



Once in a generation opportunity to lease or purchase 1.1 AC in the heart of Clarksville!

# Offering Memorandum For Sale or Lease

1306 W Lynn Street, Austin, TX 78703





## Table of Contents

04 Investment Summary

06 Property Information

16 Market Overview

# Investment Summary

Located in the heart of Clarksville, one of Austin’s most iconic and walkable neighborhoods, 1306 West Lynn presents a rare opportunity to lease or purchase a sizable commercial parcel in a tightly held area where properties of this scale are seldom available. Just minutes from downtown Austin, the property is surrounded by beloved neighborhood amenities—all within walking distance.

This property has been owned by the United Methodist Church for over 80 years and is now being offered for the first time in generations. The sellers are open to a variety of arrangements, including an outright sale or a long-term lease. They are particularly interested in engaging with buyers or tenants whose plans reflect a community-minded or mission-driven purpose. Proposals involving affordable housing, the arts, music, or nonprofit work will be welcomed and given thoughtful consideration. Preference will be shown toward those groups that would maintain some, but not necessarily all, of the property for mission driven uses that benefit the arts, the music community or local nonprofits.

The existing buildings have served their purpose well for decades and could be fully remodeled for the next phase of their existence.

The existing MF-3 zoning supports a variety of options including residential condominium, apartments, single family, townhome, day care, church, and school.

The owners are looking for the best possible balance of much needed revenue for the Church’s mission combined with a creative vision for the property.

Property Description	
Address, SF	1308 West Lynn Street (9,128 SF) 1611 W 14th Street (2,661 SF) 1613 W 14th Street (1,381 SF)
Total Square Footage	13,370
Land Area	1.10 Acres
City, State	Austin, TX
Zoning	MF-3-NP
ZIP	78703



# Property Information

Offering Memorandum  
1306 W Lynn Street

## Property Highlights



### Prime Location

Incredible location in the heart of Clarksville



### Rare Opportunity

Once in a generation opportunity to own or lease in this area



### Easy Access

Easy access to Downtown Austin, Mopac Expressway and Central Austin



### Development Potential

The existing buildings could be fully renovated to maintain the character and history of the site. The 1.1 acre site offers an opportunity for additional development or a hybrid of reuse and new development.



Office Building



Sanctuary



Day Care Interior



14th Street looking South



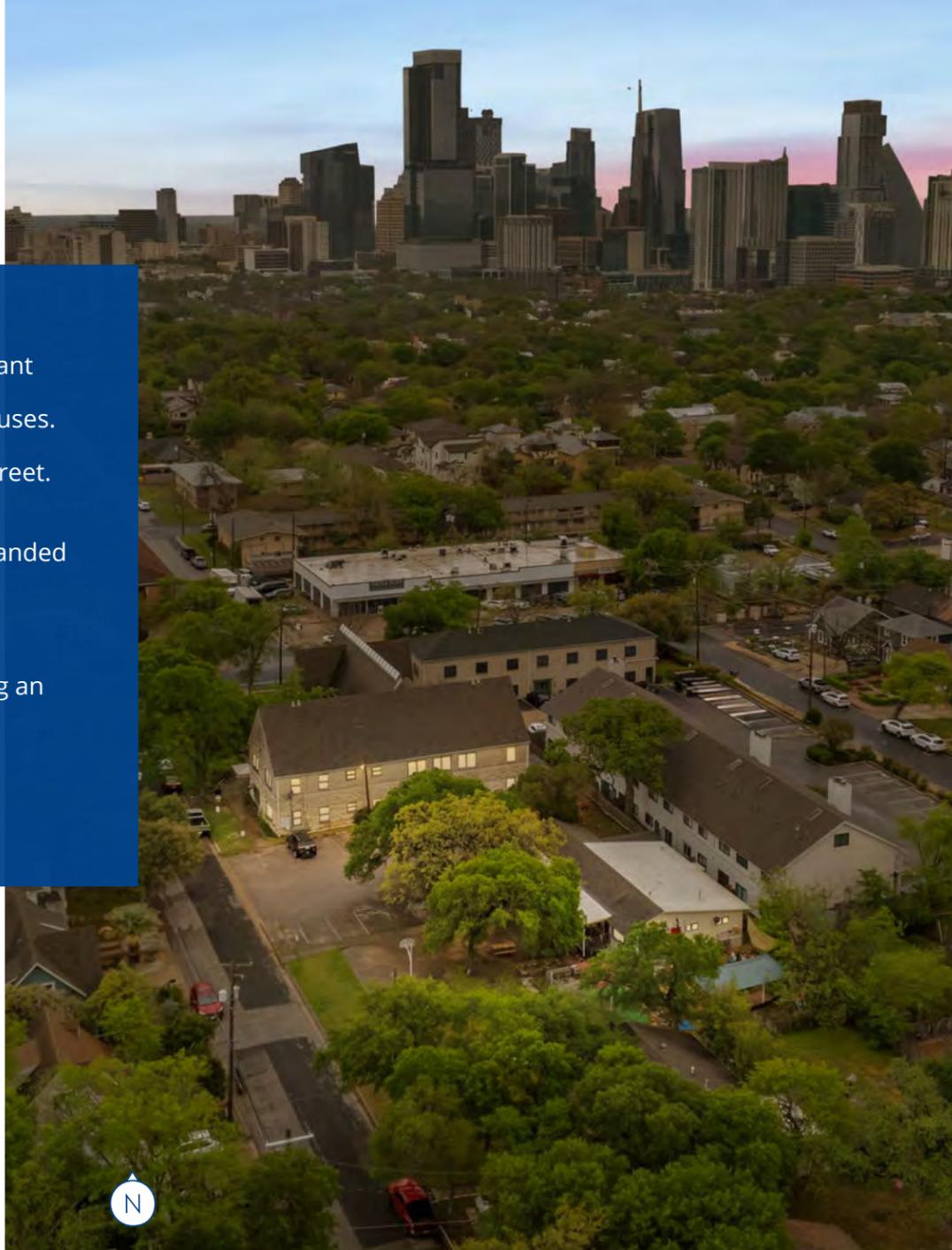
Day Care Building

# Physical Description

There are three existing buildings on site offering a buyer or tenant the opportunity to renovate the existing structures for different uses. The largest building has frontage on both West Lynn and 14th street.

The existing parking lot between buildings A and C could be expanded to allow for additional parking.

The property is relatively flat with a few well placed trees offering an opportunity for outdoor space or additional buildings.



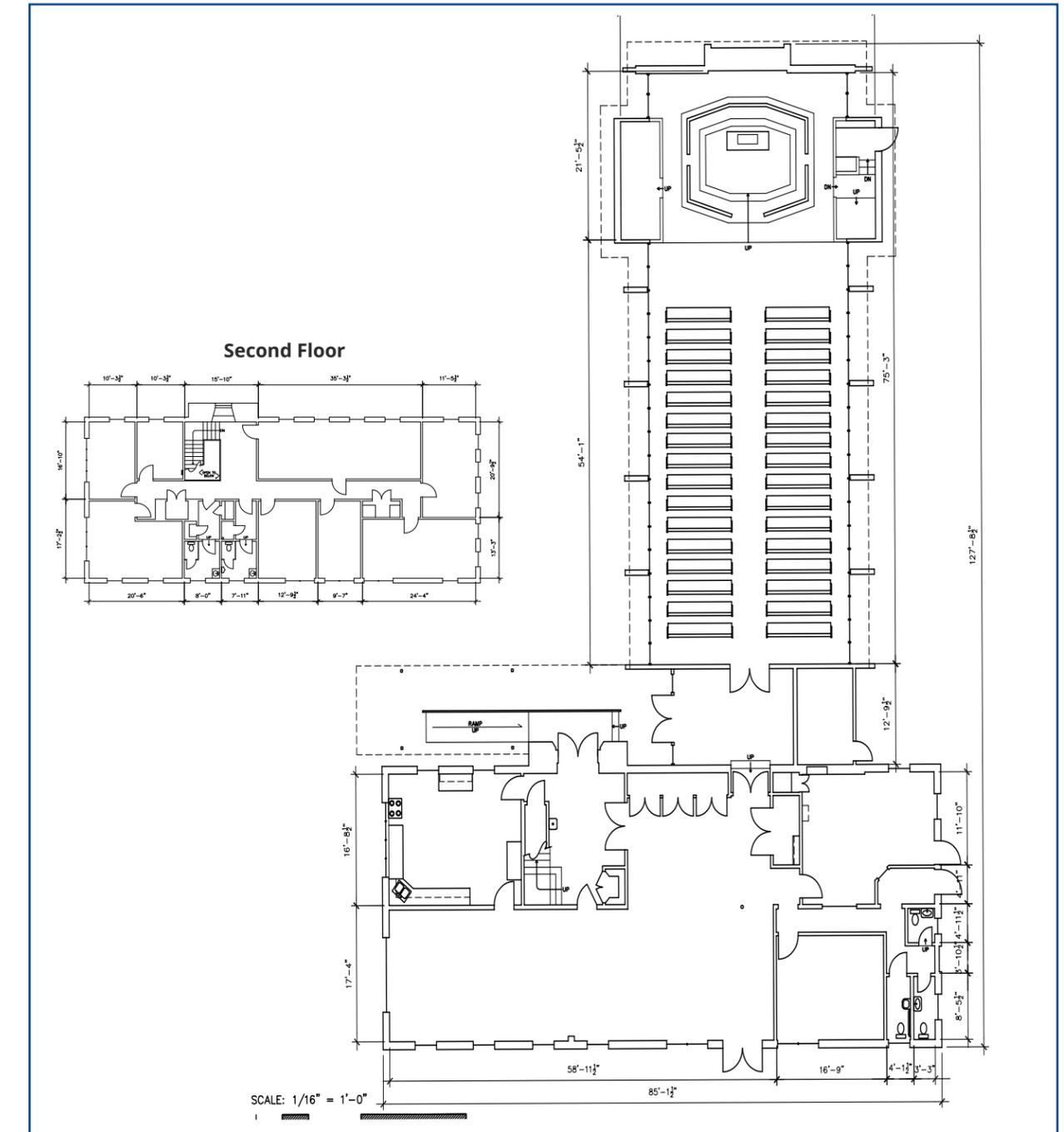
Building	Address	Former Use	Building Size
A	1308 W Lynn St.	Sanctuary & Office	9,128 SF
B	1611 W 14th St.	Day Care	2,661 SF
C	1613 W 14th St.	Residential	1,381 SF
<b>TOTAL</b>			<b>13,170 SF</b>

## Floor Plan

### Building A

#### Existing Building

<b>Address</b>	1308 W Lynn St.
<b>Floors</b>	1
<b>Building Size</b>	9,128 SF

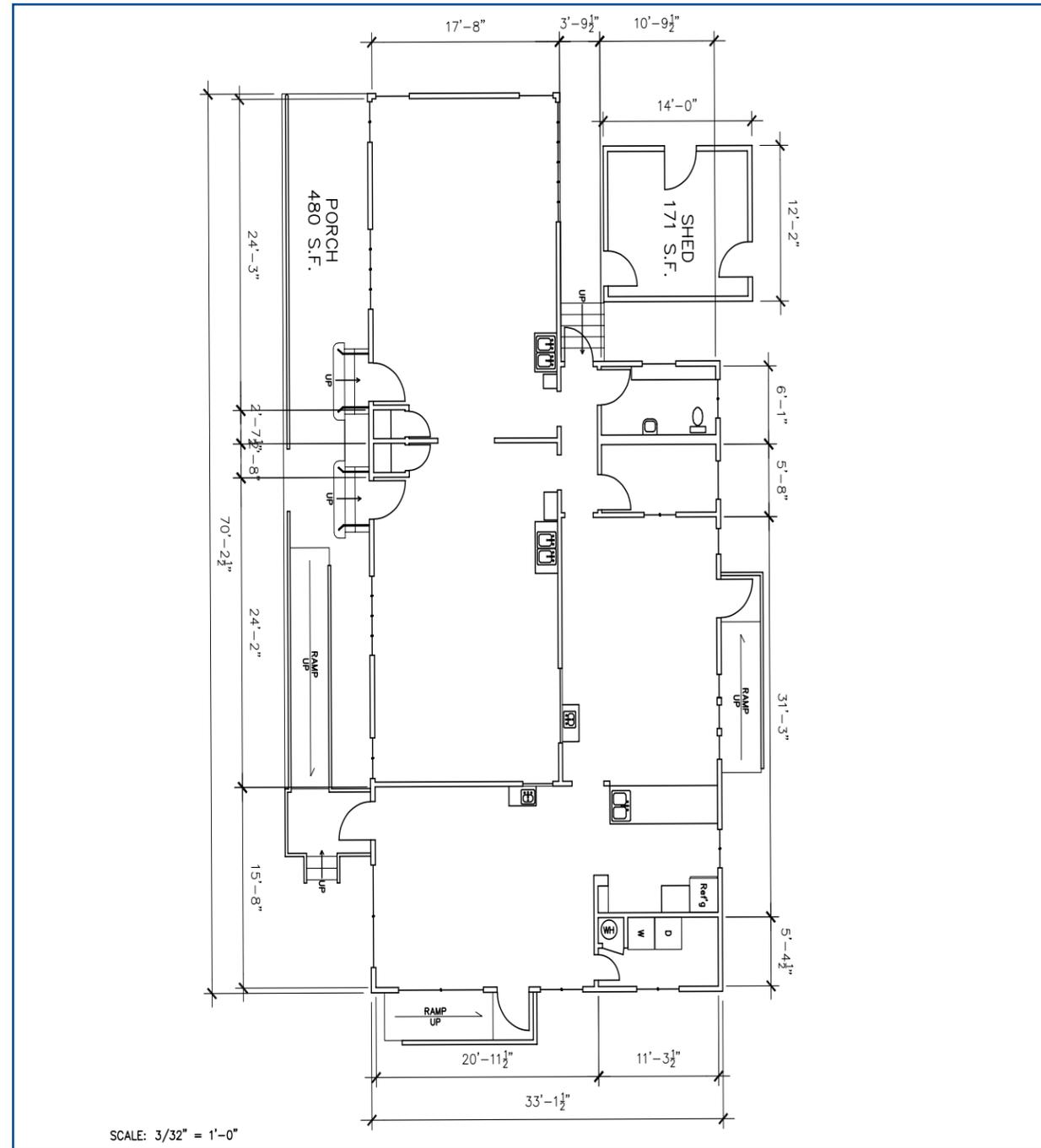


# Floor Plan

## Building B

### Existing Building

Address	1611 W 14th St.
Floors	1
Building Size	2,661 SF

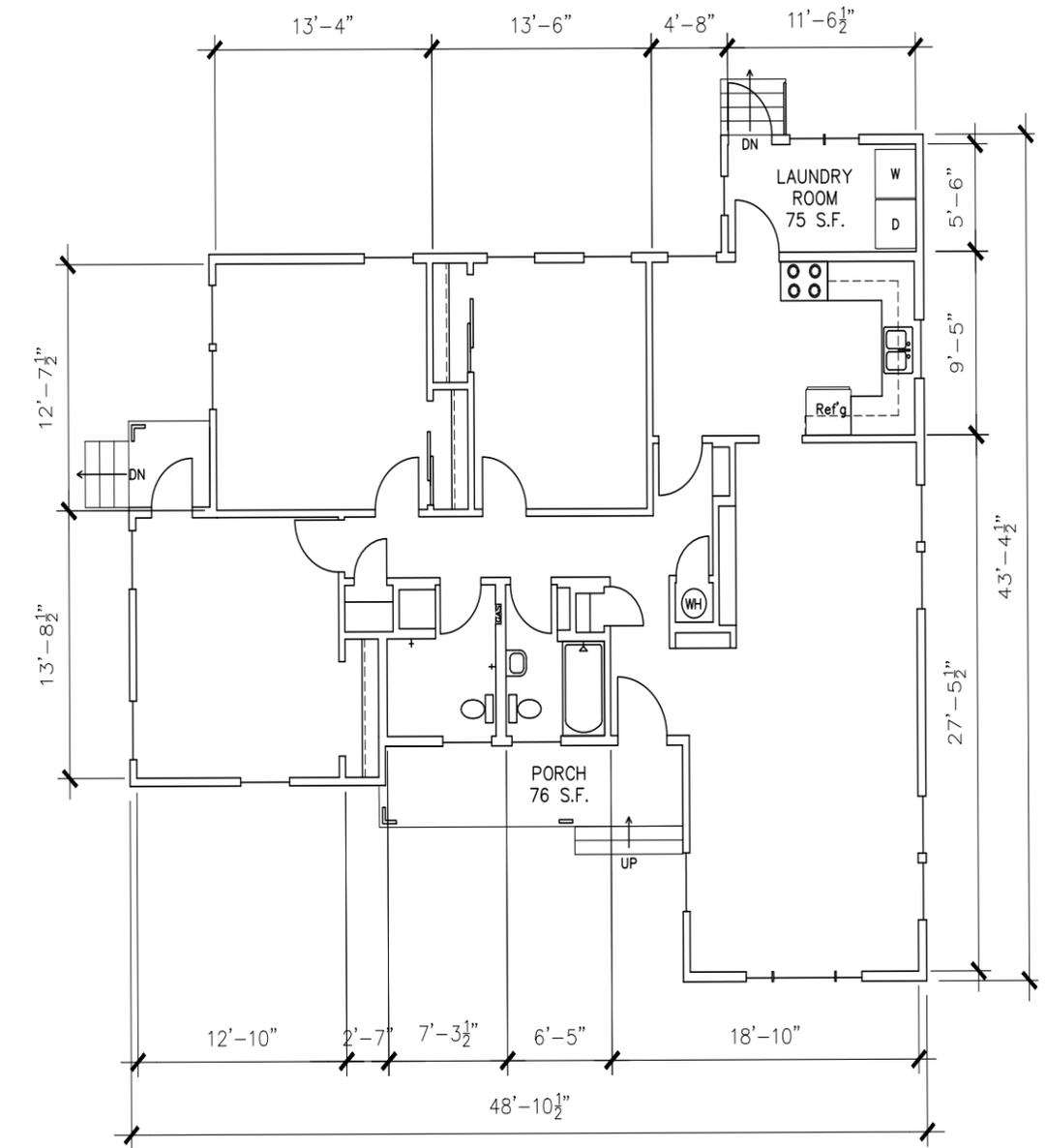


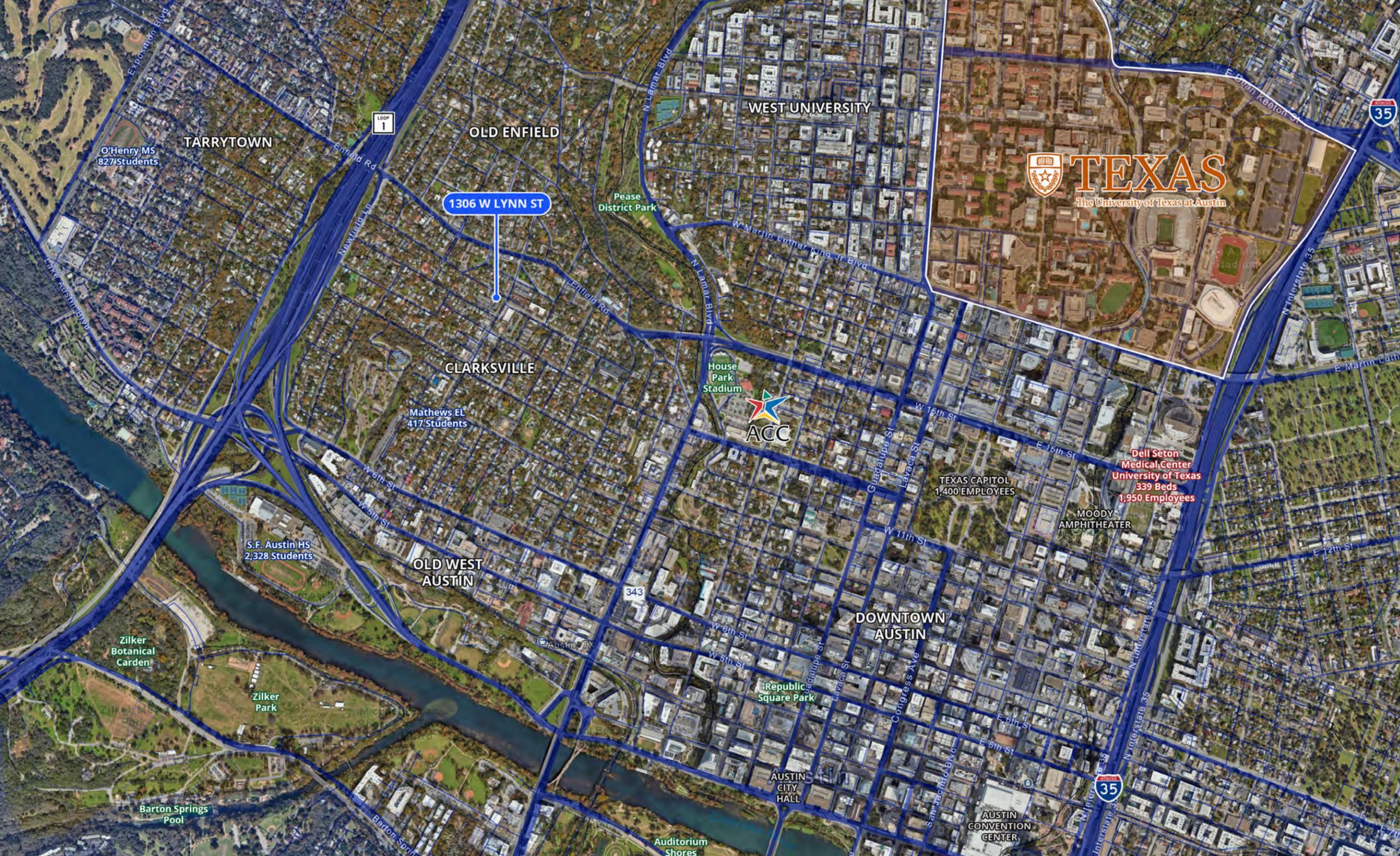
# Floor Plan

## Building C

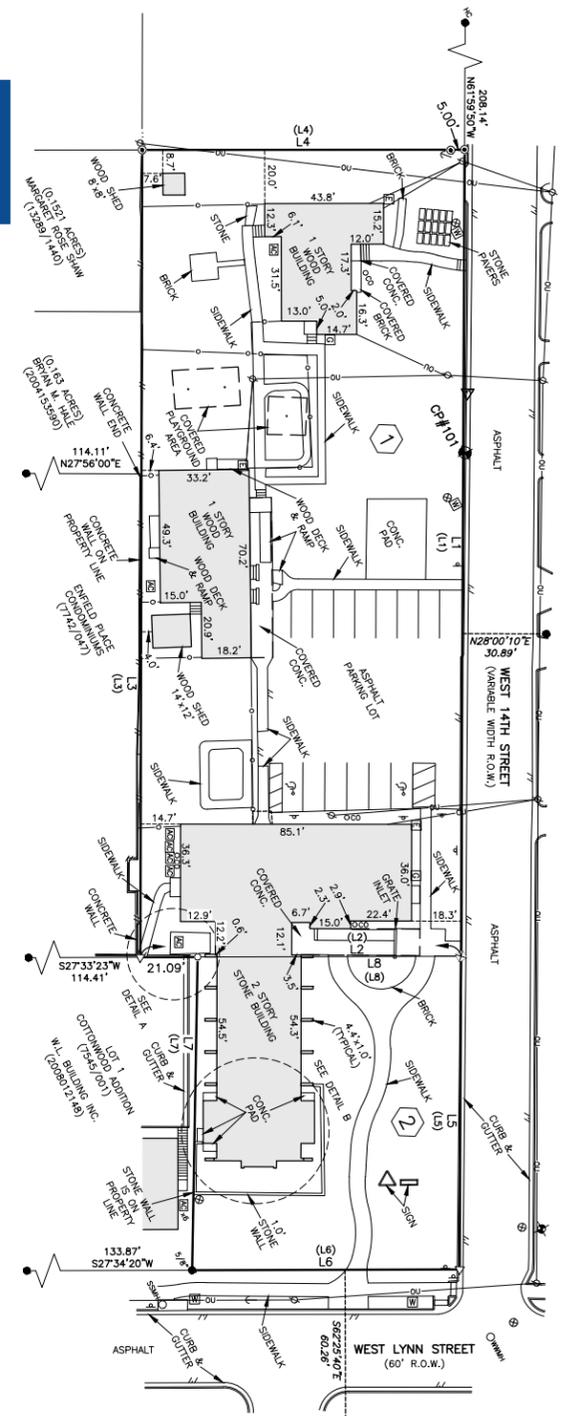
### Existing Building

Address	1613 W 14th St.
Floors	1
Building Size	1,381 SF





# Survey





# Demographics

## POPULATION

1 mile	28,667
3 mile	85,363
5 mile	157,640

## 2029 PROJECTED POPULATION

1 mile	28,760
3 mile	88,508
5 mile	161,117

## DAYTIME POPULATION

1 mile	49,892
3 mile	244,331
5 mile	341,684

## AVERAGE HOUSEHOLD INCOME

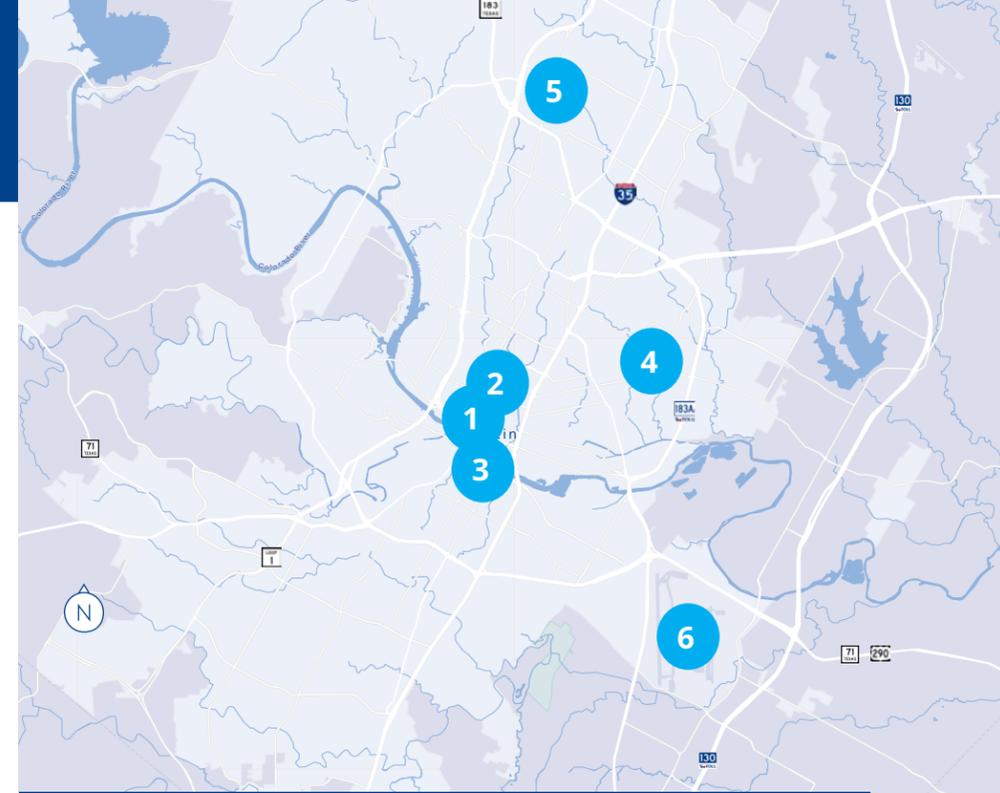
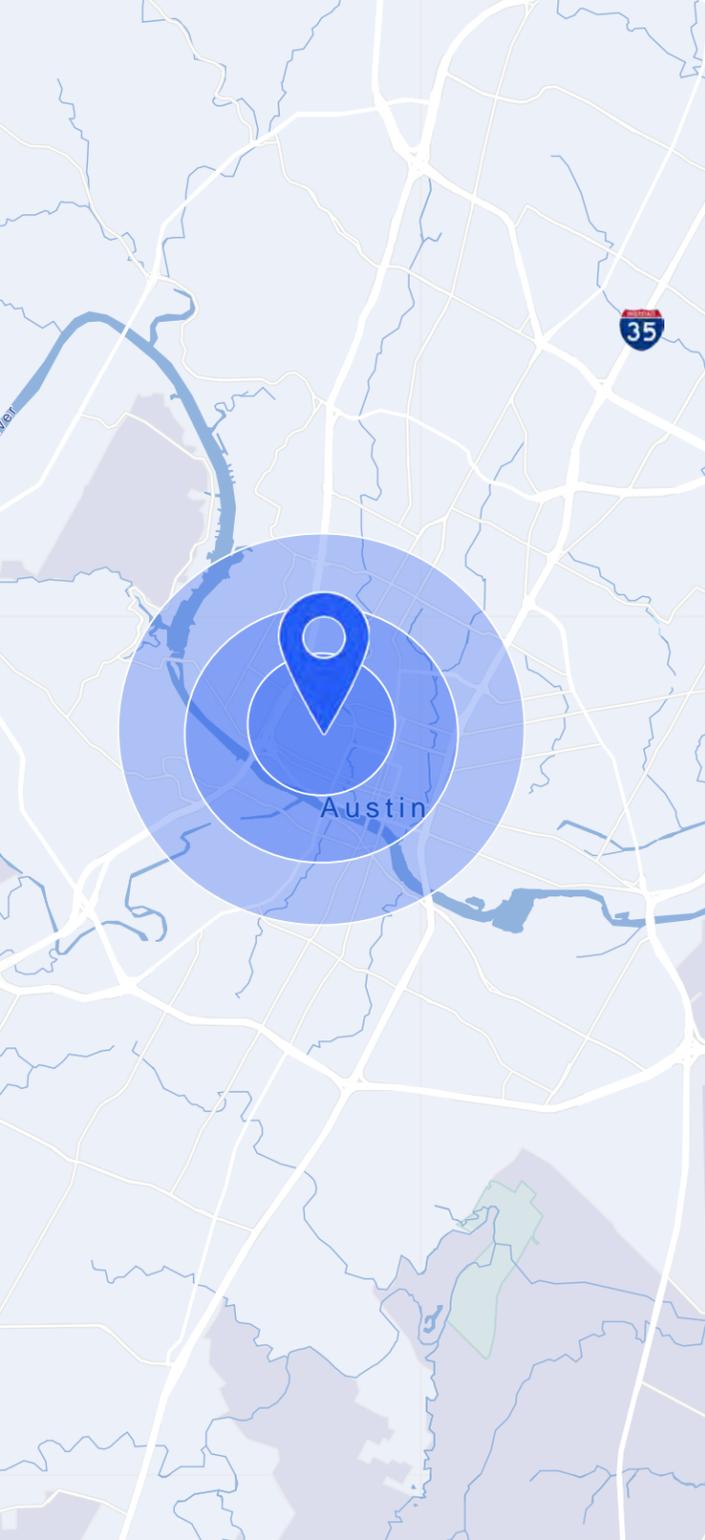
1 mile	\$135,507
3 mile	\$161,232
5 mile	\$164,616

## MEDIAN HOUSEHOLD INCOME

1 mile	\$74,417
3 mile	\$100,736
5 mile	\$104,933

## UNEMPLOYMENT RATE

1 mile	3.7%
3 mile	3.5%
5 mile	3.3%



## Location Overview Central Austin

Central Austin has quickly become one of the city's most desirable submarkets, offering a vibrant mix of culture, business, and lifestyle. Once known for its eclectic neighborhoods and arts community, the area has experienced rapid growth, now hosting some of Austin's best restaurants, bars, and entertainment venues. This transformation has made Central Austin a dynamic destination for both locals and visitors.

## Drive Times

#	Place	Distance	Time
1	Downtown Austin	1.5 mi	7 min
2	University of Texas	1.6 mi	7 min
3	South Congress	2.8 mi	11 min
4	Mueller	5 mi	16 min
5	The Domain	11 mi	16 min
6	Austin-Bergstrom Intl Airport	14.5 mi	19 min

Alongside the flourishing arts and culinary scene, the area has seen significant development, with new luxury apartments, trendy condos, and office spaces attracting professionals and creatives. Its central location offers unmatched convenience, with easy access to major highways, public transit, and bike lanes. This exceptional connectivity makes Central Austin one of the most sought-after places to live and work in the city.

# 1-Mile Demographics

## 1306 W LYNN STREET

AUSTIN, TEXAS

1.10 AC SITE

1-MILE RADIUS

### Household & population characteristics



**\$74,556**

Median household income



**\$1,136,725**

Median home value



**28.6%**

Owner occupied housing units



**25.1**

Median age



**48.9%**

Female population



**23.6%**

% Married (age 15 or older)

### Annual lifestyle spending



**\$3,601**

Travel



**\$36**

Tickets to Movies



**\$96**

Theatre/Operas/Concerts



**\$97**

Admission to Sports Events



**\$16**

Online Gaming Services

### Households & population



**28,747**

Current total population



**28,836**

5 Year total population



**14,247**

Current total households



**14,794**

5 year total households

### Education

**1%**

No high school diploma



**4%**

High school graduate



**10%**

Some college



**85%**

Bachelor's/graduate/prof degree

### Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

### Business



**2,643**

Total businesses



**37,009**

Total employees

### Annual household spending



**\$3,154**

Apparel & Services



**\$397**

Computers & Hardware



**\$5,189**

Eating Out



**\$8,974**

Groceries



**\$7,793**

Health Care

### Employment



**85%**

White collar



**5%**

Blue collar



**10%**

Services

**3.7%**

Unemployment rate

# 3-Mile Demographics

## 1306 W LYNN STREET

AUSTIN, TEXAS

1.10 AC SITE

3-MILE RADIUS

### Household & population characteristics



**\$111,270**

Median household income



**\$909,868**

Median home value



**37.2%**

Owner occupied housing units



**32.0**

Median age



**48.6%**

Female population



**33.4%**

% Married (age 15 or older)

### Annual lifestyle spending



**\$4,628**

Travel



**\$42**

Tickets to Movies



**\$122**

Theatre/Operas/Concerts



**\$118**

Admission to Sports Events



**\$17**

Online Gaming Services

### Households & population



**129,633**

Current total population



**133,028**

5 Year total population



**62,622**

Current total households



**67,361**

5 year total households

### Education

**3%**

No high school diploma



**6%**

High school graduate



**13%**

Some college



**78%**

Bachelor's/graduate/prof degree

### Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

### Business



**13,056**

Total businesses



**168,799**

Total employees

### Annual household spending



**\$3,874**

Apparel & Services



**\$464**

Computers & Hardware



**\$6,361**

Eating Out



**\$11,147**

Groceries



**\$9,996**

Health Care

### Employment



**86%**

White collar



**6%**

Blue collar



**8%**

Services

**3.2%**

Unemployment rate

# 5-Mile Demographics

## 1306 W LYNN STREET

AUSTIN, TEXAS

1.10 AC SITE

5-MILE RADIUS

### Household & population characteristics



**\$85,874**

Median household income



**\$695,466**

Median home value



**36.4%**

Owner occupied housing units



**33.5**

Median age



**48.4%**

Female population



**36.3%**

% Married (age 15 or older)

### Annual lifestyle spending



**\$3,617**

Travel



**\$34**

Tickets to Movies



**\$94**

Theatre/Operas/Concerts



**\$92**

Admission to Sports Events



**\$13**

Online Gaming Services

### Households & population



**187,953**

Current total population



**197,812**

5 Year total population



**88,579**

Current total households



**96,039**

5 year total households

### Education

**7%**

No high school diploma



**13%**

High school graduate



**17%**

Some college



**64%**

Bachelor's/graduate/prof degree

### Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

### Business



**12,345**

Total businesses



**129,540**

Total employees

### Annual household spending



**\$3,140**

Apparel & Services



**\$372**

Computers & Hardware



**\$5,114**

Eating Out



**\$9,083**

Groceries



**\$8,272**

Health Care

### Employment



**76%**

White collar



**11%**

Blue collar



**13%**

Services

**3.3%**

Unemployment rate

**For more information, please contact:**

**Doug Rauls**

Executive Vice President  
doug.rauls@colliers.com  
Direct: +1 512 539 3006

Investment Opportunity | Offering Memorandum

**1306 W Lynn St.**  
Austin, TX



Accelerating success.

**Disclaimer**

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Austin, LLC