

1822 W 35th Street

1822 W 35th Street, Austin, Texas 78703



Contents

03

Section One

The Offering

04

Section Two

About the Property

12

Section Three

Location Overview

17

Section Four

Market Overview

The Offering

Transwestern is pleased to present 1822 W 35th Street, a charming, two-story mixed-use property prominently positioned at the northeast corner of W 35th Street and Oakmont Boulevard, offered at \$2,750,000 with attractive seller financing available.

Originally constructed in 1925, the property combines historic Austin character with exceptional visibility, accessibility and flexibility. The ground floor has long been home to Bradz Salon, while the second floor features a two-bedroom residential apartment. With approximately 50 feet of frontage along W 35th Street, an additional 109 feet along Oakmont Boulevard and on-site parking accessible from both streets, the property offers a unique opportunity for an owner-user or investor looking to establish a presence in the heart of Central Austin.

The real story, however, is the transformation happening just outside its front door. West 35th Street is quickly becoming one of Austin's most exciting neighborhood retail corridors, attracting a growing mix of boutique retailers, restaurants and service-oriented businesses. Recent and upcoming additions include Spec's, Postino, Paperboy, Eliza Page and Pearl Events, each contributing to the corridor's continued evolution. Immediately next door, 1820 W 35th Street is currently under contract, with an extensive renovation planned, further reinforcing the investment and momentum taking shape along the street.

Located just east of MoPac between Bryker Woods and Rosedale, the property benefits from immediate access to Seton Medical Center, Central Market and some of Austin's most established and affluent residential neighborhoods. Adding to an already compelling opportunity, ownership is offering exceptionally attractive seller financing, creating a rare opportunity for qualified buyers to secure a premier Central Austin location with favorable financing terms. With its prominent corner location, mixed-use configuration, neighborhood character and positioning along a rapidly transforming corridor, 1822 W 35th Street represents an opportunity to invest in the next chapter of West 35th Street.

Contact

Patrick Hill

(512) 314-3967

patrick.hill@transwestern.com

About the Property

Property Summary	
Address	1822 W 35th Street, Austin, TX 78703
Neighborhood	Rosedale / Bryker Woods (Central West Austin)
Location	NE corner of W 35th Street and Oakmont Boulevard
Current Use	Ground floor: Bradz Salon (owner-occupied); Upstairs apartment: leased through May 2027
Delivery Condition	Salon: vacant at closing / short-term leaseback; Residential: subject to existing lease
Building Size	2,308 SF
Stories	2
Year Built	1925
Lot Size	0.16 AC (TCAD)
Frontage	±50' on W 35th Street; ±109' on Oakmont Boulevard
Access/Parking	12 spots
Zoning	LO, LR
Asking Price	\$2,750,000
Seller Financing	Available – flexible, attractive terms. Call broker for details

Investment Highlights

- Hard-corner site at W 35th Street and Oakmont Boulevard with frontage and access on both streets
- Infill Central Austin (78703) location on an established medical, retail and professional-services corridor, one block from MoPac
- Mixed-use income profile: ground-floor commercial plus an upstairs residential apartment that offsets carrying costs
- Owner-user opportunity: salon space can be delivered vacant or leased back short-term for immediate occupancy or repositioning
- Seller financing available on flexible, attractive terms – call broker for details
- Character 1925 two-story building with covered front porch, suited to boutique retail, personal services or professional office
- Proximity to Seton Medical Center Austin, Central Market and the Bryker Woods, Rosedale and Tarrytown neighborhoods
- Rare trade on a corridor with limited turnover and strong owner-user demand

About the Property



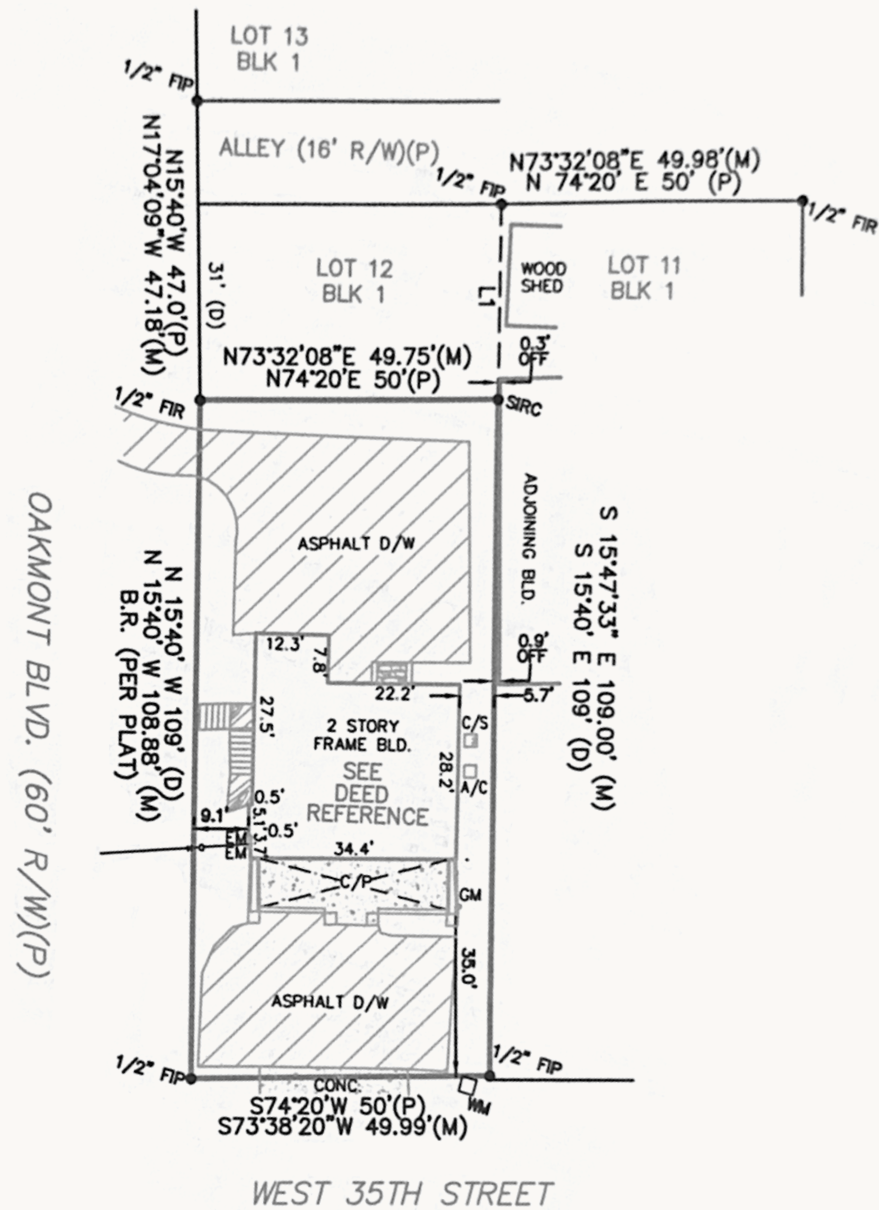
1822 W 35TH ST
Subject Property

Under Contract
Significant Renovation Planned

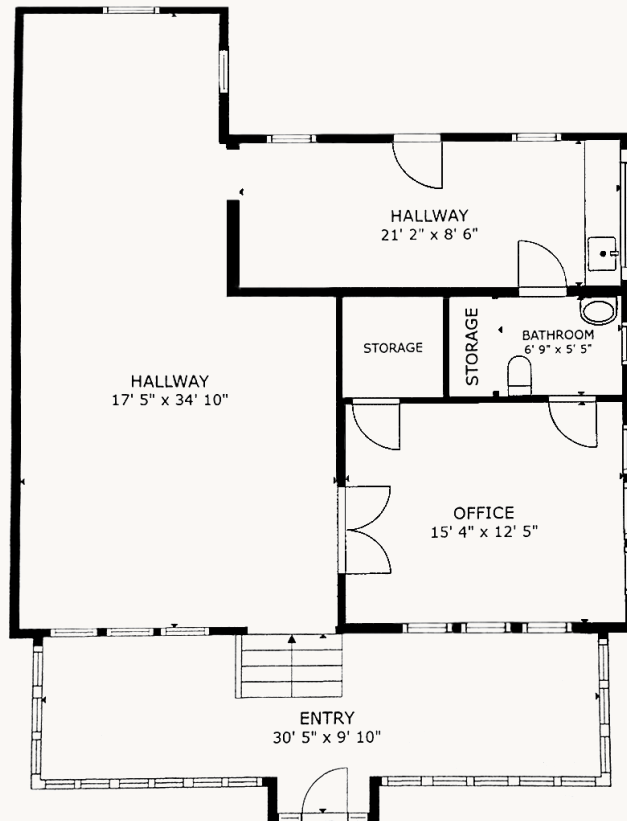
Aerial



Survey

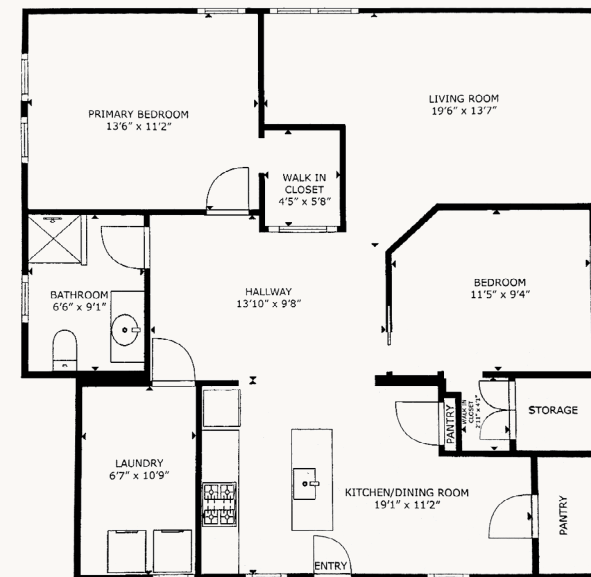


Floor Plans



1ST FLOOR:

Bradz Salon
1,250 SF



2ND FLOOR:

Residential Apartment
996 SF







Location Overview

1822 W 35th Street is positioned between Rosedale and Bryker Woods, just east of Tarrytown.

The property offers a highly accessible central location near the University of Texas at Austin and major medical centers. Surrounded by established residential neighborhoods and convenient local amenities, it benefits from strong area demographics and steady foot traffic. This welcoming, neighborhood-oriented environment helps sustain strong demand for well-positioned commercial uses.

The area's mature character, walkability and established customer base continue to make it a desirable location for professional, medical and service-oriented businesses.

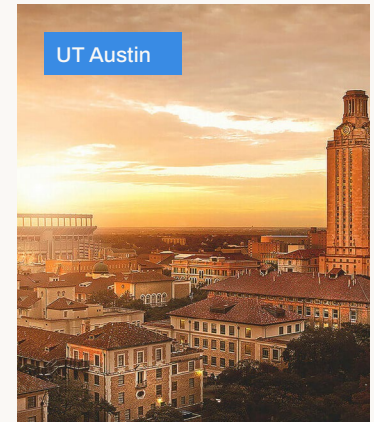
72 Walk Score

Very walkable

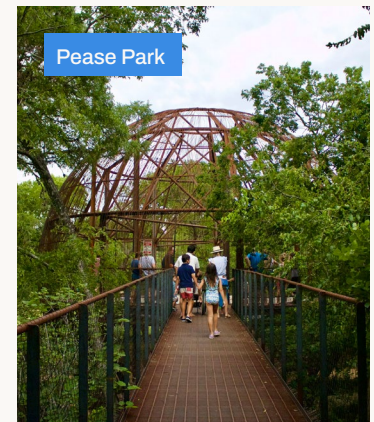
SOURCE: [WALKSCORE.COM](https://www.walkscore.com)



Postino Bryker Woods



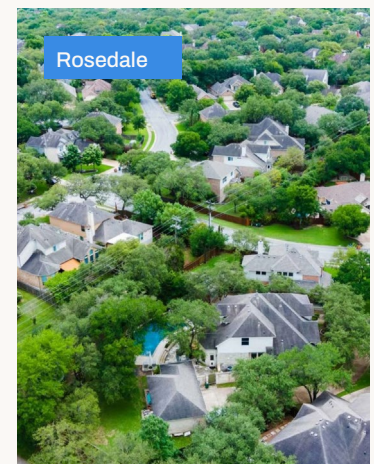
UT Austin



Pease Park



Tarrytown



Rosedale



Where Urban Access Meets Timeless Character

Rosedale is one of Central Austin's most established and desirable neighborhoods, known for its blend of historic character, walkability and enduring neighborhood appeal.

Situated just north of downtown Austin, Rosedale is defined by its tree-lined streets, classic homes and strong sense of community. The neighborhood offers convenient access to local retail, dining and everyday services along Burnet Road and West 35th Street, creating a highly accessible, lifestyle-oriented environment.

Positioned minutes from downtown, The University of Texas at Austin and the city's major medical centers, Rosedale provides exceptional connectivity while maintaining a welcoming residential atmosphere. This combination of central accessibility and neighborhood character continues to support strong demand among residents, visitors and businesses alike.

With its central location, affluent demographics and established reputation as one of Austin's premier neighborhoods, Rosedale offers an attractive setting for thoughtfully positioned commercial uses seeking long-term stability and access to a highly desirable customer base.



Retail on 35th St



Nearby Amenities

Retail at The Triangle:

Natural Grocers

Orangetheory Fitness

Hopdoddy Burger Bar

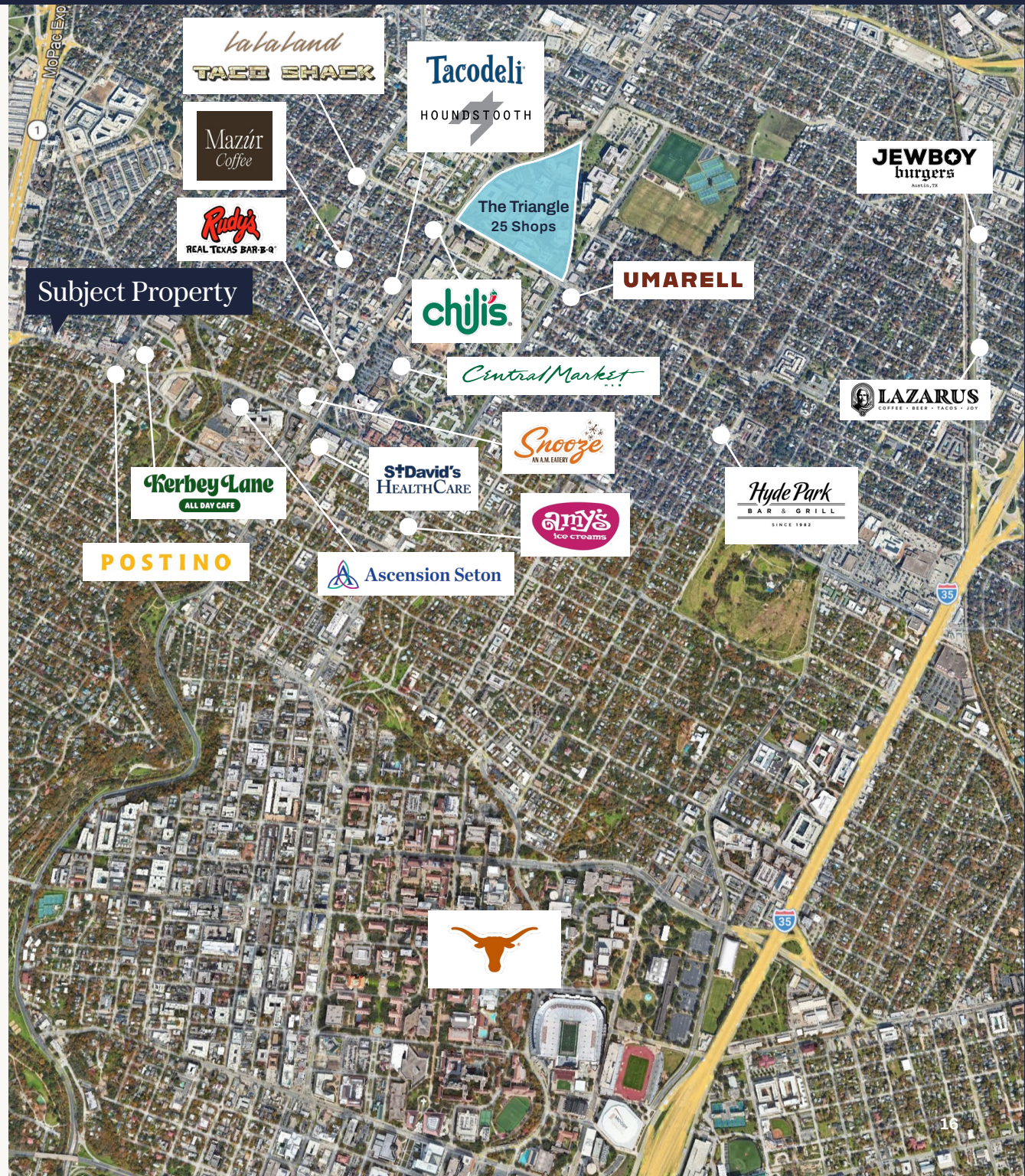
European Wax Center

Mandola's Italian Kitchen

Jeni's Splendid Ice Creams

Nike Training Studio

Merit Coffee



Market Overview

Austin, Texas, widely recognized as one of the nation's leading innovation and technology hubs, is a dynamic and growing city known for its strong economic fundamentals, entrepreneurial culture and highly educated workforce.

Founded in 1839 as the capital of the Republic of Texas, Austin has evolved into one of the nation's most prominent urban success stories. The city surpassed 1 million residents in 2025, reaching an estimated population of 1,002,632 and becoming the 12th-largest city in the United States and the fourth-largest in Texas. Population growth continues to be supported by domestic and international migration, a robust job market and Austin's strong quality-of-life appeal.

Austin's economy is anchored by a diverse mix of industries, including technology, government, advanced manufacturing, healthcare, education and professional services. Major employers such as Apple, Tesla, Oracle, Dell Technologies and Samsung maintain significant operations across the region. The Austin-Round Rock-San Marcos metropolitan area reached approximately 2.62 million residents in 2025 and continues to rank among the fastest-growing major metropolitan areas in the country, supported by ongoing corporate investment, innovation and workforce expansion.

With continued population growth, a diverse employment base and ongoing investment in infrastructure and innovation, Austin remains one of the most attractive markets in the United States, offering compelling opportunities for long-term economic and real estate investment.

Source: U.S. Census Bureau

12th

LARGEST CITY IN THE U.S.

1.56M

CIVILIAN LABOR FORCE

4.0%

UNEMPLOYMENT RATE

1.0M

TOTAL POPULATION IN 2026

Demographics

1 MILE

13,229

POPULATION

5,797

HOUSEHOLDS

\$146,781

MEDIAN HOUSEHOLD INCOME

\$172,394

AVERAGE HOUSEHOLD INCOME

41.2

MEDIAN AGE

3 MILES

141,722

POPULATION

64,605

HOUSEHOLDS

\$96,405

MEDIAN HOUSEHOLD INCOME

\$131,055

AVERAGE HOUSEHOLD INCOME

33.4

MEDIAN AGE

5 MILES

358,921

POPULATION

165,421

HOUSEHOLDS

\$97,441

MEDIAN HOUSEHOLD INCOME

\$131,848

AVERAGE HOUSEHOLD INCOME

36.2

MEDIAN AGE

Disclaimer

Transwestern (including their affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “Transwestern” or “Agent”) is offering for sale 1822 W 35th Street, Austin, Texas 78703.

The Property is being offered for sale in an “as-is, where-is” condition and Agent makes no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Transwestern as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

The seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the seller.

The seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the seller and any conditions to the seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Transwestern.

Each prospective purchaser will be responsible for any claims for commissions by any broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Agent must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.



1822 W 35th Street
Austin, Texas 78703

INVESTMENT SALES

Patrick Hill

Senior Vice President
(512) 922-1179
patrick.hill@transwestern.com