

FOR SALE

Available: Hyde Park Mixed Use Development Site

4215 Ave H / E 43rd Street
Austin, TX 78751



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A+ Development Opportunity

In the heart of Hyde Park—one of Austin's most desirable neighborhoods—this prime site offers:

- Entitlements in place for ±13,300 SF of mixed-use development:
 - 800 SF commercial kitchen
 - 1,500 SF restaurant space
 - Flexible retail and office uses
- Ideal for an owner-user: build your HQ and offset costs with income from additional mixed-use spaces
- Exceptional walkability in the neighborhood's high street
- Neighborhood pre-approved and ready to go

This extraordinary location is surrounded by established Hyde Park favorites, including Quack's 43rd St Bakery, Antonelli's Cheese Shop, and Hyde Park Bar & Grill, ensuring high visibility and foot traffic.

The property currently generates income through a leased 628 SF commercial kitchen (\$2,500/month through 2026) and paid parking (averaging \$1,000/month). A proposed food truck lot could further increase income during the development phase, potentially yielding \$4,000+ per month.

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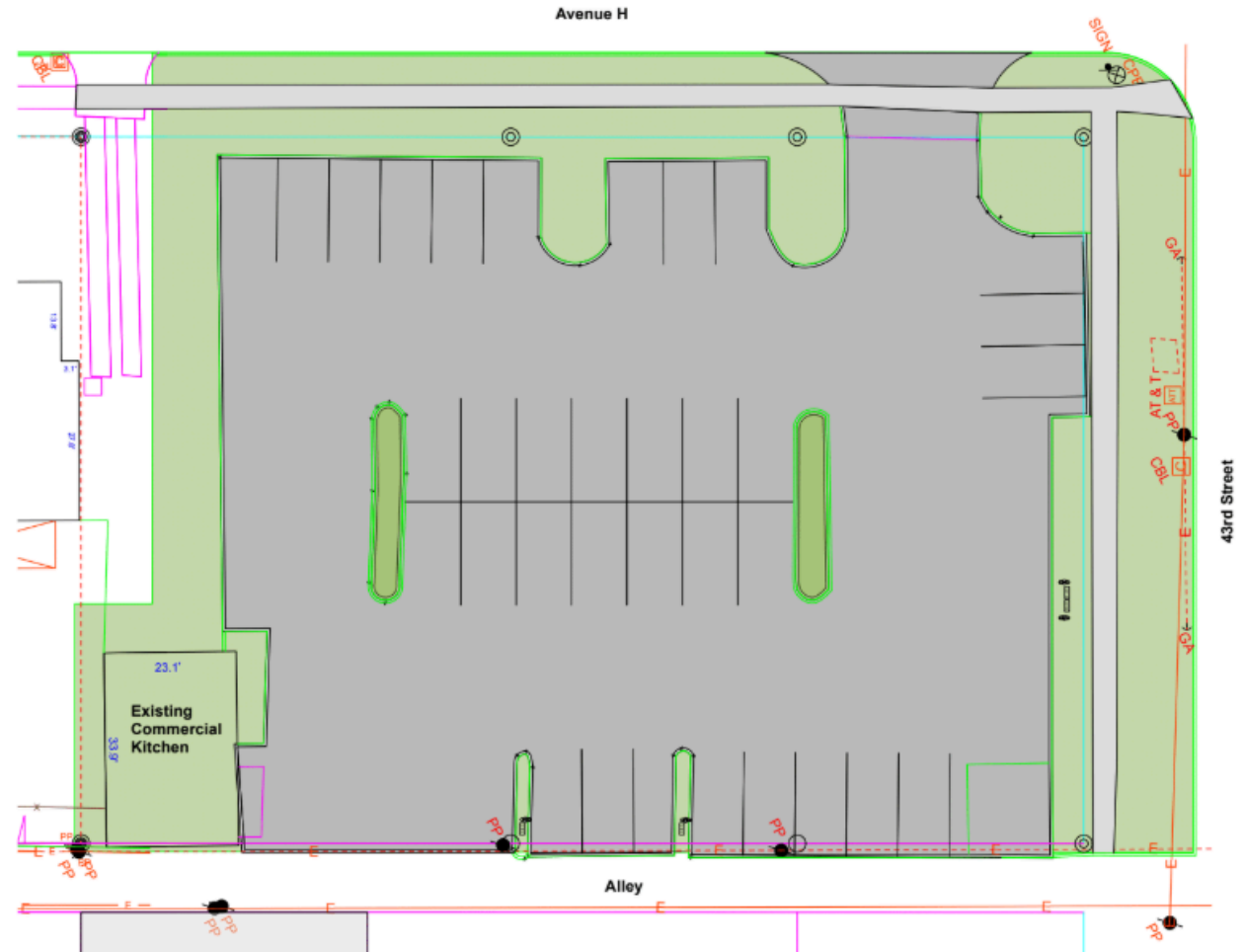
Offering Summary

- Price: \$3,500,000
- Price PSF: \$172
- Price PBSF: \$265
- Zoning: GR-HD-NCCD-NP
- Buildable Area: 13,300 SF
- Current Use: Paid parking and commercial kitchen
- Land Area: 20346 SF / .47 AC
- Parking Spaces: 34

Highlights

- Day 1 income production
- Option to easily increase income with addition of food truck park
- Shared electrical, water, wastewater, and grease trap in place

Existing Conditions



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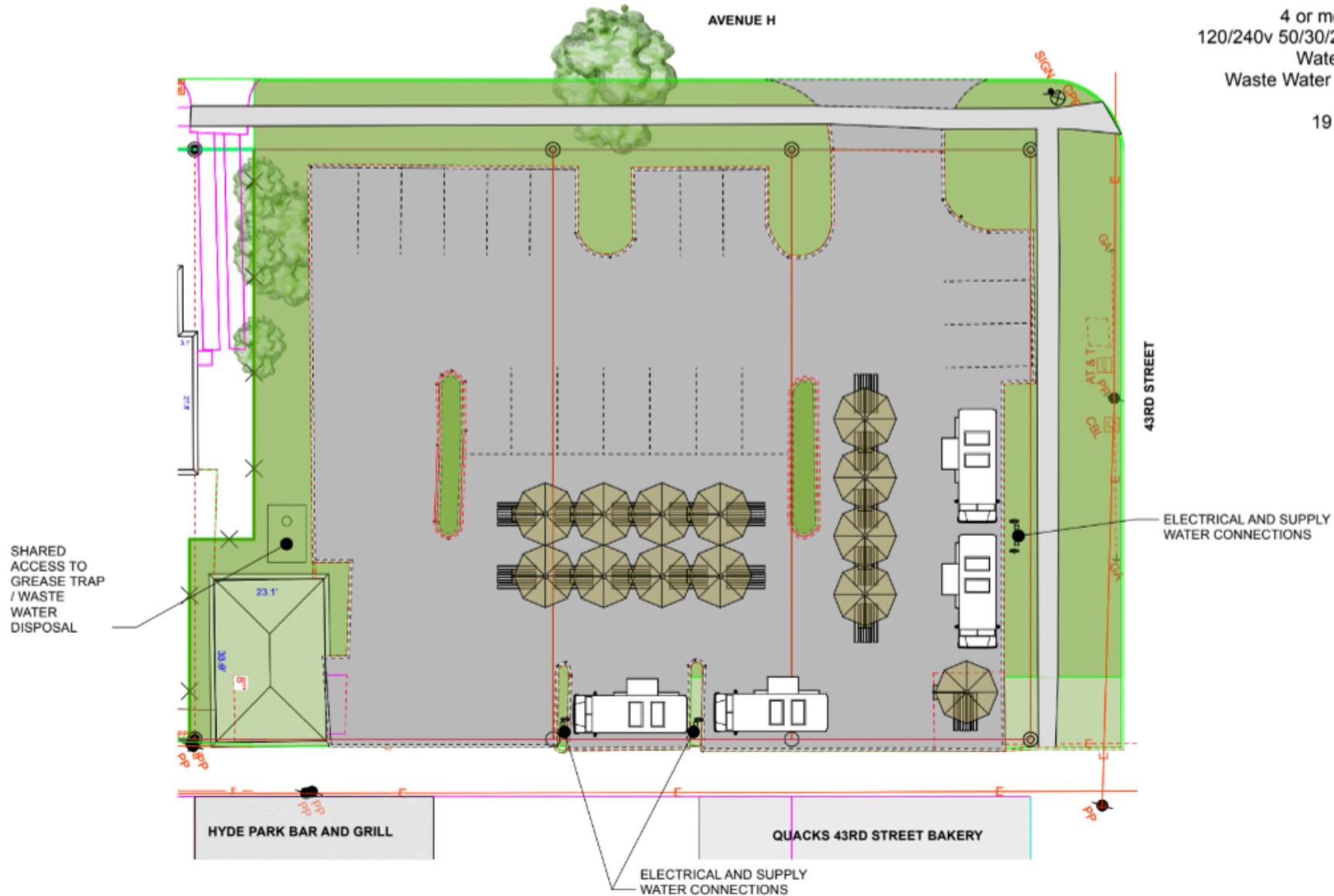
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Food Truck Concept



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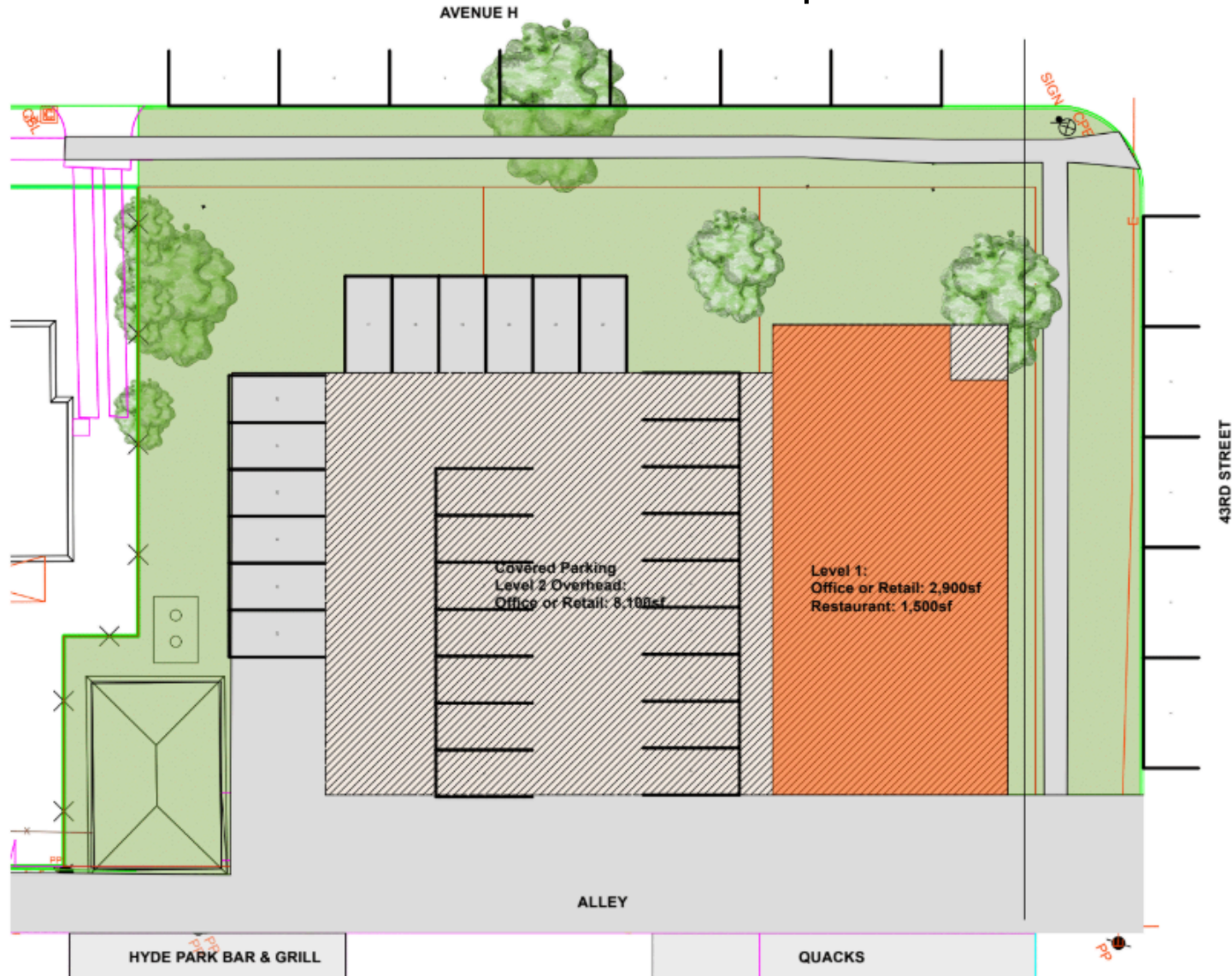
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Mixed Use Concept



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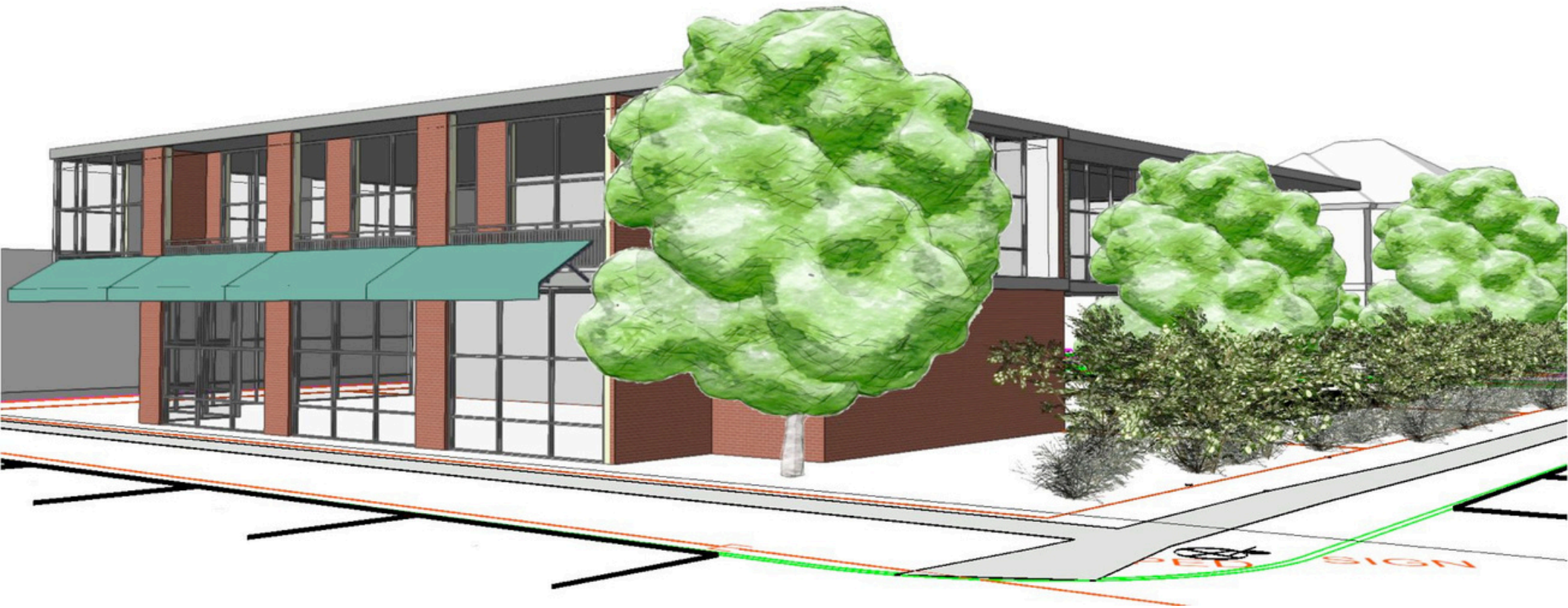
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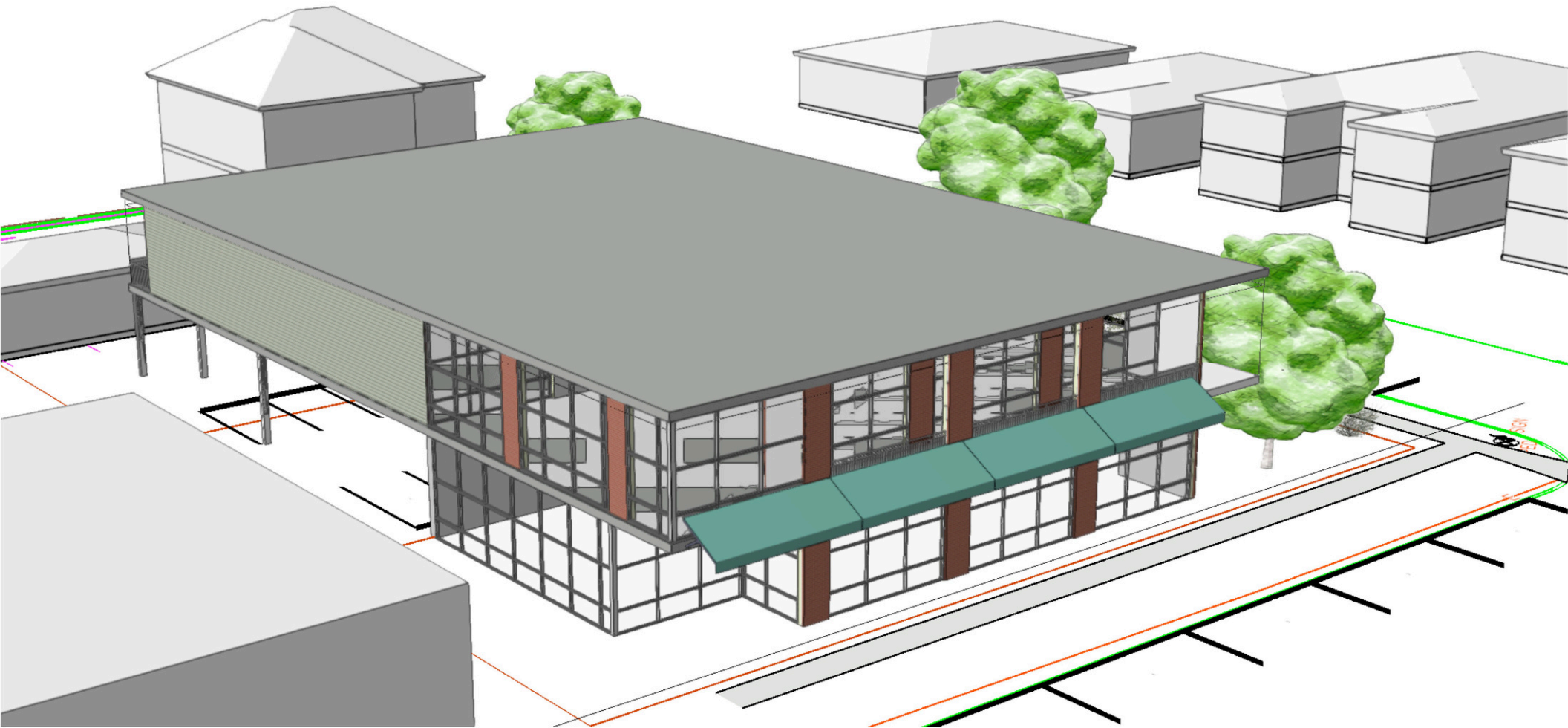
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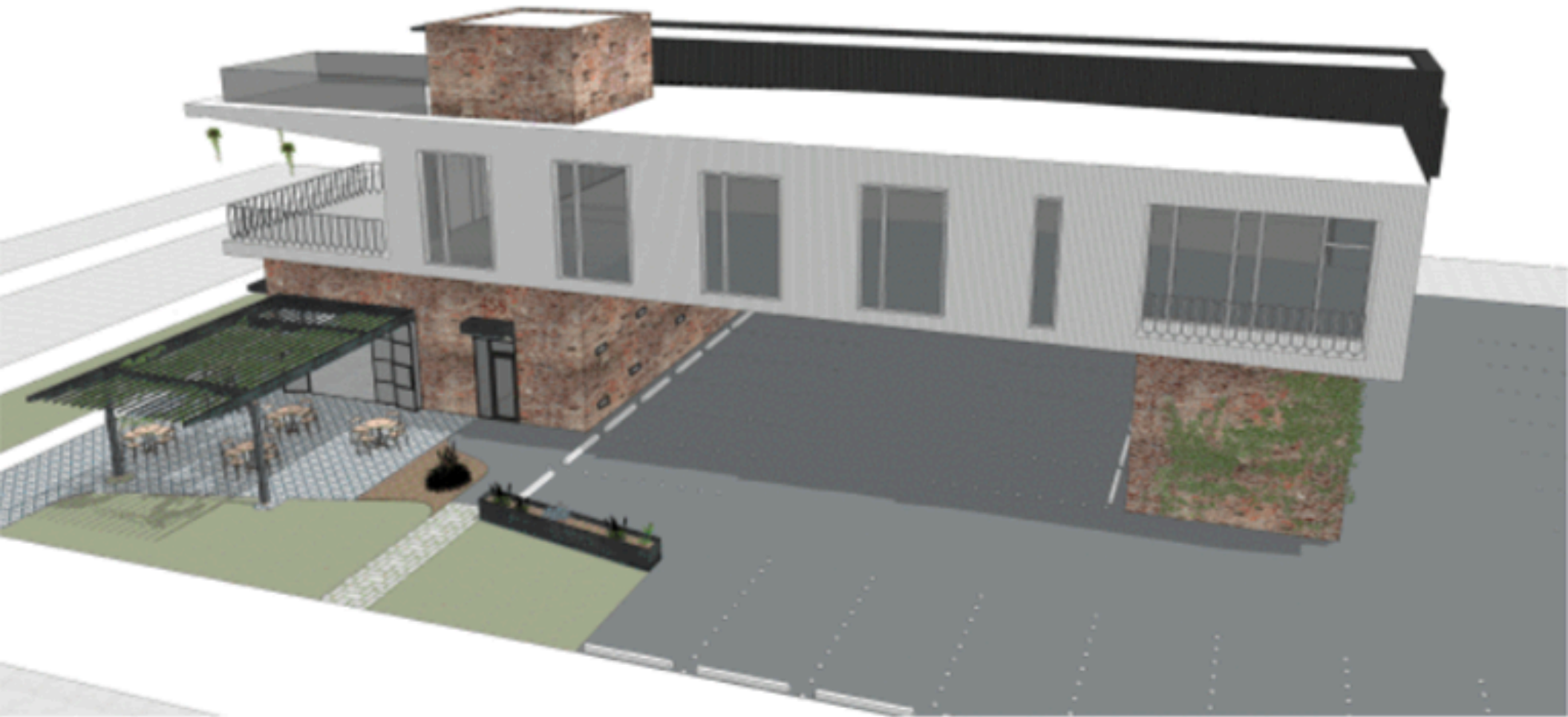
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Executive Overview

The Hyde Park neighborhood in Austin is a historic and charming area located just north of the University of Texas campus. Known for its mature trees, well-preserved early 20th-century homes, and strong sense of community, Hyde Park offers a unique urban residential experience. The neighborhood boasts a high degree of walkability, with many local shops, restaurants, and parks situated along its main thoroughfares like Duval Street and 43rd Street. This pedestrian-friendly environment contributes significantly to Hyde Park's appeal and its vibrant, local feel.

Demographically, Hyde Park is a diverse neighborhood with a mix of long-time residents, young professionals, families, and students attracted to its central location and character. You'll find a blend of housing options, from grand Victorian homes to smaller bungalows and apartment complexes, reflecting the varied income levels and household sizes of its inhabitants. The neighborhood fosters a strong community spirit evident in local events and neighborhood associations.

Looking towards the future, Hyde Park faces the common Austin challenges of balancing preservation with development pressures. While the neighborhood has strong historic zoning protections aimed at maintaining its architectural integrity, future development will focus on thoughtful integration with the existing fabric of the neighborhood, emphasizing sustainable practices and maintaining its walkable, community-oriented atmosphere.



The information included in this presentation has been obtained from sources believed to be reliable. While we do not doubt its accuracy, Rainey Ventures makes no guarantee, warranty or representation about the information presented

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- ☐ **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- ☐ **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- ☐ Put the interests of the client above all others, including the broker's own interests;
- ☐ Inform the client of any material information about the property or transaction received by the broker;
- ☐ Answer the client's questions and present any offer to or counter-offer from the client; and
- ☐ Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- ☐ Must treat all parties to the transaction impartially and fairly;
- ☐ May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- ☐ Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- ☐ The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- ☐ Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jesse Lunsford DBA Rainey Ventures	514022	jesse@raineyventures.com	512-462-2400
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Jesse Lunsford	514022	jesse@raineyventures.com	512-462-2400
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials Date