

THE NEXT CHAPTER OF OLD 6TH

Old 6th represents Austin's past, present, and future. Stream Realty is leading a careful revitalization of this iconic district, preserving 31 historic parcels totaling 200,000 sq. ft. while reimagining the heart of Austin with renewed energy and intention. Backed by a robust investment fund, the project honors Old 6th's legacy while positioning it for its next chapter.

Anchored by a curated mix of experiential retail, chef-driven and fast-casual dining, nightlife and entertainment, creative concepts, and hospitality, Old 6th is being thoughtfully transformed into one of Austin's most dynamic hospitality and retail nodes.



DOWNTOWN TRANSFORMATION

Austin’s downtown is rapidly evolving through coordinated public and private investment.

11.5M+

SF of Planned Space

6.7M+

SF Under Construction

\$20B

Infrastructure Investment

1.

I-35 Capital Express Central Project | 2025-2033 Construction
2.

Austin Airport | 2025-2030 Construction
3.

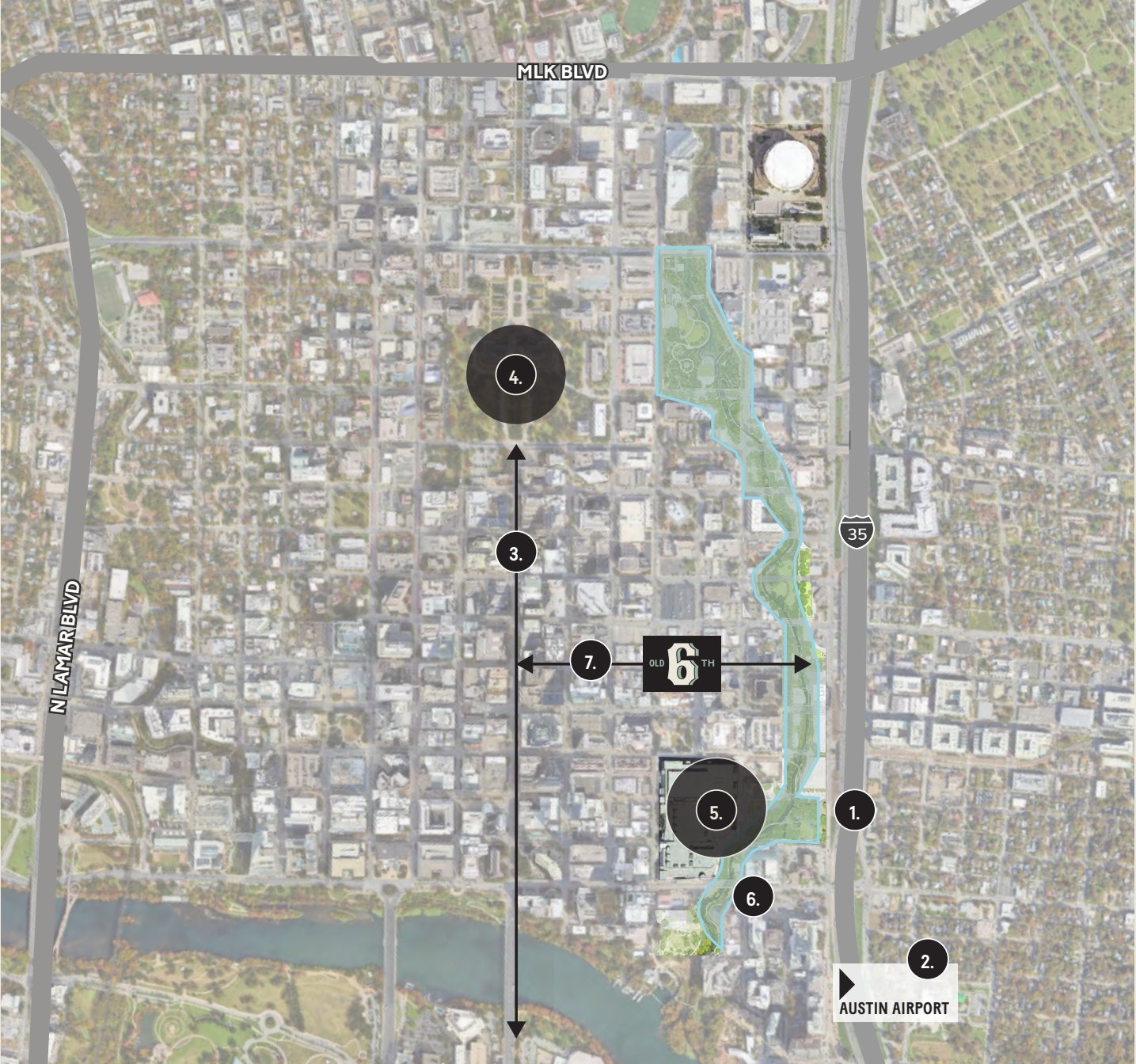
Congress Avenue Design Initiative | 2025-2027 Construction
4.

Texas Capitol Complex | 2026 Completion
5.

Convention Center Expansion | 2025-2029 Construction
6.

Waterloo Greenway Confluence | 2026 Construction
7.

Old 6th Street Evolution | 2027-2029 Construction

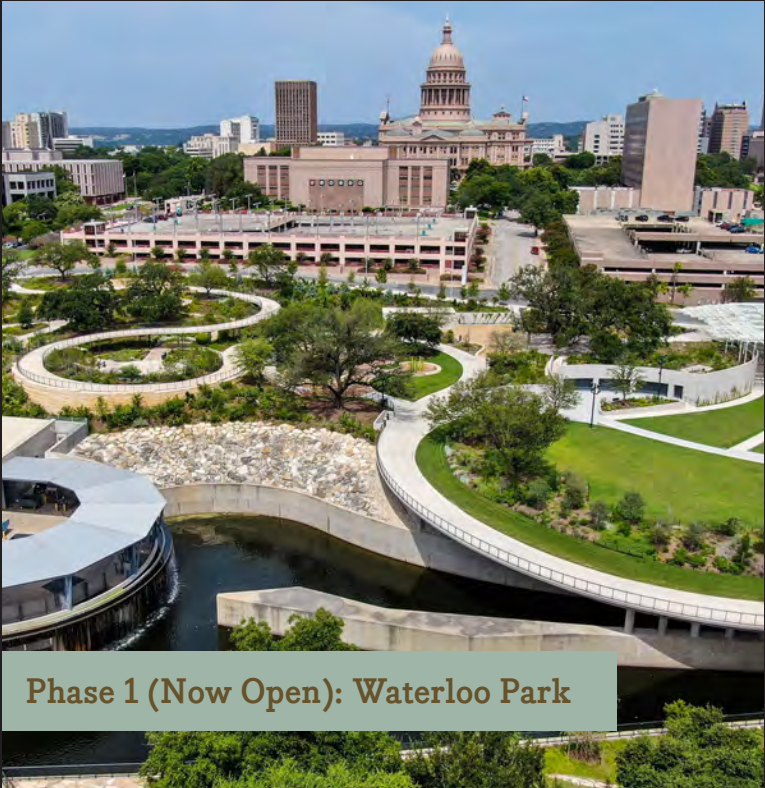


OWNER-LED IMPROVEMENTS

To support the revitalization of Old 6th, a series of strategic improvements are being implemented to elevate safety, walkability, and overall visitor experience.

- PEDESTRIAN-FIRST STREETSCAPE
- NIGHTTIME OPEN STREETS PROGRAM
- ENHANCED LIGHTING
- STRENGTHENED SECURITY
- DISTRICT-WIDE VALET
- COORDINATED PARKING STRATEGY
- COLLABORATION WITH CITY TO IMPROVE CONDITIONS FOR UNHOUSED COMMUNITY
- INTEGRATION WITH WATERLOO GREENWAY AND SURROUNDING MULTI-FAMILY DEVELOPMENT
- FUTURE HOTEL PARTNERSHIP OPPORTUNITIES TO EXPAND HOSPITALITY OFFERINGS

THE WATERLOO GREENWAY



Phase 1 (Now Open): Waterloo Park



Phase 2 (2026 Completion): The Confluence



Phase 3 (In Deisgn): The Refuge

A \$450M INVESTMENT

A public-private partnership between the Waterloo Greenway Conservancy and Lady Bird Lake, Waterloo Greenway is a 1.5 mile park system that will connect 35 acres of green space from the eastern edge of Downtown Austin all the way to Lady Bird Lake.



Red River Med. District



Convention Center

CONVENTION & MEDICAL CENTER INVESTMENT

\$1.5B

Convention Center Redevelopment

\$2.5B

UT MD Anderson Hospital Towers

REENVISIONING OLD 6TH



SITE PLAN + DEVELOPMENT BREAKDOWN

DEVELOPMENT OVERVIEW:

31

Total Parcels

200K

SF of Retail

15,972

SF of Parking

SPREAD OVER SIX DOWNTOWN BLOCKS.





OLD6TH.COM

FLYOVER VIDEO