

# East Austin Temperature Read

Delea Becker Zoe Zhang



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Presented by:

## Retail - Sold/ Leased

Sold	# of Sales	Avg Price \$	Avg Price \$/SF	Avg DOM	# of UC
	0	-	-	-	0
Leased	# of Leases	Avg Rate \$/sf/yr	Median Rate \$/sf/yr	Avg SF Leased	Avg Month on Market
	1	\$42.00	\$42.00	1240	6

## Retail - Active Listings

For Sale	# on Market	Avg Ask \$	Avg Ask \$/ SF	Median Ask \$/SF	Avg DOM
	7	\$1,470,000	\$679	\$604	179
For Lease	# on Market	Avg Ask \$/sf/yr	Median Ask \$/sf/yr	Avg Available SF	Median Available SF
	15	\$38.45	\$38.00	22895	2110

## Office - Sold/ Leased

Sold	# of Sales	Avg Price \$	Avg Price \$/SF	Avg DOM	# of UC
	1	\$87,250,000	\$478	-	0
Leased	# of Leases	Avg Rate \$/sf/yr	Median Rate \$/sf/yr	Avg SF Leased	Avg Month on Market
	4	\$36.50	\$36.50	977.75	9.25

## Office - Active Listings

For Sale	# on Market	Avg Ask \$	Avg Ask \$/ SF	Median Ask \$/SF	Avg DOM
	8	\$3,033,167	\$801	\$655	171
For Lease	# on Market	Avg Ask \$/sf/yr	Median Ask \$/sf/yr	Avg Available SF	Median Available SF
	30	\$36.30	\$36.12	27480	8450

## Industrial - Sold/ Leased

Sold	# of Sales	Avg Price \$	Avg Price \$/SF	Avg DOM	# of UC
	0	-	-	-	0
Leased	# of Leases	Avg Rate \$/sf/yr	Median Rate \$/sf/yr	Avg SF Leased	Avg Month on Market
	0	-	-	-	-

## Industrial - Active Listings

For Sale	# on Market	Avg Ask \$	Avg Ask \$/ SF	Median Ask \$/SF	Avg DOM
	1	\$1,800,000	\$398	\$398	58
For Lease	# on Market	Avg Ask \$/sf/yr	Median Ask \$/sf/yr	Avg Available SF	Median Available SF
	3	\$22.17	\$22.00	5580	4520

# About us



**DELEA BECKER**

**OWNER  
COMMERCIAL REAL ESTATE BROKER & ASSET**

**512-786-4589  
[DELEA@BECKREIT.COM](mailto:DELEA@BECKREIT.COM)**

DeLea Becker is Founder & Broker for Beck-Reit Commercial Real Estate & Beck-Reit Asset Management.

Her "Boots On The Ground" experience makes her the ideal Commercial Broker in Austin to work within the sale/purchase of property or leasing commercial space. She works with clients using her own personal knowledge and skills learned in the market as a Buyer, Seller and Landlord. She specifically specializes in East Austin. Due to her 20 years of being immersed in the community she handles many off-market sales on both the Buyer and Seller side.

As Broker & Developer, DeLea utilizes her knowledge of Austin Real Estate and the City of Austin Development and Planning Department with her network of Lenders, Investors, Architects, Engineers, Inspectors, Appraisers, Attorneys, CPAs, and Contractors to supply her clients with a wealth of information concerning their commercial space and investment property endeavors.



**Zoe Zhang**

**MAI, Texas State Certified General Appraiser  
Managing Director, BBG**

**512-817-8828  
[zoeyingzhang@gmail.com](mailto:zoeyingzhang@gmail.com)**

Zoe Zhang is a Texas State Certified General Appraiser and MAI appraiser. Her team is specialized in conducting high-quality, market-supported commercial real estate appraisals. For a decade, she has appraised various commercial properties across diverse industries, including but not limited to multi-family properties, subdivisions, hotels, vacant land, retail complex, industrial properties, office buildings, RV parks, mobile home parks, religious facilities, and event centers.

Zoe was a Managing Partner at DEJ & Associates. Her team completed valuations of over 2,500 properties totaling over \$4 Billion in value. In June 2022, the company that Zoe co-owned DEJ & Associates was acquired by BBG. After the acquisition, she became a part of the management team in the BBG Austin office.

Disclaimer: This market study has been prepared by Zoe Zhang and is based on information gathered from a variety of sources, including Costar, Austin MLS, and the appraiser's internal database. Lease rates have been estimated based on a NNN expense basis. The information contained in this market study is for informational purposes only and should not be construed as a guarantee of future results. The preparer has used reasonable efforts to ensure the accuracy of the information, but does not guarantee its accuracy or completeness. The preparer assumes no liability for any errors or omissions in this market study. The preparer reserves the right to make changes to this market study at any time without notice. This market study is not intended to be used as the basis for any financial or investment decisions. Before making any such decisions, you should consult with a qualified financial advisor.