



Welcome to

900

South 1st Street!

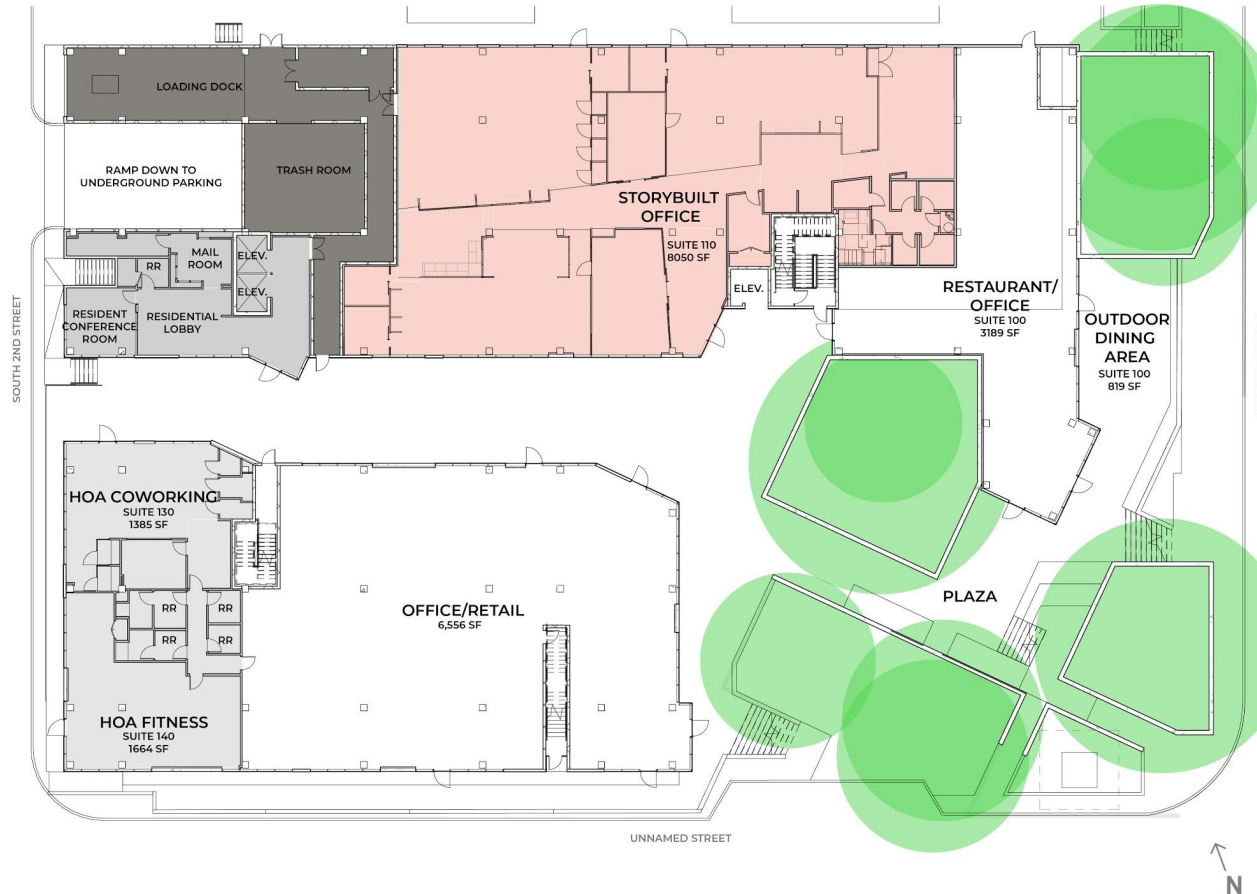


A pedestrian-friendly, ground-floor office + retail community in a walkable, urban environment and centered by an outdoor plaza with spill-over areas for seating under the shade of the mature Texas live oaks.

Bienvenidos

Hours
11a - 10p
11a - 11p

Commercial Site Plan



- ❖ Commercial space features 13 to 18 foot high ceilings.
- ❖ Custom storefront and tenant identity available.
- ❖ Parking available for commercial users and customers.
- ❖ 24-hour fitness center on site and available for commercial users.
- ❖ Includes a 3,188.5 sf designated restaurant space + 818.79 sf outdoor patio

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900 South 1st Street

900 presents an ideal location for restaurant, retail and office users along a primary corridor through the Bouldin Creek neighborhood of iconic Austin's 78704! Walking distance to downtown and South Congress Ave, this mixed-use project will include 63 condo residences above 18,619 square feet of vibrant, ground-floor, commercial space surrounding an open-air pedestrian-friendly plaza.

South Facing

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900 South 1st Street

- ❖ High visibility location along 78704's South 1st Street corridor.
- ❖ Pedestrian friendly plaza with numerous oak trees and spillover seating.
- ❖ An opportunity for tenants to join one of Austin's eclectic retail, café and restaurant districts with local gourmet food trailers, craft beer taverns, bakeries, vintage boutiques and cool art galleries.

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North Facing

900

South 1st Street

South First Street Walkability



- 5 Min walk**
Seventh Flag Coffee, Sway, El Mercado, Art for the People, Fresa's South First, LENOIR, Bouldin Creek Cafe, Once Over, Dolce Neve
- 10 Min walk**
Shed Barber Shop, Mana Culture, El Tacorrido, Winebelly, Green Pastures, Thai Fresh, Magnolia Cafe, Home Slice Pizza, The Continental Club, Torchy's Tacos, Vespaio, South Congress Hotel, TOM'S Austin, Hopdoddy, Jo's Coffee
- 15 Min walk**
HEB Grocery, Birds Barbershop, Auditorium Shores, The Long Center, Palmer Events Center, Amy's Ice Cream, Vinaigrette, Lucy's Fried Chicken

Demographics

Welcome to the neighborhood...

HOUSEHOLDS & INCOME

1 MILE 3 MILE 5 MILES

Total Population	33,173	195,824	383,933
Total Households	19,045	86,413	161,492
Average HH Income	\$140,661	\$91,653	\$91,247
Total Employees	30,806	212,907	324,730

TRAFFIC COUNTS

S 1ST STREET at COPELAND ST 21,363 VPD

S 1ST STREET at BARTON
SPRINGS RD 23,220 VPD