

Hangar

403 E Koenig Lane, Austin, TX 78751

For Lease

THE SITE

- Ground floor retail located along Koenig Lane
- 499 Unit development at completion

PHASE I

- 249 Units (9 live work)
- Delivery Q1 2027

PHASE II

- 250 Units (10 live work)
- 2500 gal. grease trap
- Double height spaces
- Provisioned for blade sign on Koenig Lane

SPACE AVAILABLE

- 1,978 SF + 504 SF Patio

RATES

- Est. 2025 NNNs: \$13.69/SF
- Please Call For Pricing

NEARBY RETAILERS



DEMOGRAPHICS (2025)



POPULATION ESTIMATE

1 mi	3 mi	5 mi
18,102	176,661	369,606



DAYTIME POPULATION

1 mi	3 mi	5 mi
66,852	381,019	727,622



MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$85,622	\$88,297	\$101,319



TRAFFIC COUNTS

- 24,144 VPD (E Koenig Ln)



SITE

THE GROVE
VERDAD Ling Wu
 MIRROR MIRROR **CARVE**
 AMERICAN GRILLS

Citizens pressed
 HONEST MARY'S

WARDEN ART AGENCY
 Stylar's

THE TRIANGLE
 NATURAL GROCERS hopdoddy
 Merit corepower YOGA
 MezzeMe MANDOLA'S
 Jersey Mike's Orangetheory tropical CAFE

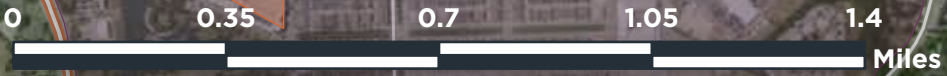
THE LINC
 PAPADEAUX
 VIVO MOCHINUT Broken Egg Cafe

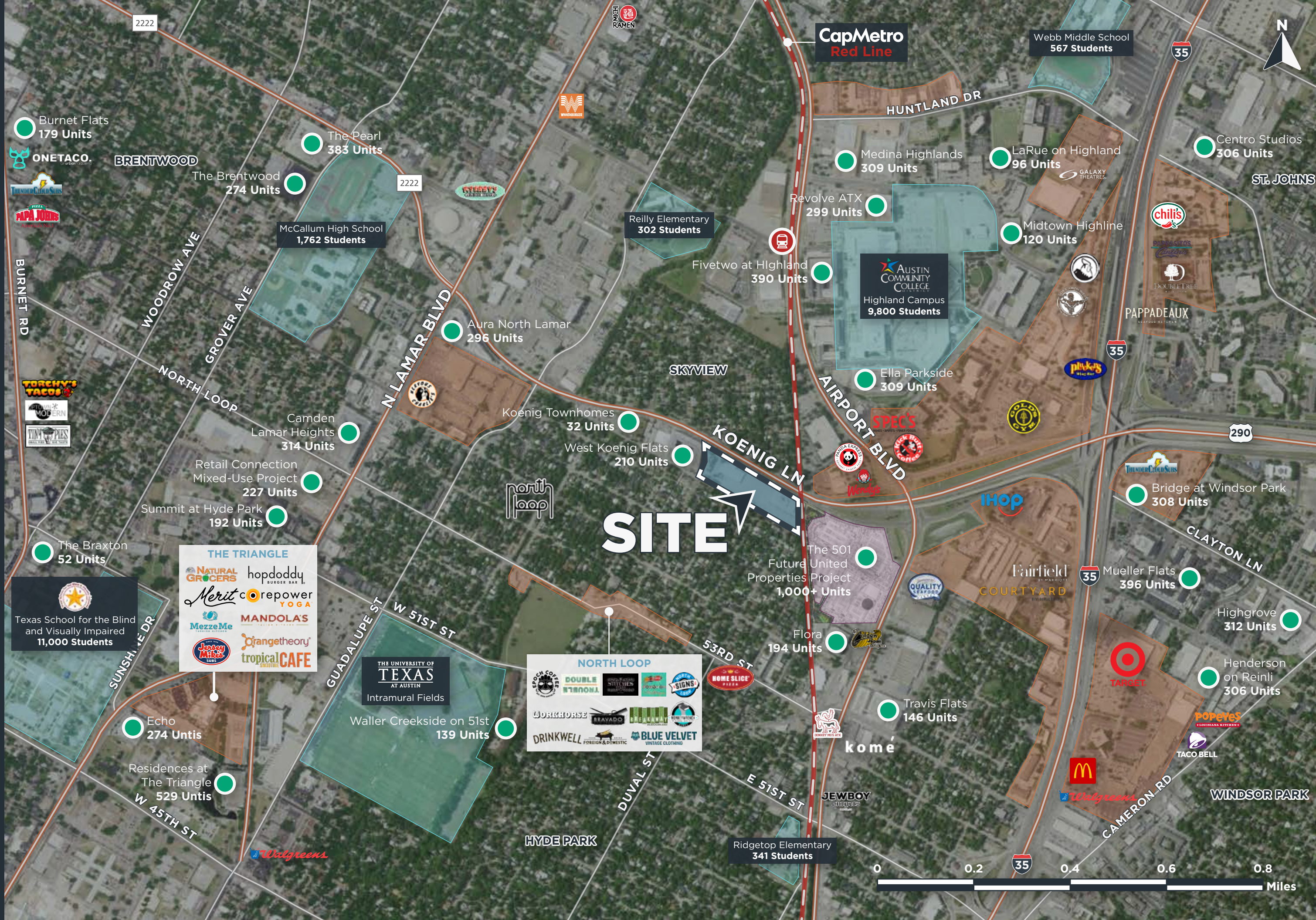
CAPITAL PLAZA
 TARGET ROSS DRESS FOR LESS BOOT BARN
 McDonald's Walgreens

ALDRICH ST
 ALAMO thinkery hopdoddy
 Modern Animal Merit sweetgreen
 one medical Kerbey Lane HONEST MARY'S
 lick Nando's Baod UP

MUELLER MARKET DISTRICT
 H-E-B TWIN LIQUORS MOD JuiceLand

THE UNIVERSITY OF TEXAS AT AUSTIN





Burnet Flats
179 Units

The Pearl
383 Units

BRENTWOOD

The Brentwood
274 Units

McCallum High School
1,762 Students

Reilly Elementary
302 Students

CapMetro
Red Line

Medina Highlands
309 Units

LaRue on Highland
96 Units

Webb Middle School
567 Students

Centro Studios
306 Units

Revolve ATX
299 Units

Midtown Highline
120 Units

AUSTIN COMMUNITY COLLEGE
Highland Campus
9,800 Students

Fivetwo at Highland
390 Units

Aura North Lamar
296 Units

BURNET RD

WOODROW AVE

GROVER AVE

N LAMAR BLVD

SKYVIEW

AIRPORT BLVD

35

290

NORTH LOOP

Camden Lamar Heights
314 Units

Koenig Townhomes
32 Units

West Koenig Flats
210 Units

KOENIG LN

SPEC'S

Bridge at Windsor Park
308 Units

Retail Connection
Mixed-Use Project
227 Units

Summit at Hyde Park
192 Units

SITE

The 501
Future United
Properties Project
1,000+ Units

Fairfield
COURTYARD

Mueller Flats
396 Units

Highgrove
312 Units

The Braxton
52 Units

THE TRIANGLE

NATURAL GROCERS | hopdoddy | Merit | corepower | MezzeMe | MANDOLA'S | Jersey Mike's | Orangetheory | tropical CAFE

Texas School for the Blind and Visually Impaired
11,000 Students

THE UNIVERSITY OF TEXAS AT AUSTIN
Intramural Fields

NORTH LOOP

BECK'S COFFEE | DOUBLE TROUBLE | WORKHORSE | BRAVADO | DRINKWELL | BLUE VELVET | SIGN'S | HOME SLICE PIZZA

Flora
194 Units

Travis Flats
146 Units

Henderson on Reinli
306 Units

Echo
274 Units

Residences at The Triangle
529 Units

Waller Creekside on 51st
139 Units

DUVAL ST

53RD ST

E 51ST ST

komé

JEWBOY

Ridgetop Elementary
341 Students

WALGREENS

WINDSOR PARK





Texas Department of Public Safety

CapMetro Red Line



Ella Parkside 309 Units

SKYVIEW
Approx. 515 Homes

Koenig Townhomes 32 Units

West Koenig Flats 210 Units

north loop
Approx. 1,400 Homes



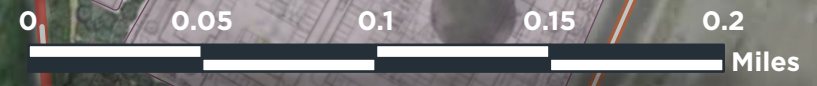
Proposed Park

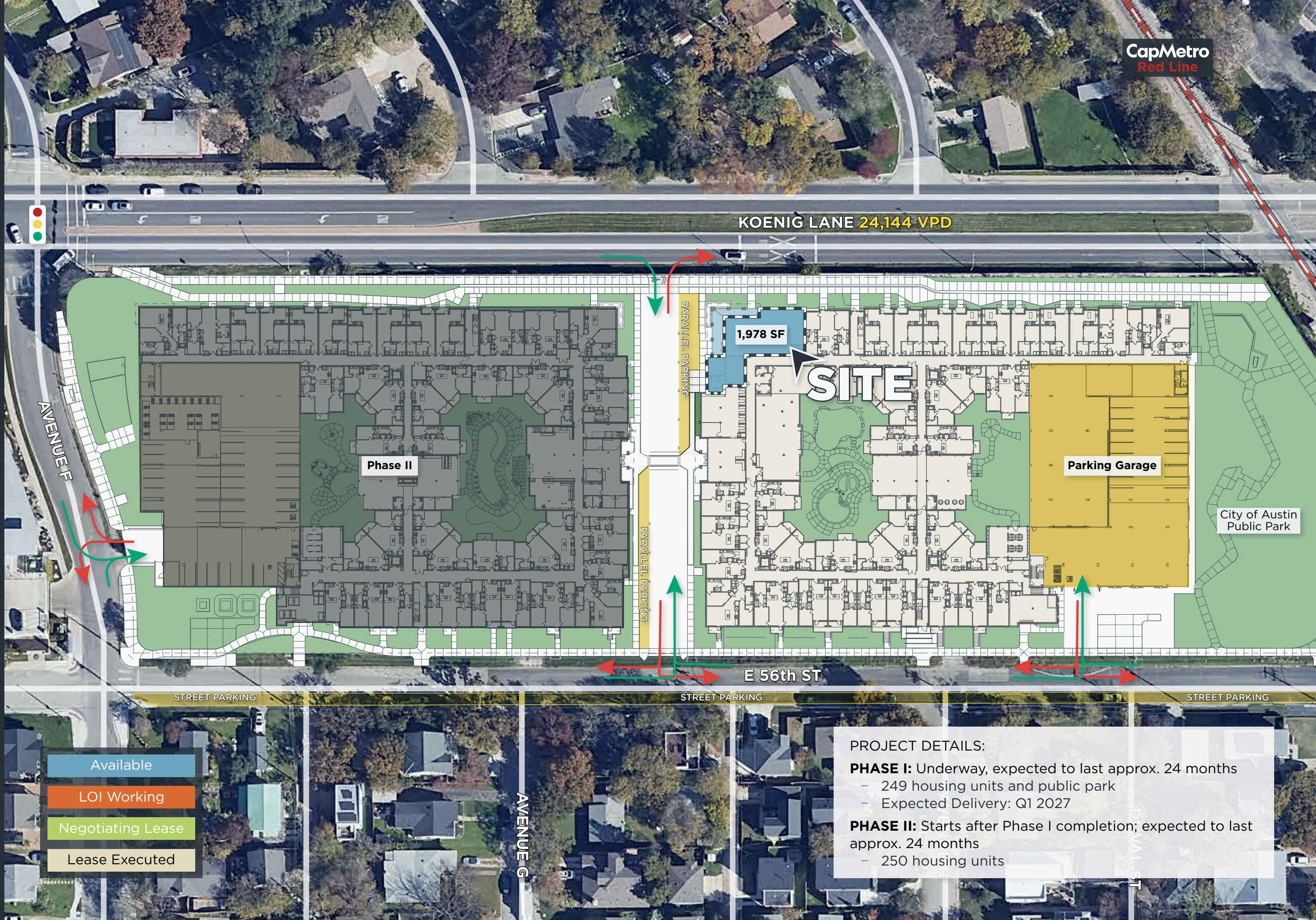
NORTH LOOP BLVD & 53RD ST RETAIL

Pedestrian Walking Paths from North Loop & 53rd St

290

The 501 Future United Properties Project 1,000+ Units





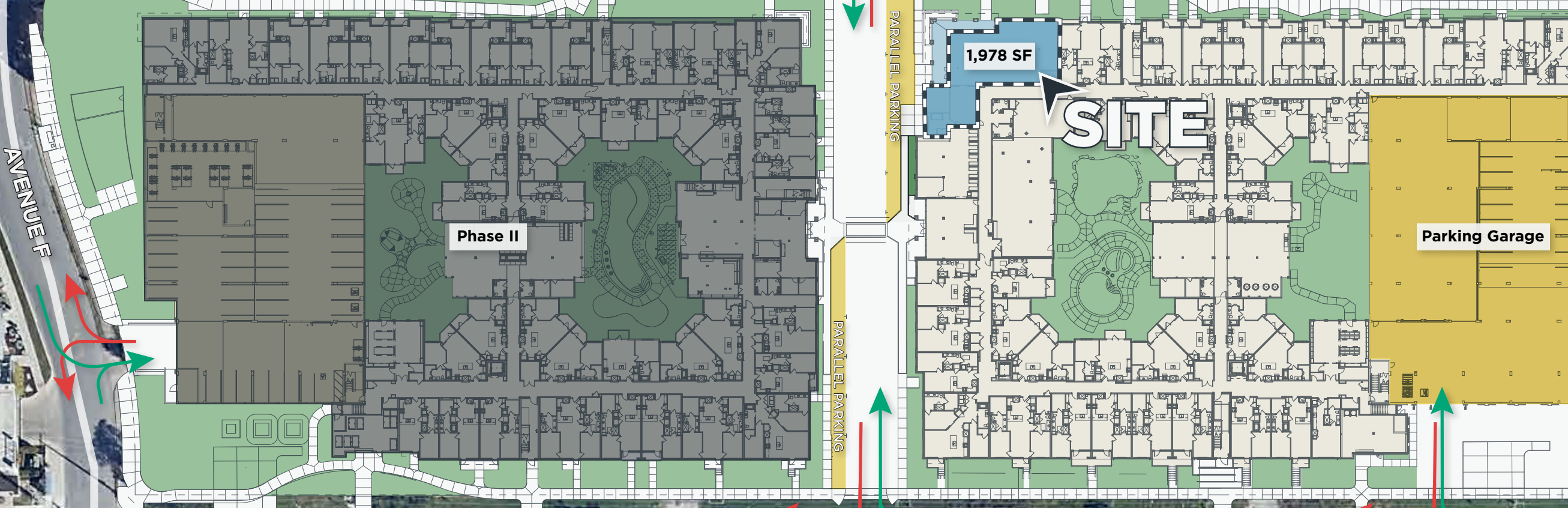
KOENIG LANE 24,144 VPD

E 56th ST

AVENUE F

AVENUE G

AVENUE H



1,978 SF

SITE

Phase II

Parking Garage

City of Austin
Public Park

STREET PARKING

STREET PARKING

STREET PARKING

- Available
- LOI Working
- Negotiating Lease
- Lease Executed

PROJECT DETAILS:

PHASE I: Underway, expected to last approx. 24 months

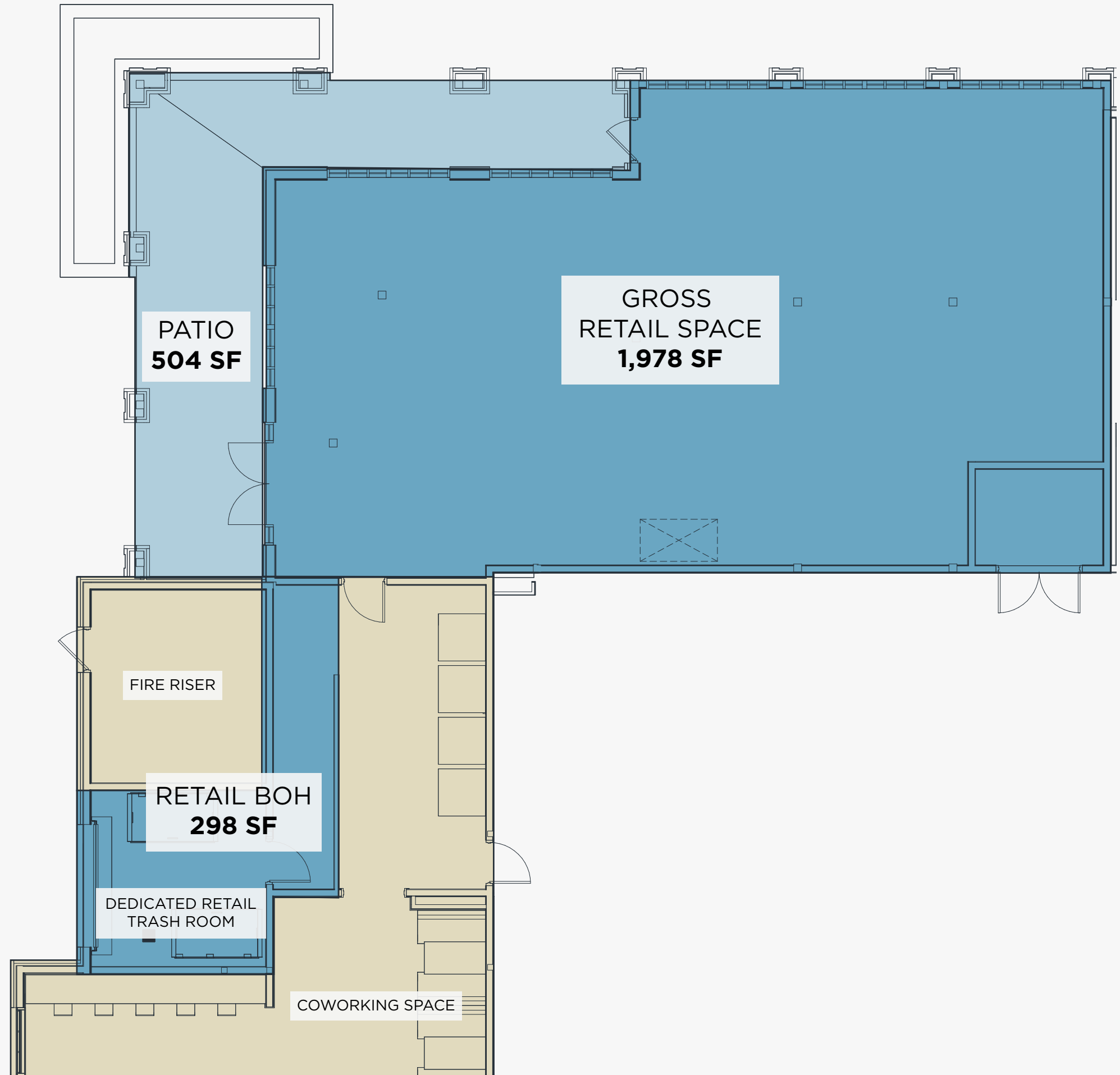
- 249 housing units and public park
- Expected Delivery: Q1 2027

PHASE II: Starts after Phase I completion; expected to last approx. 24 months

- 250 housing units



Available
LOI Working
Negotiating Lease
Lease Executed





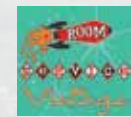


AIRPORT BLVD

53RD ST



DRINKWELL



DOUBLE TROUBLE



Pedestrian Walking Path



NORTH LOOP BLVD

WORKHORSE



BLUE VELVET VINTAGE CLOTHING

CapMetro Red Line

Phase I

SITE

E 56TH ST

Phase II

AVENUE F


West Koenig Flats 210 Units

KOENIG LN





Drive Times	
UT Campus	7 min. 3 miles
Downtown	10 min. 5.7 miles
Austin-Bergstrom International Airport	15 min. 13 miles


Approx. 1,400 Homes



CapMetro
Red Line

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.

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 counteroffer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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.

Endeavor 2015 Management LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900

License Number

Robert Charles Northington

Designated Broker of Firm

374763

License Number

Evan Gray Deitch

Licensed Supervisor of Sales Agent/Associate

662260

License Number

Alexa Mathias O'Mary

Sales Agent/Associate's Name

800442

License Number

Buyer/Tenant/Seller/Landlord Initials

Date

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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Regulated by the Texas Real Estate Commission
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