

FOR SALE

INFILL REDEVELOPMENT
OPPORTUNITY



**103 RED BIRD LN
AUSTIN, TX 78745**



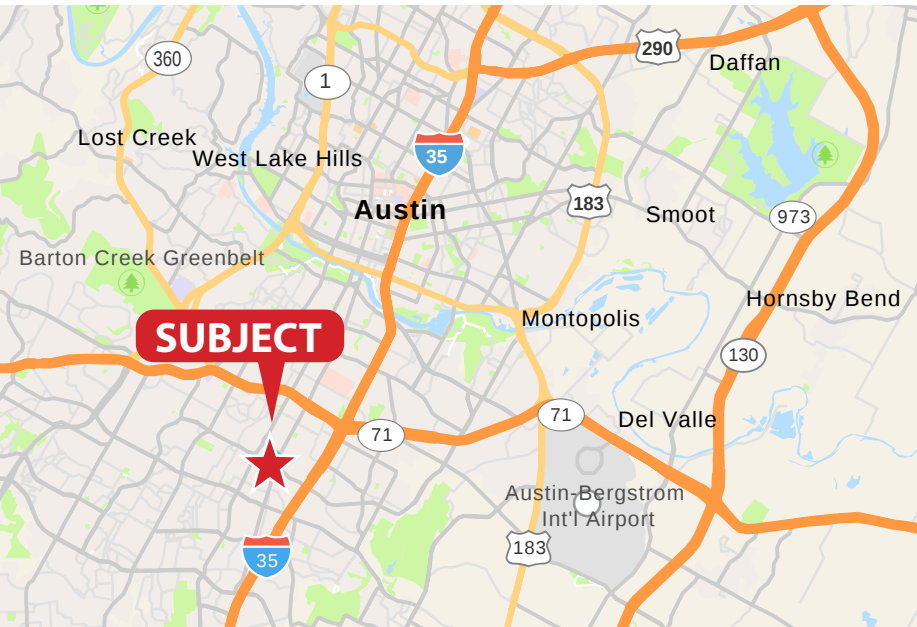
Josh Hubka, CCIM josh@cipaustin.com
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FOR SALE

SUMMARY

103 Red Bird Ln | Austin, TX 78745



LOCATION: 103 Red Bird Ln, Austin, TX 78745

[Google Map](#)

TRAVIS CAD: Property ID: 325159

Legal Description: LOT 20 & E1/2 OF LOT 21

BLK 1 PLEASANT HILL ADDN

SIZE: 32,700± sf of land with a 2,500± metal office warehouse

FLOODPLAIN: There is no floodplain on the Property

PRICE: Call broker.

PROPERTY DESCRIPTION:

Located in Austin's Desired Development Zone, this property is perfectly positioned just one lot west of S. Congress at the NWQ of S. Congress and Stassney Lane. Only 4 miles from downtown Austin, it offers easy access to the city center and scenic hike-and-bike trails along Williamson Creek.

This prime redevelopment site is ideal for condos/townhomes (see enclosed concept plan showing 6-1800 SF Units), with a short 1-mile commute to St. Elmo's market, as well as convenient access to Fiesta Market just 2 minutes away and two HEB locations within a 5-minute drive.

JURISDICTION:

City of Austin - full purpose

West Congress Neighborhood Plan (within the South Congress Combined district)

ZONING:

The Property is zoned SF-6-NP and CS-MU-CO-NP through City of Austin

The FLUM (Future Land Use Map) identifies this property as Mixed Use

UTILITIES:

The City of Austin has a 6" waterline and 8" wastewater line on Red Bird

CITY COUNCIL:

District 3

SCHOOLS:

AISD – Pleasant Hill Elementary School, Bedichek Middle School, Crocket High School

PUBLIC TRANSIT:

1,300' to a Cap Metro rapid bus stop (0.25 miles)
Multiple bus stops within 1,000' of the site.

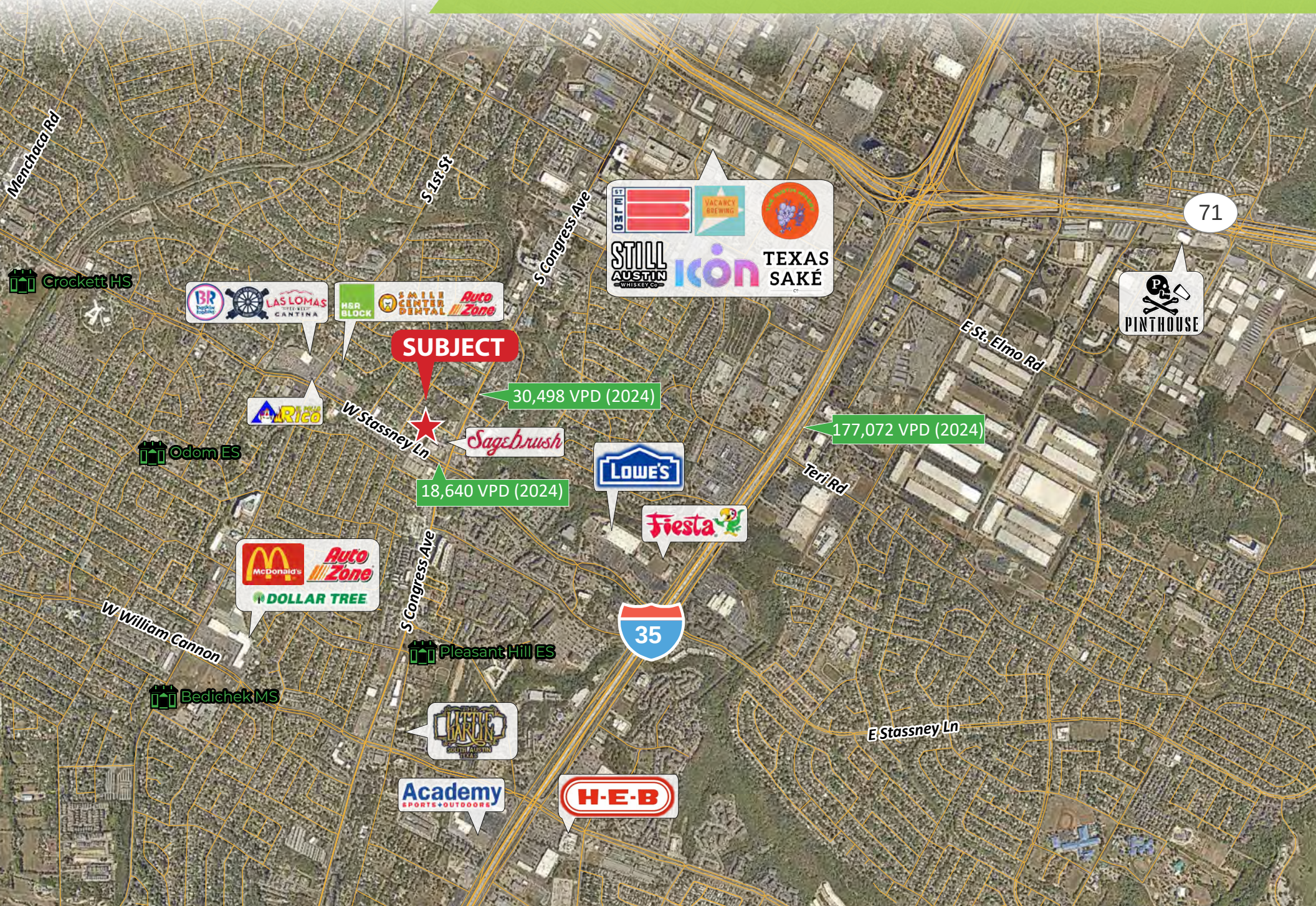
WATERSHED:

Williamson Creek Watershed
Suburban watershed Regulation Area

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REGIONAL MAP

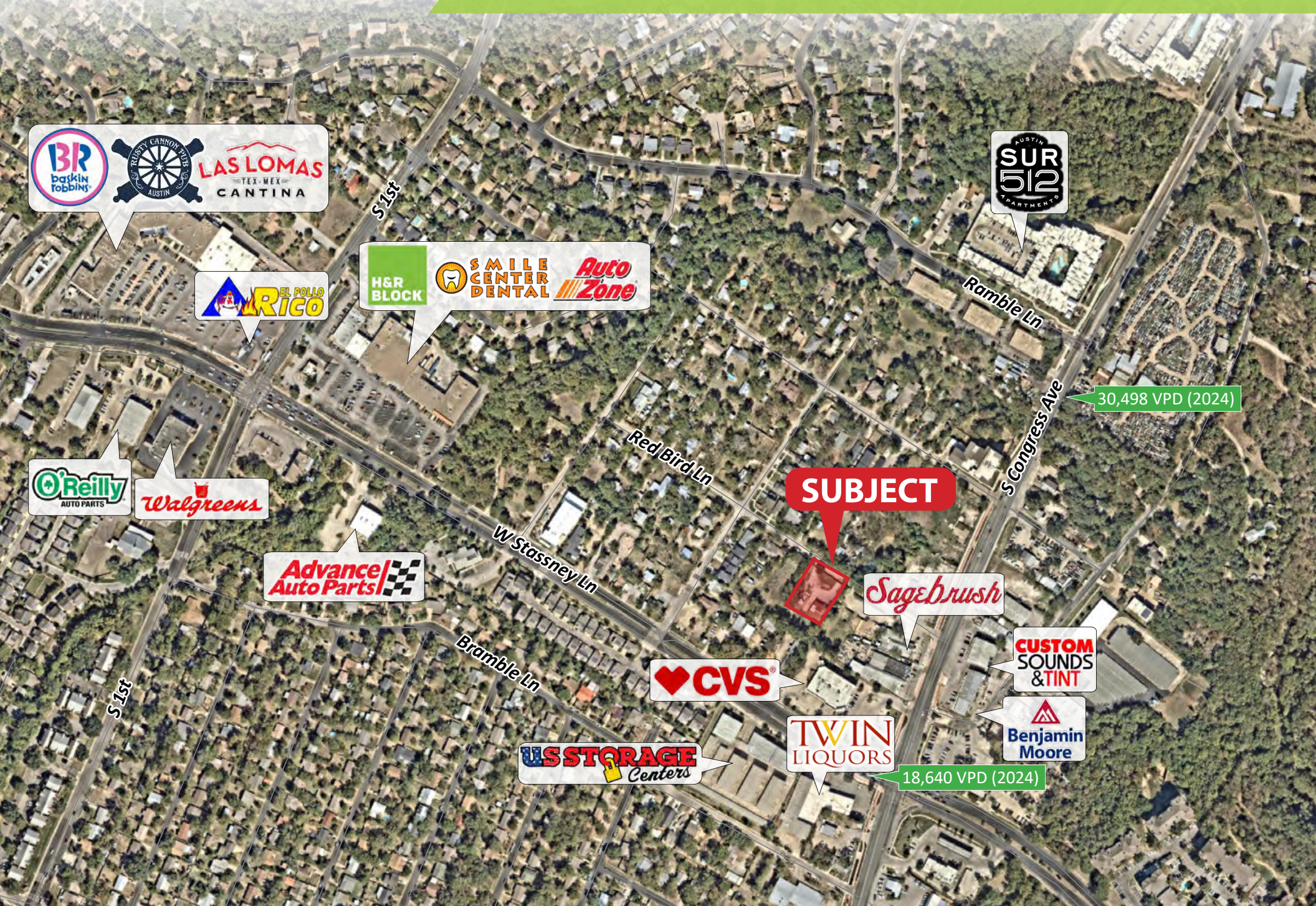
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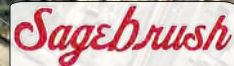
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AREA MAP

103 Red Bird Ln | Austin, TX 78745



SUBJECT



18,640 VPD (2024)

30,498 VPD (2024)

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CLOSE UP AERIAL

103 Red Bird Ln | Austin, TX 78745



± 218'

± 150'

Red Bird Lane

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ZONING MAP

103 Red Bird Ln | Austin, TX 78745



Legend

- Addresses
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Zoning
 - Lake Austin, Rural Residence (LA;
 - Single Family (SF-1; SF-2; SF-3; SI
 - Mobile Home (MH)
 - Multi-family (MF-1; MF-2; MF-3; MF
 - Commercial (CH; CR; CS; CS-1; G
 - Office (GO; LO; NO)
 - Industrial (IP; LI; MI; R&D; W/LO)
 - CBD; Downtown Mixed Use (DMU)
 - ERC; NBG; TND; TOD
 - Planned Unit Development (PUD)
 - Agriculture, Development Reserve
 - Aviation, Public, Unzoned (AV; P; L
 - Unclassified
- Zoning Text
- Zoning Ordinance



All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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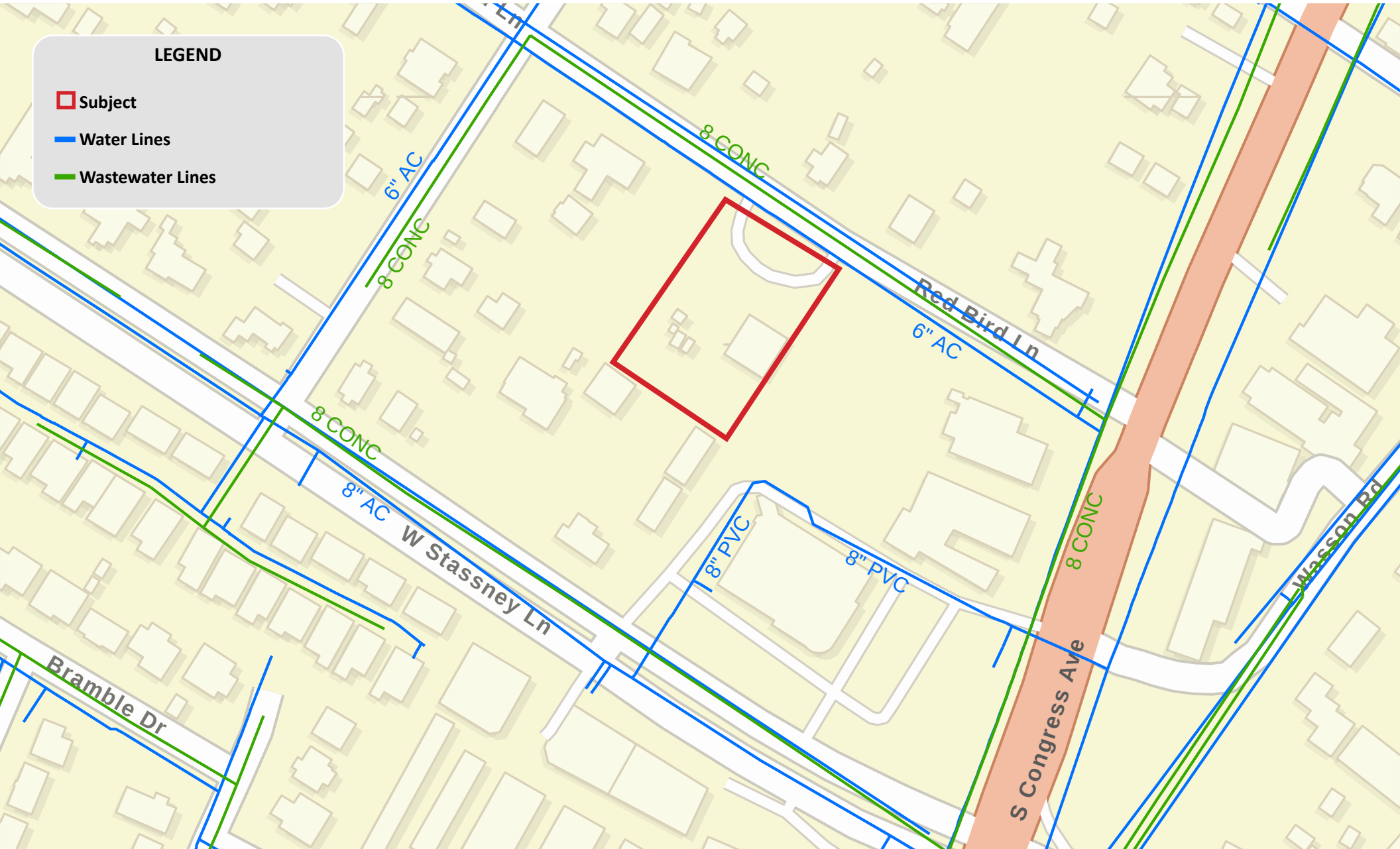
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W/WW MAP

103 Red Bird Ln | Austin, TX 78745

LEGEND

-  Subject
-  Water Lines
-  Wastewater Lines



FOR SALE

CONCEPT PLAN

103 Red Bird Ln | Austin, TX 78745



KFM
ENGINEERING & DESIGN

CONCEPTUAL SITE PLAN 103 RED BIRD LANE - CIP

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE



Original Paper Size: 11X17

03/11/25

File Path: P:\Pursuits\CIP\103_Red_Bird\planning\20250306 2D Conceptual Site Plan\indd\CONCEPTUAL SITE PLAN



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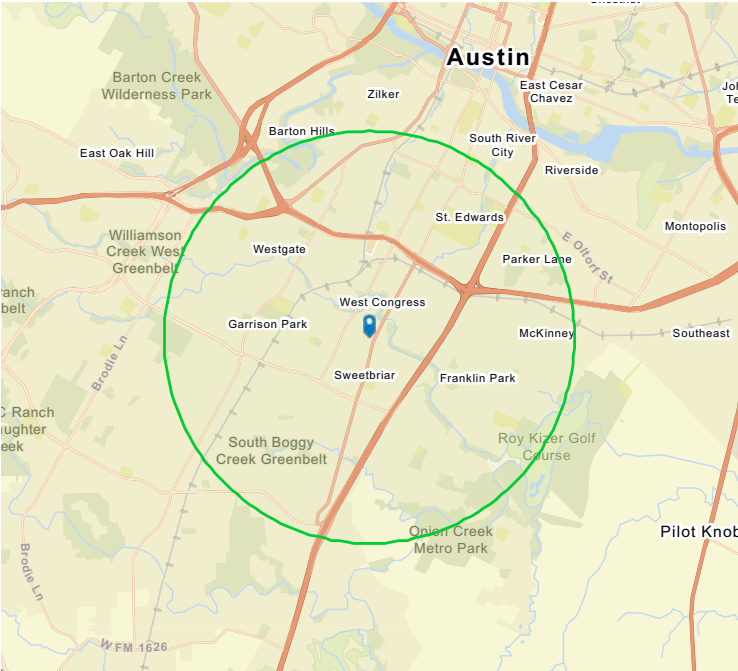
DEMOGRAPHICS

103 Red Bird Ln | Austin, TX 78745

DEMOGRAPHIC PROFILE

103 Red Bird Ln, Austin, Texas, 78745

Ring of 3 miles



EDUCATION



No High School Diploma



18.1%
High School Graduate



21.0%
Some College/
Associate's Degree



50.9%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

66.6%

15.7%

17.7%



Unemployment Rate

KEY FACTS

140,273

Population

34.1

Median Age

62,281

Households

\$63,167

Median Disposable Income

INCOME



\$76,557

Median Household Income



\$49,987

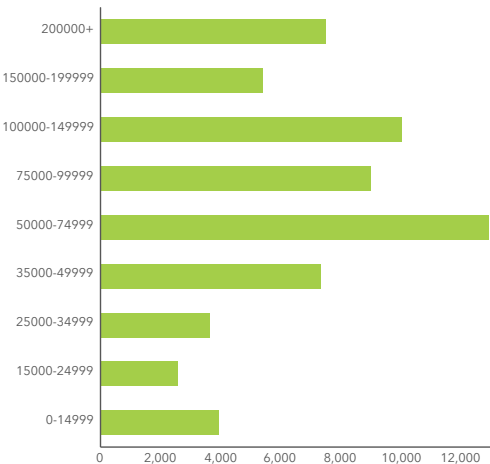
Per Capita Income



\$85,717

Median Net Worth

HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2024, 2029).

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Josh Hubka / Robby Eaves	570840 / 588199	info@cipaustin.com	(512) 682-1000
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date