

AUSTIN, TEXAS

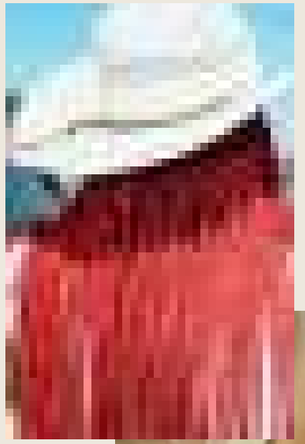
THE NEXT CHAPTER OF OLD 6TH STREET

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.



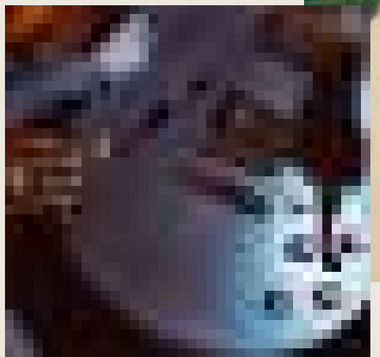
















THE BOOMING CITY OF AUSTIN TEXAS

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 in-migration

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





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 Existing | **695** Under Construction | **1,818** 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

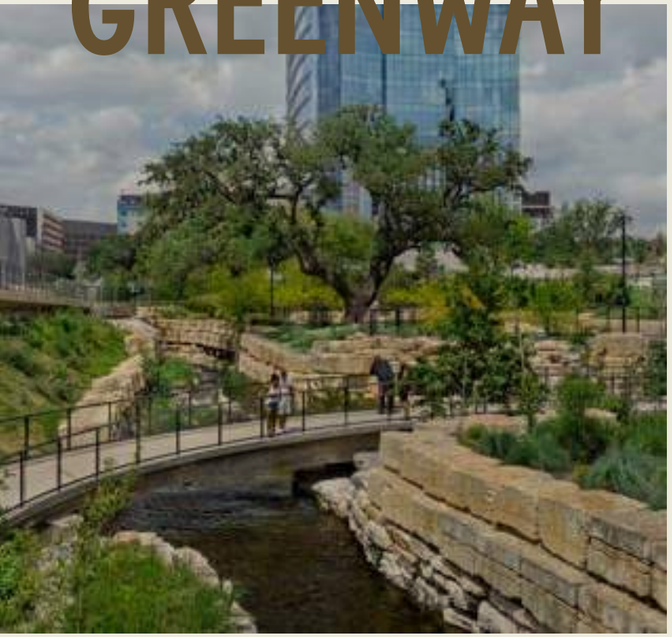
IN PROGRESS / FUTURE:

- PLANNED STREETSCAPE IMPROVEMENTS
- DISTRICT-WIDE VALET
- COORDINATION WITH SURROUNDING MULTI-FAMILY DEVELOPMENT

THE WATERLOO GREENWAY

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 1 (NOW OPEN): WATERLOO PARK



PHASE 2 (NOW OPEN): THE CONFLUENCE



PHASE 3 (IN CONCEPT DESIGN): THE REFUGE





AUSTIN, TEXAS

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 restauranteur 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

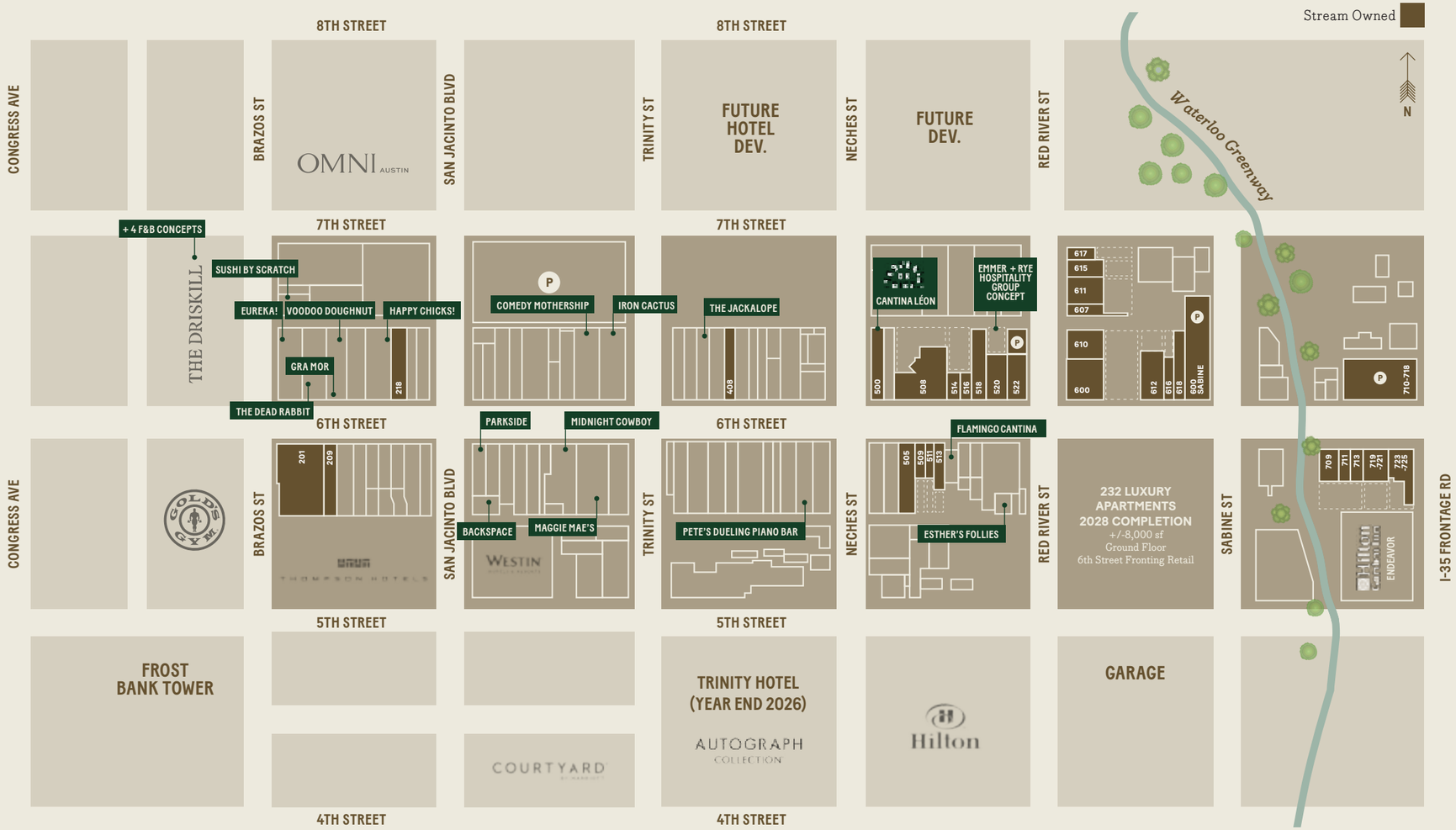
Development Overview:

31 TOTAL PARCELS

200K SF OF RETAIL

3,000+ PARKING SPACES

Spread Over Six Downtown Blocks

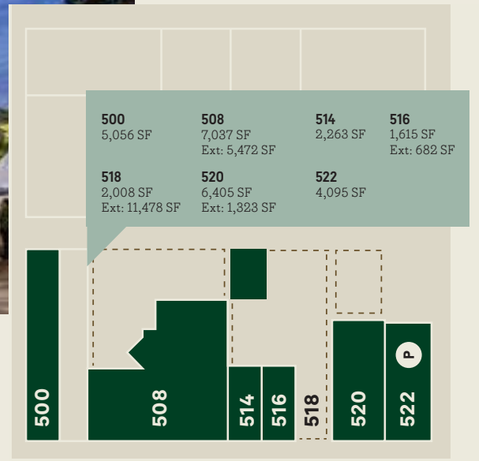






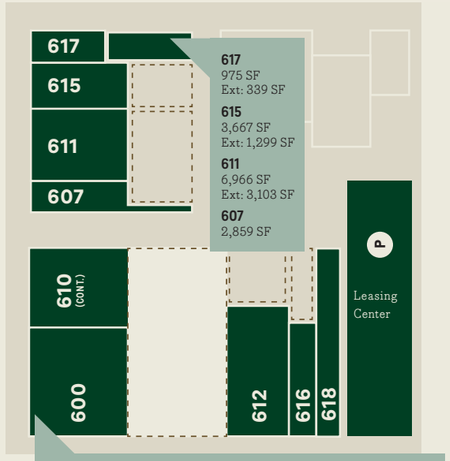


Stream Owned



500 5,056 SF
508 7,037 SF Ext: 5,472 SF
514 2,263 SF
516 1,615 SF Ext: 682 SF
518 2,008 SF Ext: 11,478 SF
520 6,405 SF Ext: 1,323 SF
522 4,095 SF

6TH ST



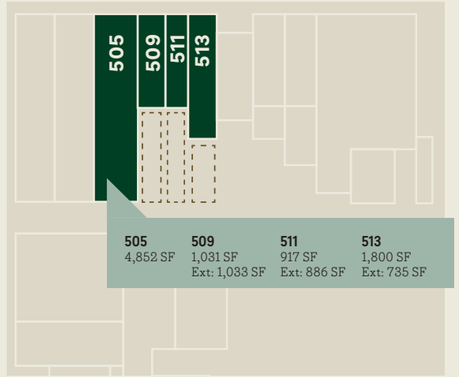
617 975 SF Ext: 339 SF
615 3,667 SF Ext: 1,299 SF
611 6,966 SF Ext: 3,103 SF
607 2,859 SF

600 10,268 SF
610 2,730 SF Ext: 9,993 SF
612 7,777 SF Ext: 882 SF
616 1,713 SF Ext: 240 SF
618 1,926 SF



6TH ST

NECHES ST

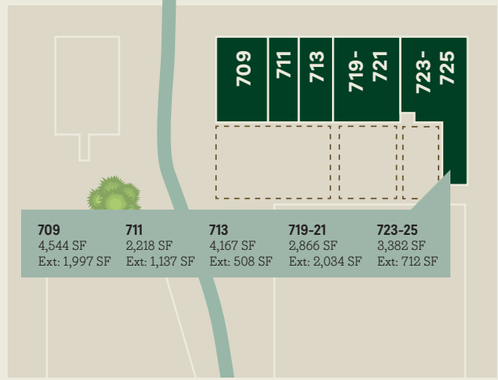


505 4,852 SF
509 1,031 SF Ext: 1,033 SF
511 917 SF Ext: 886 SF
513 1,800 SF Ext: 735 SF

RED RIVER ST

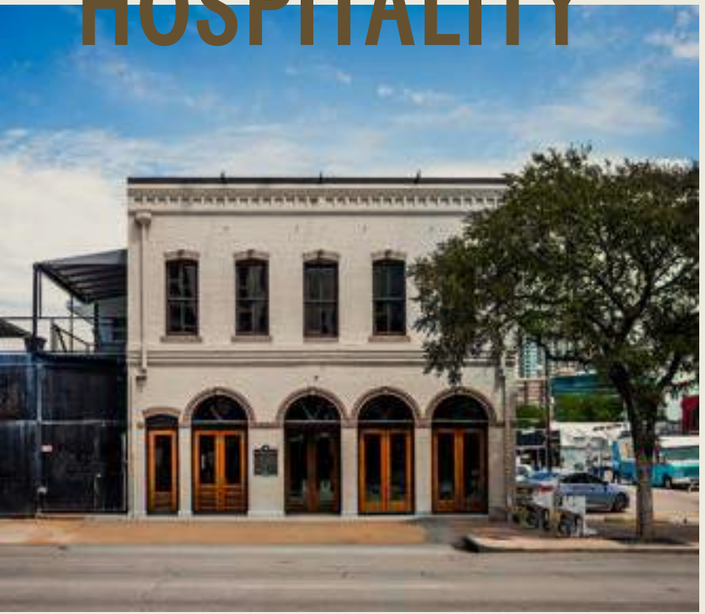
232 LUXURY APARTMENTS
+/-8,000 sf
Ground Floor 6th Street Fronting Retail
(2028 Completion)

SABINE ST



709 4,544 SF Ext: 1,997 SF
711 2,218 SF Ext: 1,137 SF
713 4,167 SF Ext: 508 SF
719-21 2,866 SF Ext: 2,034 SF
723-25 3,382 SF Ext: 712 SF

A CONCEPT BY EMMER + RYE HOSPITALITY



COMING TO SUITE 520

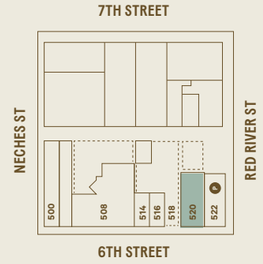
Emmer & Rye is an award-winning Texas-based hospitality group, slated to open a new restaurant at 520 E. Sixth Street in fall 2027. Its current Austin portfolio includes Emmer & Rye, Hestia, Canje, Kalimotxo and Ezov.









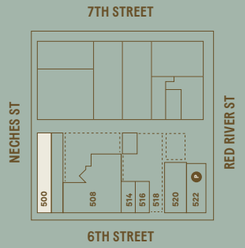


500 BLOCK: NECHES TO RED RIVER

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.



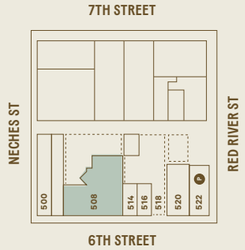




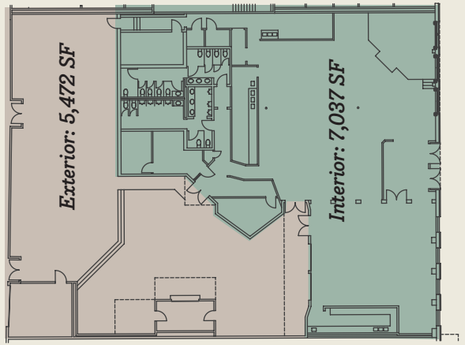


500 BLOCK: NECHES TO RED RIVER

SUITE 508

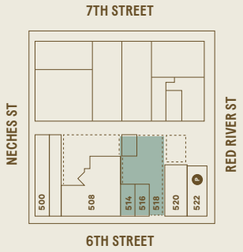












500 BLOCK: NECHES TO RED RIVER

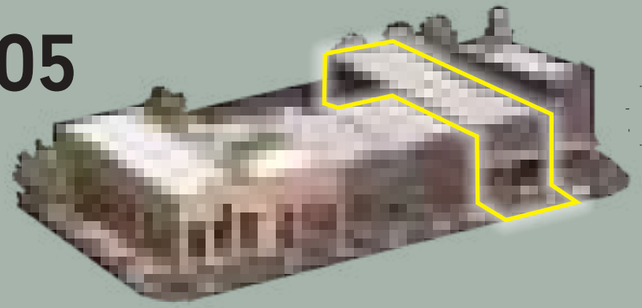
SUITES 514, 516, 518

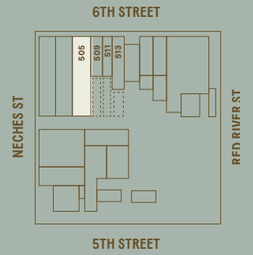
500 BLOCK: NECHES TO RED RIVER



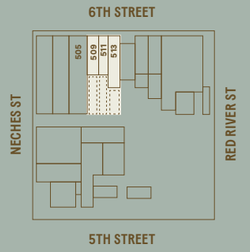


SUITE 505









500 BLOCK: NECHES TO RED RIVER

SUITES 509, 511, 513

600 BLOCK: RED RIVER TO SABINE


600 BLOCK OVERVIEW


600 E 6TH STREET

600 BLOCK OVERVIEW:




606-610 E 6TH STREET

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



709 E 6TH STREET

700 BLOCK OVERVIEW:





709-713 E 6TH STREET

700 BLOCK: SABINE TO I-35 FRONTAGE



719 - 721 E 6TH STREET



723-725 E 6TH STREET



723-725 E 6TH STREET



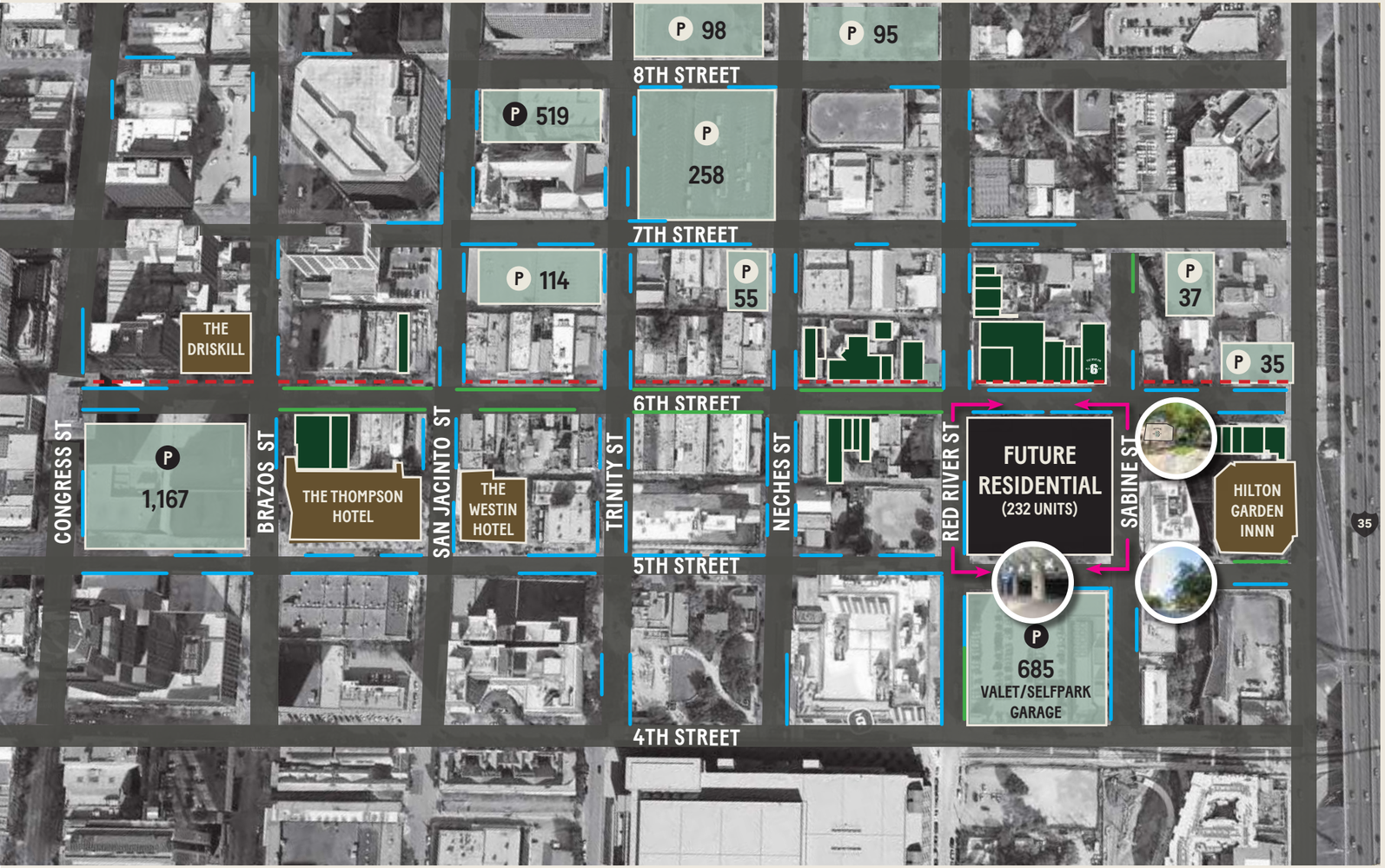
709-713 E 6TH STREET



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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OLD 6TH

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