OFFERING MEMORANDUM

1820 W 35th Street

1820 W 35th St, Austin, Texas 78703

Transwestern



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The Offering

Transwestern is pleased to present 1820 W 35th Street, a rare owner-user or redevelopment opportunity in the heart of Central Austin's established medical, professional-services and increasingly dynamic retail corridor.

Located between Bryker Woods and Rosedale just east of MoPac, the property offers convenient access to Seton Medical Center Austin, Central Market, Burnet Road and North Lamar. The building has long served as the home of Seretti Dental Laboratory and can be delivered vacant at closing, with the potential for a short-term leaseback to provide additional flexibility for a buyer.

West 35th Street is undergoing a meaningful transformation, with a growing roster of retail and hospitality users joining longtime neighborhood staples. Recent and upcoming additions include Spec's, Postino at the former Burger King site, Paperboy at the former Olive & June, Eliza Page opening in 2027 and Pearl Events at Jackson and 35th. These users join established retailers including Viva Day Spa, Bird & Bell and Urban Golf. Additional redevelopment planned along the south side of 35th Street is expected to bring even more retail activity to the corridor.

The property also benefits from 11 on-site parking spaces, a significant advantage in this supply-constrained Central Austin location. Additionally, the adjacent property at 1822 W 35th Street is separately available, creating the opportunity to assemble approximately 0.32 acres with roughly 100 feet of frontage along W 35th Street for a larger owner-user campus or future redevelopment.

Contact

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About the Property

Property Summary	
Address	1820 W 35th Street, Austin, TX 78703
Neighborhood	Rosedale
Current Tenant / Use	Seretti Dental Laboratory (owner-operator use)
Delivery Condition	Vacant at closing; possibility of short-term leaseback
Building Size	2,328 SF (TCAD)
Lot Size	0.16 AC (TCAD)
Legal Description	Lot 11, Block 1, Oakmont Heights — Travis County Plat Records, Vol. 3, Pg. 147 (per survey)
Frontage	~50' on W 35th
Flood Zone	Outside the 500-year floodplain (per survey, FEMA panel 481026 0445H, dated 9/26/2008)
Year Built	1976
Parking	11 surface spaces (5 north lot near alley + 6 west side)
Zoning	LR
Asking Price	$1,500,000

Investment Highlights

- Infill Central Austin (78703) location on W 35th Street, a recognized medical/retail/professional-services corridor
- To be delivered 100% vacant or short-term leaseback available; immediate owner-user occupancy or reposition/lease-up flexibility
- 11 on-site surface parking spaces (confirmed by survey), a scarce and valuable feature in this walkable submarket
- Long-standing single-tenant use (dental laboratory) with decades of operating history at the address
- Adjacent lot at 1822 W 35th Street is separately available; potential assemblage of ±0.32 AC combined with ±100' of street frontage
- Proximity to Seton Medical Center Austin, Central Market and the Bryker Woods / Old Enfield / Rosedale residential neighborhoods
- Rare trade opportunity along a corridor with limited turnover and strong owner-user demand

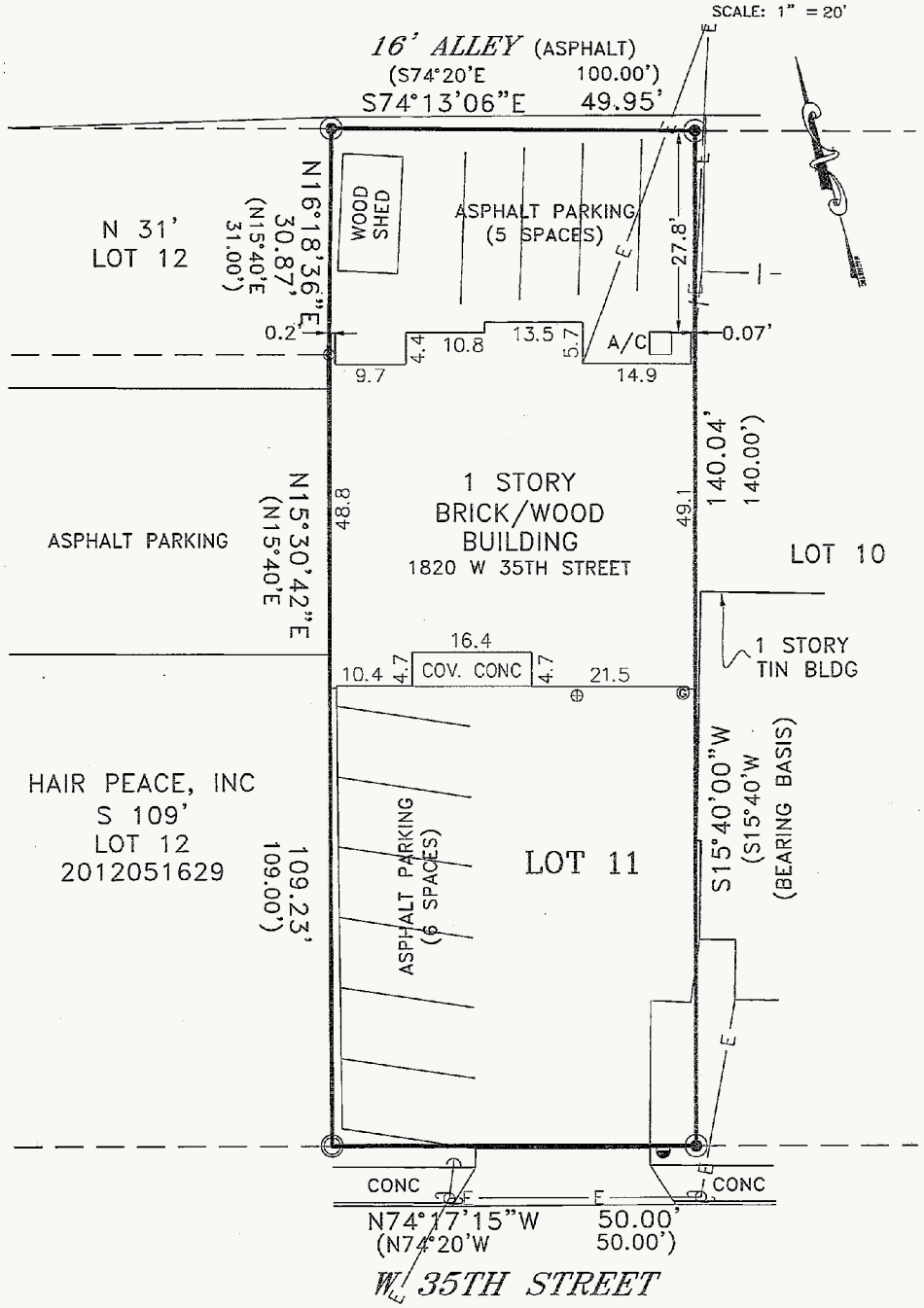
About the Property



Aerial



Survey


SCALE: 1" = 20'
16' ALLEY (ASPHALT)
(S74°20'E 100.00')
S74°13'06"E 49.95'
N 31'
LOT 12
N16°18'36"E
30.87'
(N15°40'E
31.00')
WOOD SHED
ASPHALT PARKING
(5 SPACES)
27.8'
0.2'
4.4
10.8
13.5
5.7
A/C
0.07'
9.7
14.9
1 STORY
BRICK/WOOD
BUILDING
1820 W 35TH STREET
140.04'
(140.00')
48.8
49.1
ASPHALT PARKING
N15°30'42"E
(N15°40'E
LOT 10
16.4
10.4
4.7
COV. CONC
4.7
21.5
1 STORY
TIN BLDG
HAIR PEACE, INC
S 109'
LOT 12
2012051629
109.23'
(109.00')
ASPHALT PARKING
(6 SPACES)
LOT 11
S15°40'00"W
(S15°40'W
(BEARING BASIS)
CONC
CONC
N74°17'15"W
(N74°20'W
50.00'
50.00')
W. 35TH STREET







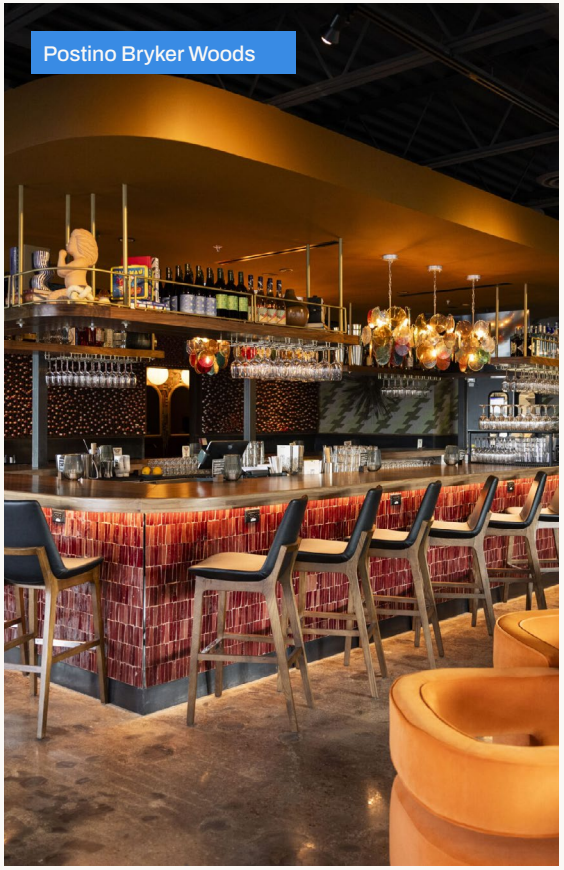


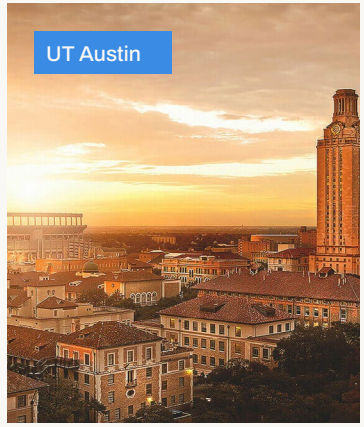
Location Overview

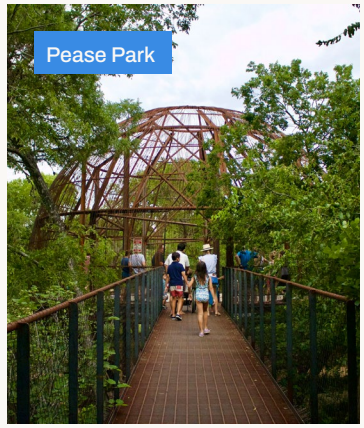
1820 W 35th Street is positioned between Rosedale and Bryker Woods, just east of Tarrytown.

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.

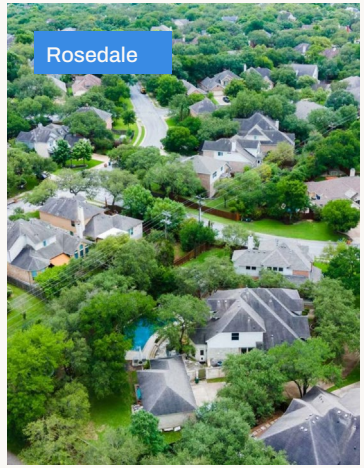
The area's mature character, walkability and established customer base continue to make it a desirable location for professional, medical and service-oriented businesses.











72 Walk Score

Very walkable

SOURCE: WALKSCORE.COM


Rosedale
The Triangle
Subject
W 35th St
N Lamar Blvd
Guadalupe St
W 45th St
Bryker Woods
Hyde Park
Tarrytown
Ascension Seton
W 38th St
35
Mueller
TEXAS
The University of Texas at Austin
1
Clarksville
Rollingwood
Downtown Austin

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	3 MILES	5 MILES
13,229	141,722	358,921
POPULATION	POPULATION	POPULATION
5,797	64,605	165,421
HOUSEHOLDS	HOUSEHOLDS	HOUSEHOLDS
$146,781	$96,405	$97,441
MEDIAN HOUSEHOLD INCOME	MEDIAN HOUSEHOLD INCOME	MEDIAN HOUSEHOLD INCOME
$172,394	$131,055	$131,848
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
41.2	33.4	36.2
MEDIAN AGE	MEDIAN AGE	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 1820 W 35th Street, Austin, Texas 78703.

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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.

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INVESTMENT SALES

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