



# SWEDISH HILL APARTMENTS

1009 E 16th Street, Austin, TX 78702

7 Units | ± 3,819 SF | YOC 1985



VIEW  
PROPERTY  
WEBSITE

*Shown By  
Appointment  
Only With  
Listing Agents*

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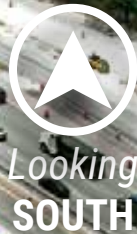
DT Austin | 1.3 ± Miles

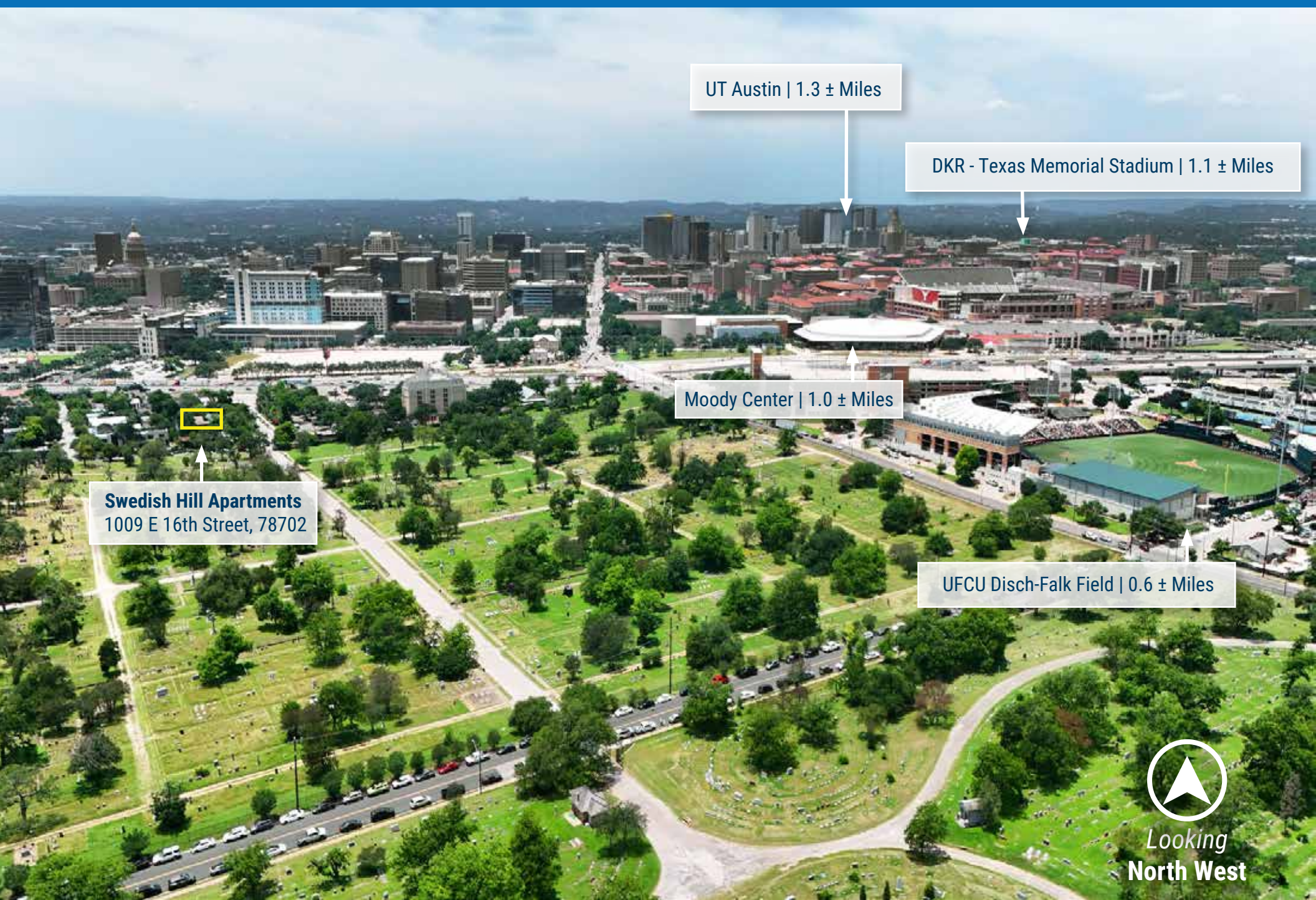
Texas State Capital | 1.0 ± Miles

Waterloo Park | 0.6 ± Miles

Dell Seton Medical Center | 0.8 ± Miles

**Swedish Hill Apartments**  
1009 E 16th Street, 78702





UT Austin | 1.3 ± Miles

DKR - Texas Memorial Stadium | 1.1 ± Miles

Moody Center | 1.0 ± Miles

UFCU Disch-Falk Field | 0.6 ± Miles

**Swedish Hill Apartments**  
1009 E 16th Street, 78702



Looking  
North West

# Investment Overview



Seize a rare opportunity to own a multifamily property in the coveted Swede Hill neighborhood of Inner East Austin. Swedish Hill Apartments is a 7-unit multifamily community built by the current owner in 1985. We have the original blueprints in hand!

## Exceptional Location

- Situated in a pocket just east of downtown Austin on the corner of East 16th and Navasota St.
- Walking distance to UT Dell Medical School, Texas State Capitol, Moody Center and all the cafes, restaurants, bars and entertainment of East Austin
- Very convenient access to I-35 to get north or south and E 15th to head across West Austin.

## Lifestyle Amenities

- Parks & Recreation: Waterloo Park, Waller Creek Trail, Morris Williams Golf Course, Boggy Creek Greenbelt, Waterloo Park and the Texas State Capitol Grounds
- Shopping & Dining: Franklin Barbecue, Hillside Farmacy, Paperboy, Nickel City, Salty Sow, and the restaurants and nightlife of East 6th Street
- Excellent walkability and urban access



## Local Demographics

	0.5 Miles	1 Mile	2 Miles
<b>Population</b>	2,056	22,623	96,435
<b>Median Age</b>	33.5	27.2	28.8
<b>Household Income (Avg)</b>	\$91,369	\$78,000	\$74,915
<b>Housing Renter Occupied</b>	50%	73%	69%
<b>Average Sale Price of Single Family Home (Last 12 Months)</b>	\$801,000	\$750,000	\$922,000

**AUSTIN** leads the U.S. in *Job Growth, Ranking #1* among the 50 largest US metros in 2025

U.S. Bureau of Labor Statistics  
June 2026



INVESTMENT HIGHLIGHTS

- **Strong Rental Demand** - Supported by proximity to UT, East Austin, Downtown and other employment centers
- LR-MU-NP - This is **Limited Retail zoning combined with Mixed Use overlay** which would allow for several development paths including residential, small scale retail, professional offices or pet services.
- **Affordable Rents** - Well below the Austin metro average
- **Austin Beginning to Rebound** - Multifamily constructions starts at 10 year low. Austin boasts the lowest Rent to Income Ratio in the country (18%), while ranking #1 in Job Growth
- **Prime East Austin Location** - E. 16th & Navasota, walkable to Dell Medical School, the Capitol, Moody Center, and East Austin dining and entertainment, with easy access to I-35 and E. 15th Street.



# Property Characteristics

From a design and architectural perspective, 1009 East 16th Street is a distinctive example of a mid-1980s multi-level infill residential design. It features a bold, **three-story vertical massing** with a prominent front-facing gabled roofline. On the top floor (the third level), the design features **loft-style bedrooms** creating an airy and spacious feel.

1009 E 16th St represents a compelling opportunity for investors and developers to secure a foothold in one of **Austin's top-performing neighborhoods**. The current improvements provide holding income and / or the opportunity to remodel to increase rents. The lot's proximity to downtown and views make it an attractive immediate or long-term redevelopment option.

# of Units	Unit Type	SF +/-	Market Rent
5	1 Bed / 1 Bath	490	\$1,200
1	2 Bed / 1 Bath	640	\$1,600
1	2 Bed / 2 Bath	740	\$1,800

## SALIENT FACTS

<b>Pricing:</b>	Market Pricing
<b>Terms:</b>	Cash or Third-Party Financing
<b>Year Built:</b>	1985
<b>Total NRSF:</b>	3,819 ± SF (per TCAD)
<b>Land Area:</b>	0.14 Acres (6,128 ± SF per TCAD)
<b>Zoning:</b>	LR-MU-NP
<b>Exterior:</b>	Traditional Wood Siding
<b>Roofs:</b>	Pitched Composite
<b>HVAC:</b>	Window A/C Units
<b>Water Heater:</b>	One Central Unit
<b>Parking:</b>	7 Spaces



# 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.

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