



# PARK PLAZA

62 Units | North East Austin

829 Park Plaza Dr., Austin, TX 78753



VIEW  
PROPERTY  
WEBSITE

*Shown By  
Appointment  
Only With  
Listing Agents*

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Walmart | 1.5 ± Miles

Mueller Development | 4.5 ± Miles

DT Austin | 6.0 ± Miles

The Domain & Q2 Stadium | 3.0 ± Miles

**Park Plaza**  
829 Park Plaza, 78753

Interstate 35



Looking SOUTH

Park Plaza Dr.



# Property Overview

## Conveniently Located Asset With Significant Upside

//////////

**Park Plaza** consists of 62 units and is located at **829 Park Plaza Dr in Austin, Texas**, on a large, low density site just over 3 acres. The property offers a range of community amenities, including a swimming pool, on-site laundry facilities, a park and playground with barbecue and picnic area, and ample surface parking. Interior features include as ranges, walk-in closets, and vaulted ceilings in all second story units, providing residents with functional and attractive living spaces. Positioned in North Austin, Park Plaza offers convenient access to I-35 and is proximate to area schools, parks, and major employment centers in The Domain and Northeast Austin. The property has been well maintained and provides much needed workforce housing.



## SALIENT FACTS

<b>Pricing:</b>	<b>Market Pricing</b>
<b>Terms:</b>	<b>Cash or Third-Party Financing</b>
<b># of Units:</b>	<b>62</b>
<b># of Buildings:</b>	<b>3 Two-Story, Garden-Style Walk-ups</b>
<b>Year Built:</b>	<b>1982</b>
<b>Total NRSF:</b>	<b>40,162 SF (per RR)</b>
<b>Land Area:</b>	<b>3.0177 Acres   131,453 SF</b>
<b>Zoning:</b>	<b>GR-MU-NP</b>
<b>Exterior:</b>	<b>Brick &amp; Hardie Plank</b>
<b>Roofs:</b>	<b>Pitched, Composition Shingle</b>
<b>HVAC:</b>	<b>Individual</b>
<b>Water Heater:</b>	<b>Individual (Electric)</b>
<b>Laundry Room:</b>	<b>One Facility   7 Washers / 8 Dryers</b>
<b>Parking:</b>	<b>101 ± Surface Spaces</b>

Within 1 mile of Park Plaza, you'll find an impressive selection of amenities:

- + Guerrero Thompson, Barrington, and Hart Elementary Schools; and Dobie Middle School
- + Large retailers including HEB Grocery and Walmart Supercenter
- + Nearby Parks & Recreation include the North Acres Greenbelt, Gustavo L. Garcia District Park, and Mesa Rim Climbing Center

## INVESTMENT HIGHLIGHTS

- **Value-Add Opportunity** – Under Performing Asset in Central Location With Potential to Reduce Taxes by Partnering With a Non-Profit
- **Out-of-State Owner Since 2019** – With Recent Management Change Leaving Upside For Rents and Occupancy
- **Low Basis** – Below \$100k / Unit, Reflecting Pre-Pandemic Pricing Levels
- **Highly Affordable Rents for Much Needed Workforce Housing** – Nearly 20% Below Average One Bed Rent in NE Submarket and 40% Below Average One Bed Rent in Austin Metro
- **Existing Low Density With Redevelopment Upside** – GR-MU Zoning Allows up to 1:1 FAR on a 3-Acre Site So Density Could Potentially Be Increased More Than 3x



## Investment Location

**Park Plaza** is located directly adjacent to I-35, providing immediate access to one of Austin's primary transportation corridors and convenient connectivity to major roadways including US-183, US-290, Parmer Lane, Rundberg Lane, Braker Lane, Anderson Lane, and SH-45. Park Plaza is also within close proximity to key North Austin destinations such as The Domain, Mueller, and Downtown's CBD, offering easy access to major employment centers, education amenities, retail, medical services, and sports and entertainment venues.

### The Domain

Serving as Austin's "second downtown," The Domain features over 3.5 million square feet of office space and is anchored by 137 retail stores and high-end restaurants, hotels, and residences. Major tech and corporate employers with significant presence in the area include *Amazon* (~11,000 local employees), *Apple* (~7,000 local employees), and *IBM* (~6,000 local employees).

### The Mueller Mixed-Use Development

This 700± acre mixed-use urban site features well known retail hotspots and nationally recognized businesses, including The Thinkery Children's Museum, *Alamo Drafthouse*, *Texas Film Studios*, *AISD Performing Arts Center*, *Home Depot*, and *H-E-B Grocery*. The *Dell Children's Medical Center of Central Texas*—a Level 1 Pediatric Trauma Center with 1,400± employees on a 32± acre campus—and the *Seton Hospital Administrative Office* is also located in Mueller.

**AUSTIN** Named #5 in  
U.S. for *Job Growth*  
Ranked #1 in **TEXAS**

by Bureau of Labor Statistics



U.S. Bureau of Labor Statistics  
March 2025





## INTERIOR FEATURES

- Walk-In Closets
- 2" Faux Wood Blinds
- Ceramic Tile in Bathrooms
- Gas Stoves & Stainless Steel Appliances\*
- Second Floor Units Include Vaulted Ceilings
- Large Bedrooms and Pantries
- Fireplaces in 2 Bedroom Units

*\*in Select Units*



## COMMUNITY FEATURES

- On-Site Management & Maintenance
- Storage Room and Maintenance Shop
- Swimming Pool, and BBQ & Picnic Area
- Children's Playground & Green Space
- Hardie Plank Siding & Solar Screens
- Park-like Setting With Views of the Creek
- Laundry Facility (7 Washers / 8 Dryers)











UNIT MIX	Type	Unit SF±	Total SF±	Market Rent	Monthly Mkt. Rent	Annual Mkt. Rent	Rent/ SF±
32	1 Bed / 1 Bath	601	19,232	\$899	\$28,768	\$345,216	\$1.50
20	1 Bed / 1 Bath	629	12,580	\$999	\$19,980	\$239,760	\$1.59
10	2 Bed / 1 Bath	835	8,350	\$1,449	\$14,490	\$173,880	\$1.74
<b>62</b>		<b>648</b>	<b>40,162</b>	<b>\$1,020</b>	<b>\$63,238</b>	<b>\$758,856</b>	<b>\$1.57</b>







INCOME	T-3 Rental Income (Jan - Mar '26)		
	Pro Forma	Annualized	2023 Actuals
Scheduled Market Rent	\$758,856	\$526,606	\$868,557
Less: Loss to Lease	2.00% (\$15,177)		(\$32,758)
Less: Vacancy	7.00% (\$53,120)		(\$52,409)
Less: Concessions	1.50% (\$11,383)	(\$8,475)	(\$125)
Less: Bad Debt	1.00% (\$7,589)		(\$11,090)
Net Rental Income	\$671,588	\$518,131	\$772,175
Plus: Fee Income		\$9,187	\$44,074
Plus: Laundry Income	\$25,000	(\$10)	\$0
Plus: RUBS Income	\$1,000	\$50,532	\$22,010
Plus: Other Income	\$5,000	\$3,670	\$6,104
Total Operating Income (EGI)	\$752,588	\$581,511	\$844,723

EXPENSES	Per Unit	T-12 Expenses from March 2026		
Administrative	\$323	\$20,000	\$27,368	\$16,299
Advertising & Promotion	\$250	\$15,500	\$16,078	\$3,960
Payroll	\$500	\$2,000	\$1,159	\$90,191
Repairs & Maintenance	\$600	\$37,200	\$119,936	\$14,589
Management Fee	4.00% \$486	\$30,104	\$47,709	\$33,306
Utilities	\$1,290	\$80,000	\$79,583	\$50,249
Contracted Services	\$484	\$30,000	\$39,738	\$10,820
Real Estate Taxes	2.046485% \$1,980	\$122,789	\$129,543	\$138,854
Insurance	\$565	\$35,000	\$34,465	\$51,601
Total Expenses		\$372,593	\$495,579	\$409,869
	Per Unit:	\$6,010	\$7,993	\$6,611
	Per SF:	\$9.28	\$12.34	\$10.21

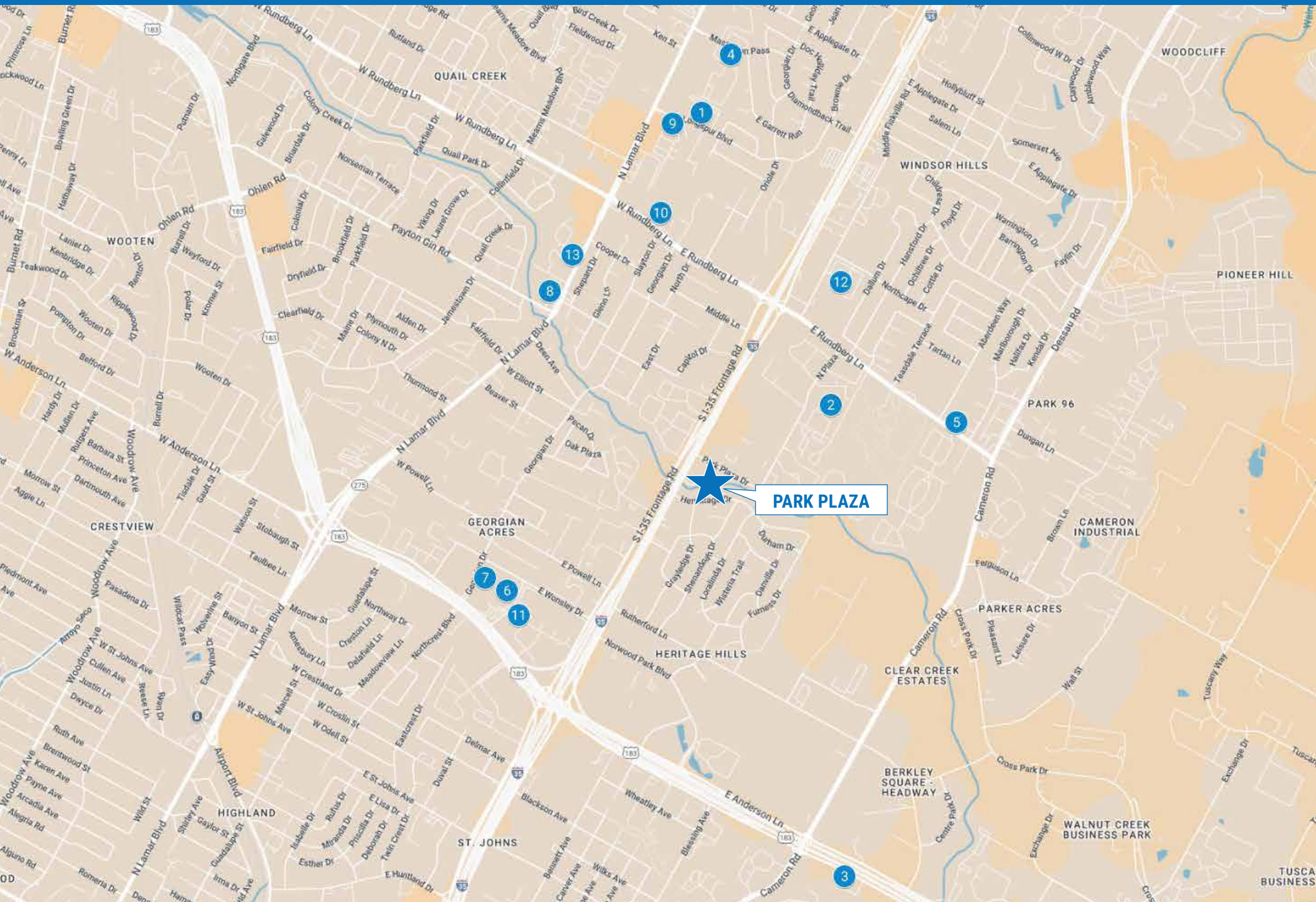
Net Operating Income \$394,416      \$85,932      \$434,854

TCAD Assessed Value as of 02/03/2026 = \$6,330,000 | Real Taxes for 2023 adjusted to match TCAD totals  
 Insurance Adjusted to reflect separate Annual Premium Invoice

MAP ID	PROPERTY NAME	YEAR BUILT	NUMBER OF UNITS	AVERAGE SF ±	AVERAGE RENT	AVERAGE RENT / SF
1	 <p><b>502 NORTH</b> 502 Longspur Boulevard W. Austin, TX 78753</p>	1984	160	814	\$1,176	\$1.44
2	 <p><b>ALMA NORTH PLAZA II</b> 9121 North Plaza Drive Austin, TX 78753</p>	1985	90	619	\$988	\$1.60
3	 <p><b>ASHFORD COSTA ESMERALDA</b> 1601 E. Anderson Lane Austin, TX 78752</p>	1984	96	682	\$979	\$1.44
4	 <p><b>ASHFORD COSTA PERLA</b> 401 Masterson Pass Austin, TX 78753</p>	1983	104	674	\$913	\$1.35
5	 <p><b>BLU PH. II</b> 1400 Rundberg Lane E. Austin, TX 78753</p>	1983	80	466	\$749	\$1.61
6	 <p><b>CHASE VILLAGE</b> 8028 Gessner Drive Austin, TX 78753</p>	1980	128	700	\$1,183	\$1.69
7	 <p><b>GEORGIAN HILLS</b> 8005 Georgian Drive Austin, TX 787523</p>	1985	68	525	\$1,055	\$2.01
8	 <p><b>THE IVY</b> 8912 N. Lamar Boulevard Austin, TX 78753</p>	1984	192	585	\$1,271	\$2.17

MAP ID	PROPERTY NAME	YEAR BUILT	NUMBER OF UNITS	AVERAGE SF ±	AVERAGE RENT	AVERAGE RENT / SF								
9	 <p><b>LONGSPUR CROSSING</b> 701 Longspur Boulevard W. Austin, TX 78753</p>	1984	252	740	\$1,087	\$1.47								
10	 <p><b>NORTHCHASE</b> 306 Rundberg Lane W. Austin, TX 78753</p>	1984	120	747	\$1,236	\$1.65								
11	 <p><b>SHORT HILLS SOUTH</b> 8001 Gessner Drive Austin, TX 78753</p>	1984	56	456	\$879	\$1.93								
12	 <p><b>VILLAS DE LA PLAZA</b> 9601 Middle Fiskville Road Austin, TX 78753</p>	1983	200	910	\$1,290	\$1.42								
13	 <p><b>VILLAS OF QUAIL CREEK</b> 9036 N. Lamar Boulevard Austin, TX 78753</p>	1984	172	839	\$1,220	\$1.45								
<b>AVERAGES:</b>				<b>711±</b>	<b>\$1,115</b>	<b>\$1.57</b>								
★	 <p><b>PARK PLAZA</b> 829 Park Plaza Drive Austin, TX 78753</p>	1982	<table border="1"> <thead> <tr> <th>NUMBER OF UNITS</th> <th>AVERAGE SF ±</th> <th colspan="2">IN-PLACE RENTS</th> </tr> </thead> <tbody> <tr> <td>62</td> <td>656±</td> <td>\$904</td> <td>\$1.38</td> </tr> </tbody> </table>	NUMBER OF UNITS	AVERAGE SF ±	IN-PLACE RENTS		62	656±	\$904	\$1.38			
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62	656±	\$904	\$1.38											





# PROXIMITY MAP CENTRAL AUSTIN

## MAJOR EMPLOYERS

University of Texas	23,925
Tesla	20,000
Ascension Seton	14,842
Samsung	14,000
Dell Inc.	12,000
St. David's HealthCare	11,484
Amazon	10,684
Apple Inc.	10,000
Applied Materials	7,000
IBM Corp.	6,000
Texas State University	5,389
Austin Community College	5,000
Baylor Scott & White	4,500
Oracle	4,200
AMD	3,700
Accenture	3,500
U.S. IRS	3,400
General Motors	3,243
Flex	3,100
Charles Schwab	3,018

**TARGET**  
**TRADER JOE'S**  
**REGAL**  
**GOLF GALAXY**  
**BARNES & NOBLE**  
**DAVE & BUSTER'S**  
**BEST BUY**

**Jordan Market**  
**ALAMO DRAFTHOUSE CINEMA**  
**LOWE'S**  
**COVER 3**  
**CHIPOTLE**  
**Walmart**

**MANDOLA'S**  
**hopdoddy**  
**NIKE**  
**corepower YOGA**  
**Merit COFFEE CO.**  
**jeni's**  
**InStep**

**H&M**  
**DICK'S SPORTING GOODS**  
**NORTH ITALIA**  
**macy's**  
**Dillard's**  
**CAP CITY COMEDY CLUB**  
**LOUIS VUITTON**  
**Neiman Marcus**  
**GUCCI**

**the Y**  
**H-E-B**

**HIDDEN GARDEN APARTMENTS**

**PARK PLAZA APARTMENTS**

**AUSTIN COMMUNITY COLLEGE**

THE TRIANGLE

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## 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.

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

## 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.

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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent / Associate	_____ License No.	_____ Email	_____ Phone
<b>Sally Burns</b>	<b>718525</b>	<b>sally@muskin-elam.com</b>	<b>(512) 343-2700</b>
_____ Sales Agent / Associate's Name	_____ License No.	_____ Email	_____ Phone



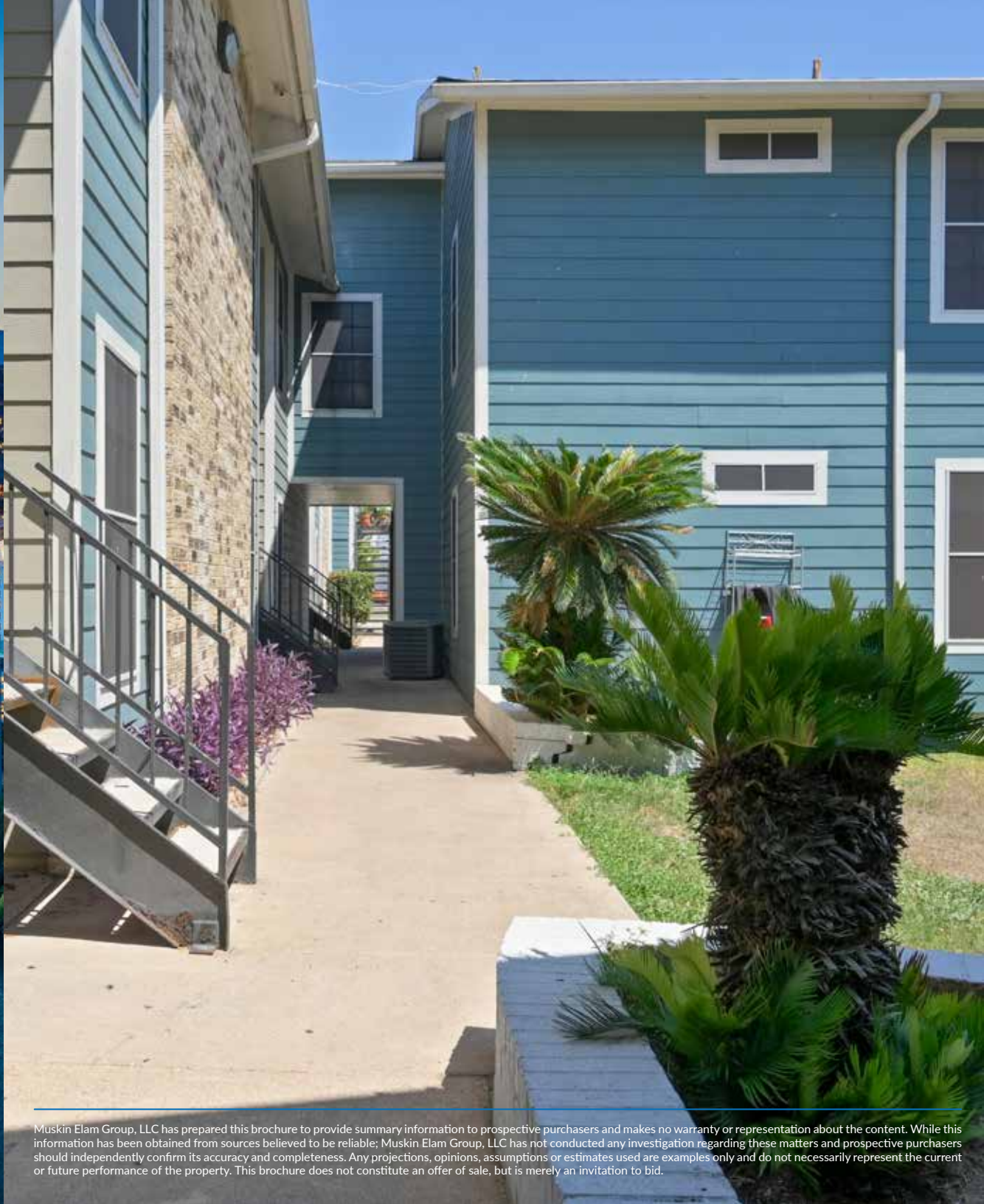
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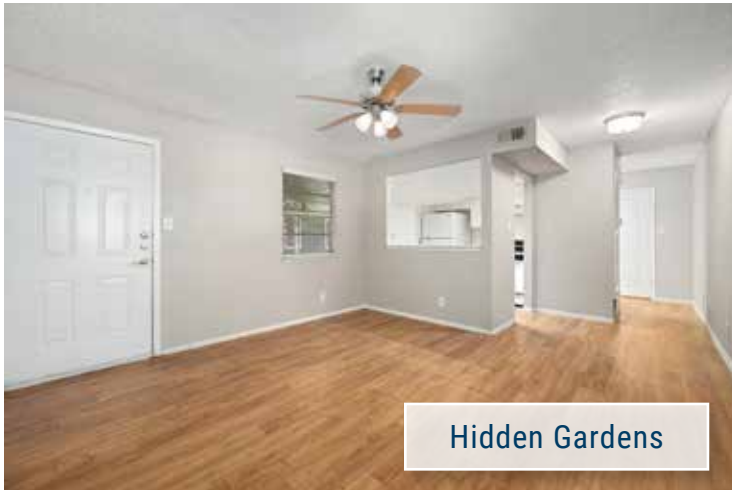
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UNIT MIX	Type	Unit SF±	Total SF±	Market Rent	Monthly Mkt. Rent	Annual Mkt. Rent	Rent/ SF±
<b>Hidden Gardens - 5656 N Lamar Blvd, Austin, TX 78751</b>							
15	Studio	440	6,600	\$999	\$14,985	\$179,820	\$2.27
12	1 Bed / 1 Bath	750	9,000	\$1,099	\$13,188	\$158,256	\$1.47
29	1 Bed / 1 Bath	830	24,070	\$1,299	\$37,671	\$452,052	\$1.57
15	2 Bed / 1 Bath	1,000	15,000	\$1,599	\$23,985	\$287,820	\$1.60
<b>71</b>		<b>770</b>	<b>54,670</b>	<b>\$1,265</b>	<b>\$89,829</b>	<b>\$1,077,948</b>	<b>\$1.64</b>
<b>Park Plaza - 829 Park Plaza Dr, Austin, TX 78753</b>							
32	1 Bed / 1 Bath	601	19,232	\$899	\$28,768	\$345,216	\$1.50
20	1 Bed / 1 Bath	629	12,580	\$999	\$19,980	\$239,760	\$1.59
10	2 Bed / 1 Bath	835	8,350	\$1,499	\$14,990	\$179,880	\$1.80
<b>62</b>		<b>648</b>	<b>40,162</b>	<b>\$1,028</b>	<b>\$63,738</b>	<b>\$764,856</b>	<b>\$1.59</b>
<b>Combined Totals</b>							
<b>133</b>		<b>713</b>	<b>94,832</b>	<b>\$1,155</b>	<b>\$153,567</b>	<b>\$1,842,804</b>	<b>\$1.62</b>
				<b>Current Average In-Place Rents =</b>	<b>\$967</b>	<b>\$1.36</b>	

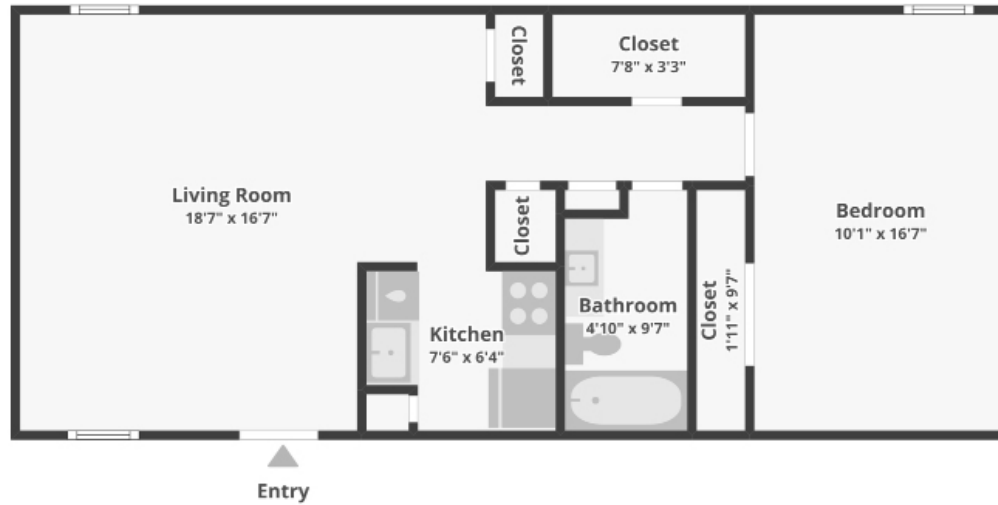


Hidden Gardens



Park Plaza

### INTERIOR FEATURES



### INTERIOR FEATURES





# INTERIOR FEATURES



Floor 1

This plan is not intended to be used for building or design purposes. Size and dimensions are approximate.



828 Park Pl #200 Austin, TX 78701










Floor 1

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Floor 1











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MAP ID	PROPERTY NAME	YEAR BUILT	NUMBER OF UNITS	AVERAGE SF ±	AVERAGE RENT	AVERAGE RENT / SF
1	 <p><b>45 FLATS</b> 4558 Avenue A Austin, TX 78751</p>	1969	59	364	\$909	\$2.50
2	 <p><b>ANDREWS PLACE</b> 415 39th Street W. Austin, TX 78751</p>	1972	51	595	\$1,188	\$1.99
3	 <p><b>ARGOSY AT CRESTVIEW</b> 1003 Justin Lane Austin, TX 78757</p>	1984	288	685	\$1,285	\$1.88
4	 <p><b>ASPENWOOD</b> 4539 Guadalupe Street Austin, TX 78751</p>	1969	86	667	\$1,196	\$1.79
5	 <p><b>THE CHELSEA</b> 5106 N. Lamar Boulevard Austin, TX 78751</p>	1966	152	654	\$1,530	\$2.34
6	 <p><b>DISTRICT 53</b> 600 53rd Street E. Austin, TX 78751</p>	1966	100	664	\$1,110	\$1.67
7	 <p><b>THE DUVAL AT MIDTOWN</b> 7200 Duval Street Austin, TX 78752</p>	1967	64	708	\$1,024	\$1.45
8	 <p><b>DUVAL VILLA</b> 4305 Duval Street Austin, TX 78751</p>	1968	112	953	\$1,578	\$1.66
9	 <p><b>HYDE PARK I &amp; II</b> 4413 Speedway Street Austin, TX 78751</p>	1968	54	465	\$989	\$2.13

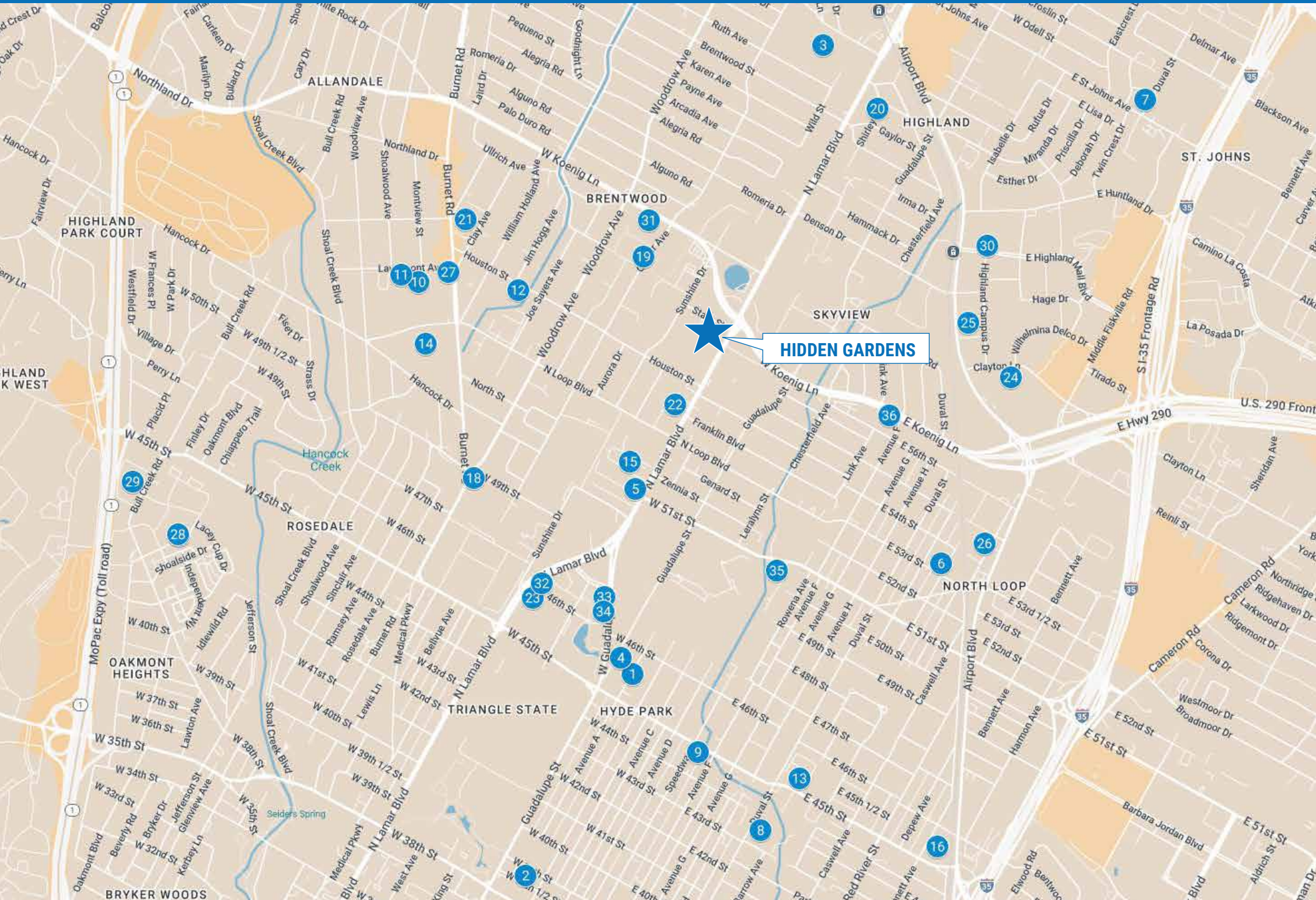


MAP ID	PROPERTY NAME	YEAR BUILT	NUMBER OF UNITS	AVERAGE SF ±	AVERAGE RENT	AVERAGE RENT / SF						
10	 <b>KENSINGTON COURT</b> 2200 North Loop W. Austin, TX 78756	1972	141	789	\$1,111	\$1.41						
11	 <b>KENSINGTON TERRACE</b> 2207 Lawnmont Avenue Austin, TX 78756	1973	178	769	\$1,104	\$1.44						
12	 <b>OAK CREEK</b> 1507 Houston Street Austin, TX 78756	1972	92	1,729	\$1,206	\$1.66						
13	 <b>OAK PARK</b> 4505 Duval Street Austin, TX 78751	1971	195	674	\$1,408	\$2.09						
14	 <b>THE ROSEDALE</b> 2211 North Loop W. Austin, TX 78756	1963	104	781	\$1,189	\$1.52						
15	 <b>SUMMIT AT HYDE PARK</b> 5200 N. Lamar Boulevard Austin, TX 78751	1983	192	600	\$1,284	\$2.14						
16	 <b>TANGLEWOOD NORTH</b> 1020 E. 45th Street Austin, TX 78751	1964	128	706	\$1,023	\$1.45						
AVERAGES:				<b>693±</b>	<b>\$1,236</b>	<b>\$1.78</b>						
★	 <b>HIDDEN GARDENS</b> 5606 N. Lamar Boulevard Austin, TX 78751	1972	<table border="1"> <thead> <tr> <th>NUMBER OF UNITS</th> <th>AVERAGE SF ±</th> <th>IN-PLACE RENTS</th> </tr> </thead> <tbody> <tr> <td>71</td> <td>770±</td> <td>\$1,007</td> </tr> </tbody> </table>	NUMBER OF UNITS	AVERAGE SF ±	IN-PLACE RENTS	71	770±	\$1,007			
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17	 <b>ALDER AT THE GROVE</b> 4424 Jackson Avenue Austin, TX 78731	2023	268	819	\$1,816	\$2.22
18	 <b>THE BRAXTON</b> 4811 Woodrow Avenue Austin, TX 78756	2019	52	787	\$1,808	\$2.30
19	 <b>THE BRENTWOOD</b> 5700 Grover Avenue Austin, TX 78756	2025	274	788	\$1,834	\$2.33
20	 <b>BROADSTONE NORTH LAMAR</b> 6709 N. Lamar Boulevard Austin, TX 78752	2025	305	781	\$2,024	\$2.59
21	 <b>BURNET FLATS</b> 5453 Burnet Road Austin, TX 78756	2014	179	796	\$1,465	\$1.84
22	 <b>CAMDEN LAMAR HEIGHTS</b> 5400 N. Lamar Boulevard Austin, TX 78751	2015	314	838	\$1,619	\$1.93
23	 <b>ECHO</b> 4527 N. Lamar Boulevard Austin, TX 78756	2014	274	805	\$1,886	\$2.34
24	 <b>ELLA PARKSIDE</b> 5901 Airport Boulevard Austin, TX 78758	2018	309	812	\$1,553	\$1.91
25	 <b>FIVETWO AT HIGHLAND</b> 110 Jacob Fontaine Lane Austin, TX 78752	2020	390	888	\$1,740	\$1.96
26	 <b>THE FLORA</b> 5406 Middle Fiskville Road Austin, TX 78751	2019	194	631	\$1,311	\$2.08
27	 <b>HAUS 5350</b> 5350 Burnet Road Austin, TX 78756	2010	175	841	\$1,844	\$2.19

MAP ID	PROPERTY NAME	YEAR BUILT	NUMBER OF UNITS	AVERAGE SF ±	AVERAGE RENT	AVERAGE RENT / SF
28	 <b>KORINA AT THE GROVE</b> 4424 Jackson Avenue Austin, TX 78731	2021	373	792	\$1,743	\$2.20
29	 <b>MAA WEST AUSTIN</b> 4330 Bull Creek Road Austin, TX 78731	2009	329	885	\$1,775	\$2.00
30	 <b>MEDINA HIGHLANDS</b> 212 Highland Mall Boulevard W. Austin, TX 78752	2023	309	856	\$1,687	\$1.97
31	 <b>THE PEARL</b> 1301 Koenig Lane W. Austin, TX 78756	2021	383	711	\$1,593	\$2.24
32	 <b>RESIDENCES AT THE TRIANGLE</b> 4601 N. Lamar Boulevard Austin, TX 78751	2009	79	1,217	\$2,255	\$1.85
33	 <b>RESIDENCES AT THE TRIANGLE I</b> 4600 Guadalupe W. Austin, TX 78751	2005	335	1,026	\$2,053	\$2.00
34	 <b>RESIDENCES AT THE TRIANGLE II</b> 4600 Guadalupe W. Austin, TX 78751	2006	115	971	\$2,039	\$2.10
35	 <b>WALLER CREEKSIDE ON 51ST</b> 105 W. 51st Street Austin, TX 78751	2014	139	799	\$1,547	\$1.94
36	 <b>WEST KOENIG FLATS</b> 5608 Avenue F Austin, TX 78751	2016	210	812	\$1,604	\$1.97
<b>AVERAGES:</b>				<b>832±</b>	<b>\$1,746</b>	<b>\$2.10</b>
★	 <b>HIDDEN GARDENS</b> 5606 N. Lamar Boulevard Austin, TX 78751	1972	<b>NUMBER OF UNITS</b> 71	<b>AVERAGE SF ±</b> 770±	<b>IN-PLACE RENTS</b> \$1,007 \$1.31	









VIEW  
PROPERTY  
WEBSITE

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Appointment  
Only With  
Listing Agents*

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