



# WILLOWRUN COLLECTIVE

36 Units | 9 Fourplexes

3414-3436 Willowrun Drive, Austin, TX 78704



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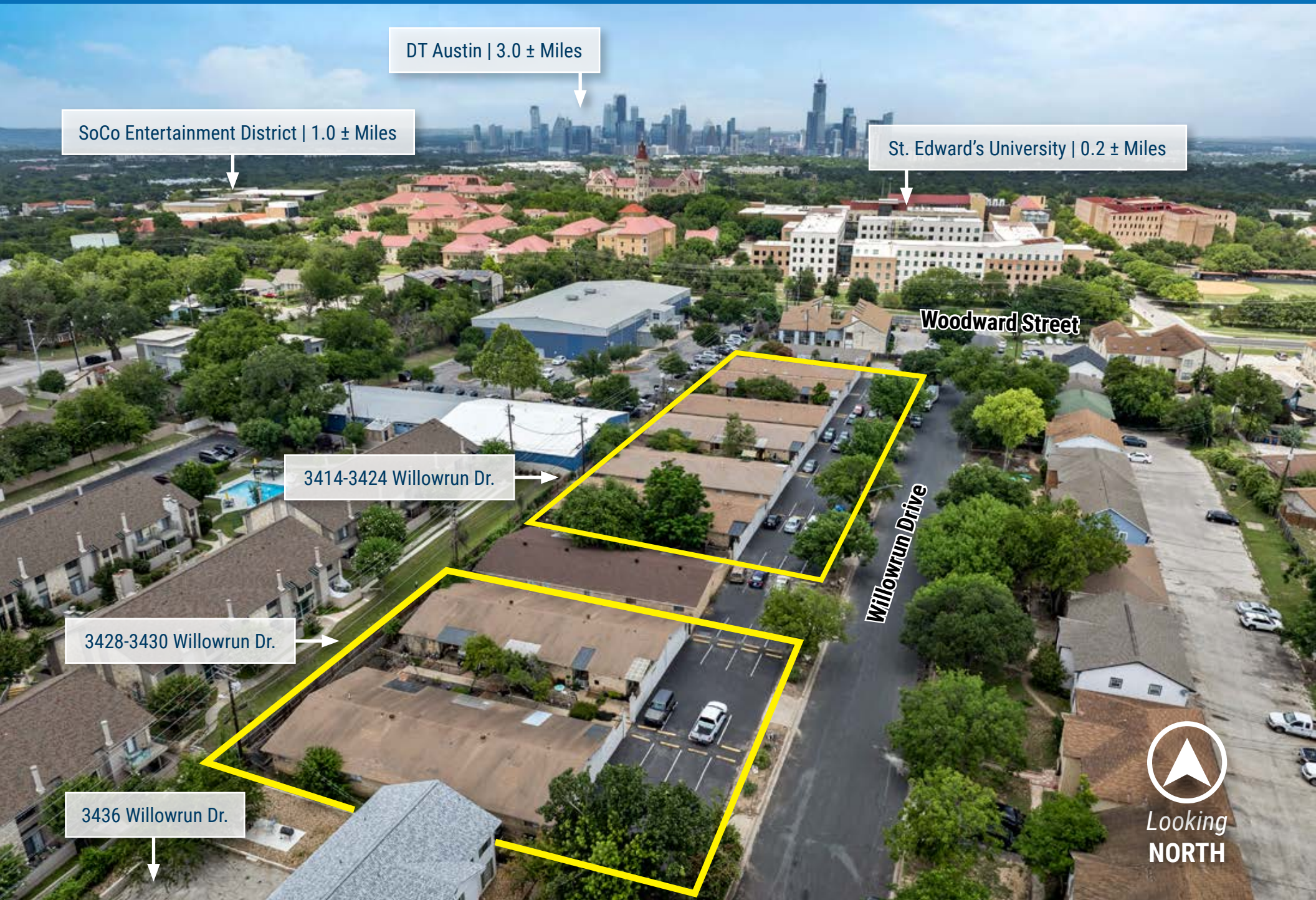
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# Property Overview

## Unique Opportunity in Highly Desirable South Central Submarket

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**Willowrun Collective** is a series of 9 fourplexes (36 units) located between **3414-3436 Willowrun Drive, Austin, TX 78704** in South Central Austin, just across the street from St. Edward's University. Eight of the nine buildings are single-story with poured concrete front patios and private entrances. The combined land size is approximately 1.7216 acres. The property is a good candidate for value-add, condo conversion, short term rental, or a long term covered land play.

This community offers an even mix of one- and two-bedroom units, with spacious floor plans ranging from approximately 675 to 900 square feet. The fourplexes feature identical or mirrored layouts, creating efficiencies in operations by standardizing square footage, design, and orientation across all unit types. Additionally, there are 4 shared laundry rooms, leaving opportunity to add additional services or connections. Interiors have been renovated with sleek and modern finishes including polished stained concrete flooring, stainless steel kitchen appliances, updated light fixtures, and European-style cabinetry. The bathrooms provide a contemporary feel with their tile-wrapped showers with river pebble flooring. Bedrooms are notably oversized and include ample closet space.



### SALIENT FACTS

Pricing:	Market Pricing
Terms:	Cash or Third-Party Financing
# of Units:	36
# of Buildings:	9 Total
Year Built:	1969/72
Total NRSF:	28,850 ± (TCAD)
Land Area:	1.72 ± Acres (TCAD)
Zoning:	MF2
Exterior:	Brick & Hardie Plank
Roofs:	Pitched Composition Shingle
HVAC:	Individual
Water Heater:	Individual
Laundry Room:	4 Shared Laundry Rooms
Parking:	72 Spots (8 per Fourplex)

Within 1 mile of The Willowrun Collective, you'll find an impressive selection of amenities:

- + The beautiful St. Edward's University Campus is walking distance
- + SoCo Entertainment District with numerous restaurants, entertainment, and night life options
- + Large retailers including HEB Grocery, Walmart and The Home Depot
- + Nearby Parks include: Blunn Creek Nature Preserve, Big Stacy Neighborhood Park, and Gillis Neighborhood Park

## INVESTMENT HIGHLIGHTS

- **Located in Austin's most iconic ZIP code, 78704**, the property is a good candidate for value-add, condo conversion, short term rental, or a long term covered land play
- **9 individual parcels** creating optionality to sell separately while maintaining economies of scale
- **Modern, durable interior renovations** with concrete floors, stainless steel appliances, and exposed brick accent walls
- **Less than 0.2 miles from St. Edward's University**, and walking distance to SoCo Entertainment District
- Well maintained, **pride of ownership evident for over 10 years**
- Balanced unit mix of 1 BR and 2 BR floorplans with **large average unit sizes** (792 +/- SF)

## AUSTIN Named #5 in U.S. for Job Growth Ranked #1 in TEXAS

by Bureau of Labor Statistics

U.S. Bureau of Labor Statistics  
March 2025



## Investment Location

**Willowrun Collective is conveniently located in South Central Austin**, east of S. Congress Ave. and west of IH-35, providing convenient access to all parts of Austin. Residents enjoy speedy access to the downtown Austin CBD and entertainment districts as well as the Austin Bergstrom International Airport, located 7.8 +/- miles to the east. The property benefits from being less than 3.0 +/- miles from some of Austin's most popular greenspaces and parks, including the Barton Creek Greenbelt, Barton Springs Pool, Zilker Park, Auditorium Shores (Palmer Events Center and The Long Center), and Lady Bird Lake.

**Only 1 mile to the north of Willowrun Collective is the SoCo Entertainment District**, a popular food and shopping destination for tourists. Popular destinations include Allens Boots, Goorin Bros, Music Lane, Home Slice Pizza, and Magnolia Cafe. About 3.0 +/- miles to the north is the State Capitol, Warehouse District, 6th Street, Rainey Street, and Austin CBD, a major metropolitan employment hub, which includes government offices, Austin Convention Center, and international employers like Google, Meta, Indeed, and Oracle.

**The St. Elmo Arts District is 1.8 +/- miles to the south of the properties** which boasts a variety popular attractions, pubs, and eateries including St Elmo Brewing, The Yard, Pins Mechanical Company, The Austin Winery, Wooly's Volleyball, and Padel Club Austin. St. Elmo also includes an industrial park featuring a Tesla Store and ICON HQ.

**St. Edward's University is located less than 0.2 +/- miles away, immediately across Woodward St.** from Willowrun Collective. St. Ed's is a private, non-profit university with an approximate enrollment of 4,700 students. The University of Texas main campus is about 5.0 +/- miles to the north, with current enrollment of over 53,000 students. U.T. is consistently ranked one of the best public universities in the country, with top-ranked programs in Business, Engineering, Law, and Medicine. The Austin Community College South Austin Campus is about 3.5 +/- miles south.



## INTERIOR FEATURES

- Polished Concrete Floors
- Stainless Steel Appliances
- Contemporary Light Fixtures
- Tile Wrapped Showers & River Pebble Flooring
- Spacious Bedrooms & Walk-In Closets
- Exposed Brick Accent Walls



## COMMUNITY FEATURES

- Walking Distance to St. Edward's University & SoCo Entertainment District
- Private Concrete Courtyards & Privacy Fencing
- Individual, Direct Entry Access
- Ample Parking for Residents & Guests
- Independent Utilities - Tenants Primarily Responsible
- All Single-Story with Individual Water Heaters
- 4 Shared Laundry Rooms located at 3414, 3418, 3422, and 3430



UNIT MIX	Type	Unit SF±	Total SF±	Market Rent	Monthly Mkt. Rent	Annual Mkt. Rent	Rent/ SF±
16	1 Bed / 1 Bath	700	11,200	\$1,295	\$20,720	\$248,640	\$1.85
16	2 Bed / 1 Bath	900	14,400	\$1,795	\$28,720	\$344,640	\$1.99
2	1 Bed / 1 Bath	675	1,350	\$1,295	\$2,590	\$31,080	\$1.92
2	2 Bed / 1 Bath	775	1,550	\$1,795	\$3,590	\$43,080	\$2.32
36		792	28,500	\$1,545	\$55,620	\$667,440	\$1.95

As of 06/16/2025, Rent Roll = 94.4% Occupied

INCOME		Pro Forma	T-3 Mar-May 2025	T-12 May 2025	
Scheduled Market Rent		\$667,440	\$564,760	\$564,133	
Less: Loss to Lease	2.00%	(\$13,349)			
Less: Vacancy	6.00%	(\$40,046)			
Less: Concessions	2.00%	(\$13,349)	(\$5,580)	(\$19,780)	
Less: Bad Debt	0.50%	(\$3,337)			
Net Rental Income		\$597,359	\$559,180	\$544,353	
Plus: Fee Income		\$5,000	\$3,430	\$3,430	
Plus: RUBS Income		\$15,000	\$13,154	\$13,154	
Plus: Pet Rent		\$5,000	\$3,565	\$3,565	
Plus: Other Income		\$1,000	\$0	\$0	
Total Operating Income (EGI)		\$623,359	\$579,329	\$564,502	
EXPENSES		Per Unit	T-12 Expenses May 2025		
Administrative		\$100	\$3,600	\$225	\$225
Advertising & Promotion		\$125	\$4,500	\$3,452	\$3,452
Payroll		\$0	\$0	\$13,108	\$13,108
Repairs & Maintenance		\$600	\$21,600	\$47,009	\$47,009
Management Fee	6.00%	\$1,039	\$37,402	\$35,367	\$35,367
Utilities		\$722	\$26,000	\$25,625	\$25,625
Contracted Services		\$556	\$20,000	\$23,628	\$23,628
Real Estate Taxes	1.981814%	\$3,592	\$129,313	\$147,898	\$147,898
Insurance		\$900	\$32,400	\$35,692	\$35,692
Total Expenses			\$274,815	\$332,093	\$332,093
		Per Unit:	\$7,634	\$9,225	\$9,225
		Per SF:	\$9.64	\$11.65	\$11.65
Net Operating Income			\$348,544	\$247,236	\$232,409

Combined TCAD Assessed Value as of 06/16/2025 = \$7,242,408 | Real Estate Tax based on the sum of the properties 2024 TCAD Tax Bills

# Information About Brokerage Services



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

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## 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.

**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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