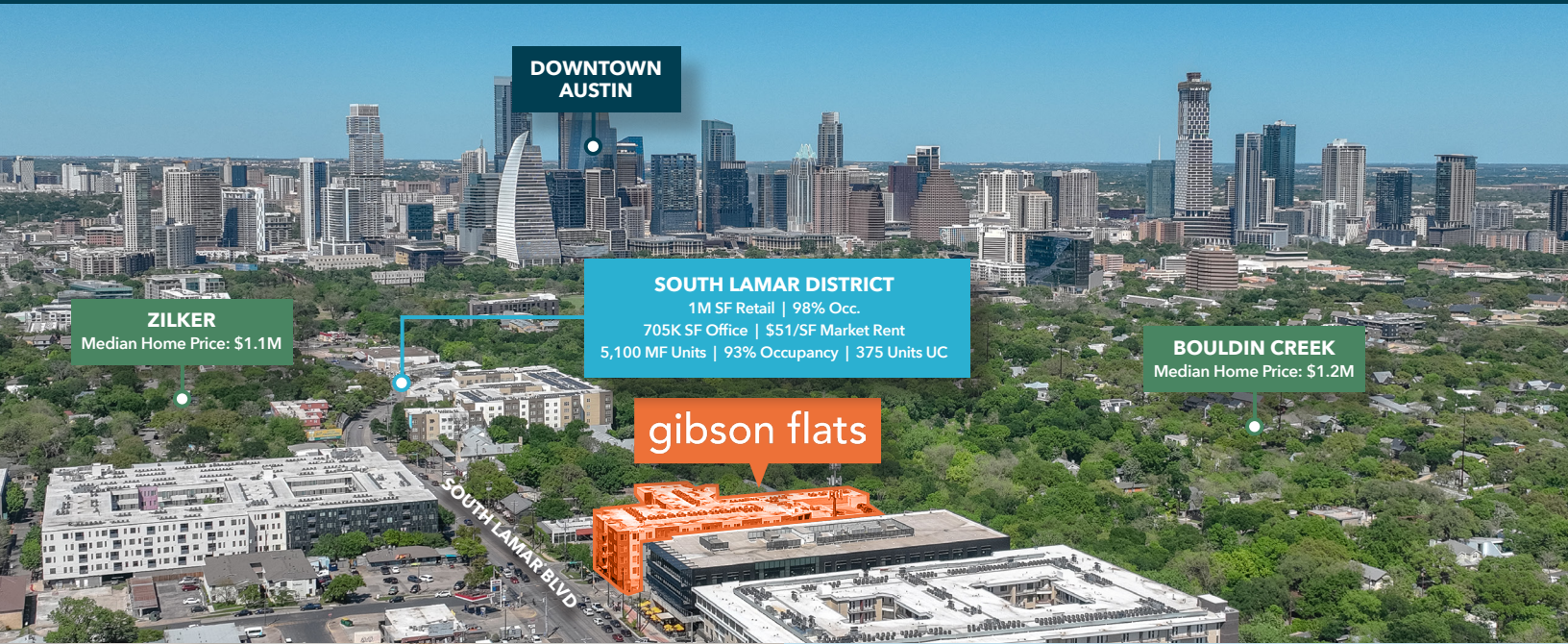




# gibson flats

COMING SOON

202-Unit Wrap Apartment Community With Activated Retail Located Along South Lamar in Austin, TX



**DOWNTOWN AUSTIN**

**SOUTH LAMAR DISTRICT**

1M SF Retail | 98% Occ.

705K SF Office | \$51/SF Market Rent

5,100 MF Units | 93% Occupancy | 375 Units UC

**ZILKER**

Median Home Price: \$1.1M

**BOULDIN CREEK**

Median Home Price: \$1.2M

**gibson flats**



IRREPLACEABLE URBAN CORE LOCATION WITH DIRECT ACCESS TO AUSTIN'S MOST DESIRABLE AMENITIES & EMPLOYMENT CENTERS



DISCOUNT TO REPLACEMENT COST WITH SIGNIFICANT BARRIERS TO ENTRY



WELL PERFORMING ASSET WITH CLEAR PATH TO VALUE-ADD



FAVORABLE SUBMARKET MULTIFAMILY FUNDAMENTALS: CONSTRAINED FUTURE SUPPLY MET WITH ROBUST ABSORPTION VELOCITY

# gibson flats

JLL has been exclusively retained to offer qualified investors a rare opportunity to acquire fee-simple interest in **Gibson Flats** – a **202-unit wrap-style apartment community** in the heart of South Lamar.

## Prime Location

Positioned in one of Austin's most desirable micro-markets, the property sits within a dynamic mixed-use corridor featuring over one million square feet of retail and 705,000 square feet of office space—all less than two miles from downtown Austin. Premier recreational amenities including Lady Bird Lake, the 10-mile Butler Hike & Bike Trail, 49-acre Auditorium Shores, and 350-acre Zilker Park are within 1 to 1.5 miles, offering unparalleled lifestyle access.

## Exceptional Performance with Value-Add Upside

The property has consistently maintained 95%+ occupancy over the past 12 months with minimal concessions, demonstrating strong tenant demand and operational stability. Market rents average approximately \$400 below comparable new construction assets, presenting meaningful upside potential through strategic renovations and repositioning.

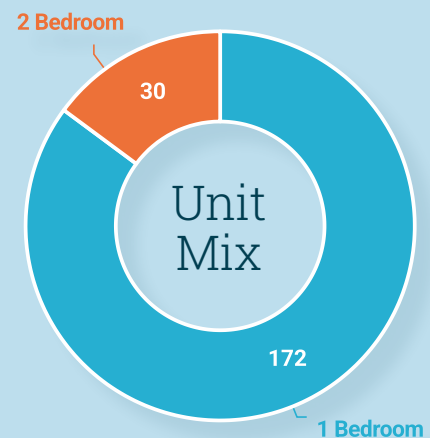
## Favorable Supply-Demand Dynamics

Gibson Flats benefits from a supply-constrained environment, with only 574 multifamily units scheduled for delivery over the next three years. This limited pipeline stands in stark contrast to the submarket's robust absorption of 351 units in the past year alone, positioning the asset to capture sustained rent growth.

**Extremely rare opportunity to acquire a trophy asset along one of Austin's most dynamic corridors.**

## Property Summary

Address	1219 S Lamar Blvd, Austin, TX 78704
Year Built	2014
Units	202
Avg. Unit Size	± 779
Multifamily SF	± 157,290
Retail SF	± 3,000
Total Rentable SF	± 160,290
Occupancy	97%
Acres	± 2.9



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