



SRS

CAPITAL
MARKETS

Austin Investment Opportunity



Offering Overview

SRS Capital Markets has been exclusively retained to offer qualified investors the opportunity to acquire a recently repositioned urban infill property - **1323 South Congress** (the “Property”).

1323 South Congress is at the center of Austin’s nationally famous South Congress District. The property is **leased to Ariat**, an internationally recognized footwear, apparel and accessories brand for equestrian sports. The ownership of this asset also includes a ROFR for the purchase of 1321 S Congress which is currently leased to White Tiger.

1323 South Congress offers investors a rare opportunity to acquire an asset on the iconic South Congress Avenue.



1323 South Congress Avenue | Austin, TX 78704

 1,400± SF Offering GLA	 0.06± AC Land Area
 100% Occupancy	 1 Tenant
 1 ROFR (1321 S Congress)	 CS-V Zoning

1323 SOUTH CONGRESS



1,400± SF
Offering GLA



10 Year
Initial Lease Term



30+
Flagship Locations



7,000+
Retailer Distributors



\$1BN+
Estimated Annual Revenues



Feb 2026
Grand Opening



Infill Retail on South Congress



Austin's Most
Iconic Shopping District



Average Rent Growth of ~20%
Per Year Over Last 5 Years



**Synergistic Mix of Iconic Global
Brands & Local Favorites**
All Along the Street



Unparalleled Pedestrian Access

91

Walker's
Paradise

96

Bike
Score



1323 South Congress Ave

Site Details

Location | Austin, Texas

Address | 1323 S Congress Ave, Austin, TX 78704

Zoning | CS-V-NCCD-ETOD-DBETOD-NP

Land Area | Total site area is approximately 0.0577 Acres - 2,513 Square Feet

Visibility & Signage | Building Signage on Congress Avenue

Car Access | Street Parking is Available Off Site

Pedestrian Access | The Property is in a pedestrian district with one (1) Entrance On South Congress with Service Entry Behind Building

Offsite Parking | Street Parking is Available Nearby



Building Details

Building Size | 1,400± SF

Total Buildings | 1

Year Built | 1977

Design, Construction, & Improvement Features

Structure | Reinforced concrete-slabs on grade with grade beams and steel-frame construction

Exterior Walls | Masonry and Stucco

Roof | Flat and finished with a TPO single-ply roofing membrane

Interior | Traditional retail finishes

Parcel Information

Ownership Entity | 1323 S CONGRESS AVE LLC

Legal Description | CEN 20FT OF LOT 3 BLK 9 FAIRVIEW PARK

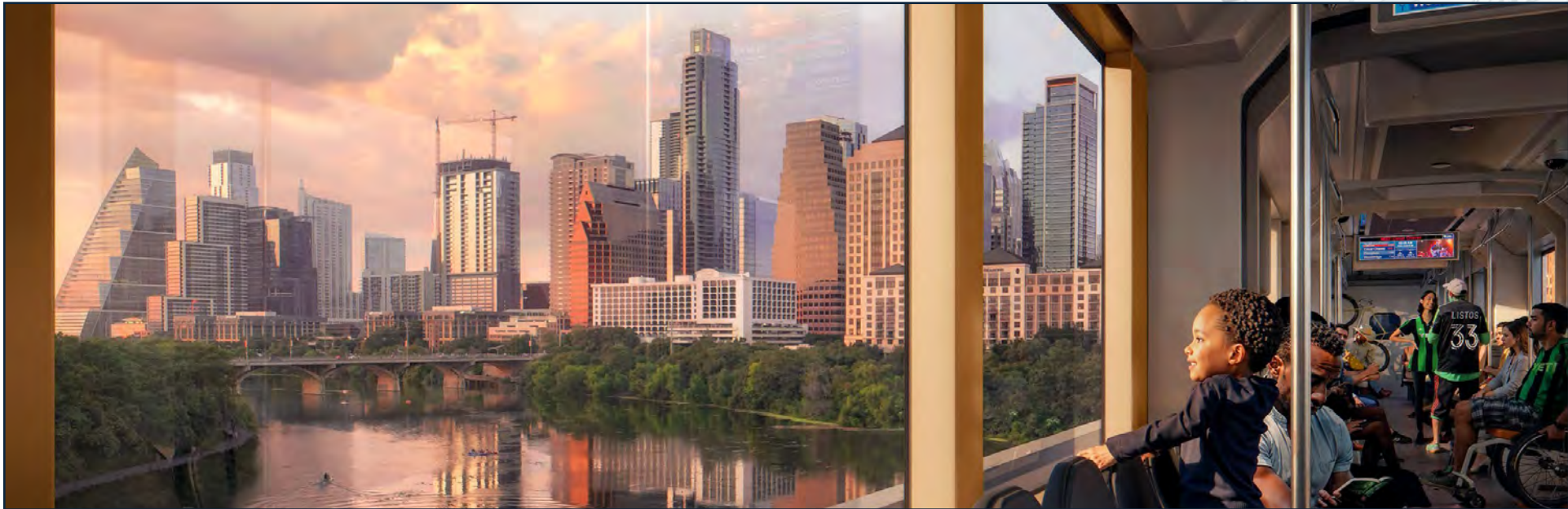
Future Light Rail Hub



32-Mile
Existing Commuter Light Rail System

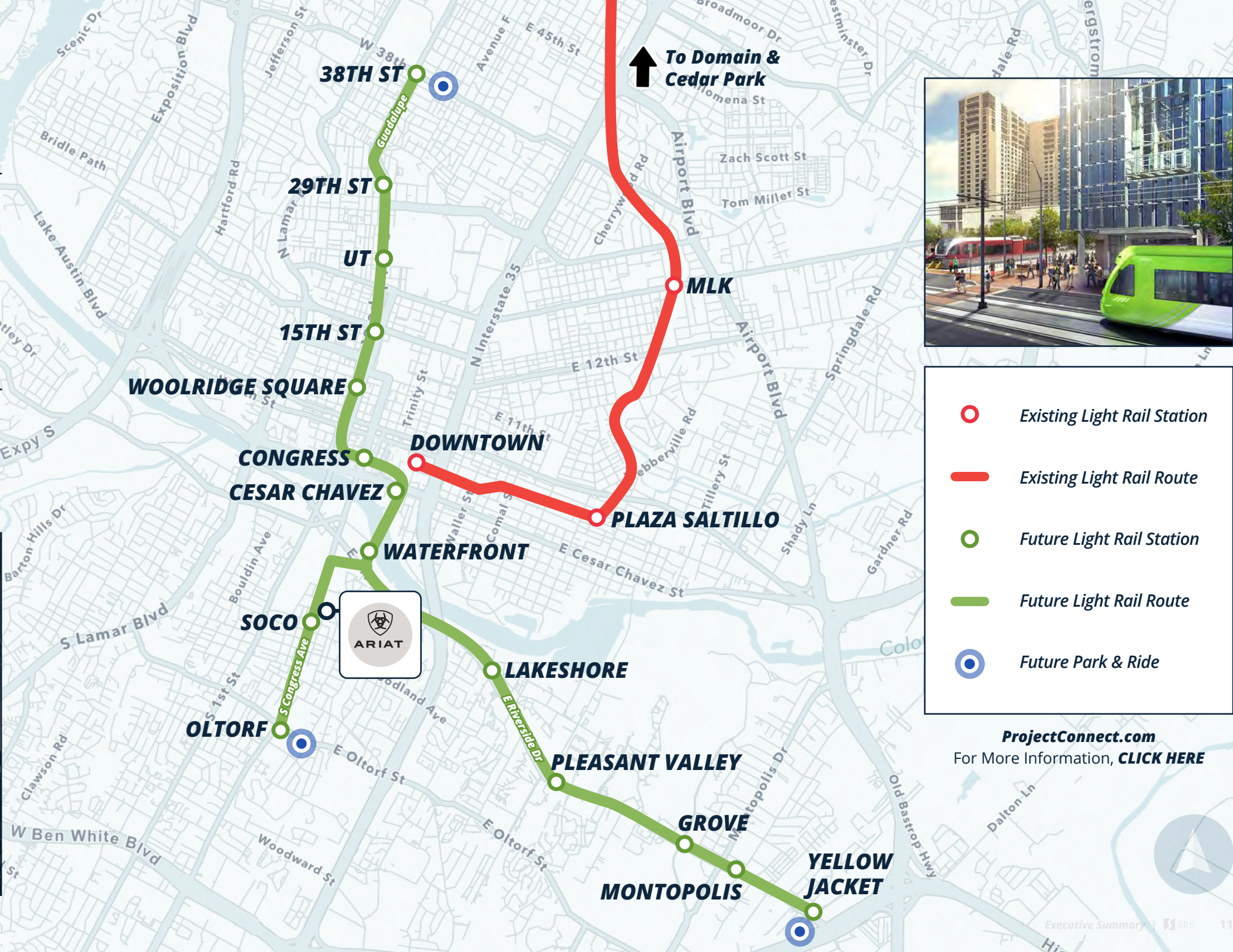


2033
Expected Completion

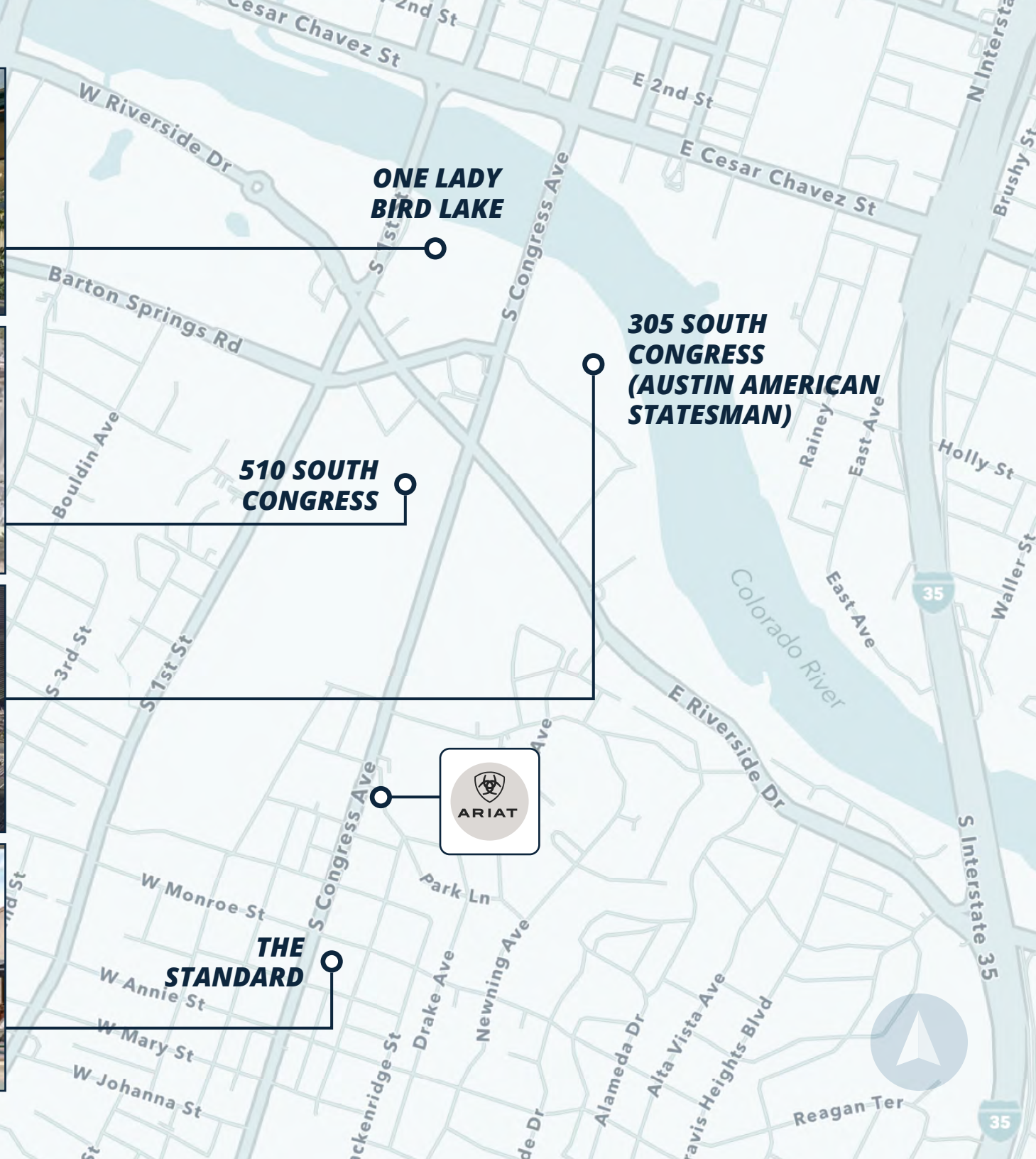
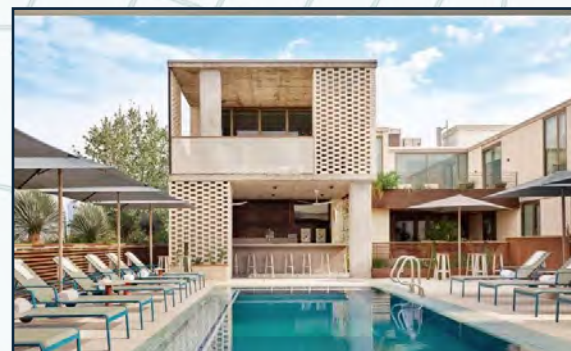


9.8 Mile
Planned Light Rail
Connecting South Congress with Downtown & East Riverside

South Congress Station
Planned, Near Monroe and Elizabeth Streets



Continued Development Along South Congress



One Lady Bird Lake

101 Residential Condos

197 For Rent Apartments

14K SF of Retail



305 South Congress (Austin American Statesman)

19 AC Development

3.5M SF of Office, Hotel & Retail & Residential

8 AC of Dedicated Park Space



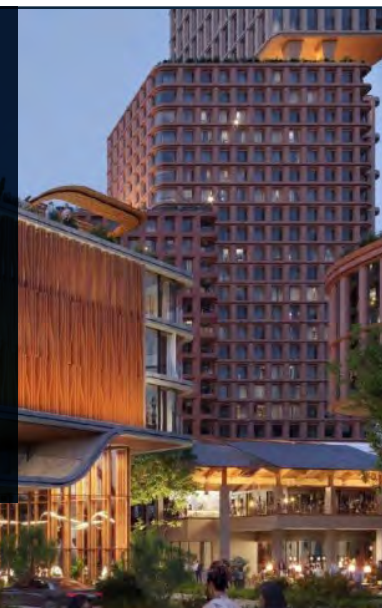
510 South Congress

950 Residential Condos

600K SF of Office

225 Key Hotel

135K SF of Retail



The Standard Austin

- Conversion from the South Congress Hotel
- 1st Texas Location & 1st U.S. Opening in a Decade
- Extensive Renovation Planned



Lack of Available Space Drives Rental Rates | South Congress Corridor



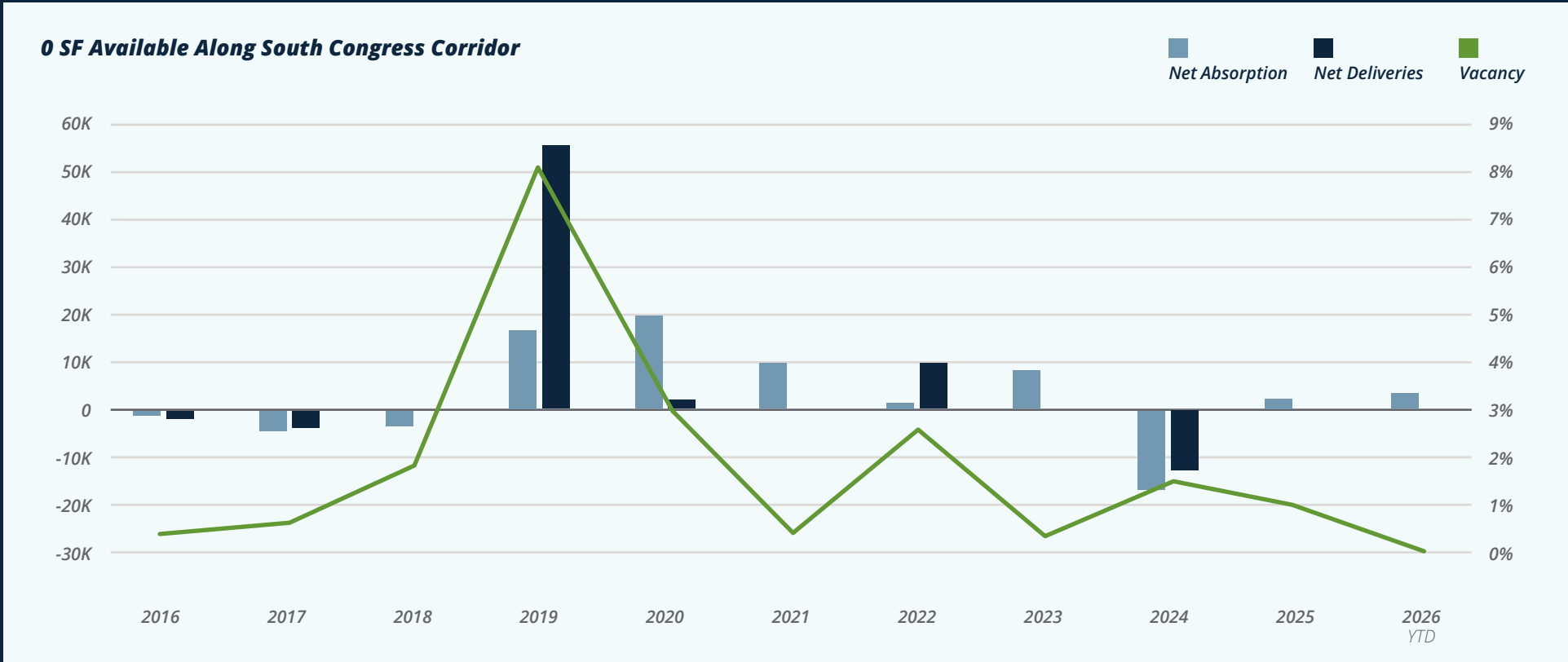
394K SF
Existing
Inventory



0 SF
Under Construction/
Planned



100%
Occupancy
Rate



SRSRE.COM/AustinUrbanRetailPortfolio

1323 SOUTH CONGRESS

EXCLUSIVELY PRESENTED BY



CAPITAL
MARKETS

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OF GOING THE EXTRA MILE

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Information About Brokerage Services (IABS).