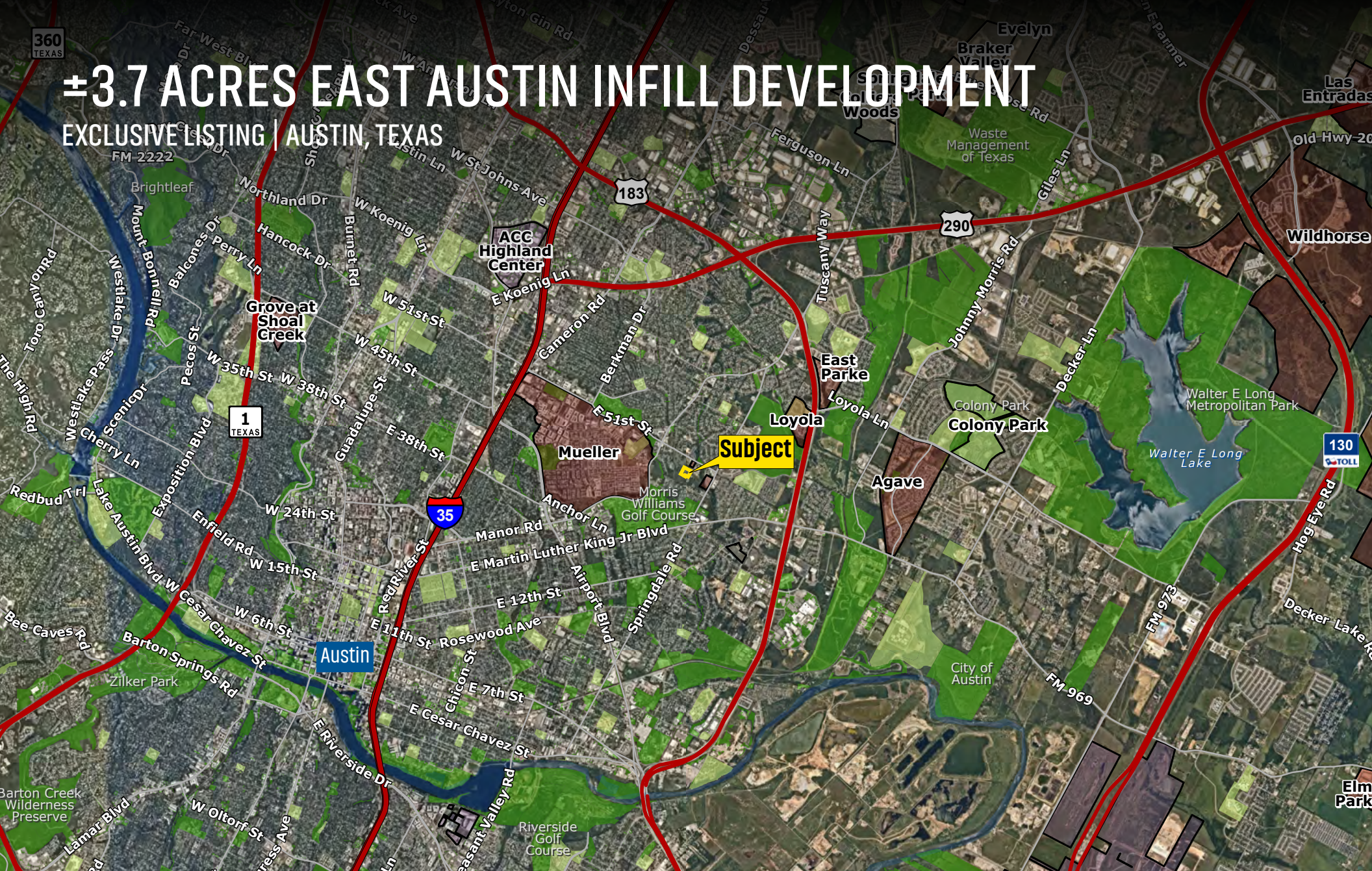


±3.7 ACRES EAST AUSTIN INFILL DEVELOPMENT

EXCLUSIVE LISTING | AUSTIN, TEXAS



CONTACT FOR MORE INFORMATION

Josh Cameron
jcameron@landadvisors.com
512.829.1121

Hal Guggolz
hguggolz@landadvisors.com
210.416.6276

 Land Advisors[®]
ORGANIZATION

512.327.3010 | LandAdvisors.com

EXECUTIVE SUMMARY



SUMMARY

4806 and 4902 Pecan Springs Road offer a rare infill redevelopment opportunity in East Austin, combining two adjacent tracts into a ± 3.716 -acre site within the City of Austin full-purpose jurisdiction. The property is located approximately 0.1 mile south of East 51st Street and approximately 0.23 mile west of Springdale Road, placing it near established residential neighborhoods, recent condominium development, local transit service, and key east-side growth corridors.

LOCATION

4806 & 4902 Pecan Springs Road, Austin, Texas 78723. The property is approximately 0.1 miles south of East 51st Street and approximately 0.23 miles west of Springdale Road. The property is minutes from the Mueller Mixed Use master planned development and a quick commute into downtown Austin and the University of Texas.

SIZE

± 3.716 Acres

PRICE

\$4,300,000

ZONING & DEVELOPMENT PLAN

The site is currently zoned SF-3-NP — Family Residence-Neighborhood Plan and lies within the East MLK Neighborhood Plan area, with an existing Future Land Use Map designation of Mixed Residential.

Based on the engineering assessment, the property can be evaluated under several residential development concepts:

- Under current SF-3-NP zoning, the site may support a small-lot single-family subdivision and, when combined with HOME Phase 1 allowances, could produce approximately 43 residential units across 23 lots.
- A HOME Phase 2 approach may allow up to approximately 45 lots/units.
- With a rezoning to SF-6-NP, the site may support an approximately 39-unit condominium or townhome-style layout, subject to City review and final design.

UTILITIES

The site is served by the City of Austin utility area. Existing utility infrastructure identified in the engineering report includes:

- Water: City of Austin / Austin Water. Existing 8-inch waterline along the west side of Pecan Springs Road.
- Wastewater: City of Austin / Austin Water. Existing 8-inch wastewater main along the west side of the Pecan Springs Road right-of-way.
- Electric: Austin Energy
- Gas: Texas Gas Service

Utility capacity should be confirmed through Austin Water's Service Extension Request process prior to final development planning.

SCHOOLS

The property is located within Austin ISD. Third-party school assignment sources currently show:

- Blanton Elementary School
- Dr. General Marshall Middle School
- Northeast Early College High School

School assignments should be verified directly with Austin ISD before publication or buyer reliance.

EXISTING STRUCTURES

Both tracts are currently developed with single-family residences and multiple outbuildings. A $\pm 2,022$ -square-foot residence exists at 4806 Pecan Springs Road and a $\pm 2,216$ -square-foot residence exists at 4902 Pecan Springs Road.



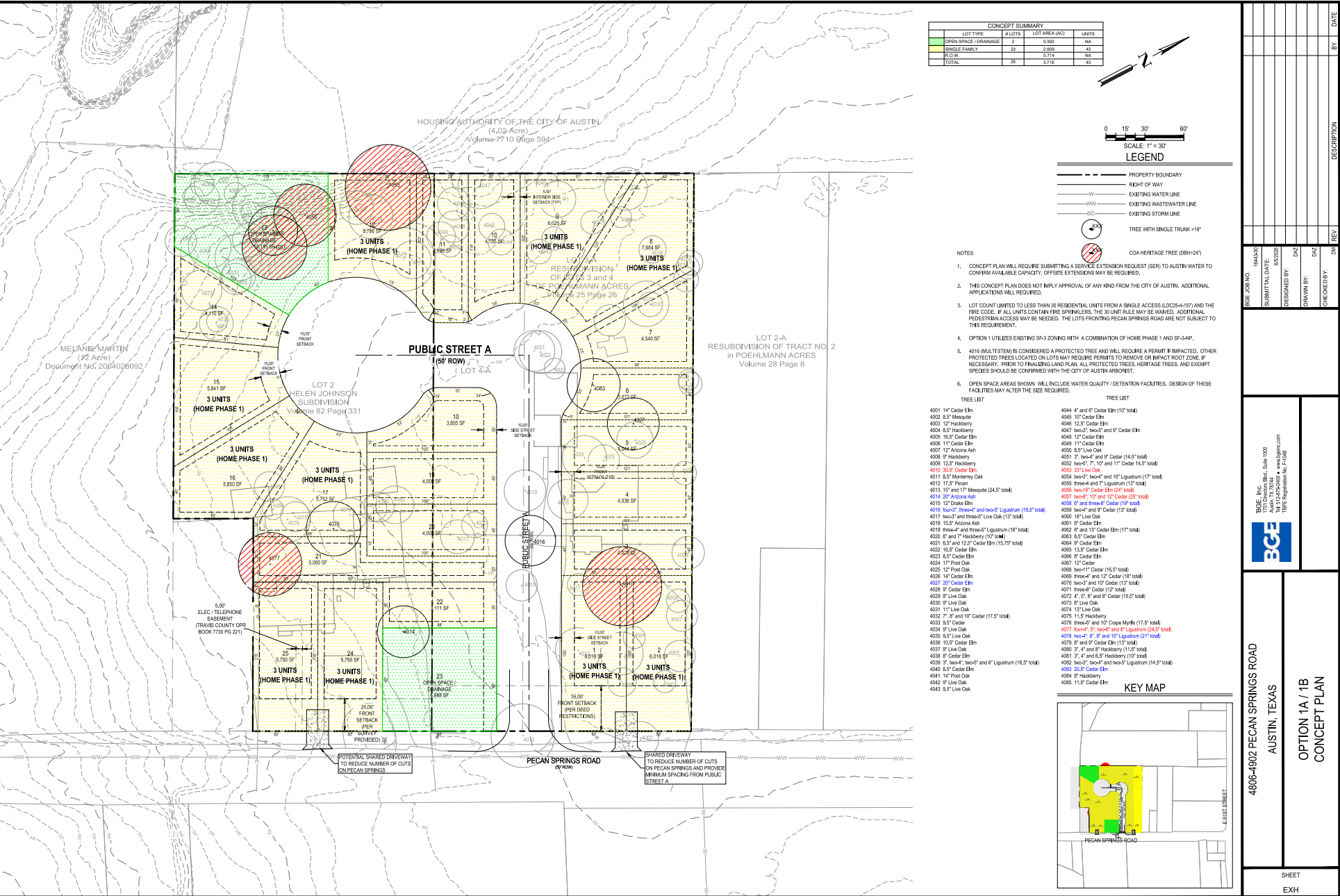
UTILITY EXHIBIT



4806 & 4902 Pecan Springs Road Exhibit

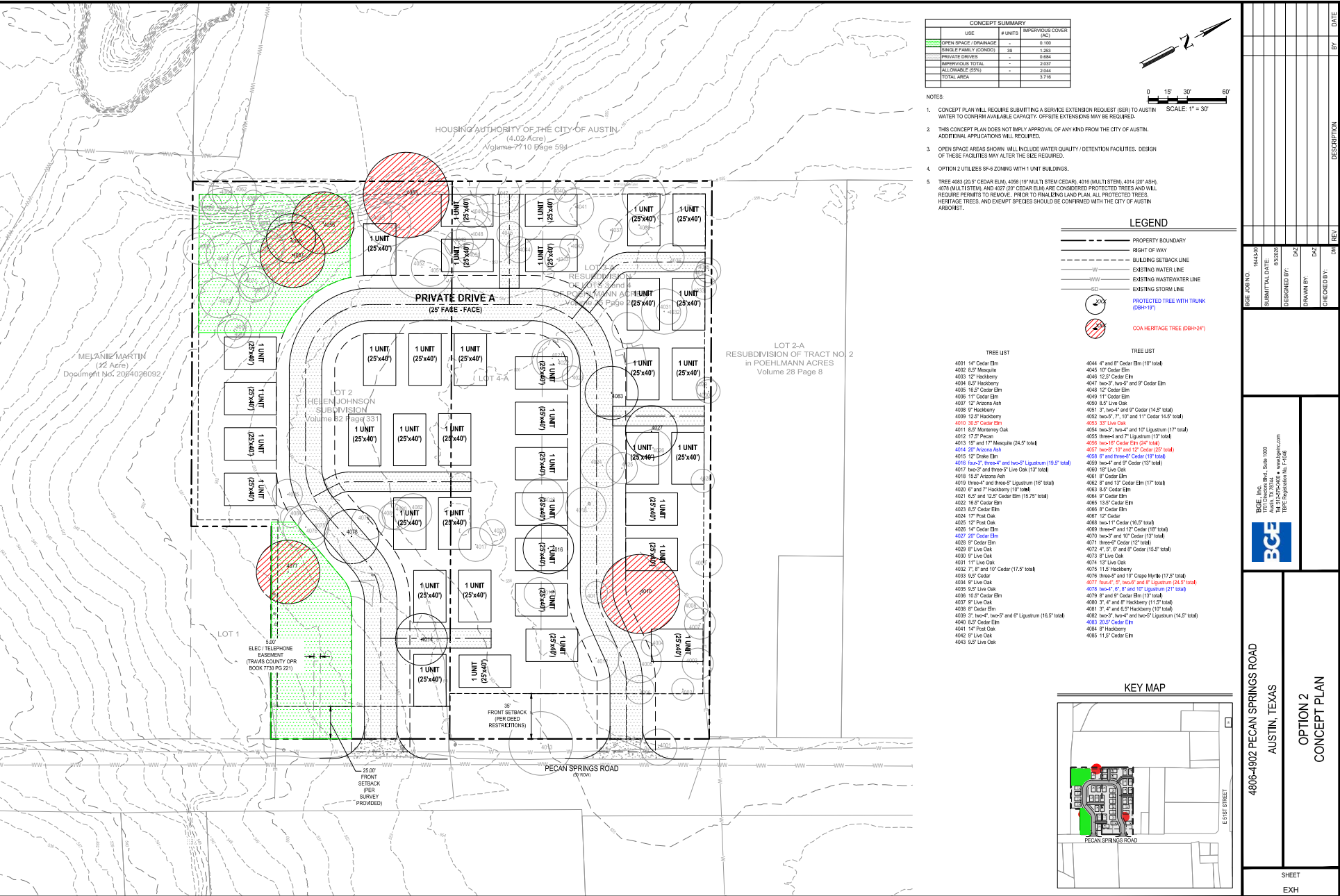
BGE, Inc.
Tel. 281-558-8700 Fax. 281-558-9701

OPTION 1A/1B CONCEPT PLAN



C:\Users\james.boyd\OneDrive\Documents\OPTION 1A\OPTION 1A.dwg User: JAMES BOYD Date: 12/27/2018

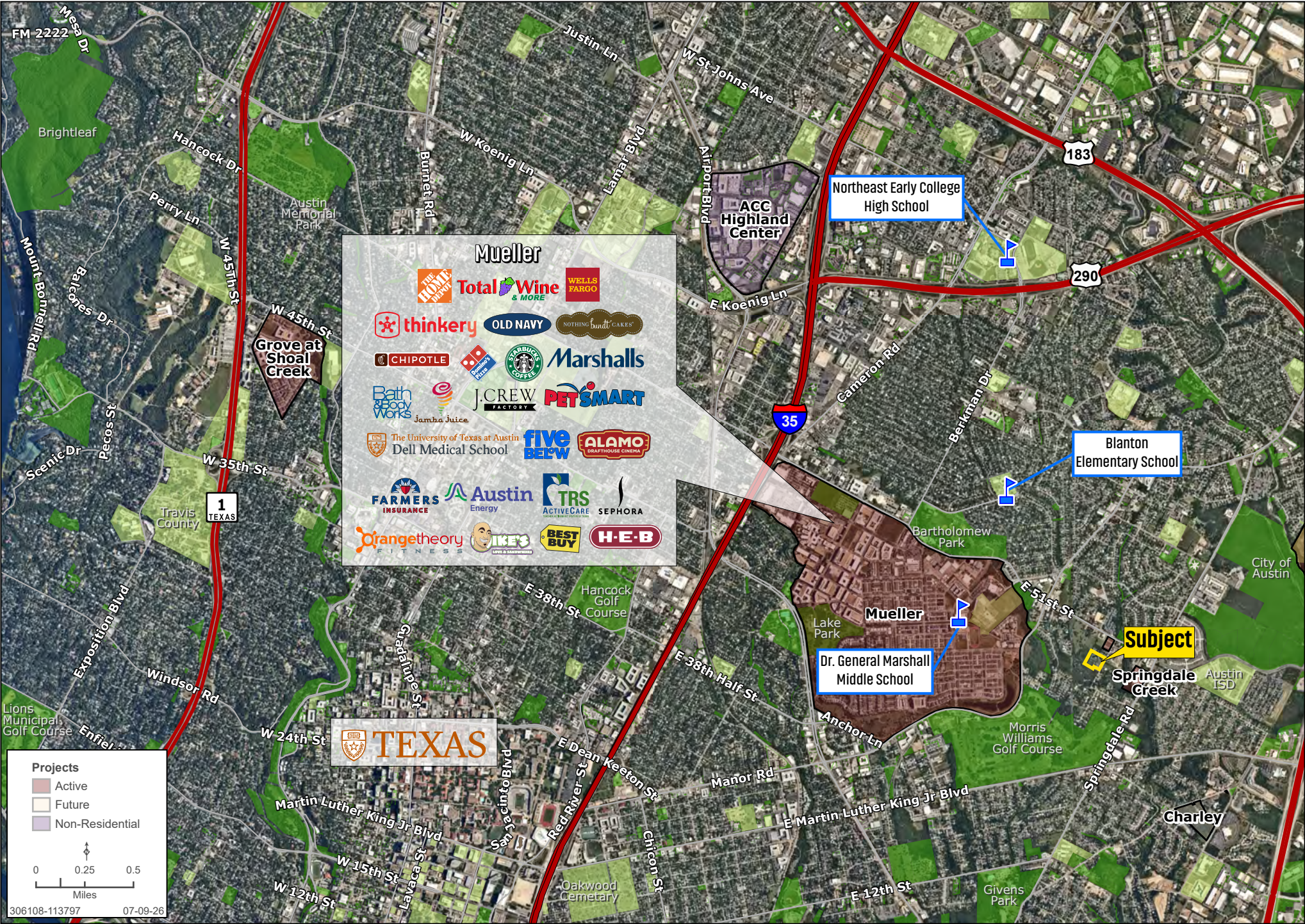
OPTION 2 CONCEPT PLAN





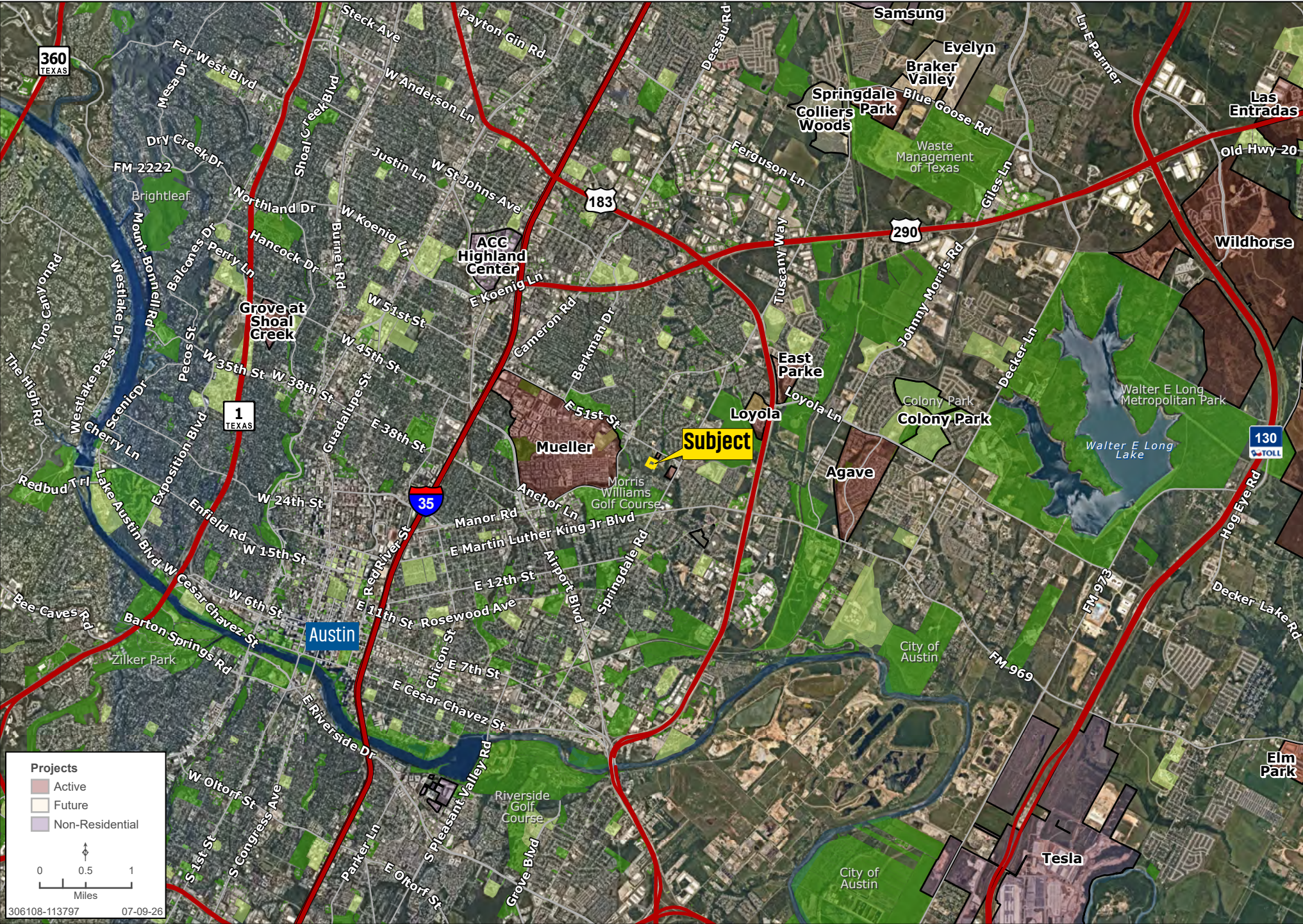
RETAIL & EMPLOYMENT

Josh Cameron | Hal Guggolz | 512.327.3010 | landadvisors.com



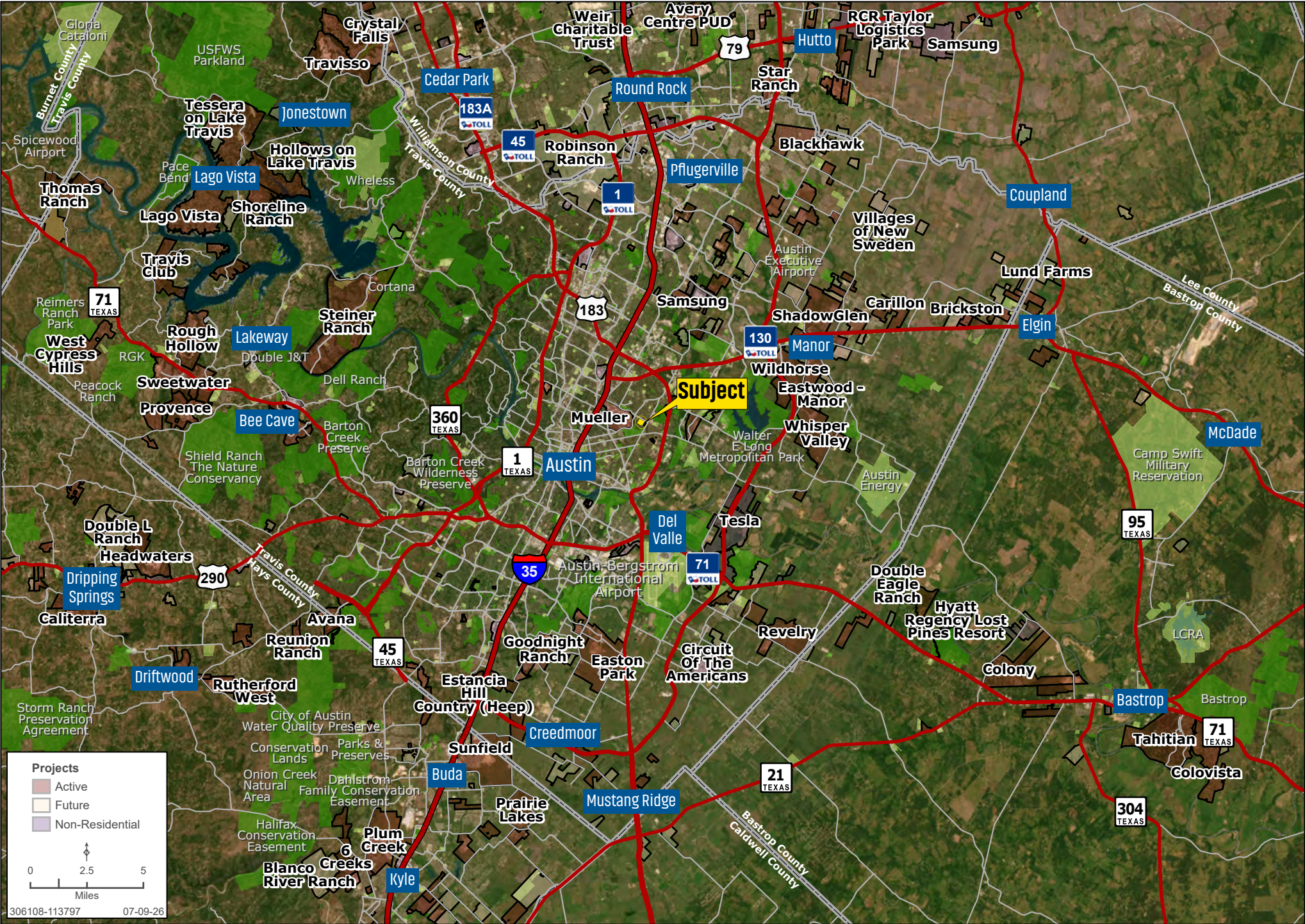
DEVELOPMENT

Josh Cameron | Hal Guggolz | 512.327.3010 | landadvisors.com



REGIONAL

Josh Cameron | Hal Guggolz | 512.327.3010 | landadvisors.com



AUSTIN MARKET REPORT

AUS

MARKET INSIGHTS · 1Q26



3.7%

Austin Unemployment Rate



-15.2%

YoY New Home Starts Down



-23.2%

YoY New Home Closings Down

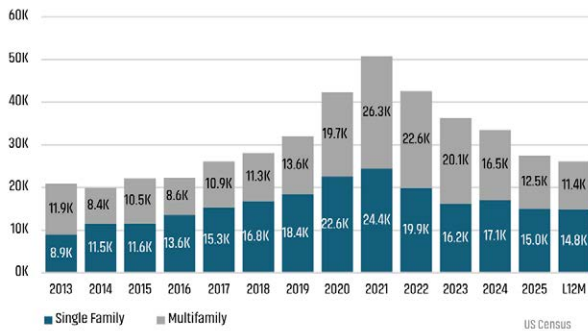


\$389,100

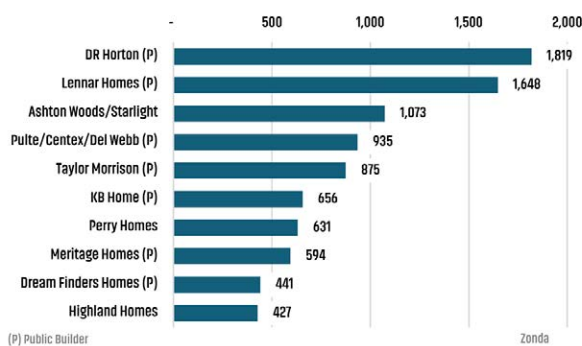
Median New Home Price

NEW HOUSING TRENDS

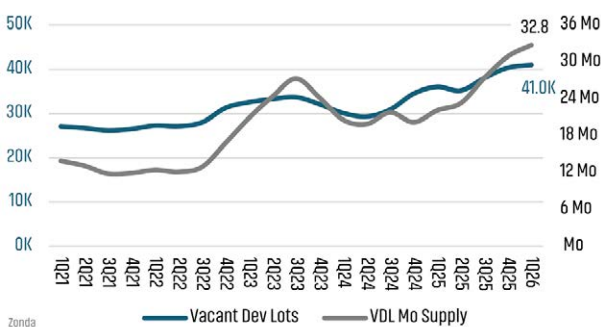
Single & Multi-Family Permits



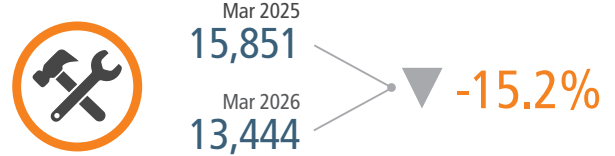
12 Month Homebuilder Ranking by Closings



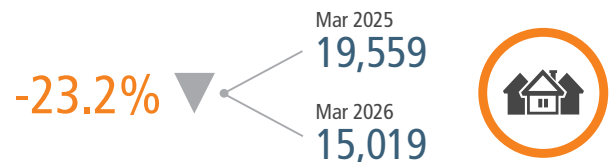
Vacant Developed Lot Supply



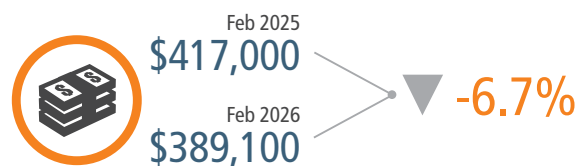
ANNUALIZED NEW HOME STARTS¹



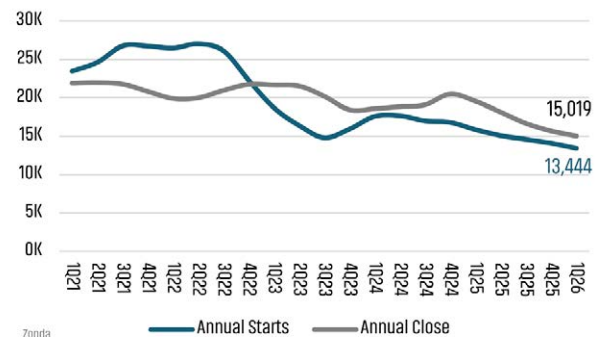
ANNUALIZED NEW HOME CLOSINGS¹



MEDIAN NEW HOME PRICE²



Annual Starts vs Closings



MLS RESALE STATISTICS - SINGLE FAMILY HOMES³

ANNUALIZED CLOSED SALES



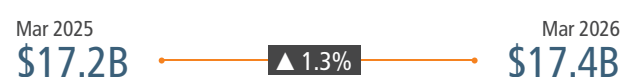
MONTHS OF INVENTORY



MEDIAN SALE PRICE



ANNUALIZED SALES VOLUME



ECONOMIC TRENDS ⁴

UNEMPLOYMENT RATE (unadjusted)

AUSTIN

Feb 2025	Feb 2026
3.7%	3.7%
0.0%	

TEXAS

Feb 2025	Feb 2026
4.1%	4.3%
▲ 0.2%	



TOTAL NONFARM EMPLOYMENT (in thousands)

AUSTIN

Feb 2025	Feb 2026
1,393	1,406
▲ 1.0%	

TEXAS

Feb 2025	Feb 2026
14,234	14,306
▲ 0.5%	



EMPLOYMENT CHANGE

AUSTIN

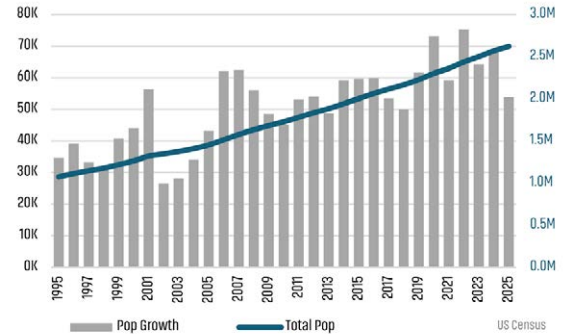
Annualized Employment Change*
1.7%

TEXAS

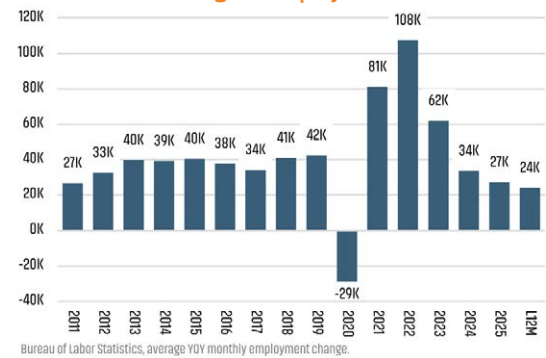
Annualized Employment Change*
0.9%



Population Growth & Total Population



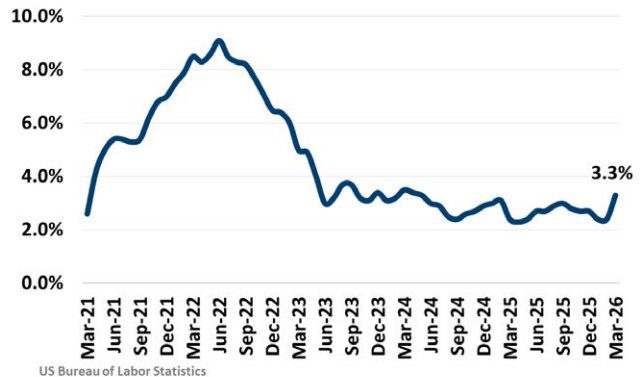
Change in Employment



30 Year Fixed Mortgage Rate

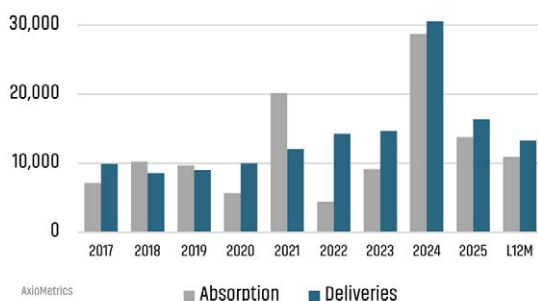


US Inflation Rate

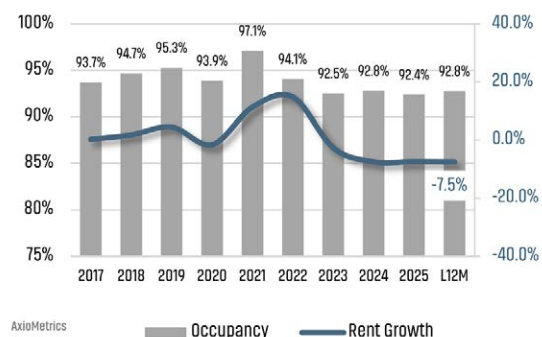


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth





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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Land Advisors Organization

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
---	-------------	-------	-------

Kirk Laguarda	60656241	klaguarda@landadvisors.com	
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
---	-------------	-------	-------

Hal Guggolz	628945	hguggolz@landadvisors.com	210-416-6276
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. TXTravis306108 - 07.20.2026.



LandAdvisors.com