



**NORTH UNIVERSITY  
NEIGHBORHOOD**

DT Austin | 1.6 ± Miles

UT Austin | 0.2 ± Miles

# THE PARKER AT HYDE PARK

**16 Units | Central Austin  
3107 Speedway, Austin, TX 78705**

VIEW  
PROPERTY  
WEBSITE

Shown By  
Appointment  
Only With  
Listing Agents

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 **MUSKIN | ELAM**  
MULTIFAMILY BROKERAGE GROUP

# Location Overview

## North University and Aldridge Place Neighborhoods | Central Austin



**The Parker at Hyde Park** (3107 Speedway) is a 16-unit multifamily investment opportunity in the North University area, the “sweet spot” of Austin real estate, which catches massive demand from the **University of Texas** while maintaining the charm and higher property values of the **Hyde Park** and **Aldridge Place** neighborhoods.

Being just 0.2 miles from the UT Austin campus (with over 55,000 students and 26,000 faculty/staff) provides a built-in, perennial tenant base. Additionally, the proximity to the **State Capitol** and **Medical District** (Dell Seton, St. David’s) attracts a more stable, professional demographic beyond just students. The property also scores high on lifestyle metrics:

- **“The Drag” (Guadalupe St):** Iconic Austin retail and dining are just 0.3 miles away.
- **The Triangle:** A major mixed-use hub for grocery shopping (HEB/Central Market) and high-end dining is just to the north.
- **Historic Context:** Being adjacent to Aldridge Place, where average home prices exceed **\$1M**, provides significant upward pressure on rental rates and long-term land value.



## SALIENT FACTS

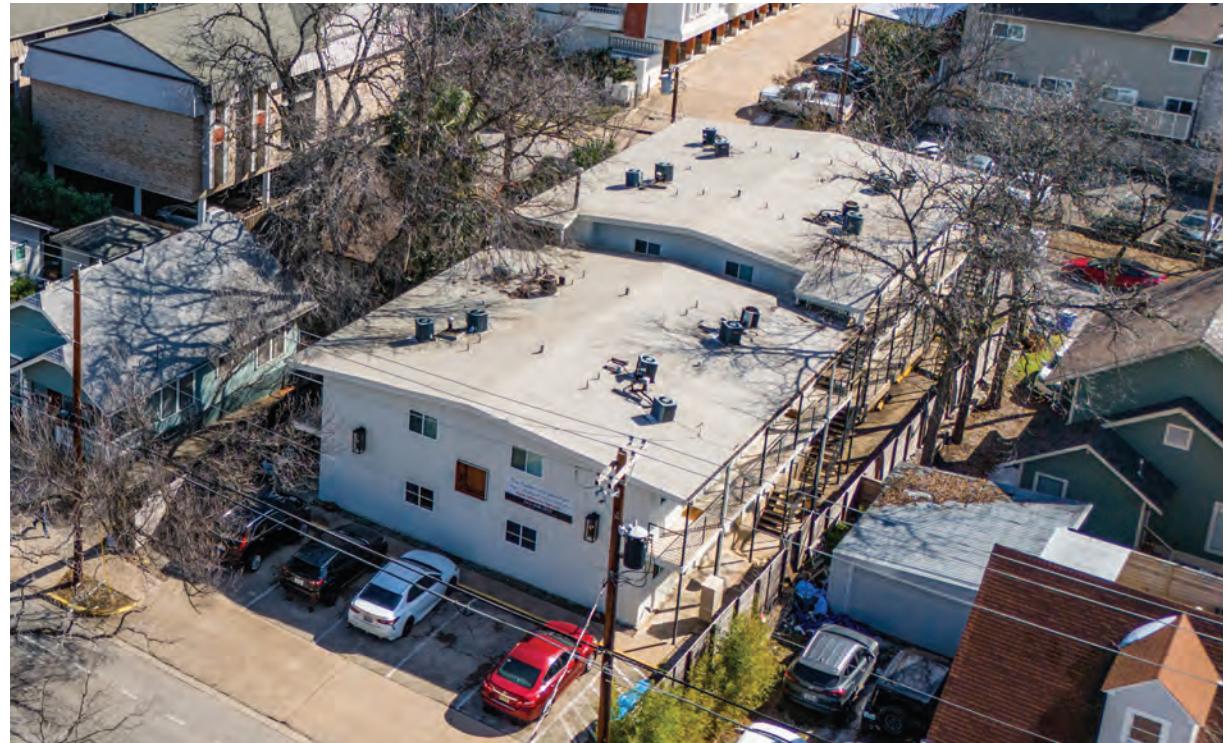
Pricing:	Market Pricing
Terms:	Cash or Third-Party Financing
# of Units:	16 Total
# of Buildings:	1 Total
Year Built:	1965
Total NRSF:	8,506 SF (per TCAD)
Land Area:	0.1887 Acres   8,220 SF
Zoning:	NO-NCCD-ETOD-DBETOD-NP
Exterior:	Native Stone and Cedar Siding
Roofs:	Flat
HVAC:	Individual
Water Heater:	1 Gas Boiler (100 gallon)
Laundry Room:	1 On-Site (2W / 2D)
Parking:	Surface Spaces + 10 Underbuilding



The University of Texas at Austin main campus is only 2 ± blocks from The Parker at Hyde Park allowing university students and staff convenient access to any of the prestigious 18 colleges and schools such as: Cockrell School of Engineering, Dell Medical School, LBJ School of Public Affairs, and McCombs School of Business.

## INVESTMENT HIGHLIGHTS

- **Excellent Value-Add Opportunity** - Spacious Bath Area and Two Closets (possible location for W/D's)
- **Favorable NO-NCCD-ETOD Zoning** - ETOD (Equitable Transit-Oriented Development) often signals future density potential or proximity to high-frequency transit corridors
- **Adjacent to "Historic" Aldridge Place Neighborhood**  
Median Home Price: **\$1.002M** (or \$598 psf)
- **Walking Distance** to Restaurants, Grocery Stores, Nightlife, and Employers; and **Close Proximity** Medical Hubs including Ascension Seton, St. David's Medical Center, Dell Seton at U.T., and Related Medical Offices
- **2 ± Blocks North of the University of Texas Main Campus**  
(Students: 55K ± and Faculty/Staff: 26K ±)
- **Blocks to "The Drag**", the iconic strip of Guadalupe St., featuring Restaurants, Bars, and Eclectic Shopping



## Property Characteristics

16 Units | Underbuilding & Surface Parking via Speedway and Helms Streets



**The Average Occupancy  
in the UT Submarket  
is 94.4%**

Austin Investor Interests  
Multifamily Trend Report | Fourth Quarter 2025



**The Parker at Hyde Park** consists of one large, garden-style building, with two stories of MF units over underbuilding parking. The mix is all one-bedrooms with spacious living areas (550± sq. ft. floorplans). Each plan features large open living rooms, walk-in closets, faux-wood vinyl flooring, vaulted ceilings with wooden beams\*, kitchen gooseneck faucets\*, built-in shelves in bedrooms, ceramic tile surrounding cast iron bathtubs, gas stove and ranges, and mini-blinds. Interior features include individual HVACs, ceiling fans and large bedrooms. Owners have renovated a couple units, so this is a great value-add property with an opportunity to increase rental rates, and reduce operating expenses. Tenants have access to one laundry facility on-site (2W/2D), community bike racks, multiple entrance/exit points, and parking access in both front and back of the buildings (via Speedway or Helms Street).

\*in select units

## INTERIOR FEATURES

- Large Open Living Rooms
- Vaulted Ceilings with Wooden Beams\*
- Natural Stone Countertops\*
- Ceramic Tile surrounding Cast-Iron Bathtubs & Shower Combinations
- Gas Stoves/Ranges
- Individual HVACs
- Double Closets in Every Bedroom
- Miniblinds on all Windows

\*in Select Units



## COMMUNITY FEATURES

- Laundry Facilities On-site (2 W/2Ds)
- Under-Building Vehicle Parking
- Dual Access via Speedway and Helms Street
- Adjacent to Renovated Single-Family Homes
- Blocks from "Historic" Aldridge Place with Gorgeous Older Residences
- On the UT and Metro Bus Route
- Surface Parking & 10 Under-building Spaces

## PROPERTY IMPROVEMENTS

- Parking Lot Repaved, Restriped, and Curb Stops Installed
- Added Wood Perimeter Fencing with Trash Enclosure and Gates
- New Façade with Hardie Siding
- New Horizontal Modern Railing
- Improved Landscape Design
- Upgraded Building Signage
- New Exterior Lighting
- Energy-Efficient Replacement Vinyl Windows
- Updated Door Hardware and Unit Numbering
- Interior Rehab of One Unit with Added W/D Closet Connection



UNIT MIX	Type	Unit SF±	Total SF±	Market Rent	Monthly Mkt. Rent	Annual Mkt. Rent	Rent/ SF±
16	1 Bed / 1 Bath	550	8,800	\$1,595	\$25,520	\$306,240	\$2.90
<b>16</b>		<b>550</b>	<b>8,800</b>	<b>\$1,595</b>	<b>\$25,520</b>	<b>\$306,240</b>	<b>\$2.90</b>
<b>INCOME</b>			T-3 Rental Income (Oct - Dec '25) Pro Forma		T-12 Income from December 2025	2024 Actuals	
Scheduled Market Rent			\$306,240	\$287,548	\$284,353	\$277,691	
Less: Loss to Lease			1.00%	(\$3,062)			
Less: Vacancy			5.00%	(\$15,312)			
Less: Concessions			0.50%	(\$1,531)			
Less: Bad Debt			0.25%	(\$766)			
<b>Net Rental Income</b>			<b>\$285,569</b>	<b>\$287,548</b>	<b>\$284,353</b>	<b>\$277,691</b>	
Plus: Fee Income			\$1,000				
Plus: Laundry Income			\$500				
Plus: RUBS Income			\$22,000	\$21,829	\$21,829	\$19,738	
Plus: Other Income			\$2,000				
<b>Total Operating Income (EGI)</b>			<b>\$311,069</b>	<b>\$309,377</b>	<b>\$306,182</b>	<b>\$297,428</b>	
<b>EXPENSES</b>			Per Unit		T-12 Expenses from December 2025		
Administrative			\$150	\$2,400	\$0	\$0	\$0
Advertising & Promotion			\$500	\$8,000	\$14,116	\$14,116	\$6,808
Payroll			\$0	\$0	\$8,550	\$8,550	\$5,650
Repairs & Maintenance			\$600	\$9,600	\$12,949	\$12,949	\$11,501
Management Fee	6.00%	\$1,167	\$18,664	\$7,650	\$7,650	\$10,200	
Utilities		\$1,625	\$26,000	\$25,206	\$25,206	\$25,961	
Contracted Services		\$375	\$6,000	\$6,584	\$6,584	\$6,862	
Real Estate Taxes	2.046485%	\$3,453	\$55,255	\$52,000	\$52,000	\$42,000	
Insurance		\$1,250	\$20,000	\$18,819	\$18,819	\$16,448	
<b>Total Expenses</b>			<b>\$145,919</b>	<b>\$145,875</b>	<b>\$145,875</b>	<b>\$125,431</b>	
		Per Unit:	\$9,120	\$9,117	\$9,117	\$7,839	
		Per SF:	\$17.21	\$17.20	\$17.20	\$14.79	
<b>Net Operating Income</b>			<b>\$165,150</b>	<b>\$163,502</b>	<b>\$160,308</b>	<b>\$171,998</b>	

TCAD Assessed Value as of 01/30/2026 = \$2,509,270

# Information About Brokerage Services



## 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.

### **Muskin | Elam Group, LLC**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

### **Daniel Elam**

Designated Broker of Firm

### **Daniel Elam**

Licensed Supervisor of Sales Agent / Associate

### **Sally Burns**

Sales Agent / Associate's Name

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License No.

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