



PROPERTY OVERVIEW

Evergreen is in a prime location on one of the most active retail corridors in the city of Austin. Surrounded by multiple affluent apartment communities and residential neighborhoods, Evergreen offers a prime opportunity. Units are 397-5,500 SF.

The back building can easily be subdivided into 1,100 SF units. This is an ideal location for a restaurant, bar, retail store, retail wellness hub or any similar business.

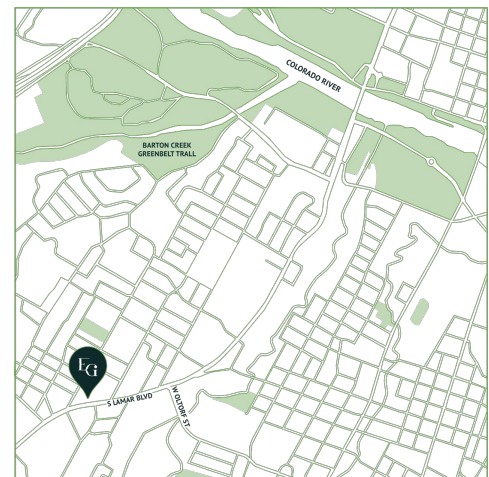
The 1100 SF patio with mister fans and outdoor speakers can be included as an exclusive space for a tenant taking space in the front building.

PROPERTY HIGHLIGHTS

- Over 140 feet of direct frontage on one of Austin's busiest southern traffic corridors.
- The coveted 78704 (Zilker neighborhood) is one of the strongest and most desirable retail trade areas within Texas and currently is experiencing a shortage of retail options.
- Across the street from the soon to be delivered luxury 182-Unit Zilker Zephyr Condos.
- Evergreen has undergone extensive renovations including energy efficient glass, TPO roof overlays, HVAC systems and metal façade exteriors. Electrical is slated for upgrade through Austin Energy.

OFFERING SUMMARY

Building SqFt	11,486 SqFt
Year Build	1956,1983
Lot Size (acres)	0.68
Parcel ID	0401070327
Zoning Type	Commercial
County	Travis
Frontage	144.25 Ft
Coordinates	30.247634,-97.775764
Year Renovated	2023



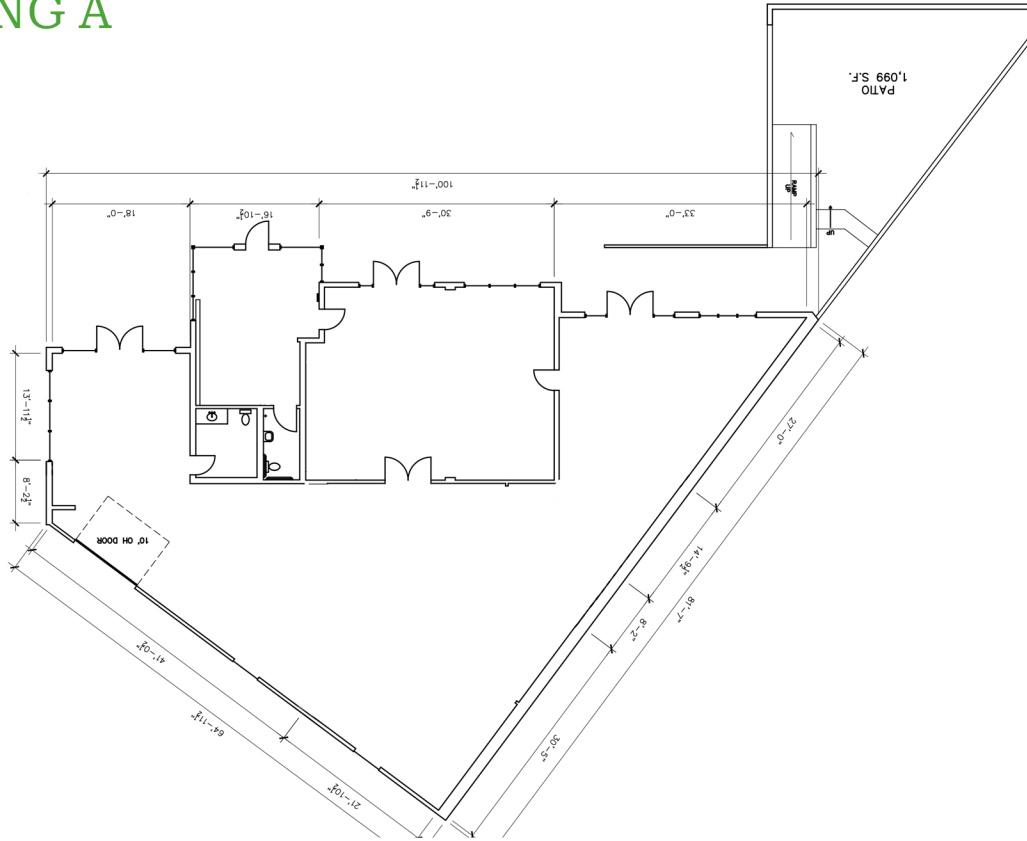
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
Suite A1	NN	\$60-\$65 SF	NN	4,348 SF	\$12.47 SF
Suite A3	NN	\$60-\$65 SF	NN	397 SF	\$12.47 SF
Suite A4	NN	\$60-\$65 SF	NN	2,110 SF	\$12.47 SF
Suite A5	NN	\$60-\$65 SF	NN	737 SF	\$12.47 SF
Suite D	NN	\$60-\$65 SF	NN	4,399 SF	\$12.47 SF
Suite E	NN	\$40-\$45 SF	NN	1000 SF	\$12.47 SF
Suite F	NN	\$40-\$45 SF	NN	2000 SF	\$12.47 SF



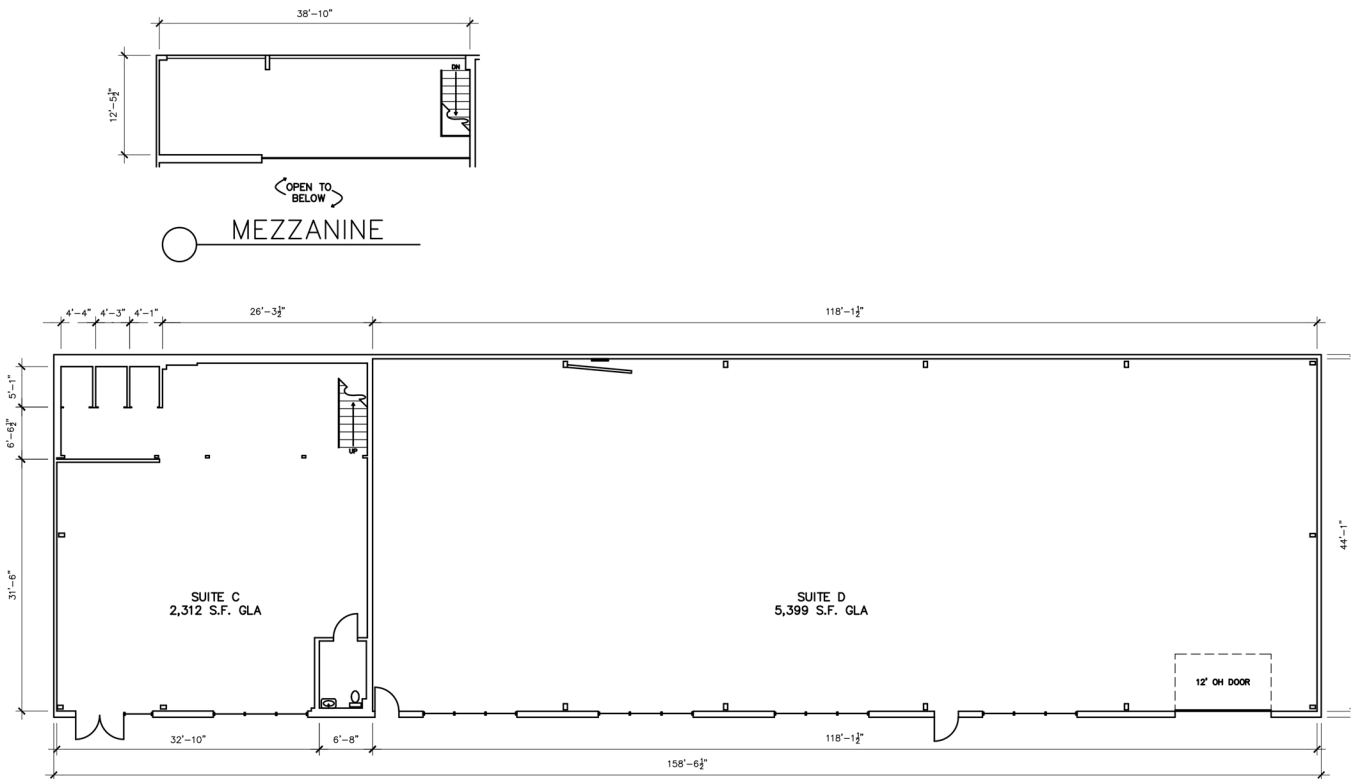


FLOOR PLANS

BUILDING A



BUILDING B



NEIGHBORS AROUND EVERGREEN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,312	106,640	284,824
2010 Population	16,119	106,685	300,981
2024 Population	20,140	130,903	354,507
2029 Population	20,028	136,848	361,591
2024-2029 Growth Rate	-0.11 %	0.89 %	0.4 %
2024 Daytime Population	15,579	254,741	549,655

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	576	4,148	16,670
\$15000-24999	238	2,184	6,341
\$25000-34999	321	2,726	7,945
\$35000-49999	815	5,996	14,554
\$50000-74999	1,641	10,001	25,974
\$75000-99999	1,683	8,279	19,681
\$100000-149999	1,627	10,258	23,897
\$150000-199999	1,123	7,987	16,511
\$200000 or greater	2,877	17,440	32,286
Median HH Income	\$103,859	\$104,089	\$86,623
Average HH Income	\$168,809	\$161,716	\$138,435

HOUSEHOLD	1 MILE	3 MILE	5 MILE
2000 Total Households	8,077	49,236	115,926
2010 Total Households	8,002	51,836	125,752
2024 Total Households	10,900	69,020	163,859
2029 Total Households	11,192	75,090	173,787
2024 Average Household Size	1.83	1.8	2.03
2024 Owner Occupied Housing	3,995	23,957	57,137
2029 Owner Occupied Housing	4,078	24,609	58,529
\$150000-199999	6,905	45,063	106,722
\$200000 or greater	7,113	50,481	115,258
Median HH Income	1,121	8,767	18,521
Average HH Income	12,021	77,787	182,380

ABOUT AUSTIN



CITY OF AUSTIN	1 MILE
County	Travis
Incorporated	12/26/1839

AREA	
City	326.5 sq mi
Land	319.9 sq mi
Water	6.6 sq mi
Elevation	289 ft

POPULATION	1 MILE
Population	974,447 (increase)
Rank	32
Density	3,006.36 sq mi
Urban	1,809,888