

LAND FOR SALE

# 2905 East 2nd St

COMMERCIAL LOT WITH APPROVED OFFICE BUILDING



## OFFERING SUMMARY

Sale Price:	\$1,176,000
Lot Size:	6,342 SF
Zoning:	GR-MU-NP
Market:	Austin
Submarket:	East Austin

## PROPERTY OVERVIEW

Explore the exceptional potential of this prime property located in the sought-after Austin area. Zoned GR-MU, this versatile space offers a myriad of development opportunities for office investors. With its strategic location in the thriving Austin market, the property provides easy access to the city's bustling business district and key amenities. Boasting ample space for building possibilities, this property is primed for creating a standout office space that meets the needs of the ever-growing commercial landscape in Austin. Don't miss the chance to make your mark in this dynamic market with this exceptional investment opportunity.

## PROPERTY HIGHLIGHTS

- Prime East Austin Commercial Lot for Sale: 6800 SF with Approved Site Plan for 6800 SF Office Building.
- Purchase includes Plans/Drawings from Dick Clark Architecture
- Key Features: Time & Money Savings Advantage, Strategic Location, Investment Opportunity

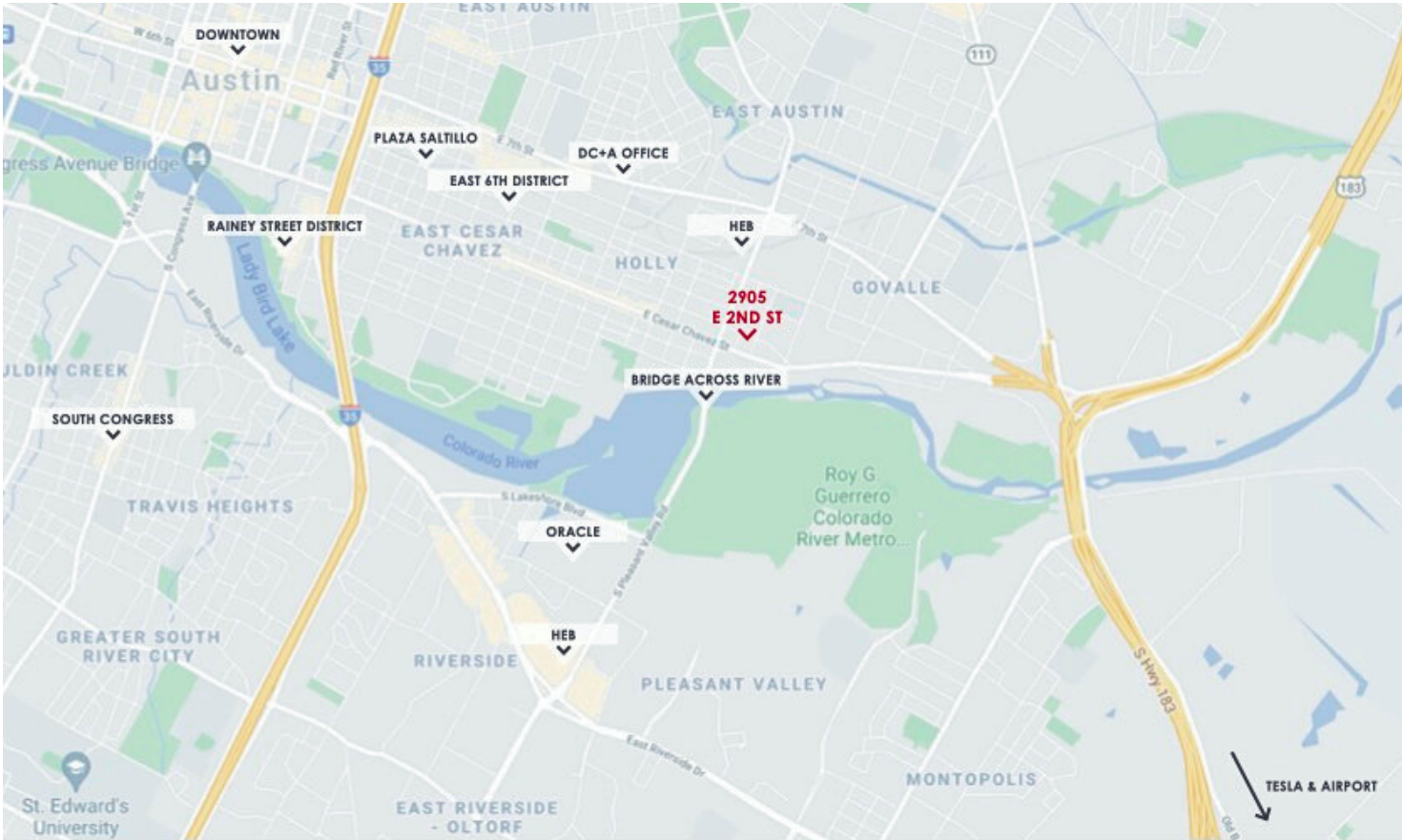
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## DELEA BECKER

Owner / Broker  
512.472.8833  
delea@beckreit.com

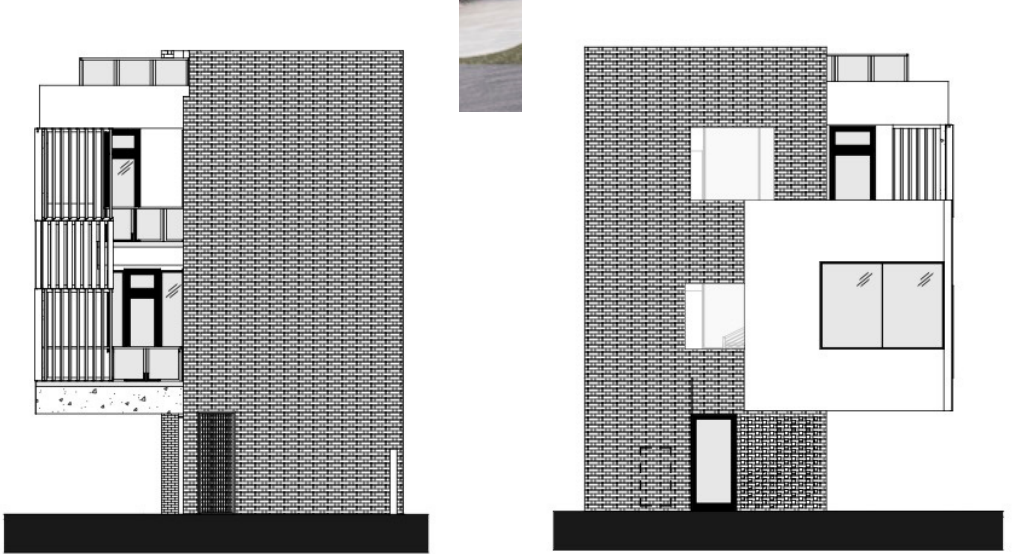


# 2905 East 2nd St, Austin, TX 78702



East Austin Land For Sale

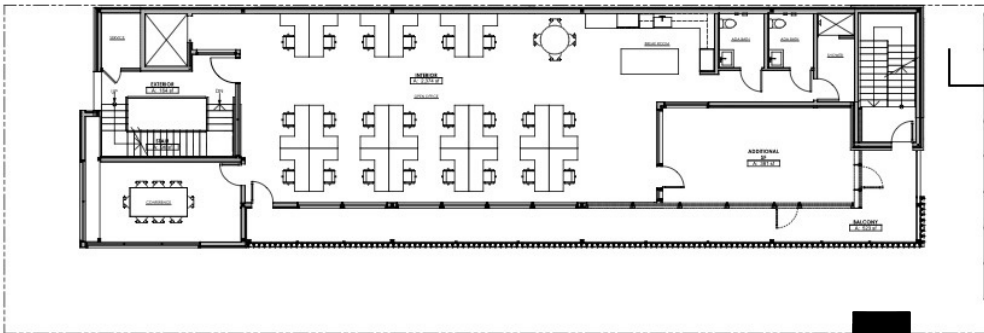
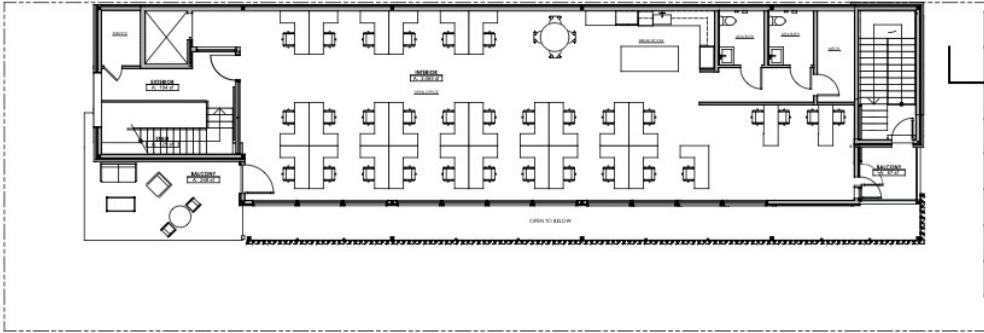
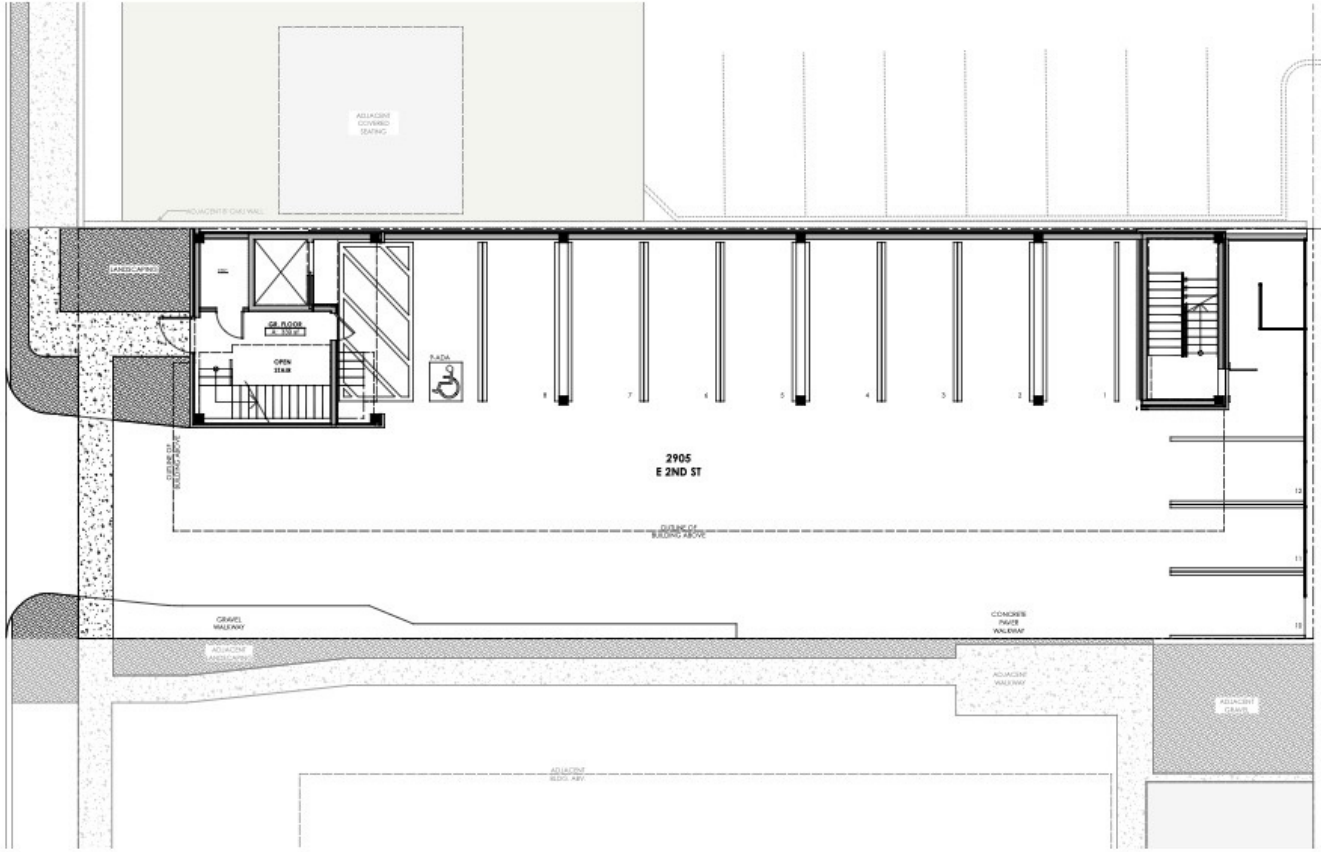
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○ EAST AUSTIN EXPERTS ○



# 2905 East 2nd St, Austin, TX 78702



**DEVELOPMENT SUMMARY:**

- 4,839 SF**  
LEASABLE OFFICE SPACE
- 381 SF**  
OPTIONAL EXPANSION
- 838 SF**  
USABLE PATIO SPACE
- 12**  
PARKING SPACES
- 2.48**  
PARKING SPACES/1000 SF

East Austin Land For Sale

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○ EAST AUSTIN EXPERTS ○



# 2905 East 2nd St, Austin, TX 78702

dca+ DICK CLARK + ASSOCIATES ARCHITECTURE • INTERIORS 512.472.4980 2120 EAST 7TH STREET AUSTIN, TX 78702 WWW.DCARCH.COM



Project Name:  
2905 E 2nd St

Date:  
12 MARCH 2024

Image Name:  
LEVEL 2

dca+ DICK CLARK + ASSOCIATES ARCHITECTURE • INTERIORS 512.472.4980 2120 EAST 7TH STREET AUSTIN, TX 78702 WWW.DCARCH.COM



Project Name:  
2905 E 2nd St

Date:  
12 MARCH 2024

Image Name:  
LEVEL 3

# bright young professionals

## DEMOGRAPHICS

### Bright Young Professionals

A large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

### Socioeconomic Traits

Education completed: 35% with some college or an associate's degree, 33% with a bachelor's degree or higher. Labor force participation rate of 72% is higher than the US rate. These consumers are up on the latest technology. They get most of their information from the Internet. Concern about the environment impacts their purchasing decisions.

### Market Profile

Own retirement savings and student loans. Own newer computers (desktop, laptop, or both), iPods, and 2+ TVs. Go online and use mobile devices for banking, access YouTube or Facebook, visit blogs, download movies, and play games. Use cell phones to text, redeem mobile coupons, listen to music, and check for news and financial information. Find leisure going to bars/clubs, attending concerts, going to the beach. Enjoy a variety of sports, including backpacking, rock climbing, football, Pilates, running, and yoga. Eat out often at fast-food and family restaurants.

### Our Neighborhood

Approximately 57% of the households rent; 43% own their homes. Household type is primarily couples, married (or unmarried), with above average concentrations of both single-parent and single-person households. Multiunit buildings or row housing make up 56% of the housing stock (row housing, buildings with 5 -19 units); 43% built 1980-99. Average rent mirrors the US. Lower vacancy rate is at 8.2%.



# texas

INVESTING



## MARKET OVERVIEW - TEXAS



POPULATION  
**30,048,879**



**2<sup>nd</sup>** FASTEST  
GROWING  
ECONOMY  
IN THE U.S.



TOP STATE FOR  
JOB GROWTH  
**660,000** created in 2022

**1<sup>st</sup>**

LARGEST CIVILIAN  
LABOR WORKFORCE:  
15 + MILLION WORKERS

**55**

FORTUNE 500  
COMPANIES  
CALL TEXAS HOME



**OVER 3500 COMPANIES**  
HAVE RELOCATED OR EXPANDED  
TO TEXAS OVER LAST 10 YEARS



**LARGEST MEDICAL CENTER**  
Texas Medical Center, Houston  
**2<sup>ND</sup> LARGEST CANCER CENTER**  
MD Anderson, Houston



**BEST STATE FOR BUSINESS**  
TEXAS LEADS NATION WITH MOST  
FORTUNE 500 HEADQUARTERS



TEXAS LEADS THE COUNTRY IN  
STATES THAT GENERATED THE  
MOST CARBON-FREE ELECTRICITY.



**NO STATE  
INCOME TAX**



### FORT WORTH

12% LOWER COST OF DOING  
BUSINESS THAN NATIONAL AVERAGE  
**DALLAS**

#7 FATEST GROWING METRO 2021  
LARGEST US AIRPORT. DAILY DIRECT  
FLIGHTS TO 254 LOCATIONS

### HOUSTON

#14 FATEST GROWING METRO 2021  
LARGEST US CITY WITHOUT  
FORMAL ZONING LAWS

### AUSTIN

#1 FATEST GROWING METRO 2021  
HIGH QUALITY OF LIFE, YOUNG WORFORCE  
PRO BUSINESS GOVERNMENT

### SAN ANTONIO

#8 FATEST GROWING METRO 2021  
"CYBER CITY USA" | LARGEST # OF  
CYBER SECURITY EXPERTS OUTSIDE OF DC



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## NEARBY ATTRACTIONS



**DELEA BECKER**  
Owner / Broker  
512.472.8833  
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Site Plan Approved

## RETAIL + EMPLOYER MAP



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Owner / Broker

512.472.8833

delea@beckreit.com

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Site Plan Approved



## PROPERTY DESCRIPTION

### PROPERTY HIGHLIGHTS

- Zoned GR-MU: Versatile zoning allows for a variety of developments, including highly sought-after RETAIL, RESTAURANT, EVENTS, OFFICE -providing endless opportunities for creative and lucrative investment.
- Looking for land for sale in Austin, but worried about the lengthy development process? Approved Site Plan shaves 12 + Months off the process.
- Walk to over a dozen East Austin Restaurants and Bars - Including neighbor Lustre Pearl East
- House and Tree have been removed from property
- Over 3,000 Apartment Units within 1.5 miles. Easy Commute for employees
- City Of Austin ELIMINATED PARKING REQUIREMENTS - ADA Parking Still Required

## OFFERING SUMMARY

Sale Price:	\$1,176,000
Lot Size:	6,342 SF

DEMOGRAPHICS	1.25 MILES	1.5 MILES	2 MILES
Total Households	10,355	16,511	32,103
Total Population	22,058	35,267	66,175
Average HH Income	\$81,088	\$77,345	\$79,639

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# 2905 East 2nd St

Site Plan Approved

## PROPERTY DETAILS & HIGHLIGHTS

Building Name	2905 East 2nd St
Property Type	Land
Zoning	GR-MU
Lot Size	6,342 SF
Number of Lots	1

Prime East Austin Commercial Lot for Sale: 6800 SF with Approved Site Plan for 6800 SF Office Building.

### Approved Site Plan:

Sale includes a fully approved site plan for an interior/enclosed office building, meticulously designed to maximize utility and aesthetics. The plan features a spacious 6,113 SF building complemented by an expansive 855 SF third-floor patio, ideal for creating an engaging work environment.

### Money + Time Saving Advantage:

Benefit from a 12-16 month head start on the development process thanks to the pre-approved site plan. This significant time advantage allows for immediate progress towards construction, minimizing delays and accelerating your return on investment. No need to hire Team of Engineers, Architects, Permit expeditors, the site plan process is complete.

### City of Austin Approved:

Current plans were submitted and received Building Permit from the City of Austin in 2023. Although the approval expired in September 2023, the groundwork laid by this process is expected to simplify and expedite the re-approval for a new building permit.

### Strategic Location:

Situated in East Austin, this lot is at the epicenter of an area experiencing explosive growth. With a mix of residential, commercial, and cultural developments, the location is ideal for businesses looking to tap into a diverse and energetic market.

### Investment Potential:

East Austin's ongoing expansion and the influx of new businesses and creative endeavors make this an opportune moment to invest. The lot's readiness for development, combined with the area's rapid growth, presents a unique opportunity for visionary investors.



- GR-MU Zoning allows for :
  - Retail
  - Restaurant
  - Events
  - Office
- Engage with East Austin's Growth: This project presents a rare opportunity to directly contribute to the area's exciting development trajectory, whether you're looking to build a new headquarters, an innovative co-working space, or a multipurpose commercial hub.
- Although ideally suited for office building development, the lot's

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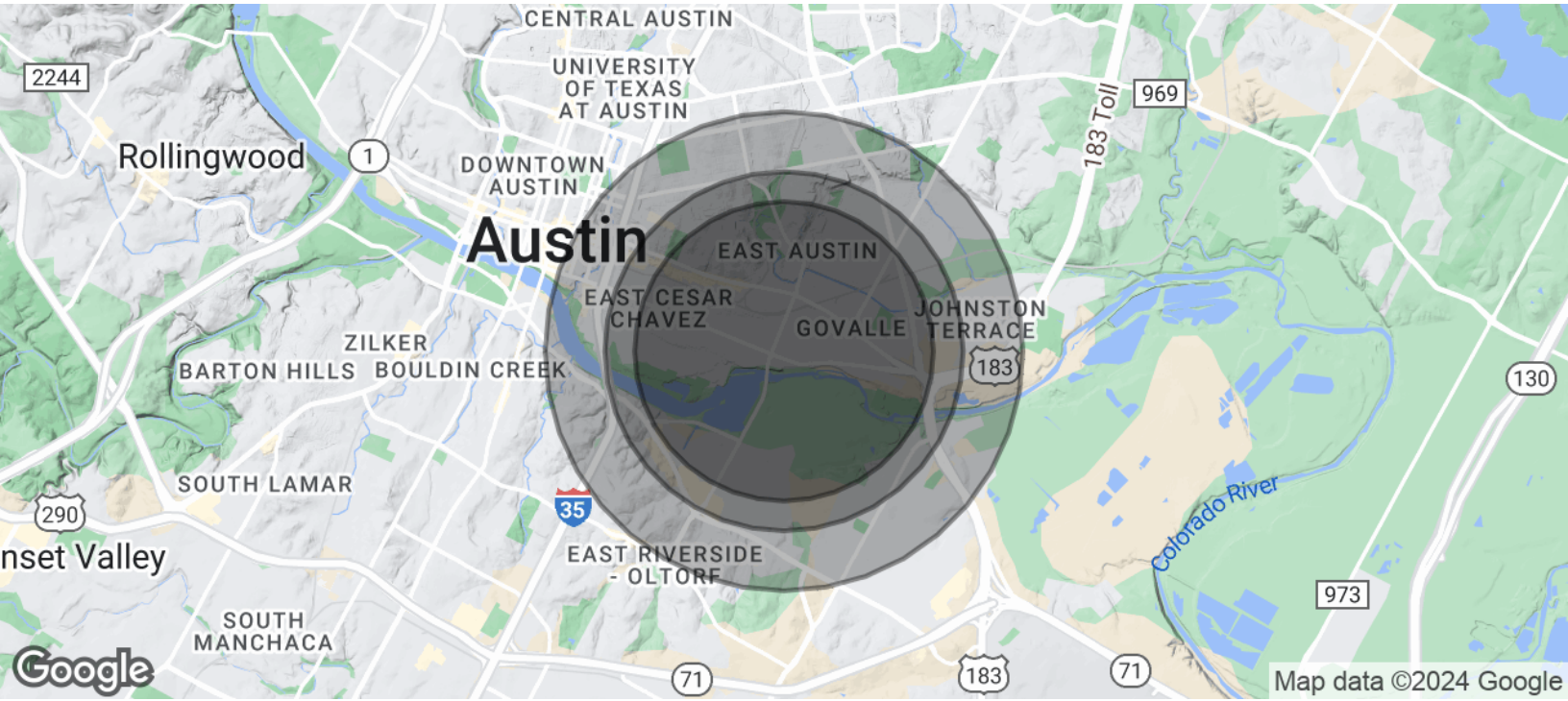


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1.25 MILES	1.5 MILES	2 MILES
Total Population	22,058	35,267	66,175
Average Age	31.8	31.8	32.8
Average Age (Male)	32.9	32.7	33.3
Average Age (Female)	31.6	31.6	32.8
HOUSEHOLDS & INCOME	1.25 MILES	1.5 MILES	2 MILES
Total Households	10,355	16,511	32,103
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$81,088	\$77,345	\$79,639
Average House Value	\$260,327	\$249,075	\$272,871

\* Demographic data derived from 2020 ACS - US Census

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