

OFFERING MEMORANDUM

1721 W 35th St

1721 W 35th St, Austin, TX 78703

 Transwestern



Disclaimer

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The Property is being offered for sale in an “as-is, where-is” condition and Agent makes no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Transwestern as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

The seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the seller.

The seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the seller and any conditions to the seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Transwestern.

Each prospective purchaser will be responsible for any claims for commissions by any broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Agent must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.

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The Offering

Transwestern is pleased to present a rare and exceptional opportunity to acquire 1721 W 35th Street in Austin, Texas.

Situated on a 0.27-acre lot with 50 feet of frontage along West 35th Street, a high-visibility corridor with approximately 28,400 vehicles per day, the property includes two buildings: a 1,285 SF single-story retail/office space and a 1,856 SF two-story triplex. The site features ample parking, mature landscaping and shade from cedar elm trees, creating a quiet, tree-lined setting that is increasingly uncommon along this corridor.

Located at the northern edge of Bryker Woods, one of Austin's most established neighborhoods, the property benefits from strong demographics, with median household incomes exceeding \$139,000. The area offers a mix of historic character, walkability and proximity to local amenities, including Central Market, Postino and Kerbey Lane Cafe. The property is also near Ascension Seton and St. David's HealthCare facilities, with convenient access to MoPac, Interstate 35, downtown Austin and the University of Texas.

This offering presents an opportunity for an owner-user seeking a distinctive location or an investor targeting a well-positioned asset in one of Austin's most desirable submarkets.

Contact

[Patrick Hill](#)

(512) 314-3967

Patrick.Hill@transwestern.com

About the Property

Property Summary	
Address	1721 W 35th St, Austin, TX 78703
Submarket	West central
Lot Size	0.2661 acres
Frontage	50 ft
Depth	210 ft
Parking	Roughly 12 spaces
Property Use	Office/retail
Zoning	LO-NP
Sale Price	\$1,600,000
Building A	
Building Size	1,285 SF (TCAD)
Year Built	1935
Building B	
Building Size	1,856 SF (TCAD)
Year Built	1949

Neighborhood Appeal

Bryker Woods is a desirable area with a mix of historic charm and modern amenities.

Rental Market

Strong demand due to proximity to downtown Austin, the University of Texas and major employers.

Economic Stability

Higher-than-average household incomes and educational attainment suggest a stable tenant base.

Strong Transportation Access

The site offers convenient access to MoPac Expressway and Interstate 35, providing efficient connectivity to Downtown Austin and major employment centers.

Favorable Texas Tax Climate

Texas does not impose a state income or investment tax, enhancing investor returns and attracting businesses and population growth.

Unparalleled Market Growth

Austin has experienced exceptional population and economic growth over the past decade, driving sustained demand for healthcare services and commercial real estate.

About the Property



BUILDING A

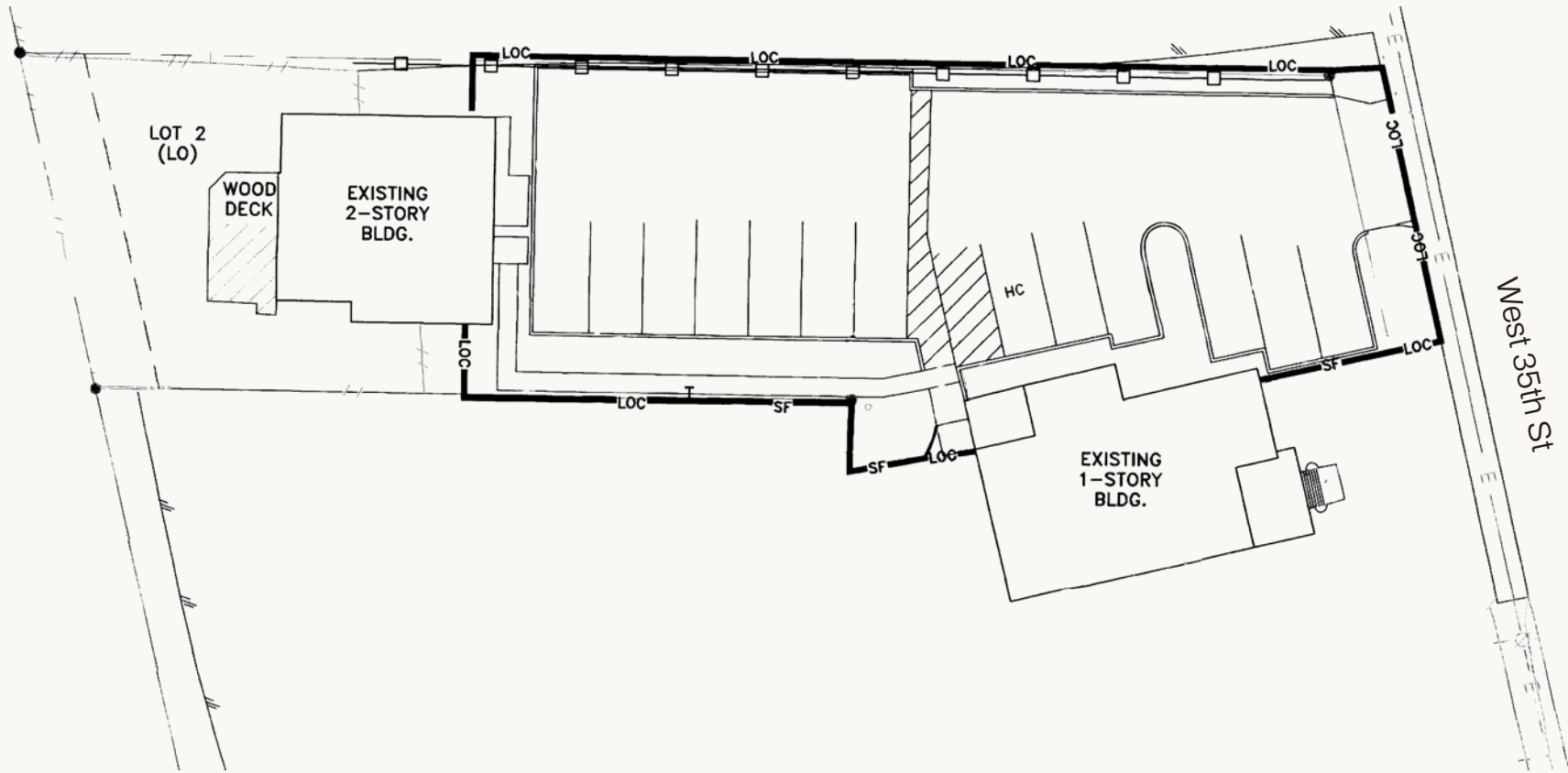
1,285 SF Retail space (TCAD)



BUILDING B

1,856 SF Triplex (TCAD)

Site Plan





Bldg B

Bldg A

Under Contract
23,646.72 SF (TCAD)

W 35th St



Building A



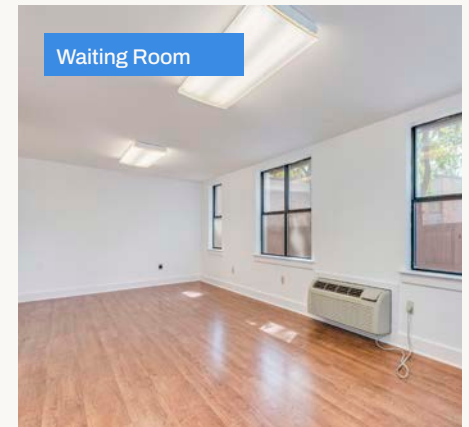
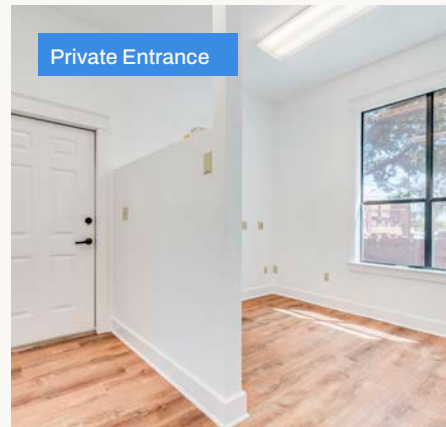
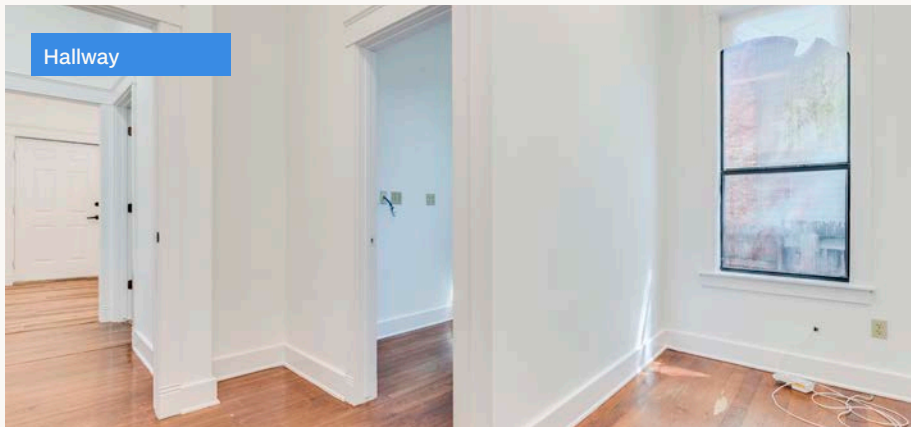
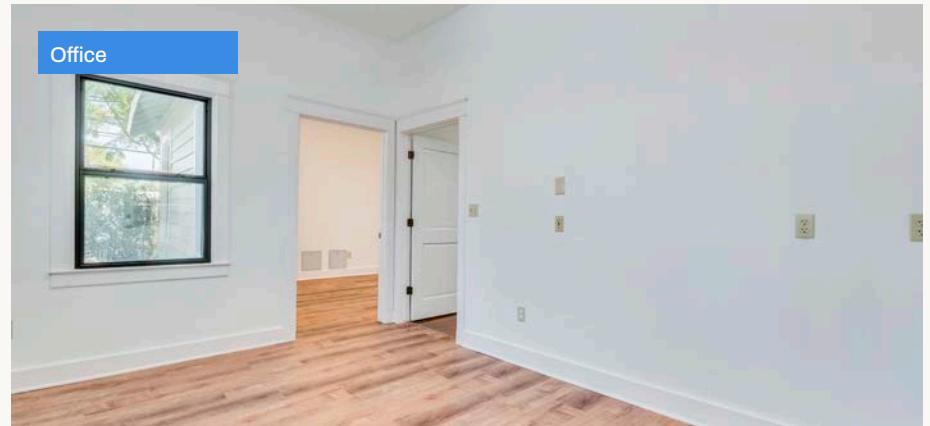
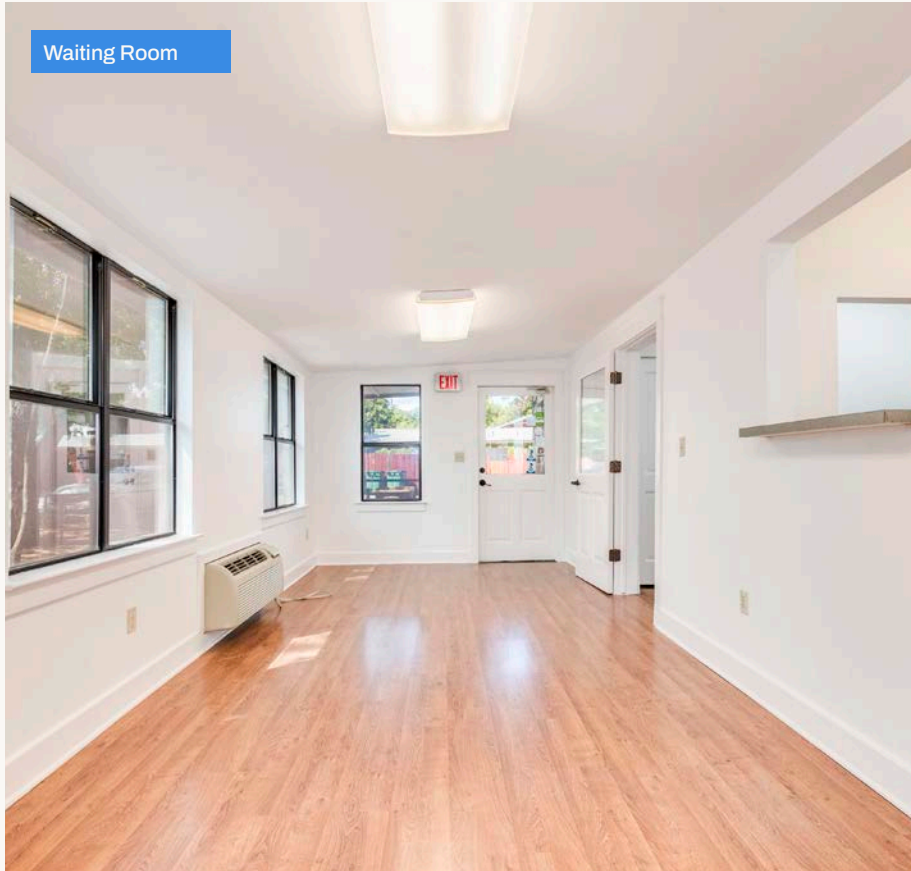
Building B



Entire Property



Exterior Photos - Building A



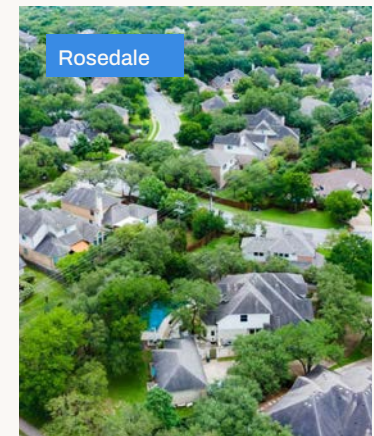
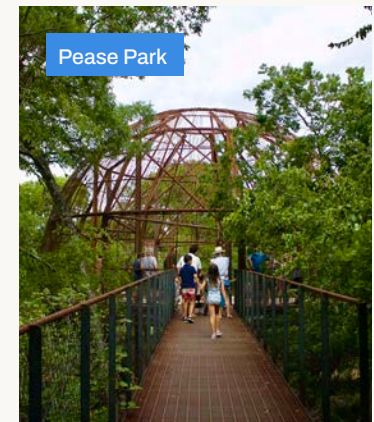
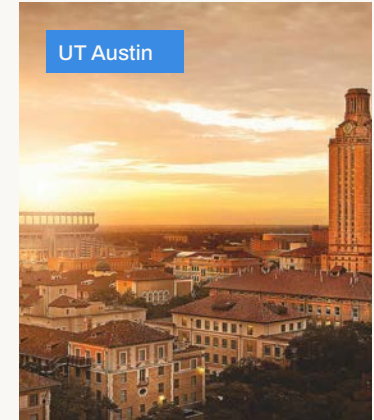
Interior Photos - Building A

Location Overview

1721 W 35th St sits along the northern edge of the Bryker Woods neighborhood, just east of Tarrytown.

The property offers a highly accessible central location near the University of Texas at Austin and major medical centers. Surrounded by established residential neighborhoods and convenient local amenities, it benefits from strong area demographics and steady foot traffic.

This welcoming, neighborhood-oriented environment helps sustain strong demand for well-positioned commercial uses.



84 Walk Score

Very walkable

SOURCE: [WALKSCORE.COM](https://www.walkscore.com)



Rosedale

The Triangle

Subject

W 35th St

N Lamar Blvd

Guadalupe St

W 45th St

Hyde Park

Bryker Woods

Tarrytown

W 38th St

Ascension Seton

35

Mueller

TEXAS
The University of Texas at Austin

1

Clarksville

Rollingwood

Downtown Austin

Urban Proximity, Neighborhood Character

Bryker Woods is among Austin's most sought-after neighborhoods, offering a distinctive blend of historic charm, central convenience and lasting appeal.

Nestled in west-central Austin, the area is defined by its mature tree canopy and strong sense of community, creating an environment that feels both timeless and distinctly Austin. The neighborhood's proximity to Shoal Creek Greenbelt and Pease Park adds to its appeal, offering scenic trails and green space within walking distance, while nearby retail, boutique dining and everyday conveniences contribute to a highly walkable, lifestyle-driven environment.

Positioned just minutes from downtown, Bryker Woods provides seamless access to the city's core business districts, cultural destinations and premier dining corridors while maintaining a peaceful, neighborhood-oriented atmosphere. This balance of accessibility and tranquility continues to drive strong demand among residents and businesses seeking a high-quality location.

With its central location, affluent demographics and enduring neighborhood character, Bryker Woods represents a compelling opportunity for thoughtfully positioned commercial uses seeking visibility, accessibility and alignment with one of Austin's most respected communities.



Nearby Amenities

Retail at The Triangle:

Natural Grocers

Orangetheory Fitness

Hopdoddy Burger Bar

European Wax Center

Mandola's Italian Kitchen

Jeni's Splendid Ice Creams

Nike Training Studio

Merit Coffee



Market Overview

Austin, Texas, widely recognized as one of the nation's leading innovation and technology hubs, stands as a vibrant and rapidly growing city known for its strong economic fundamentals and highly educated workforce.

Founded in 1839 as the capital of the Republic of Texas, Austin has evolved into one of the nation's most prominent urban success stories, consistently ranked among the fastest-growing large cities in the United States. Today, Austin is the 10th-largest city in the United States and the 4th-largest in Texas. According to the U.S. Census Bureau, Austin's population reached approximately 974,000 residents as of 2024, reflecting sustained growth driven by domestic migration, job creation, and strong quality-of-life fundamentals.

Austin's growth is supported by a strong, diversified economic base encompassing sectors such as technology, government, advanced manufacturing, healthcare, education, and professional services. Major employers including Apple, Tesla, Oracle, Dell Technologies, and Samsung maintain significant operations in the region. The Austin metropolitan area continues to demonstrate strong economic momentum, with employment growth consistently outpacing national averages and approximately 28,000 jobs added in 2024, reflecting sustained corporate expansion and population inflows.

With continued population growth, strong employment fundamentals, and investment in infrastructure and innovation, Austin remains one of the most attractive markets in the United States, offering compelling opportunities for long-term economic and real estate investment.

10th
LARGEST CITY IN TEXAS

1.5M
CIVILIAN LABOR FORCE

3.6%
UNEMPLOYMENT RATE

1.0M
TOTAL POPULATION IN 2026

Demographics

1 MILE

13,611

POPULATION

6,028

HOUSEHOLDS

\$139,417

MEDIAN HOUSEHOLD INCOME

\$167,952

AVERAGE HOUSEHOLD INCOME

40.4

MEDIAN AGE

3 MILES

146,234

POPULATION

66,944

HOUSEHOLDS

\$97,054

MEDIAN HOUSEHOLD INCOME

\$131,379

AVERAGE HOUSEHOLD INCOME

33.5

MEDIAN AGE

5 MILES

361,973

POPULATION

166,861

HOUSEHOLDS

\$97,044

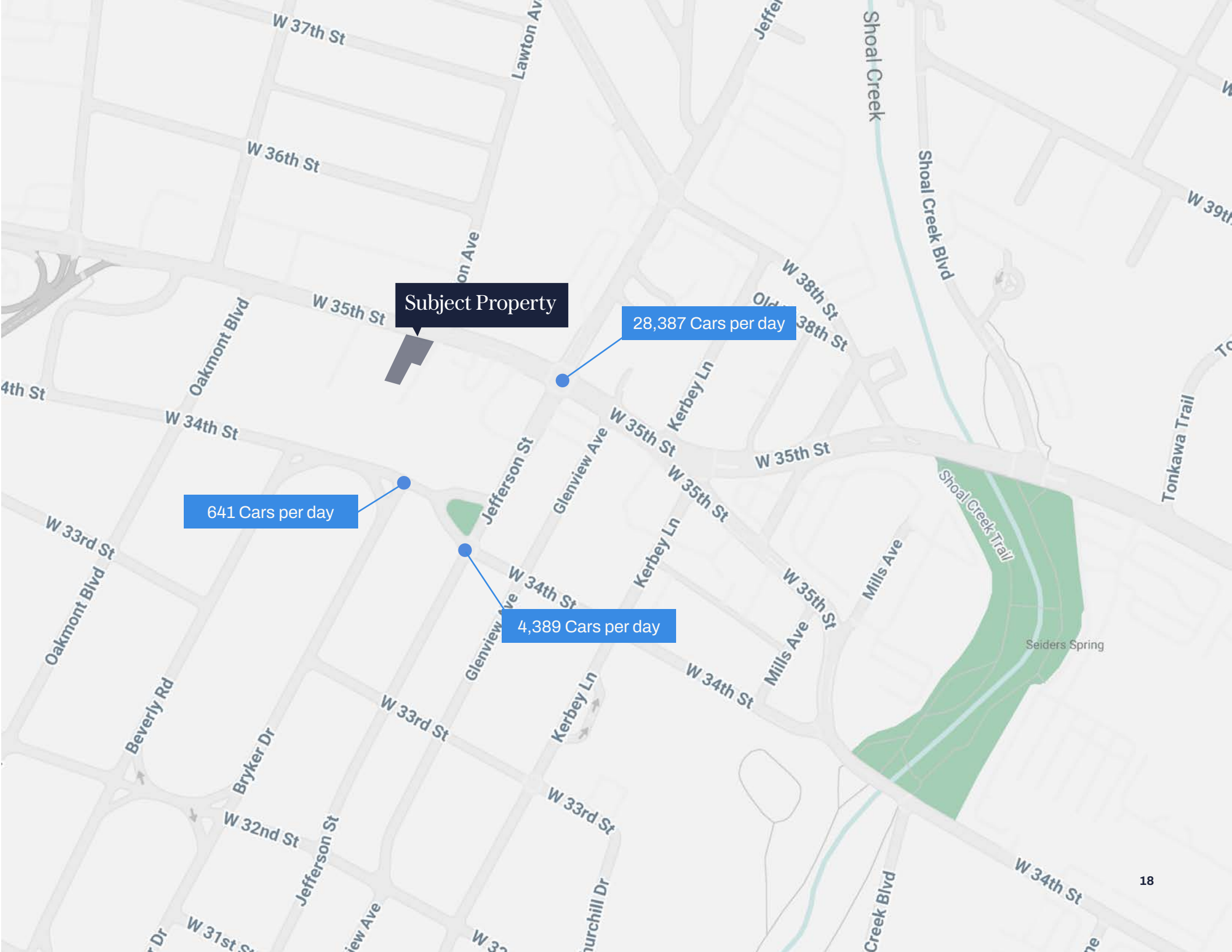
MEDIAN HOUSEHOLD INCOME

\$131,583

AVERAGE HOUSEHOLD INCOME

36.2

MEDIAN AGE



Subject Property

28,387 Cars per day

641 Cars per day

4,389 Cars per day



1721 W 35th St
Austin, TX 78703

INVESTMENT SALES

Patrick Hill

Senior Vice President
(512) 314-3967
patrick.hill@transwestern.com