

StDavid's | SOUTH AUSTIN
MEDICAL CENTER

A METRO
projectconnect
SOUTH CONGRESS
TRANSIT CENTER
REDEVELOPMENT

PiNS
MECHANICAL COMPANY

DOWNTOWN

SOUTH
CONGRESS

RAINEY

S. Congress Ave.

290

E. St. Elmo St.

Willow Springs Rd.

THE
YARD
CREATIVE SPACE
+ WAREHOUSES

Owner-User Opportunity

311 E. St. Elmo Road, Austin, TX 78745

Property Overview

The industrial property at 311 E. St. Elmo Street in Austin’s St. Elmo Arts District totals about 37,970 square feet and sits on roughly 1.58 acres. Built in 1984, the tilt-wall structure combines approximately 25 percent office space and 75 percent warehouse space with 12 grade-level overhead doors and suites ranging from 2,700 to 7,170 square feet. Major upgrades include an insulated TPO roof added in 2016, resurfaced asphalt and storm-water improvements from 2018 and HVAC systems two to nine years old. The building offers 73 parking spaces and is zoned Limited Industrial.

The property lies in the St. Elmo Arts District, a once-industrial area now known for murals, breweries and creative businesses. The district is bounded by State Highway 290 and I-35 and falls within the South Congress Transit Center Station Area Vision Plan, which maps high-density mixed-use along South Congress Avenue, moderate-density mixed-use to the east and an employment-focused district around existing light industrial nodes. Planned improvements include better sidewalks and bike facilities along St. Elmo Street and a 200,000-square-foot mixed-use project at South Congress and Industrial Boulevard. This combination of functional industrial space and a rapidly transforming neighborhood offers both immediate utility and potential long-term upside.

PROPERTY OVERVIEW

Address:	311 East St. Elmo Rd. - Austin, TX 78745
Submarket:	Far South Congress / St. Elmo Arts District
Total Building (SF):	37,970 SF (25% Office / 75% Warehouse)
Access / Visibility:	East St. Elmo Road
Zoning:	LI (Light Industrial)
Year Built:	1984
Loading Configuration:	12 Grade-Level Overhead Doors (12' wide x 14' tall)
Parking Spaces:	73 spaces
Land Size:	1.58 Acres



DURABLE TILT-WALL
CONSTRUCTION BUILT FOR
FLEXIBLE OFFICE & WAREHOUSE

RECENTLY IMPROVED
INFRASTRUCTURE, INCLUDING
ROOF, ASPHALT, AND HVAC

FLEXIBLE LAYOUT WITH
MULTIPLE GRADE-LEVEL DOORS
AND AMPLE PARKING

IMMEDIATE OWNER-USER
OCCUPANCY AVAILABLE WHILE
RETAINING INCOME FROM
EXISTING TENANTS

LOCATED IN RAPIDLY EVOLVING
SOUTH AUSTIN DISTRICT WITH
STRONG HIGHWAY ACCESS AND A
TRANSIT-ORIENTED VISION PLAN



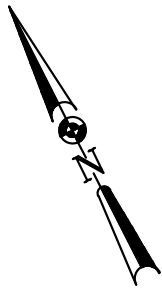
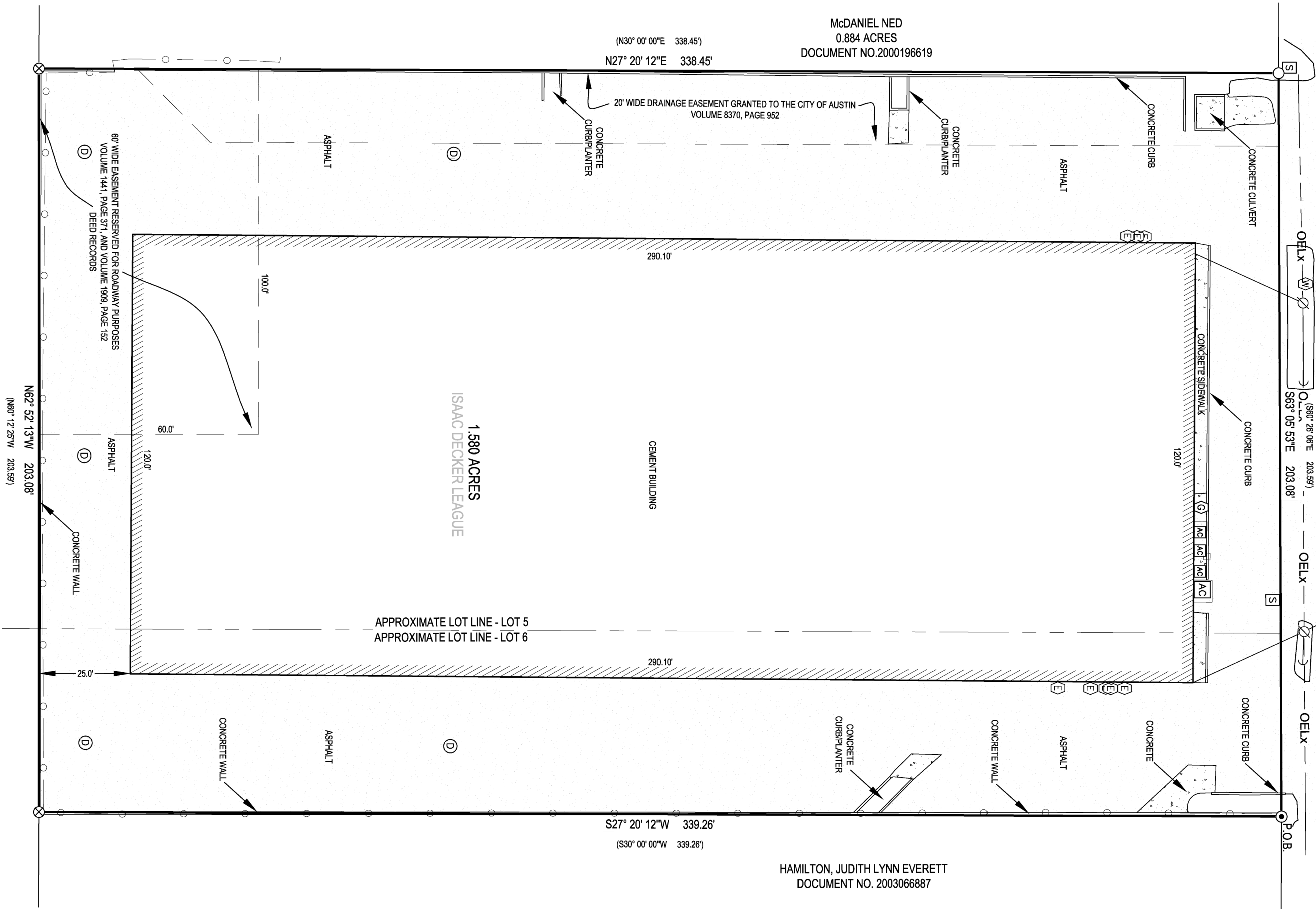
Trade Area

The St. Elmo Arts District sits roughly four miles south of downtown Austin, transforming old industrial and warehouse land into a lively 40-acre creative hub. Today it offers flexible studio, retail, food and event spaces that blend Austin’s industrial past with a vibrant cultural present.

In recent years, the area has drawn strong developer interest, with hundreds of multifamily units delivered and thousands of square feet of new retail, office, and mixed-use space under planning.



Property Survey



SCALE: 1" = 30'

LEGEND	
P.O.B.	POINT OF BEGINNING
()	RECORD CALL PER VOLUME 12093, PAGE 1200
⊗	FOUND "X" IN CONCRETE
⊙	FOUND NAIL
○	SET 1/2" IRON ROD
(E)	ELECTRIC METER
⊗→	UTILITY POLE WITH GUY WIRE
(W)	WATER METER
(D)	STORM DRAIN INLET 2'X2'
(G)	GAS METER
AC	A/C PAD
—//—	WOOD FENCE
—o—o—	CHAIN-LINK FENCE
- - -	OELX — ELECTRIC (OVERHEAD)

SURVEY SHOWING A 1.580 ACRE TRACT OF LAND LOCATED IN THE ISAAC DECKER LEAGUE, TRAVIS COUNTY, TEXAS, SAID 1.580 ACRE TRACT BEING A PORTION OF LOTS 5 AND 6, BLOCKER'S ADDITION TO FORTVIEW, RECORDED IN VOLUME Z, PAGE 624, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 1.584 ACRE TRACT CONVEYED TO SAINT EDWARD'S UNIVERSITY, INC. RECORDED IN VOLUME 12093, PAGE 1200, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

- NOTES:
- 1) FIELD WORK PERFORMED ON: DECEMBER 02, 03, 2015
 - 2) BORROWER: JFP INDUSTRIAL INTERESTS, INC.
 - 3) ADDRESS: 311 EAST STREET ELMO ROAD, AUSTIN TEXAS
 - 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE NAD 83
 - 5) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, G.F. NUMBER AUT-60-661-AUT15010802TDC, ISSUED DATE OF NOVEMBER 09, 2015 EFFECTIVE DATE NOVEMBER 02, 2015 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN. THE SURVEYOR DID NOT COMPLETE AND ABSTRACT OF TITLE.
 - 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 - 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS, MAP NUMBER 48453C0585H, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 10) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.

SCHEDULE B:
10D. VOLUME 1441, PAGE 371, VOLUME 1909, PAGE 152, DEED RECORDS. (60' ROAD EASEMENT, SHOWN ON SURVEY)
10E. VOLUME 8370, PAGE 952, DEED RECORDS. (DRAINAGE EASEMENT, SHOWN ON SURVEY)



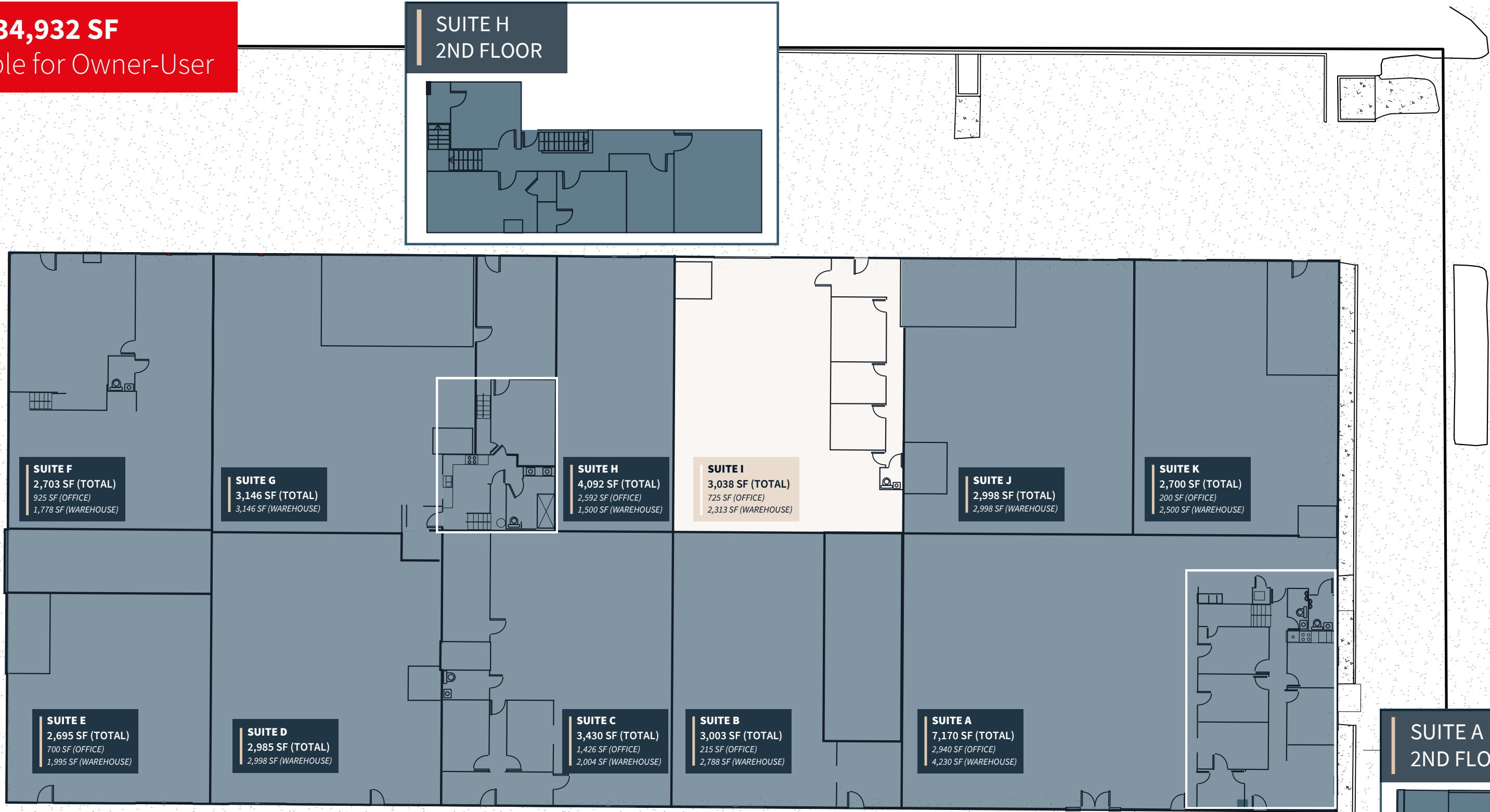
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 15-2146 REV1

DATE: DECEMBER 05, 2015

Building Floor Plan

Up to 34,932 SF
Available for Owner-User



EAST ST. ELMO ROAD

LEASE STATUS

AVAILABLE

LEASED

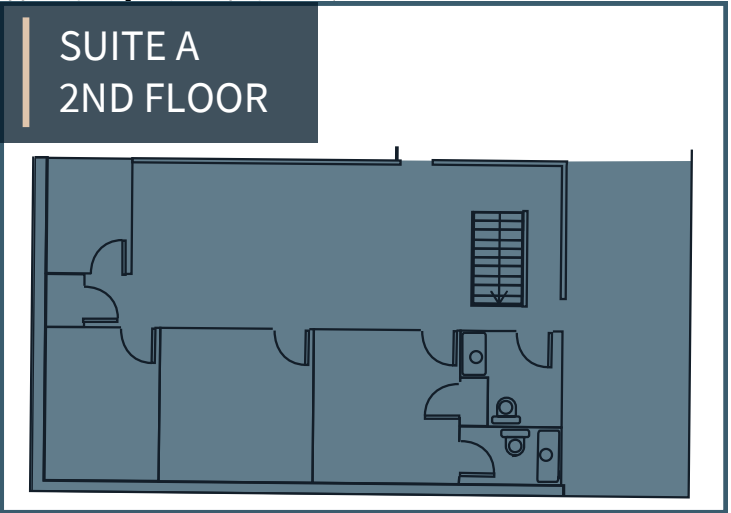


Photo Gallery

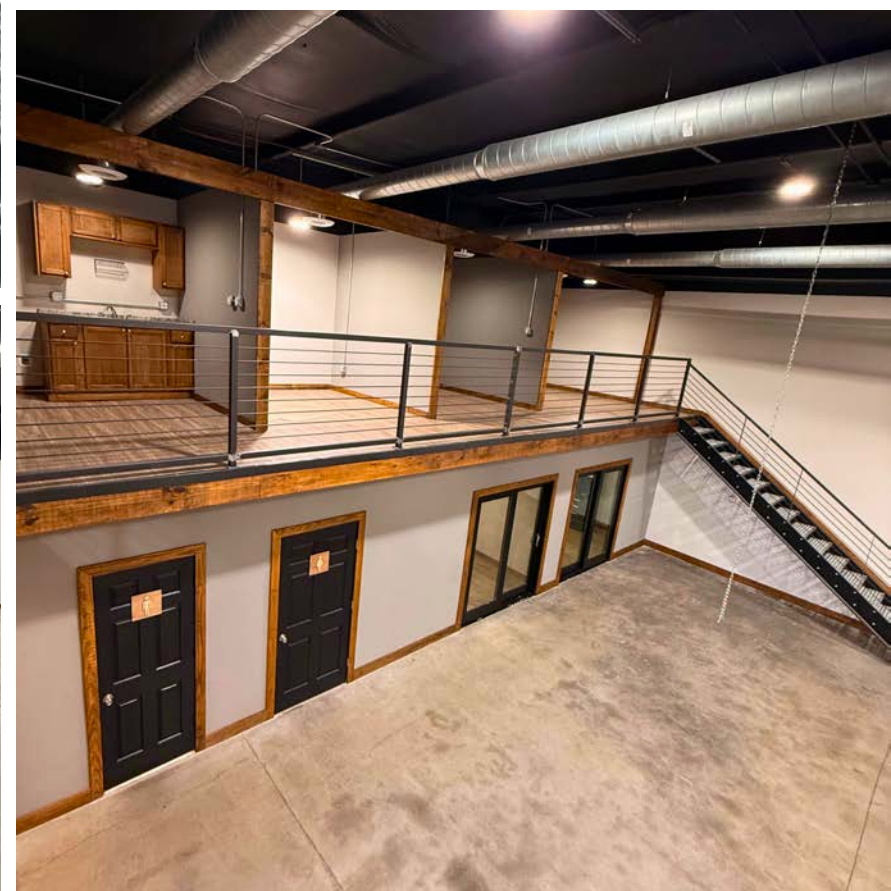
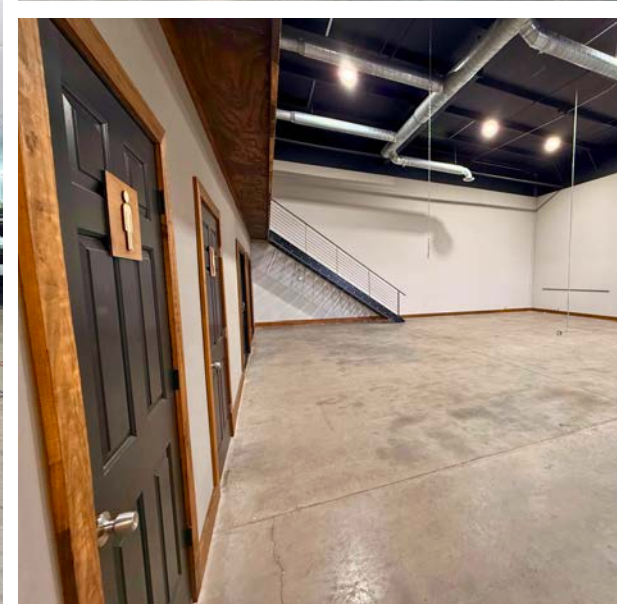
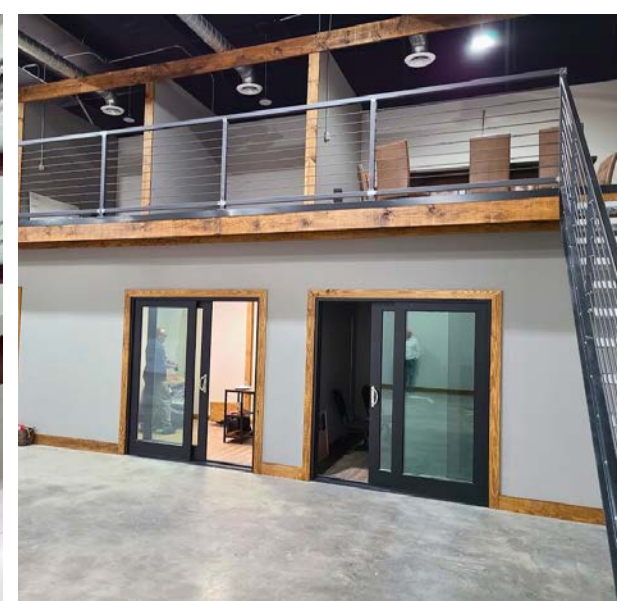
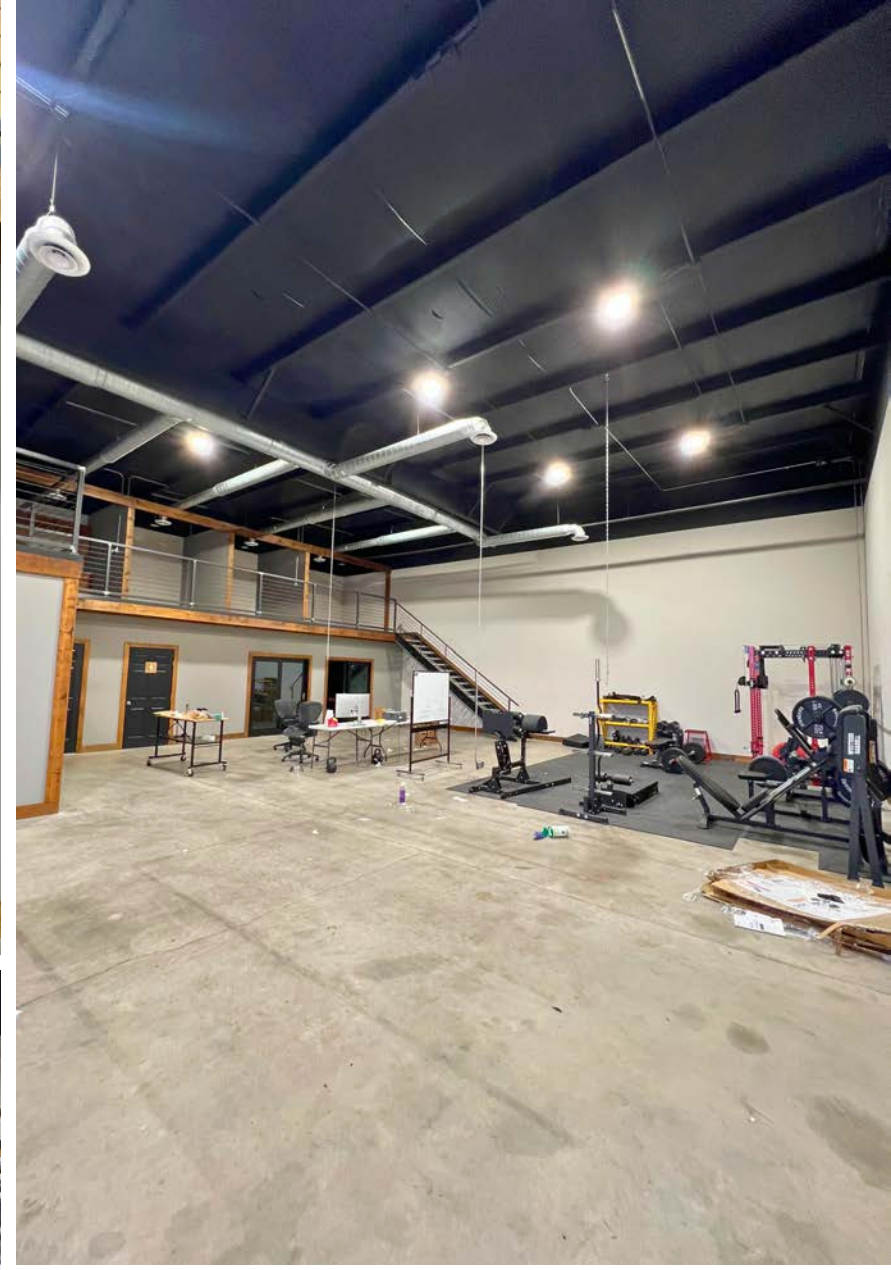
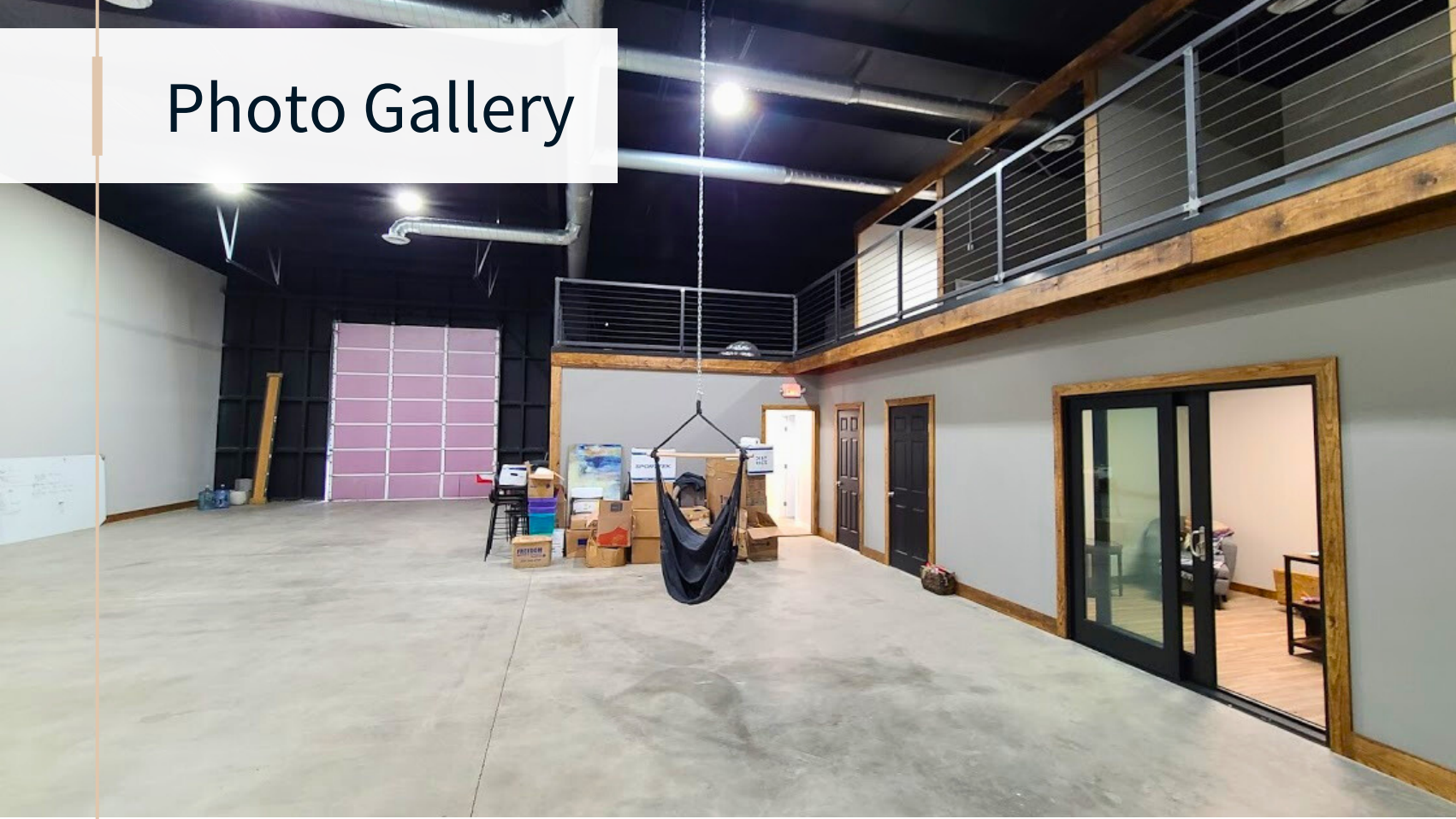
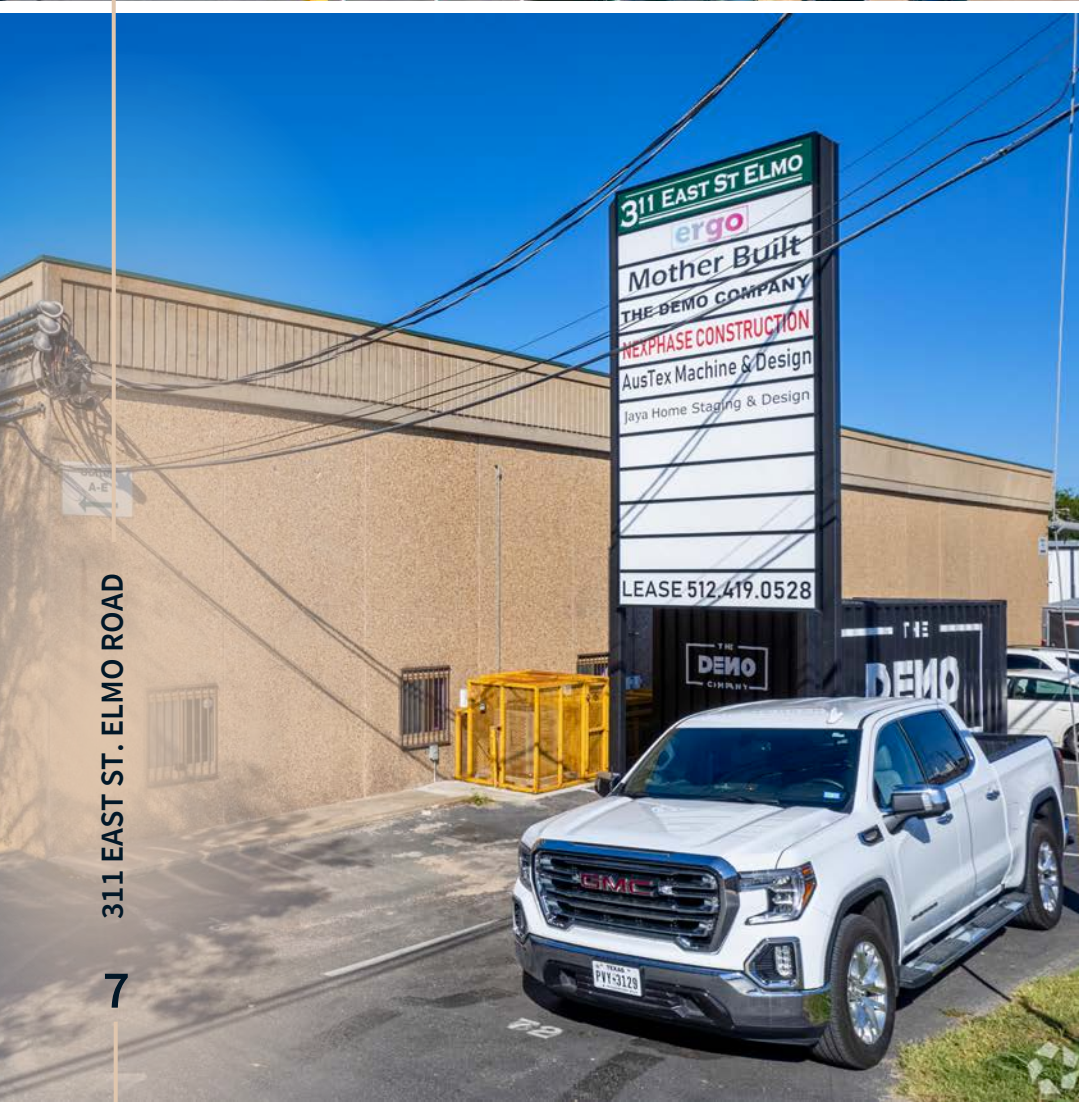


Photo Gallery



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