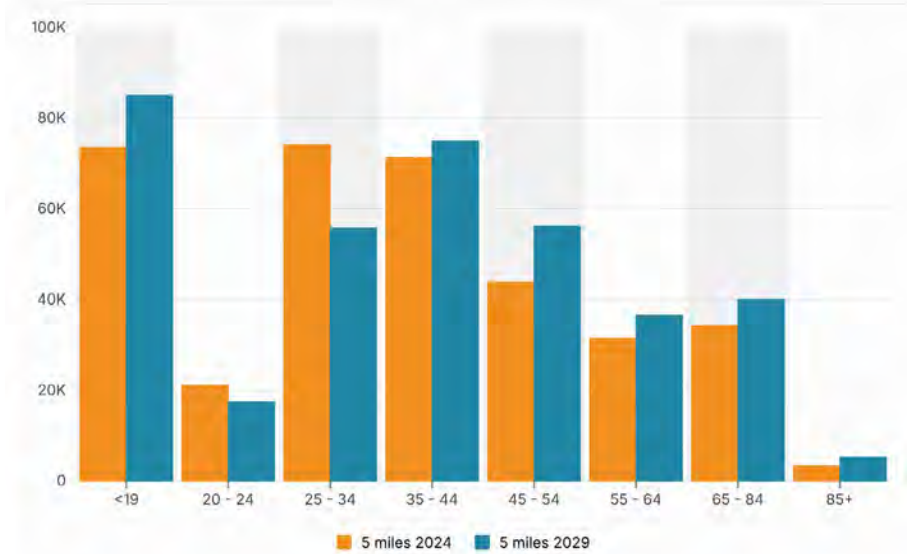


# DEMOGRAPHICS

Population

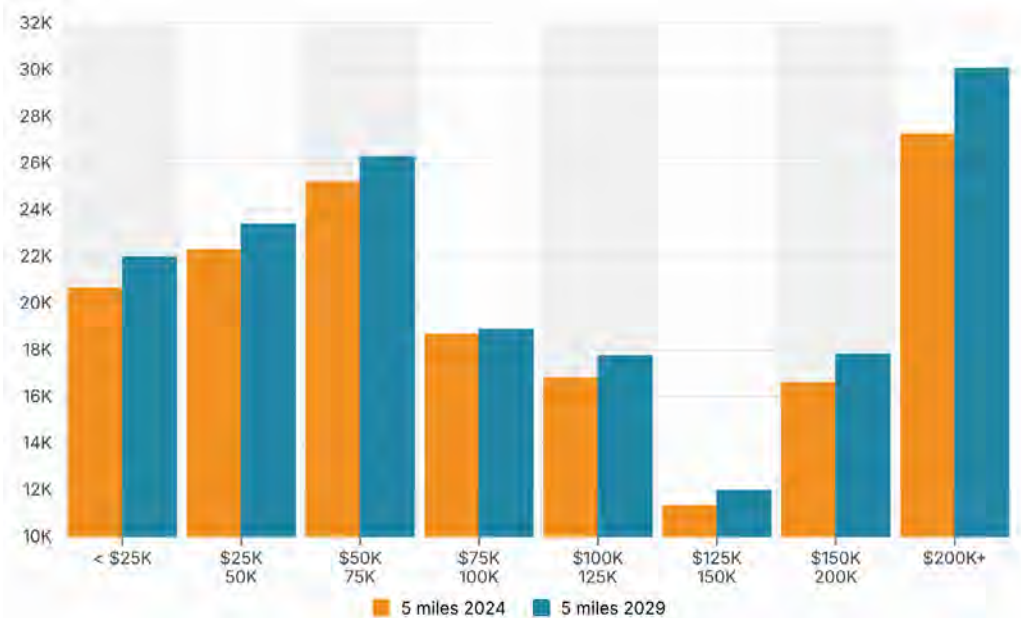


Population By Age

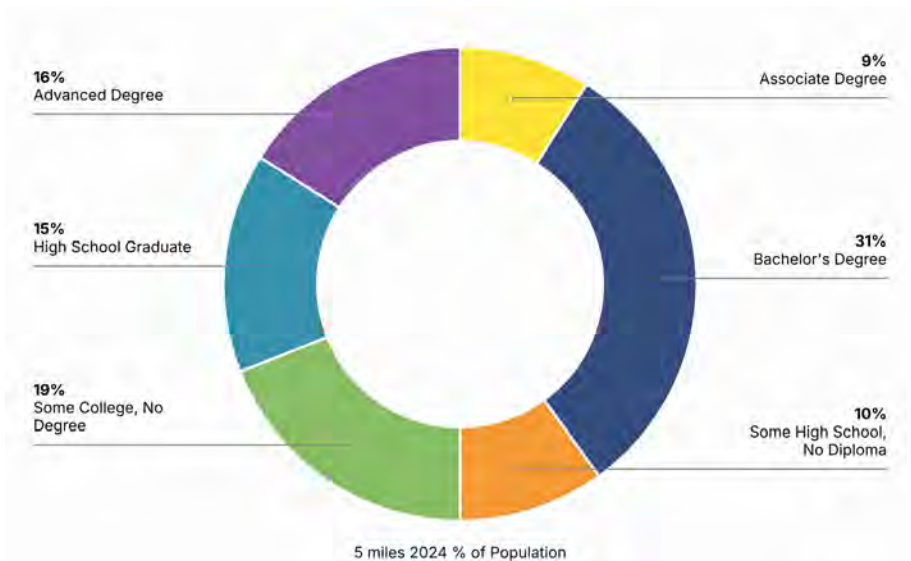


Household Income

Currency: USD (\$)



Educational Attainment



## Contacts



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### Stream Locations:

- Atlanta
- Austin**
- Carolinas
- Chicago
- Dallas
- Denver
- Fort Worth
- Greater Los Angeles
- Houston
- South Florida
- Nashville
- Northern Virginia
- Phoenix
- San Antonio
- San Diego
- Washington, DC