



AUSTIN, TEXAS

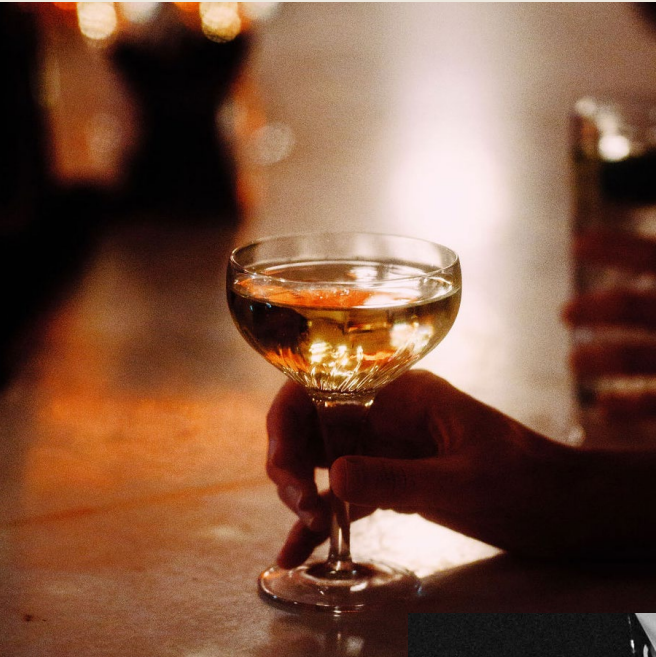
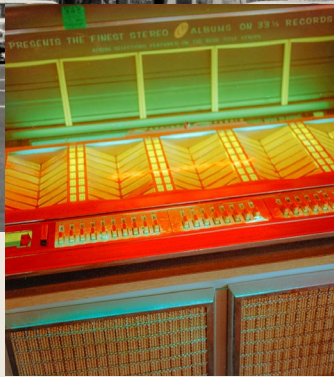
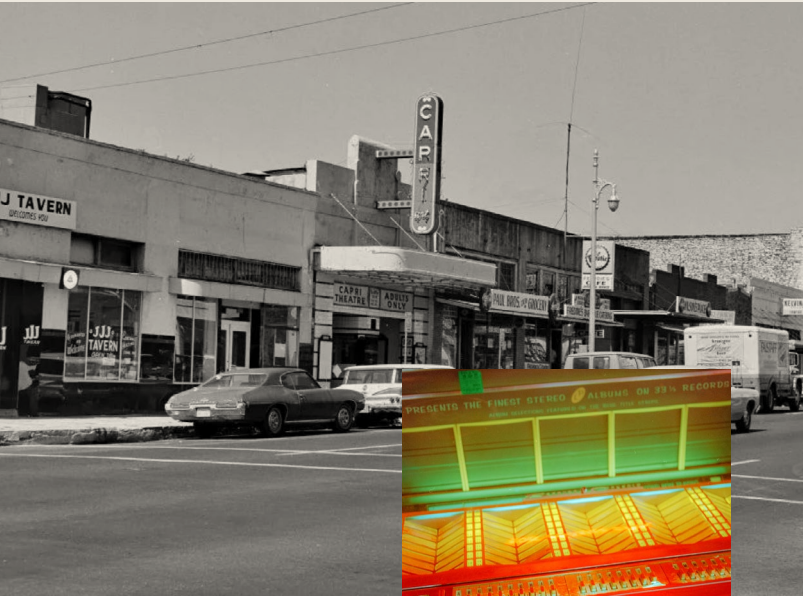
THE NEXT CHAPTER OF OLD 6TH STREET

Long known as the heartbeat of Austin's live music and nightlife, Old 6th is entering its next chapter. Through the preservation of 31 historic parcels and the addition of new hospitality and dining anchors, the district will blend its storied past with a cosmopolitan future.



Positioned at the very core of Downtown Austin and surrounded by the city's densest office, residential, and tourism base, Old 6th offers one of the most compelling real estate opportunities in the market. The result will be a neighborhood that feels both iconic and entirely new:

**WHERE HISTORY, CULTURE,
AND MODERN AUSTIN MEET.**



●

THE BOOMING CITY OF AUSTIN TEXAS

●

2.6M

TOTAL POPULATION
WITH OVER 3M
EXPECTED IN 10 YEARS



30%
POPULATION
GROWTH

\$8B

28M ANNUAL
VISITORS
SPENDING
OVER
\$8 BILLION



45%

EMPLOYMENT
GROWTH IN LAST
10 YEARS

TOP 10

CITY IN USA FOR
VENTURE CAPITAL
INVESTMENT

Over \$5.1B VC investment
(419 deals) raised and \$23B
of PE invested

Median Age:

35

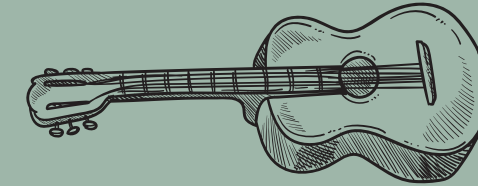


CRITICAL MASS OF
YOUNG CONSUMERS

4.8B

IN ANNUAL ECONOMIC
ACTIVITY THROUGH
THE CITY'S CREATIVE

Home to SXSW, ACL, and
Formula 1 drawing millions of
visitors annually



TOP FASTEST
GROWING METRO
AREA IN THE US

600K+

New Jobs Created in the
Last Twenty Years

AUSTIN LEADS
TEXAS IN
**MICHELIN
STARRED**
FOOD & BEVERAGE
ESTABLISHMENTS

7

Michelin-Starred
Restaurants

16

Bib Gourmand
Restaurants

3

Green Star
Restaurants

THE AUSTIN MSA

#6 U.S. MSA for population growth, with continued growth projected through 2030

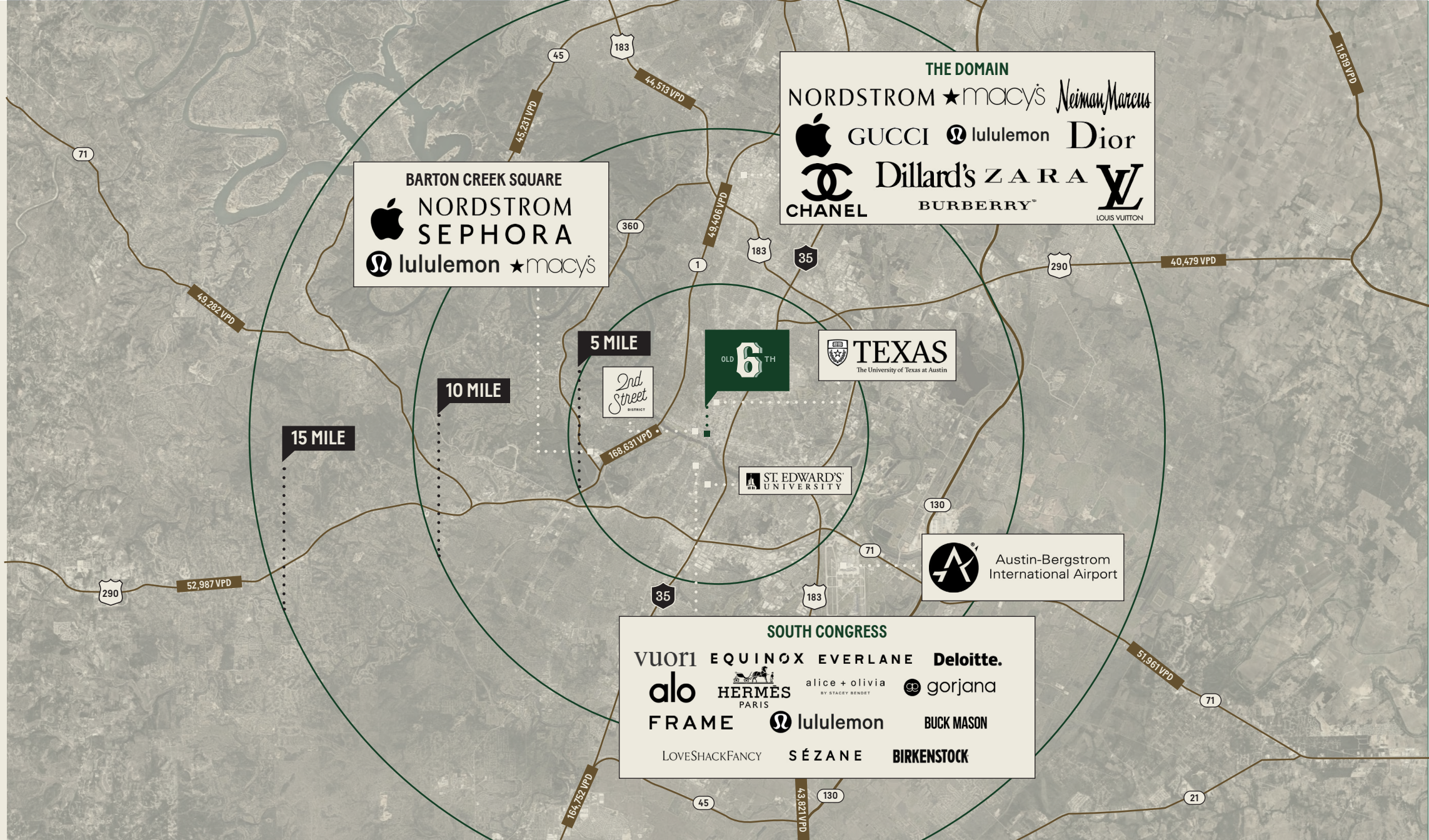
Major tech hub (“Silicon Hills”) with Tesla, Dell, Apple, Samsung, Cisco and others driving jobs and immigration

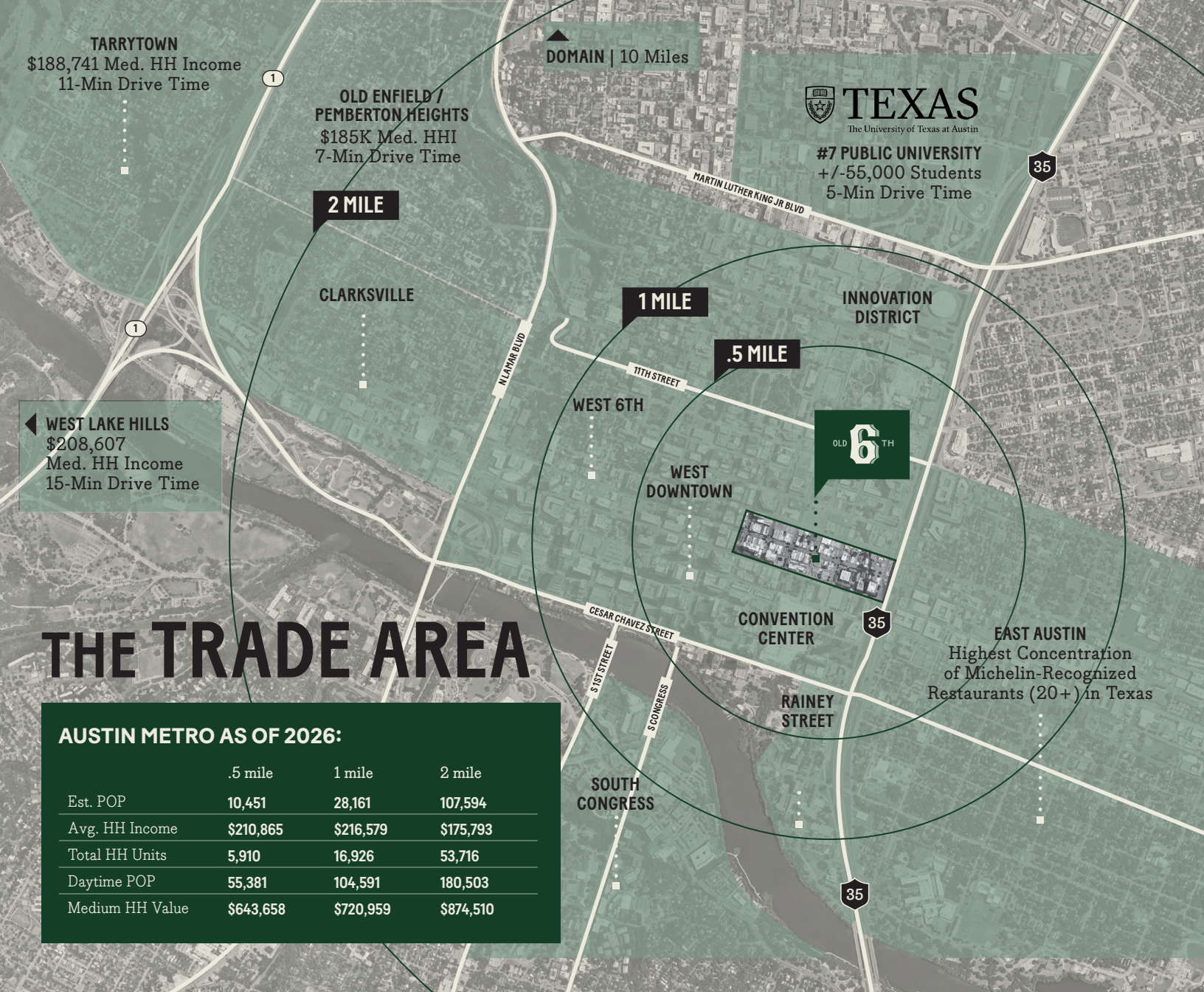
Top-ranked for employment growth nationally, fueled by corporate relocations and expansions

Global cultural draw as the Live Music Capital of the World (SXSW, ACL attract massive annual visitation)

Home to UT Austin, one of the top public universities in the U.S., anchoring a young, educated workforce

Overall: high-growth, high-energy market with strong quality of life and sustained demand for retail, dining, and lifestyle experiences





TARRYTOWN
\$188,741 Med. HH Income
11-Min Drive Time

OLD ENFIELD / PEMBERTON HEIGHTS
\$185K Med. HHI
7-Min Drive Time

CLARKSVILLE

WEST LAKE HILLS
\$208,607 Med. HH Income
15-Min Drive Time

THE TRADE AREA

AUSTIN METRO AS OF 2026:			
	.5 mile	1 mile	2 mile
Est. POP	10,451	28,161	107,594
Avg. HH Income	\$210,865	\$216,579	\$175,793
Total HH Units	5,910	16,926	53,716
Daytime POP	55,381	104,591	180,503
Medium HH Value	\$643,658	\$720,959	\$874,510

NEIGHBORHOOD PROXIMITIES

HOTEL KEYS IN DOWNTOWN AUSTIN:

15K	695	1,818
Existing	Under Construction	Planned



CLARKSVILLE 1.25 MILES

\$130,640 Med. HH Income

\$1.67M Med. Home Value

6,500 Daytime Population



WEST 6TH .75 MILES

\$184,841 Med. HH Income

\$938,065 Med. Home Value

2,847 Daytime Population



DOWNTOWN AUSTIN .4 MILES

13,976 Downtown Austin Residents

\$161,023 Med. HH Income

132K Downtown Employees



EAST AUSTIN 1.0 MILES

\$114,921 Med. HH Income

\$818,333 Med. Home Value

11,265 Daytime Population



RAINEY STREET .4 MILES

\$3,293 Market Rent Per Unit

\$191,237 Med. HH Income

3,256 MF Units: **2,904** Delivered, **352** Delivering Fall '26



SOUTH CONGRESS 1.25 MILES

\$129,845 Med. HH Income

\$913,524 Med. Home Value

14,083 Daytime Population

DOWNTOWN TRANSFORMATION

- 1

CONVENTION CENTER EXPANSION
2025-2029 Construction
- 2

WATERLOO GREENWAY PHASE III: THE REFUGE
In Concept Design
- 3

OLD 6TH STREET EVOLUTION
2027-2029 Construction
- 4

CONGRESS AVENUE DESIGN INITIATIVE
2025-2027 Construction
- 5

I-35 CAPITAL EXPRESS CENTRAL PROJECT
2025-2033 Construction
- 6

AUSTIN AIRPORT
2025-2030 Construction
- 7

TEXAS CAPITOL COMPLEX
2026 Completion

11.5M+

Square Feet
of Planned Space

6.7M+

Square Feet
Under Construction

\$20B

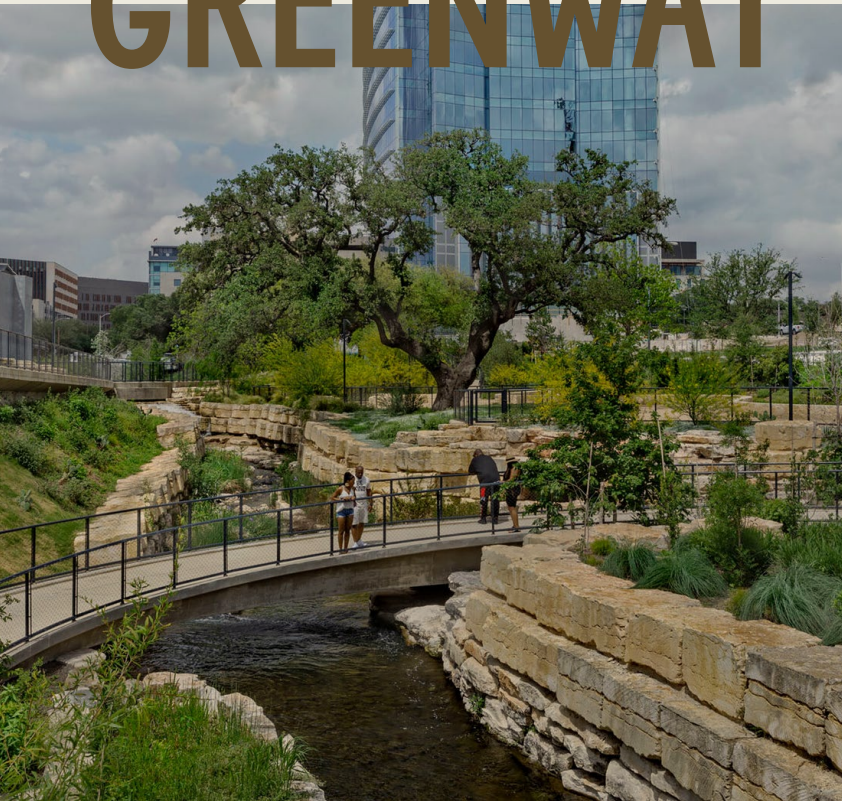
Infrastructure
Investment



OWNER-LED IMPROVEMENTS TO OLD 6TH

- CURRENTLY IN PLACE:
- ROBUST PARKING
- ENHANCED SECURITY
- COLLABORATION WITH CITY TO IMPROVE
CONDITIONS FOR UNHOUSED POPULATIONS
- NIGHTTIME OPEN STREETS
- IN PROGRESS / FUTURE:
- PLANNED STREETScape IMPROVEMENTS
- DISTRICT-WIDE VALET
- COORDINATION WITH SURROUNDING
MULTI-FAMILY DEVELOPMENT

THE WATERLOO GREENWAY



PHASE 1 (NOW OPEN): WATERLOO PARK

A \$450M INVESTMENT

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



PHASE 2 (NOW OPEN): THE CONFLUENCE



PHASE 3 (IN CONCEPT DESIGN): THE REFUGE



CONVENTION CENTER INVESTMENT



\$1.5B

Convention Center Redevelopment

- Planned opening for SXSW 2029
- \$285M in annual economic impact projected
- World's first zero-carbon certified convention center

OLD 6TH TODAY



HOSPITALITY ON OLD 6TH STREET



DRISKILL HOTEL

One of the best hotels in Austin located just one minute away from Old 6th, the famous Driskill Hotel is an iconic landmark of Texas hospitality. Austin's MML Hospitality and James Beard Award-winning chef April Bloomfield recently took over hospitality operations, reopening the beloved Driskill Grill and launching The Victorian, a craft cocktail bar.

@THEDRISKILL



MOXIES

Moxies is an upscale casual dining restaurant, bar and lounge, opening a 10,000 SF location 2 minutes away from Old 6th at 6th and Congress.

OPENING LATE 2026

@MOXIESUSA



TWELVE THIRTY CLUB

Award-winning restaurateur Sam Fox + legendary performer Justin Timberlake are bringing the Twelve Thirty Club - a blend of dining, nightlife, and entertainment - to a historic building steps from Old 6th.

OPENING 2027

@THETWELVETHIRTYCLUB

SITE PLAN + DEVELOPMENT BREAKDOWN

Development Overview:

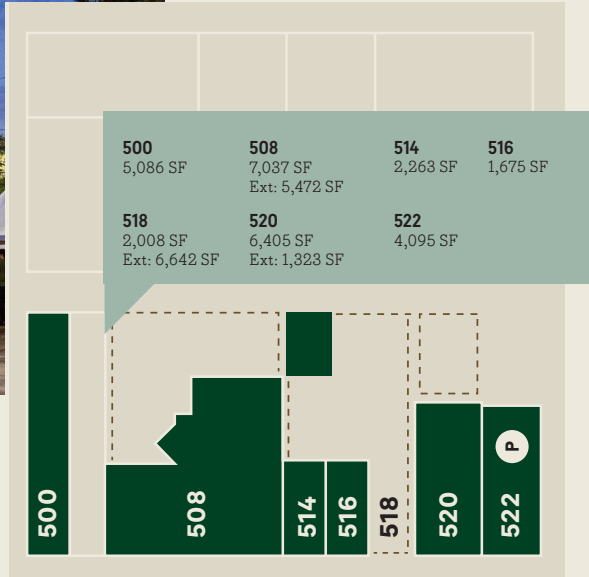
31 TOTAL PARCELS

200K SF OF RETAIL

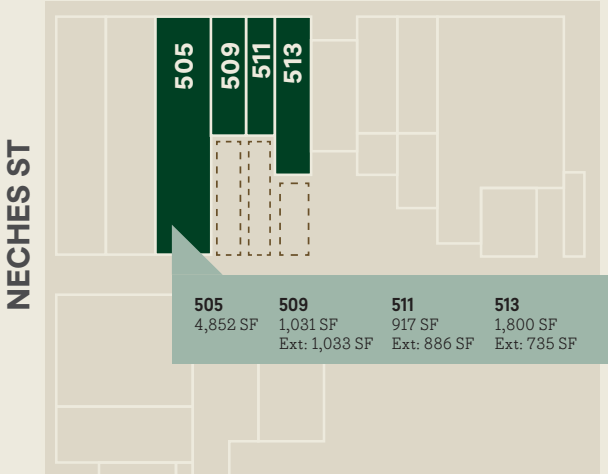
3,000+ PARKING SPACES

Spread Over Six Downtown Blocks



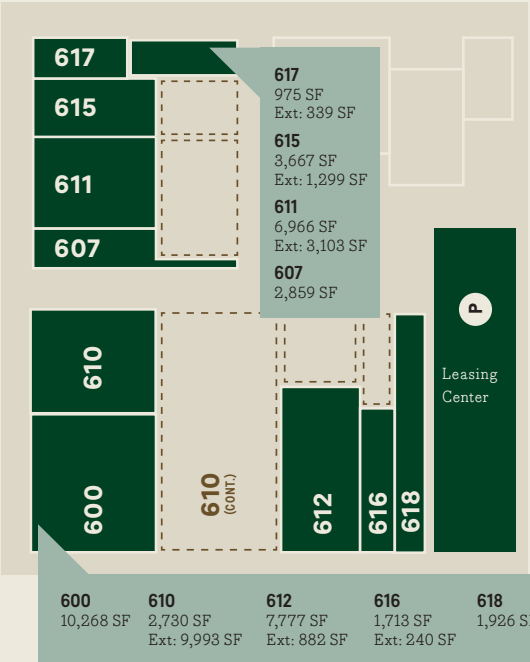


6TH ST



NECHES ST

RED RIVER ST

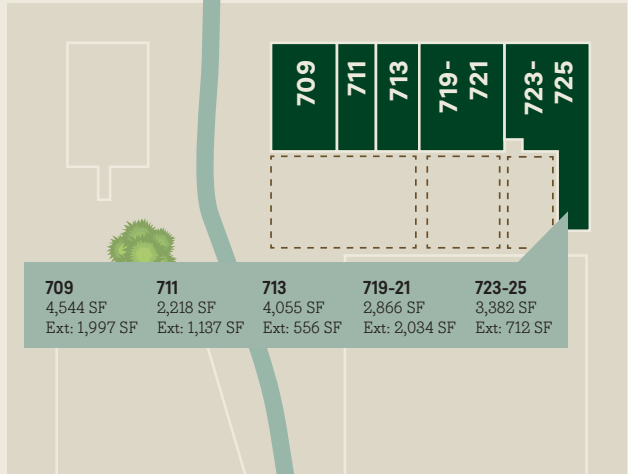


232 LUXURY APARTMENTS
+/-8,000 sf
Ground Floor 6th Street Fronting Retail
(2028 Completion)



6TH ST

SABINE ST



Stream Owned



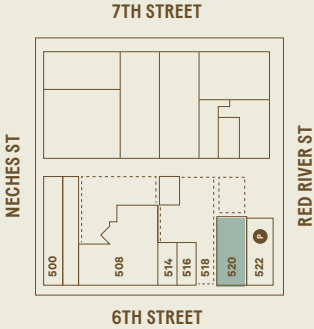
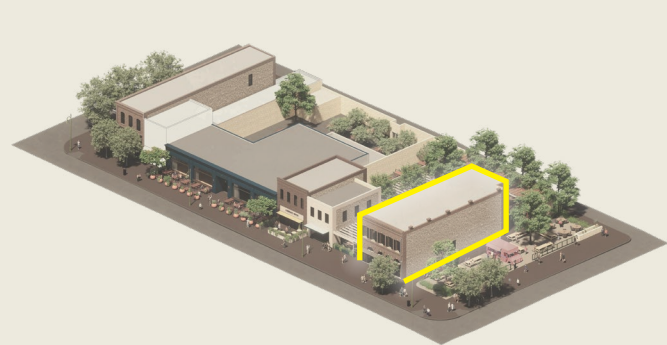
500 BLOCK: NECHES TO RED RIVER

A CONCEPT BY
EMMER + RYE
HOSPITALITY



COMING TO SUITE 520

Emmer & Rye is an award-winning Texas-based hospitality group, slated to open a new restaurant at 520 E. Sixth Street in fall 2027. Its current Austin portfolio includes Emmer & Rye, Hestia, Canje, Kalimotxo and Ezov.

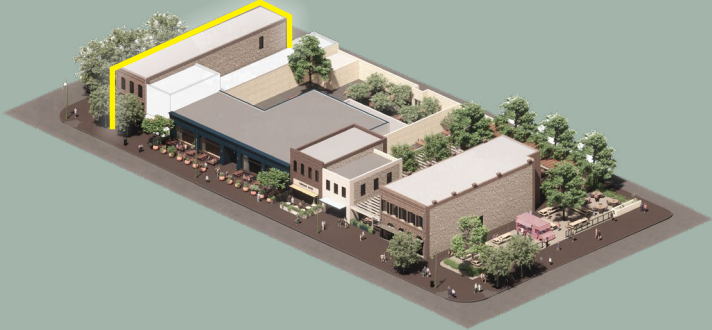
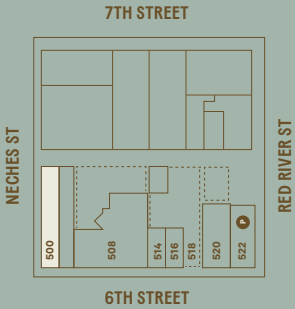


500 BLOCK: NECHES TO RED RIVER

COMING TO SUITE 500 | FIRST FLOOR

TAQUERÍA DE DIEZ

Tijuana-style street tacos on handmade tortillas, made by expert taqueros right in front of guests.



COMING TO SUITE 500 | SECOND FLOOR

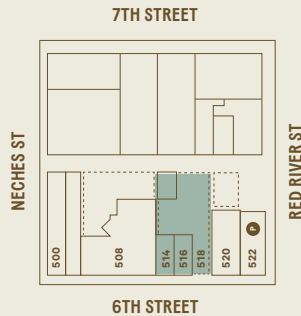
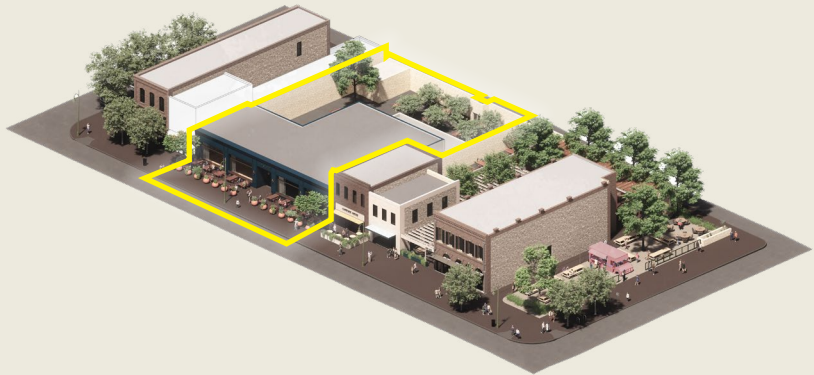
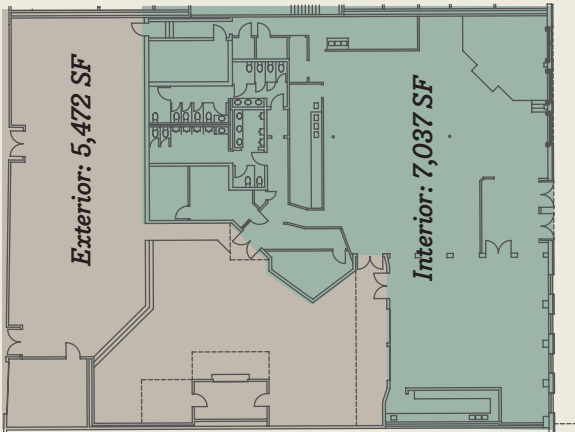
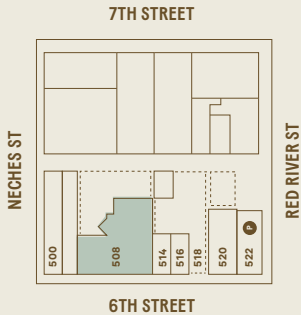
CANTINA LEON

A vibrant Mexican cantina with an incredibly extensive assortment of mezcals and tequila, debuting its first location in Austin on Old 6th.



500 BLOCK: NECHES TO RED RIVER

SUITE 508



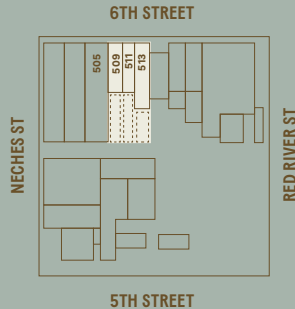
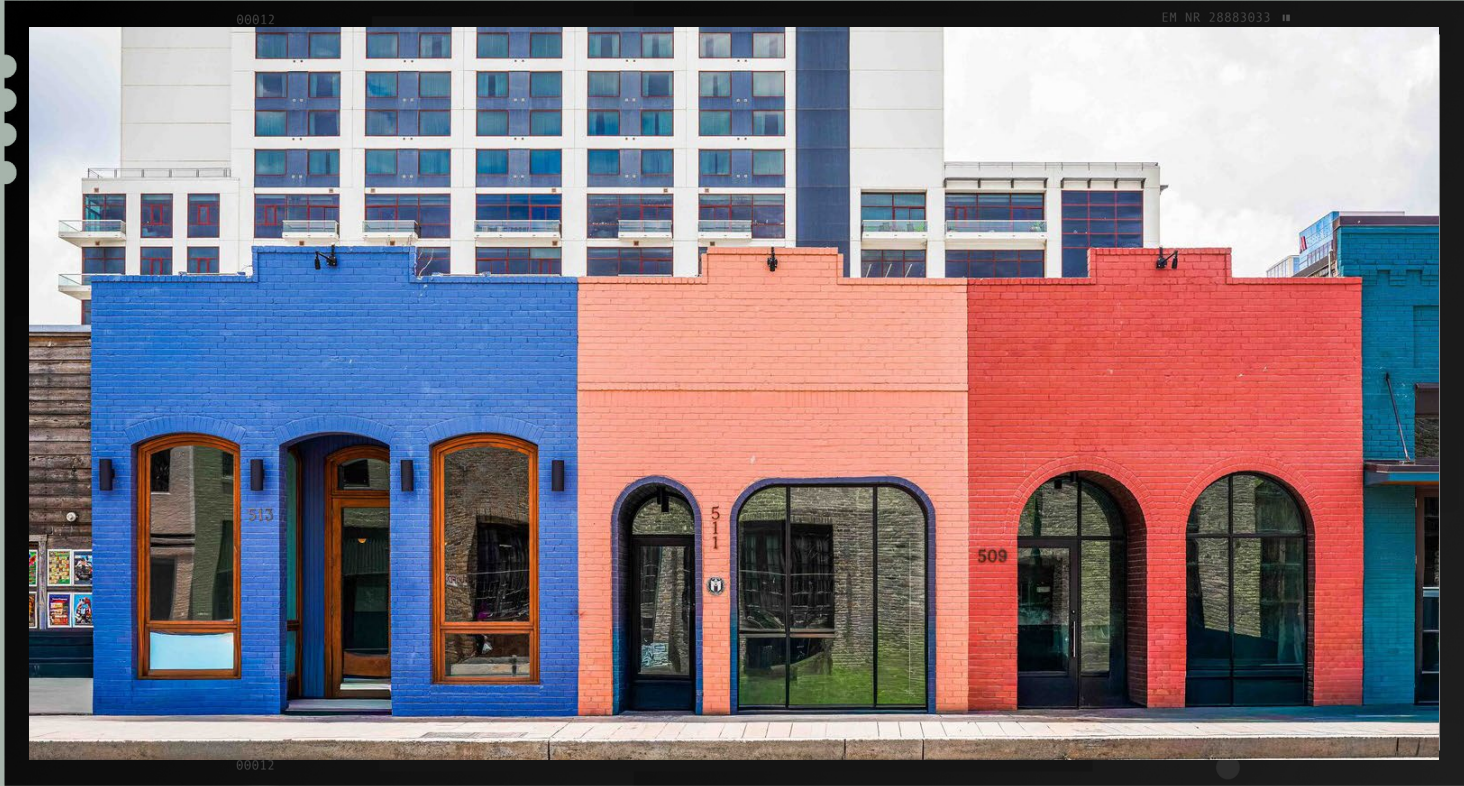
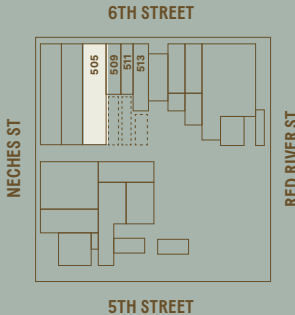
500 BLOCK: NECHES TO RED RIVER

SUITES 514, 516, 518

500 BLOCK: NECHES TO RED RIVER



SUITE 505



500 BLOCK: NECHES TO RED RIVER

SUITES 509, 511, 513

600 BLOCK: RED RIVER TO SABINE



600 BLOCK OVERVIEW:



600 BLOCK: RED RIVER TO SABINE



605 RED RIVER STREET



607-611 RED RIVER STREET



615 RED RIVER STREET

700 BLOCK: SABINE TO I-35 FRONTAGE



700 BLOCK
OVERVIEW:



700 BLOCK: SABINE TO I-35 FRONTAGE





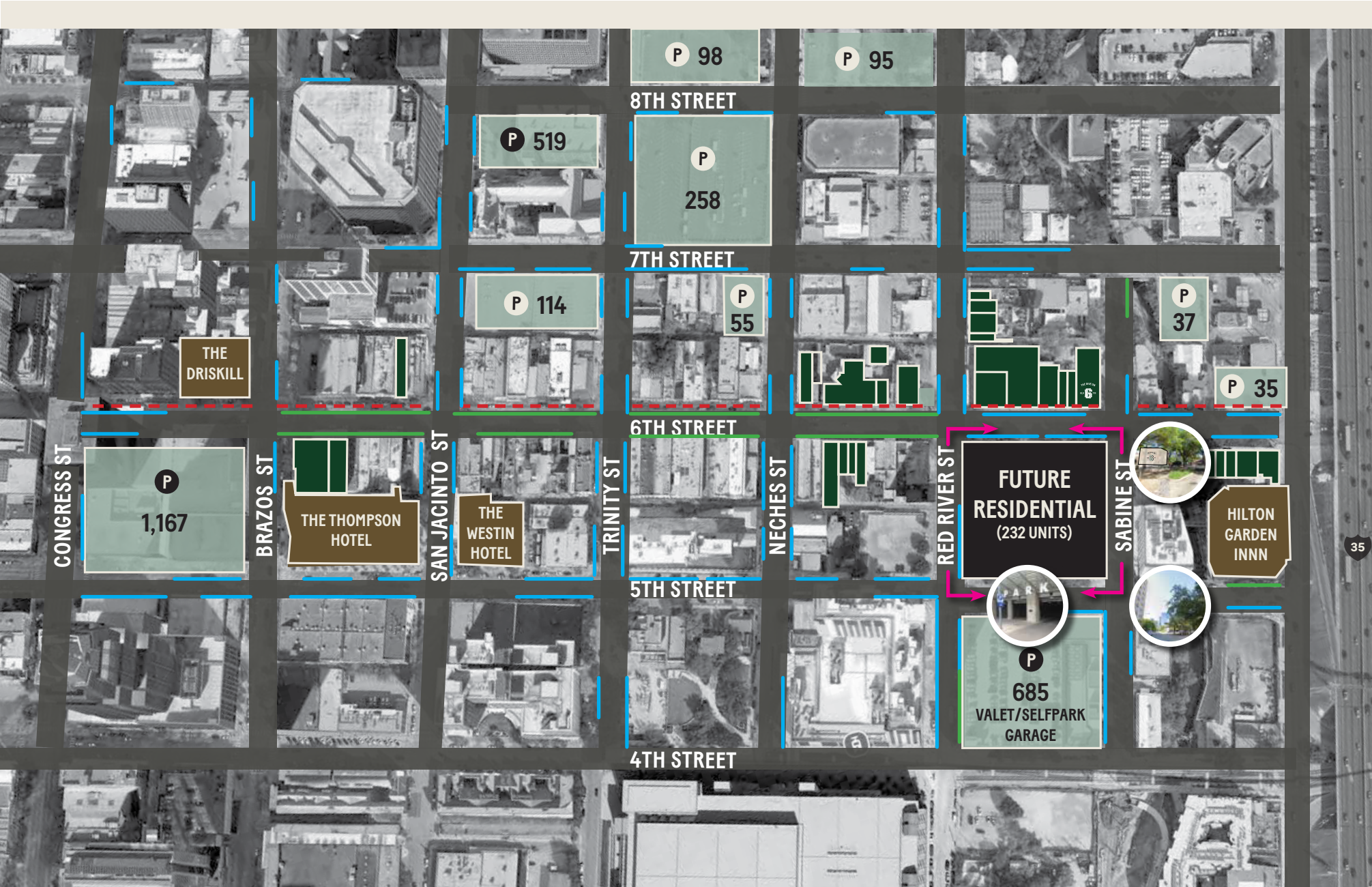
709-713 E 6TH STREET



709-713 E 6TH STREET



719-721 E 6TH STREET



OLD 6TH PARKING MAP

- STREAM HOLDINGS
- HOTELS
- RESIDENTIAL
- SURFACE PARKING
- GARAGE PARKING
- VALET
- METERED STREET PARKING
- FREE 2-HOUR PARKING
- WALKING PATH TO AND FROM PARKING GARAGE

All parking lots on this site map are designated as paid parking.

LEASING INQUIRIES

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