

AUSTIN, TEXAS

OLD6TH.COM

THE NEW 6TH STREET IS OLD 6TH STREET

Old 6th is one of Austin's oldest and best stories. In recent years, that story's gotten lost, but we're here to tell it again; to respect and resurrect; to make new by honoring the old. With 30 unique historic parcels totaling 200,000 SF, we're pulling from Old 6th's rich history to create the new neighborhood that Austin needs. A place that will feel familiar, but somehow also entirely new.

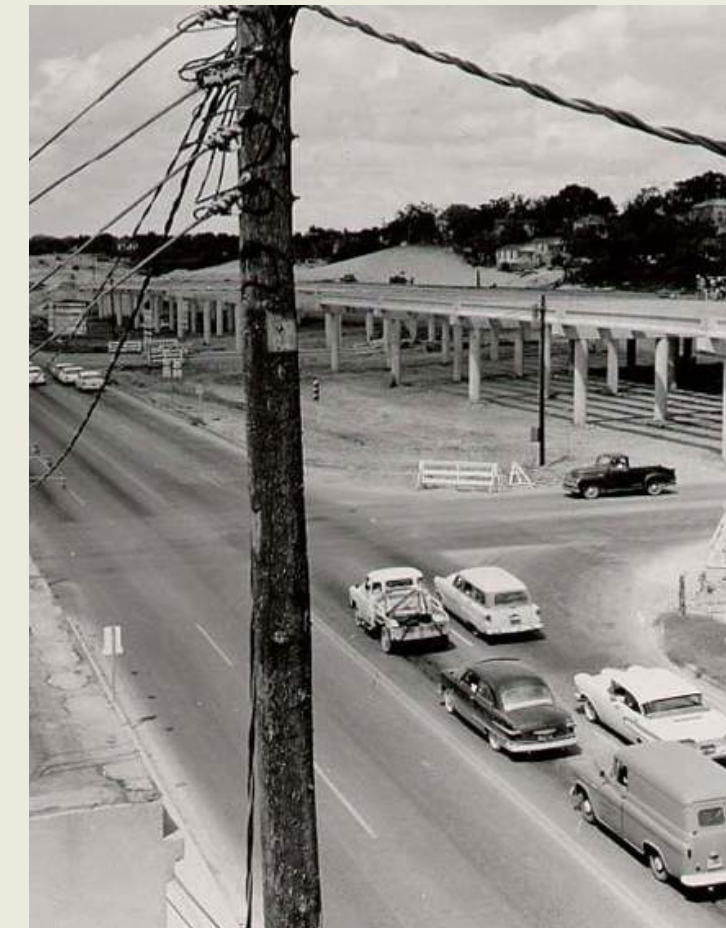
Backed by a robust investment fund, Stream is developing and managing the preservation and redevelopment of Old 6th. Old 6th's spirit is at the heart of what makes Austin feel like Austin. So we intend to do this right.



A DEEP HISTORY

Once called “The Street of Dreams,” Old 6th was Austin’s hub for the settlers and immigrants who arrived in the 19th century and opened the city’s first dry good stores, saloons, sporting houses and hotels. Spurred by the arrival of the Texas Central Railroad, 6th Street was home to many of Austin’s ‘firsts’—its first city-wide events (SXSW), its first homegrown businesses (HEB, Jewish Congregation, Academy Store and JCPenney), and its first live music venues.

Stream is working with City of Austin and local stakeholders to honor this history, so that Old 6th’s next chapter feels true to its past. We want to keep adding to this gritty, textured street, with more places to gather, outdoor markets and festivals, cool signage and local art and music—always music—in the streets.



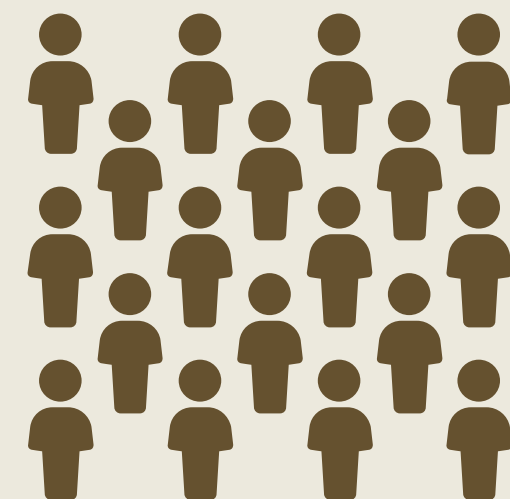
A GUIDE TO THE BOOMING CITY OF

AUSTIN, TEXAS


\$8B

28M ANNUAL VISITORS
SPENDING OVER \$8B

2.4M



TOTAL
POPULATION
WITH OVER 3M EXPECTED
IN 10 YEARS

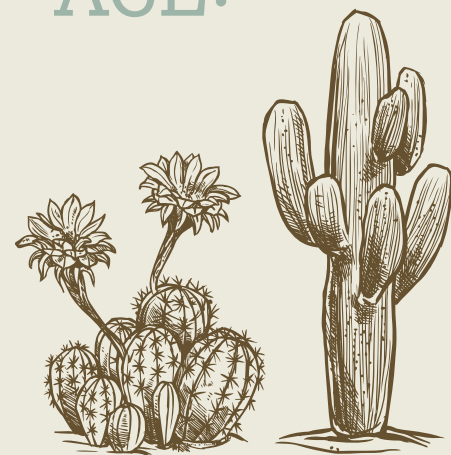
GEN Z **25%**

MILLENNIALS **24%**

GEN X **23%**

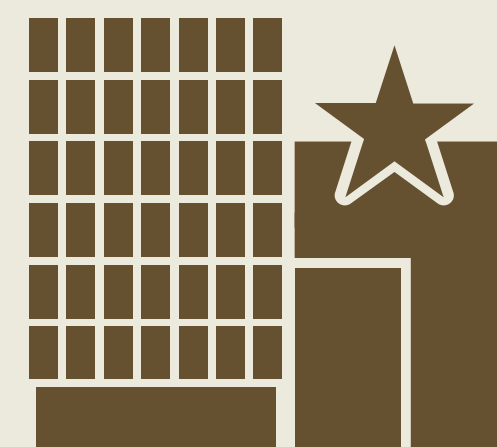
BOOMERS **17%**

CRITICAL MASS OF YOUNG
CONSUMERS
— MEDIAN
AGE:



35

CONVENTION
CENTER



300K
VISITORS ANNUALLY



30%
POP.
GROWTH



49% EMPLOYMENT
GROWTH IN LAST 10
YEARS



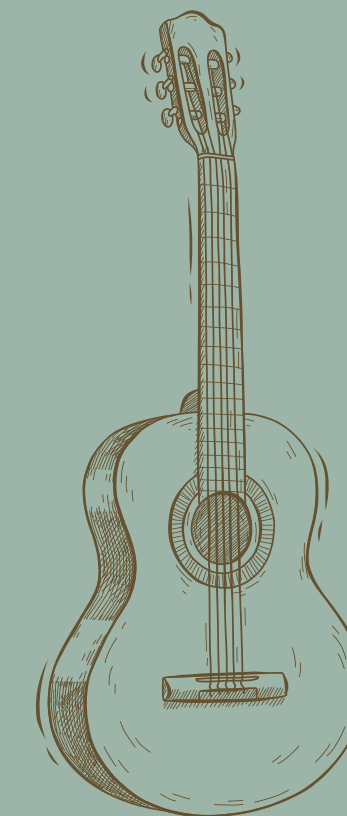
TOP 10

CITY IN USA FOR
VENTURE CAPITAL
INVESTMENT
OVER \$5.1B VC INVESTMENT
(419 DEALS) RAISED AND
\$23M OF PE INVESTED



\$4.3B IN ANNUAL
ECONOMIC ACTIV-
ITY THROUGH THE
CITY'S CREATIVE
INDUSTRIES

SXSW 350K
FUSEBOX 220K
ACL 450K
VISITORS



\$128B
OF VALUE IN AUSTIN-
BASED STARTUPS

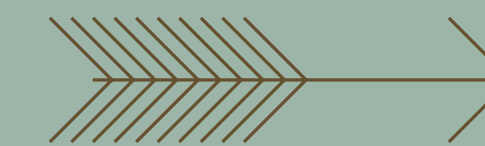


JOB GROWTH RATE

OVER \$200B OF ASSETS
UNDER MANAGEMENT
THROUGH OPPORTUNITY
AUSTIN

600K+

NEW JOBS CREATED IN THE
LAST TWENTY YEARS



ONE OF AMERICA’S TOP TECH CITIES

MASSIVE TECH EXPANSION AND MOMENTUM OVER THE LAST 24 MONTHS



1.4M SF leased



850K SF leased



125K SF recent expansion




4,500 direct employees, 12,000 indirect staff, \$ 26.8 billion 2023 Austin economic impact



250K SF office




1.4M SF with 600K SF, recent expansion




60,000 SF office at the Domain, with 500 employees



1.3M SF existing campus and another 3M SF under construction



Austin HQ has 13K employes and a 38 acre campus



Austin plant has 10M SF of manufacturing and warehouse



1M SF campus



1M SF with recent 300K SF expansion

AUSTIN VOTED

No1

Fastest growing major metro in US (both pop. and employment).

No1

Net migration growth in US over past 4 years.

No1

City in US for employment growth.

No1

Best market for commercial real estate investing.

No1

Best Place to live in US, three years running.

No1

City with concentration of innovation workers.

No1

Housing market for growth in US.

No1

Best place to live in TX.

No2

GDP Growth

No3

Largest growing tech talent base

No3

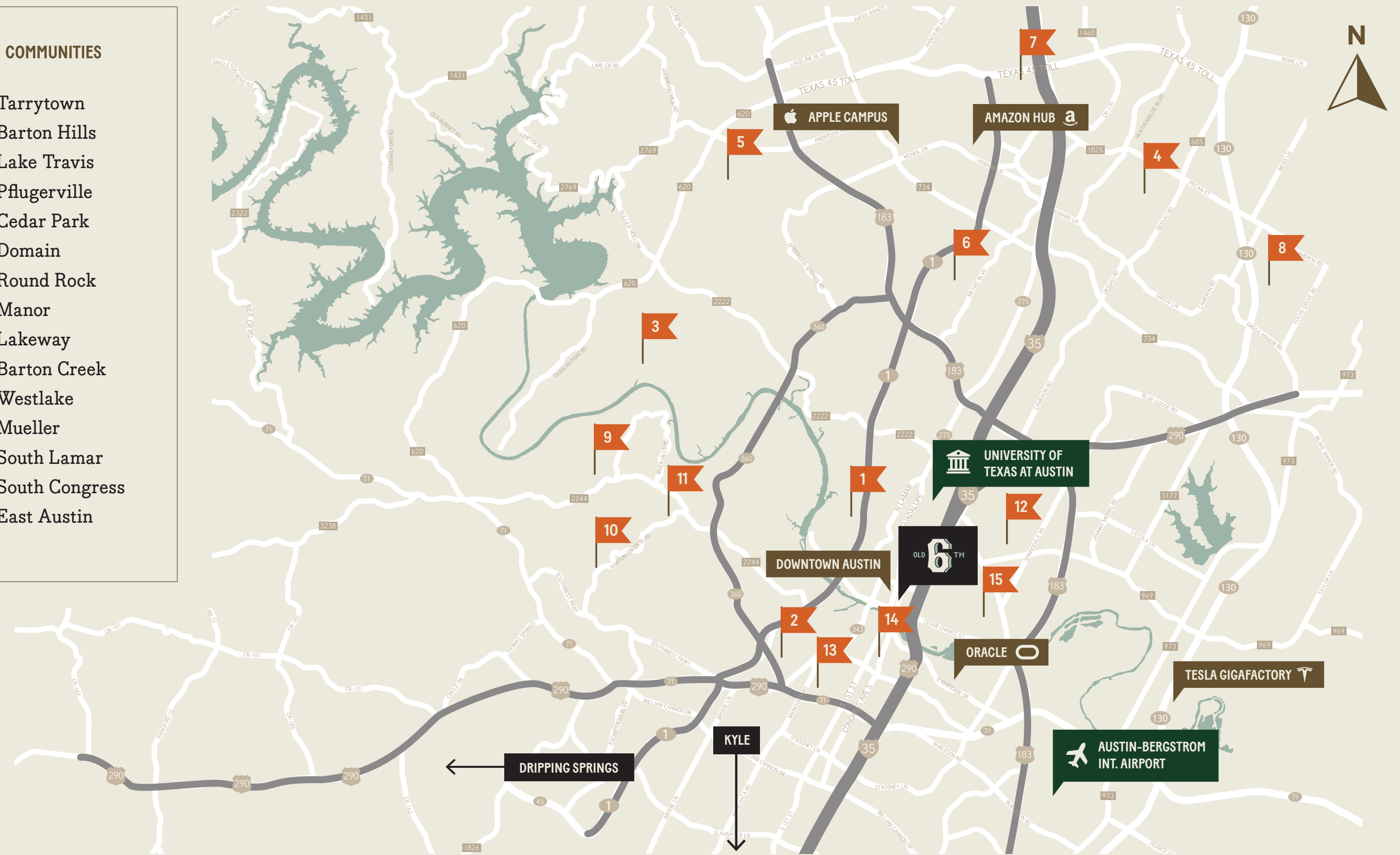
Best metro to start a business.

5X

Growth compared to the national average.

AUSTIN METRO

- COMMUNITIES**
1. Tarrytown
 2. Barton Hills
 3. Lake Travis
 4. Pflugerville
 5. Cedar Park
 6. Domain
 7. Round Rock
 8. Manor
 9. Lakeway
 10. Barton Creek
 11. Westlake
 12. Mueller
 13. South Lamar
 14. South Congress
 15. East Austin



AUSTIN NEIGHBORHOODS

CITY OVERVIEW

SOUTH CONGRESS

Av. HH Income \$136,449
Av. Home Value \$922,973
Daytime Pop. 3,887

SOUTH CENTRAL WATERFRONT

Av. HH Income \$129,490
Av. Home Value \$773,261
Daytime Pop. 2,379

RAINEY STREET

Av. HH Income \$235,208
Av. Home Value \$922,973
Daytime Pop. 3,887

DOWNTOWN AUSTIN

Av. HH Income \$204,376
Av. Home Value \$1,079,853
Daytime Pop. 73503

EAST AUSTIN

Av. HH Income \$128,751
Av. Home Value \$818,333
Daytime Pop. 11,265

WEST 6TH STREET

Av. HH Income \$160,991
Av. Home Value \$938,065
Daytime Pop. 2,847

RED RIVER MEDICAL

Av. HH Income \$133,083
Av. Home Value \$728,125
Daytime Pop. 2,294

UNIVERSITY OF TEXAS

No. of Alumni 482,000+
No. of Faculty 3,254
No. of Students 51,913



WATERLOO GREENWAY



Old 6th couldn't be luckier. The Waterloo Greenway is coming to our doorstep. Once complete, the Waterloo Greenway will knit together 35 lush acres, connecting Lady Bird Lake to the south to Waterloo Amphitheater and Dell Medical Center. Phase II, "The Confluence," is currently under construction, and is where the Greenway is at its most ecosystemically rich. The Confluence will also restore what was once there: bald cypress stands, native plants, flora and fauna that have always been endemic to Austin.



DOWNTOWN



Other American downtowns have struggled post pandemic. Not Austin's. 95% of pre-pandemic visitor activity has returned. Hotels are 70% occupied, and Austin has the highest return to office rate in the country. It's actually a place Austinites want to go —and then hang out after work on a weeknight.

RED RIVER MEDICAL



With Austin's population boom, the city has invested in its health infrastructure. A \$2.5 BN project is currently underway with two new hospital towers: UT MD Anderson Cancer Center and a UT Austin Hospital.

RAINEY STREET



Rainey Street is booming with multifamily development, and it's only a 1-mile walk to Old 6th via Red River street. There are currently 2,200 apartments and condos, with another 2,900 on the way.

EAST AUSTIN



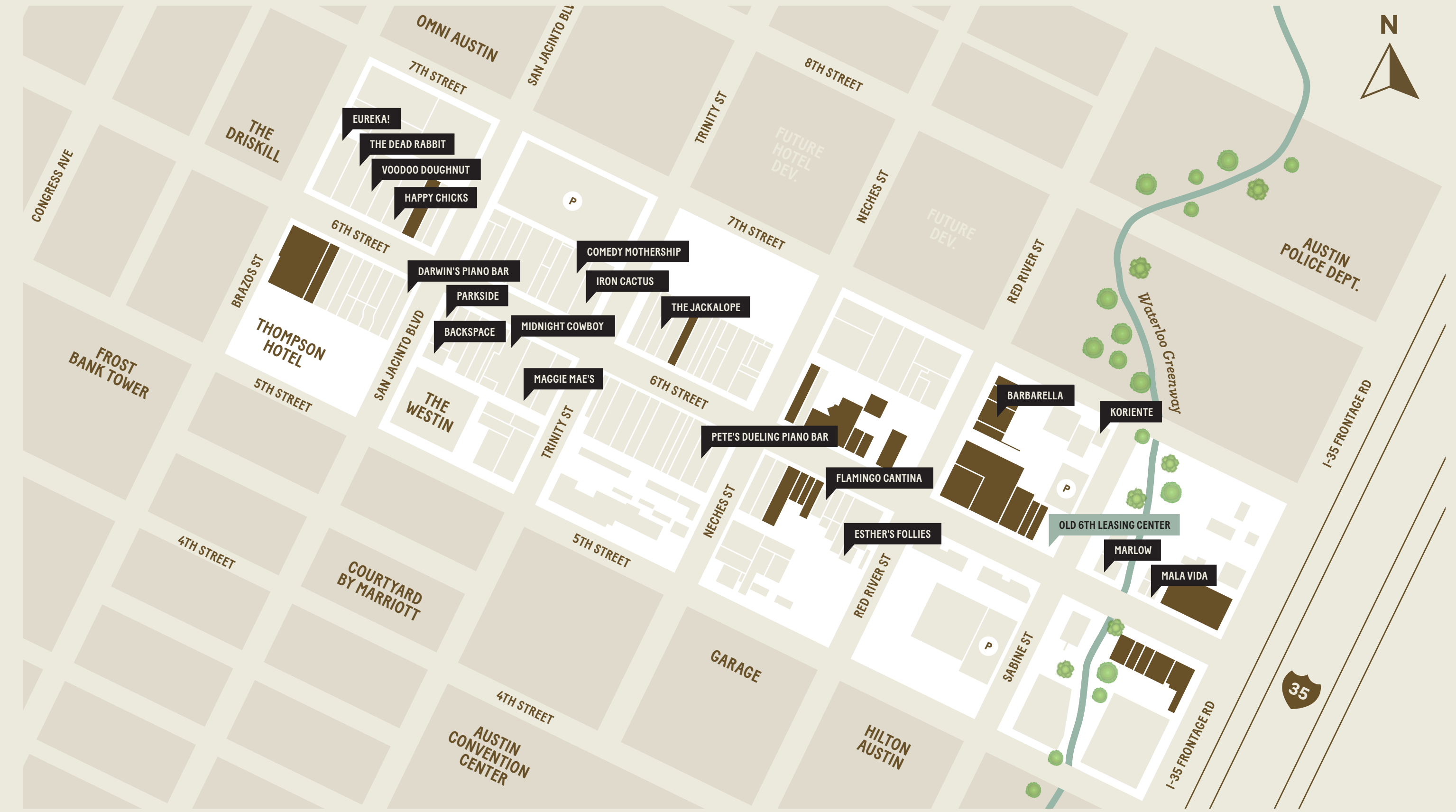
Old 6th connects into East Austin via East 6th. East Austin is the eclectic pocket of Austin's dining and nightlife. Here you can find some of the city's best restaurants like Suerte and Canje on East 6th, or Birdie's on 12th street. Bars like Whisler's and the White Horse are filled with locals and visitors daily looking to kickback with a cocktail or cold beer.

UNIVERSITY OF TX



UT Austin is one of the United States' best universities. #1 in Texas and #9 in the nation, it's big, diverse, and robustly funded, with 52,000 students currently enrolled representing over 130 countries.

OLD 6TH AND CBD EAST



DEAD RABBIT

New York City's acclaimed Irish bar brings its famed Irish coffees and warm, wood-paneled interiors to Old 6th.

204 E 6th Street



THE CONTEMPORARY

Austin's gem of a modern art museum, The Contemporary puts on unique shows, provides education, and hosts special events for Austinites of all ages. It's a special, homegrown museum that enriches our city's connection to the arts.

320 E 6th Street



COMEDY MOTHERSHIP

Joe Rogan's new stand-up venue draws crowds and comics from across the country. The Comedy Mothership has already become a popular destination for comedy fans, thanks in part to its impressive lineup of performers. Joe Rogan himself has performed at the club, as have other legendary comics like Roseanne Barr, and Dave Chappelle, among many others.

419 Congress Avenue



PECAN STREET FESTIVAL

Each spring and fall, the Pecan Street Festival brings arts, crafts, and live music to the historic 6th Street District.

6th Street Historic District btw Brazos Street and Interstate 35



THOMPSON HOTEL

A sustainably-built, 32-story downtown boutique hotel with a rooftop pool and restaurants created by James Beard award-winning chef Mashama Bailey.

506 San Jacinto Blvd.



PARKSIDE

Recently reopened in a renovated dining room, gastropub Parkside was once a trailblazer: the first upscale spot in Old 6th. Now it's a stalwart of Austin's fine dining scene.

301 E 6th Street

STUBB'S BBQ

An Austin institution, Stubb's represents the soul of the city's food and music culture. It's an iconic restaurant and venue close to Old 6th, and has been serving slow-cooked Texas barbecue alongside incredible live music for decades.

📍 801 Red River Street



VOODOO DOUGHNUTS

Originally from Portland, Voodoo Doughnuts opened its funky doors on 6th Street in 2015. These doughnuts are serious. Gourmet and totally unique.

📍 212 E 6th Street



THE BACKSPACE

An Italian restaurant serving wood-fired pizza and handmade pasta, created by the chef-owner of Parkside.

📍 1745 W. Anderson Lane

MARLOW

A good-time bar in Austin, Texas, Marlow's a neighborhood cocktail bar that's now a 6th Street institution. At Marlow, the vibes are immaculate and the cocktails are perfectly mixed.

📍 700 E 6th Street



THE DRISKILL

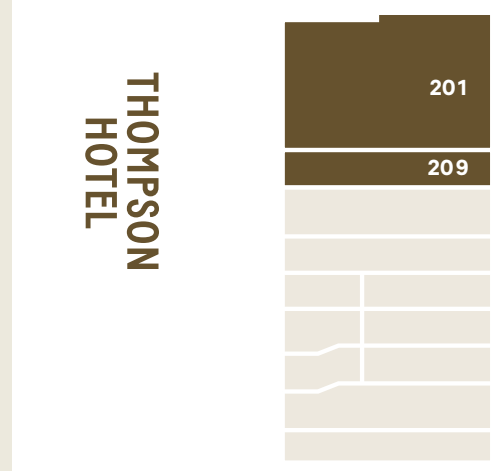
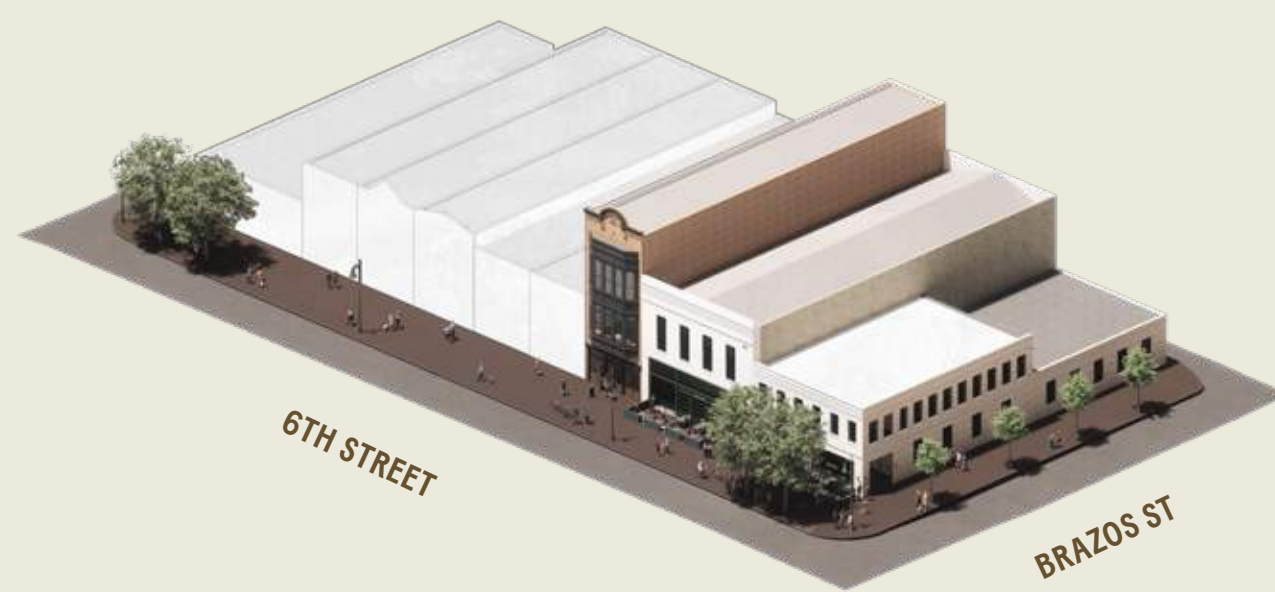
A 189-key historic hotel, The Driskill was built in 1886. It's where LBJ once held court; and it's now where Austinites and visitors alike come to experience the best of the city

📍 604 Brazos Street



200 BLOCK

44,634 SF



6TH STREET

BRAZOS ST

SAN JACINTO BLVD



BRAZOS TO SAN JACINTO

201 E. 6th / 23,002 S	209 E. 6th / 11,710 SF	218 E. 6th / 9,922 SF
1st floor – 11,770 SF	Basement – 2,967 SF	1st floor – 3,873 SF
2nd floor – 10,772 SF	1st floor – 2,877 SF	2nd floor – 2,176 SF
Exterior – 460 SF	2nd floor – 2,933 SF	3rd floor – 3,873 SF
	3rd floor – 2,933 SF	



500 BLOCK

59,920 SF



NECHES TO RED RIVER

500 E 6th
/ 5,086 SF
1st floor – 2,543 SF
2nd floor – 2,543 SF

505 E 6th
/4,952 SF
1st floor – 4,952 SF

508 E. 6th
/ 12,563 SF
1st floor – 7,022 SF
Exterior – 5,541 SF

509 E 6th
/2,075 SF
1st floor – 1,055 SF
Exterior – 1,020 SF

511 E 6th
/1,840 SF
1st floor – 910 SF
Exterior – 930 SF

513 E 6th
/2,480 SF
1st floor – 1,836 SF
Exterior – 644 SF

514 E 6th
/ 2,352 SF
1st floor – 1,176 SF
2nd floor – 1,176 SF

516 E 6th
/ 1,669 SF
1st floor – 944 SF
2nd floor – 725 SF

518 E 6th
/ 14,976 SF
1st floor – 1,840 SF
Exterior – 13,136 SF

520 E. 6th
/ 7,831 SF
1st floor – 3,003 SF
2nd floor – 3,600 SF
Exterior – 1,228 SF

522 E 6th
/4,096 SF
Parking Lot

400 BLOCK

408 E 6th
/5,452 SF
1st floor – 2,726 SF
2nd floor – 1,888 SF
Exterior – 838 SF

TRINITY STEET



NECHES STREET

6TH STREET

RED RIVER STREET



600 BLOCK

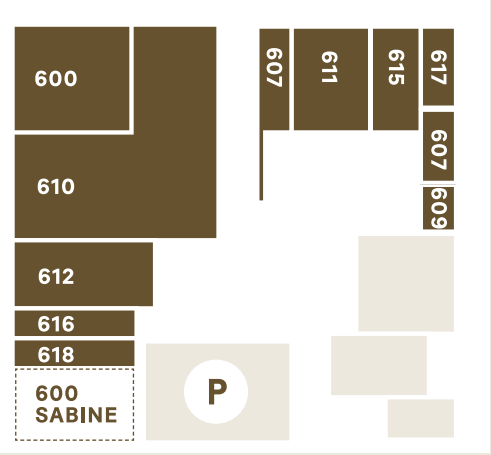
56,835 SF



RED RIVER STREET

6TH STREET

SABINE STREET



RED RIVER TO SABINE

600 E. 6th / 10,081 SF 1st floor – 5,014 SF 2nd floor – 5,067 SF	618 E 6th / 2,091 SF 1st floor – 1,943 SF Exterior – 148 SF	617 Red River / 1,526 SF 1st floor – 1,032 SF Exterior – 494 SF
610 E 6th / 13,253 SF 1st floor – 2,513 SF Exterior – 10,722 SF	611 Red River / 11,290 SF 1st floor – 4,815 SF 2nd floor – 2,303 SF Exterior – 4,802 SF	609 E 7th / 395 SF 1st floor – 395 SF
612 E 6th / 5,740 SF 1st floor – 3,227 SF 2nd floor – 2,513 SF	607 Red River / 3,429 SF 1st floor – 1,723 SF 2nd floor – 1,706 SF	607 E 7th / 1,853 SF 1st floor – 1,350 SF 2nd floor – 503 SF
616 E 6th / 1,874 SF 1st floor – 1,650 SF Exterior – 224 SF	615 Red River / 4,691 SF 1st floor – 3,383 SF Exterior – 1,380 SF	



700 BLOCK

34,939 SF



SABINE TO 1 – 35 FRONTAGE

709 E 6th
/ 7,201 SF

1st floor – 2,402 SF
2nd floor – 2,575 SF
Exterior – 2,224 SF

713 E 6th
/4,182 SF

Basement – 1,896 SF
1st floor – 1,896 SF
2nd floor – 390 SF

723 – 725 E 6th
/4,685 SF

1st floor – 3,953 SF
Exterior – 732 SF

711 E 6th
/2,534 SF

Basement – 1,382 SF
1st floor – 1,152 SF

719 – 721 E 6th
/5,802 SF

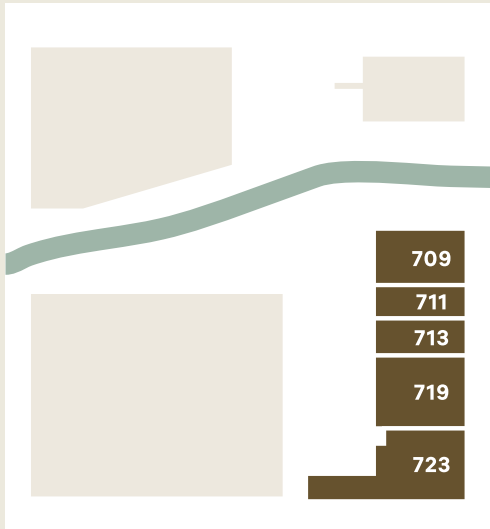
Basement – 756 SF
1st floor – 2,576SF
2nd floor – 690 SF
Exterior – 539 SF

710-718 E 6th
/ 11,776 SF

Parking Lot



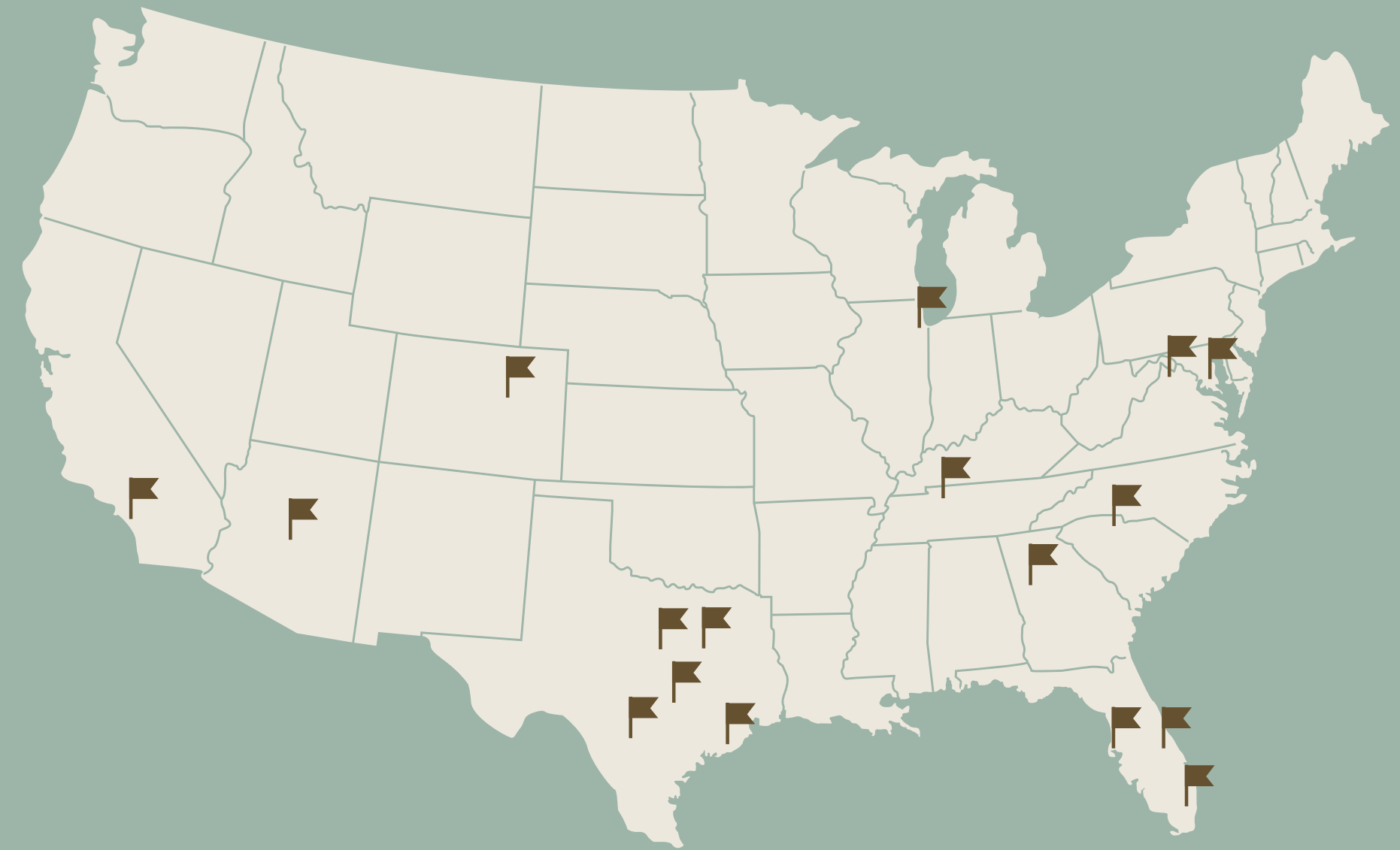
SABINE STREET



1 – 35 FRONTAGE RD



ABOUT US



Stream Realty Partners is a commercial real estate firm with full-service offerings in leasing, property management, development, construction management, investment management, and investment sales services across the industry. Since 1996, Stream has grown to a staff of more than 1,300 real estate professionals with regional offices in 14+ states. Stream's Investment Management platform is fully integrated with Stream's operating platform, with market-level expertise across all asset classes and products.

streamrealty.com
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