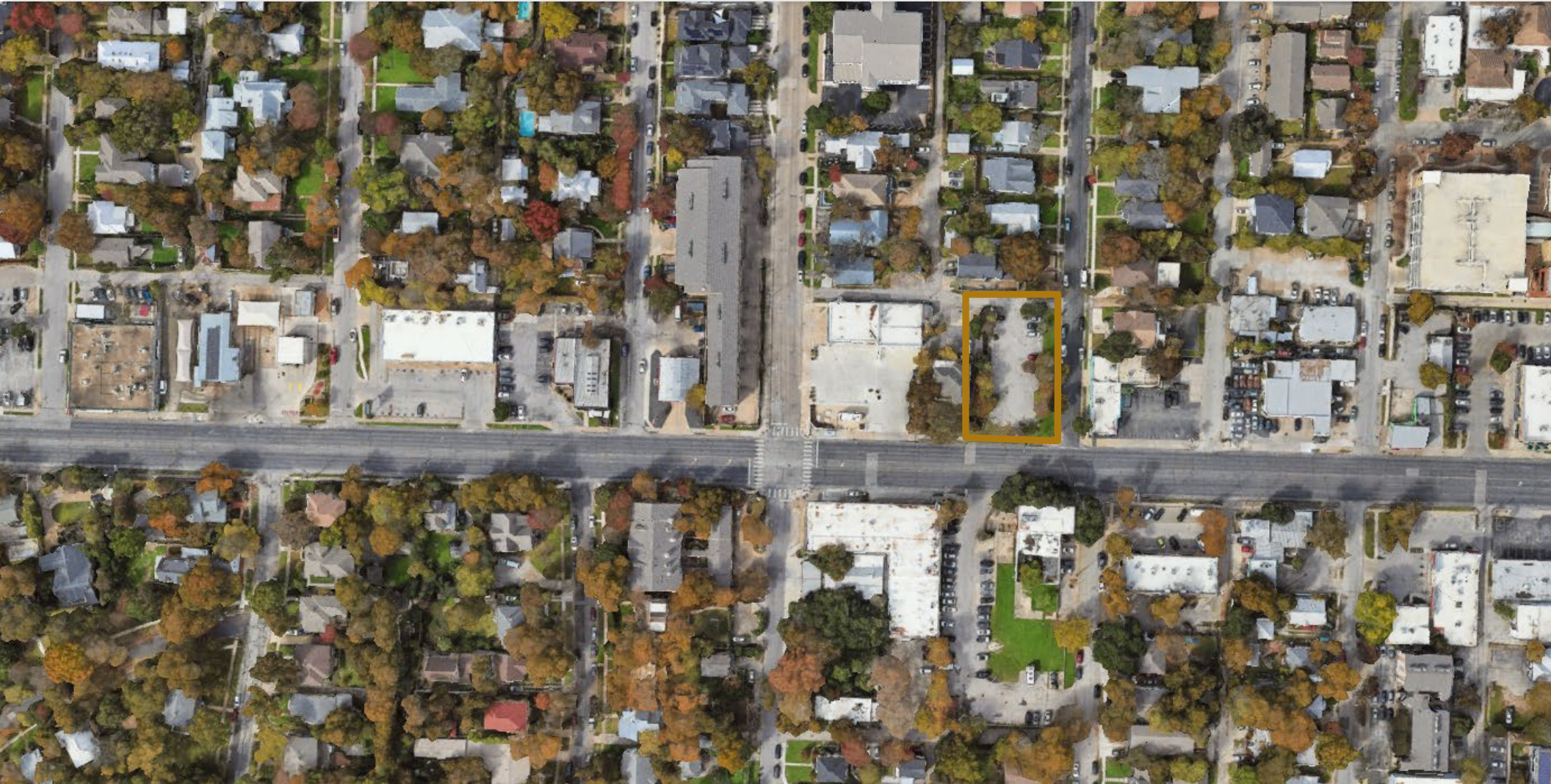


3406 GUADALUPE STREET

Austin, TX 78705

LAND FOR SALE



CHARLIE SCOTT
512.820.2383
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ELI DESJARDINS
713.540.7772
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301 Camp Craft Road
Austin, TX 78746
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PROPERTY DESCRIPTION



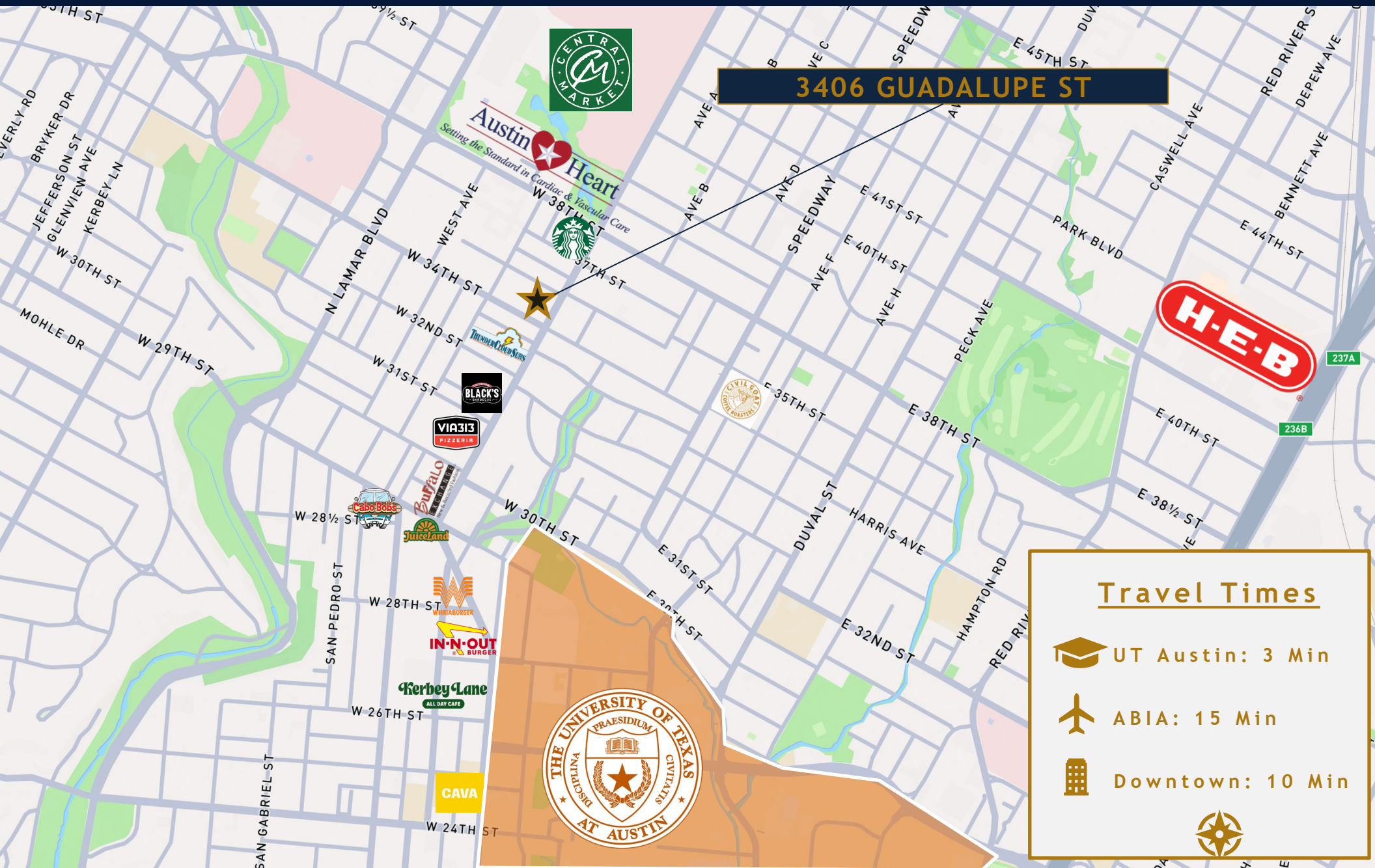
Located in the heart of Austin's urban core, 3406 Guadalupe St offers a high-profile land development opportunity with unmatched positioning along one of the city's most trafficked corridors. Situated just blocks from The University of Texas at Austin and immersed in the high-density, youth-driven West Campus submarket, this 0.26-acre parcel boasts unbeatable exposure and foot traffic.

The site's location benefits from a dynamic blend of national and regional tenants, making it ideal for a wide range of retail or mixed-use development concepts. With strong traffic counts, immediate access to transit, and one of Austin's highest walkability scores, this site delivers a compelling opportunity in one of the most supply-constrained corridors in Central Austin.

OFFERING SUMMARY




Sale Price:	Contact Broker
Lot Size:	0.26 Acres


DEMOGRAPHICS	0.5 MILES	1MILE	3 MILES
Total Households	3,329	13,442	78,034
Total Population	5,942	30,153	167,251
Average HH Income	\$84,909	\$79,009	\$128,480

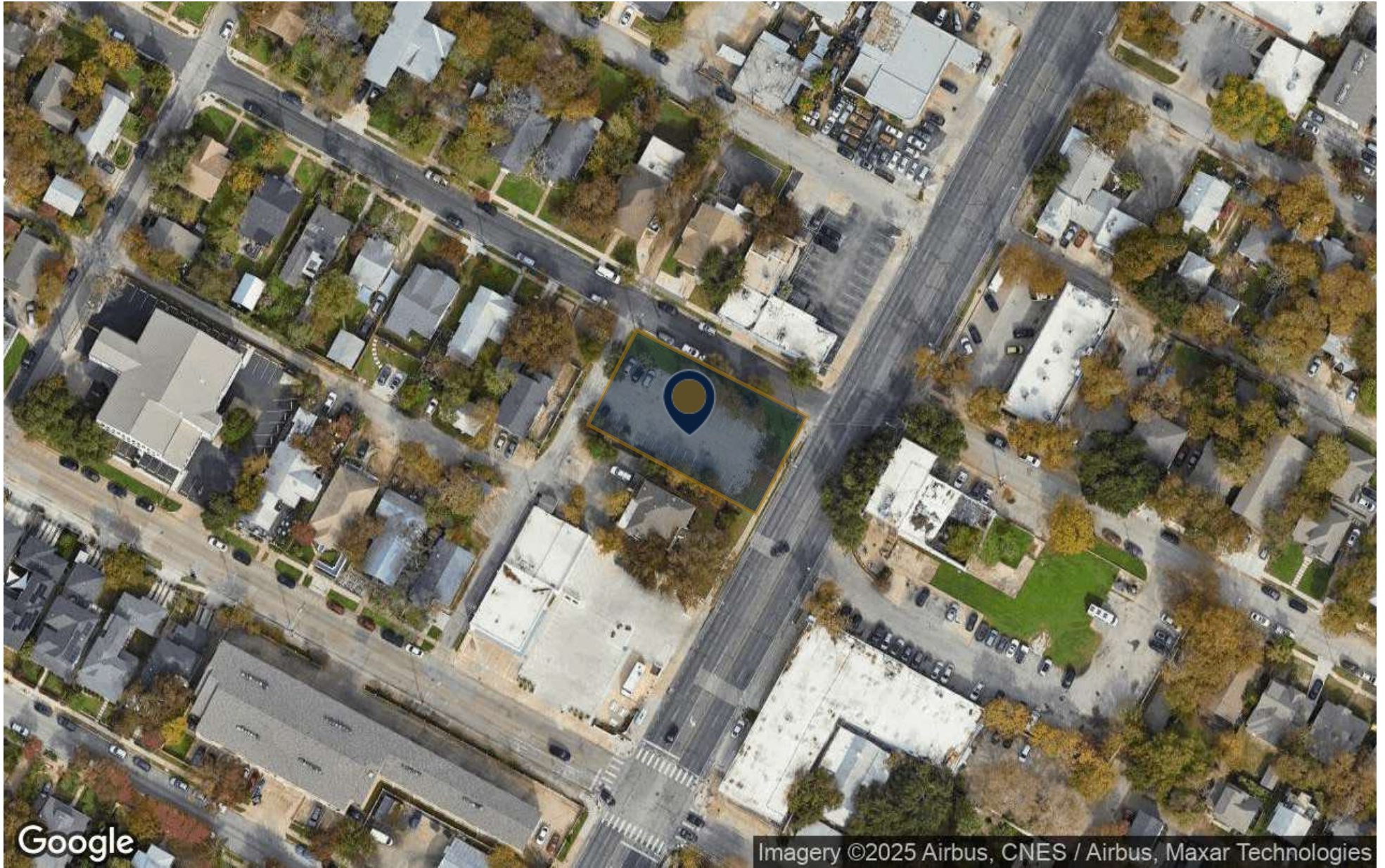


3406 GUADALUPE ST

Travel Times

-  UT Austin: 3 Min
-  ABIA: 15 Min
-  Downtown: 10 Min





Google

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