

# CENTRAL TEXAS COMMERCIAL CAPITAL MARKETS SNAPSHOT

JULY 2026



OFFICE  
CAP RATE  
**7.81%**



RETAIL  
CAP RATE  
**6.55%**



INDUSTRIAL  
CAP RATE  
**7.60%**



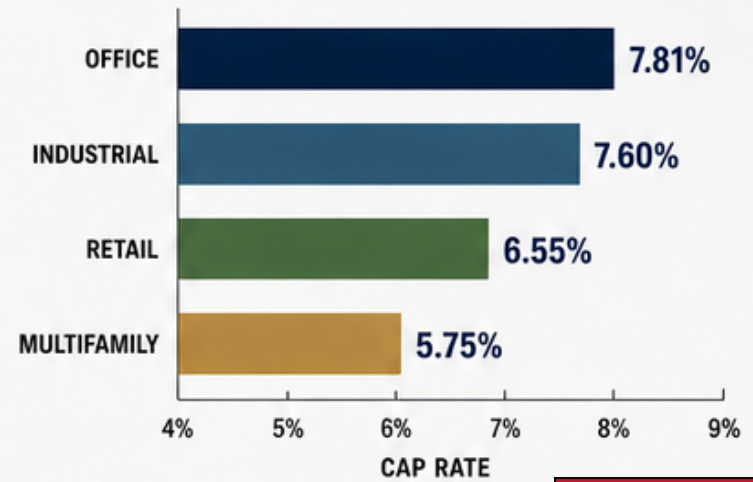
MULTIFAMILY  
CAP RATE  
**5.75%**

**KEY TAKEAWAY**

Commercial buyers are active, but they are underwriting deals more carefully than they were during the low-interest-rate market.

**CURRENT MARKET CAP RATES**

AUSTIN MARKET



Source: CoStar Capital Markets Data Sheet  
Austin - TX USA | July 2026

**WHAT TODAY'S INVESTORS ARE EVALUATING**

CASH FLOW



LEASE STRENGTH



TENANT QUALITY



DEFERRED MAINTENANCE



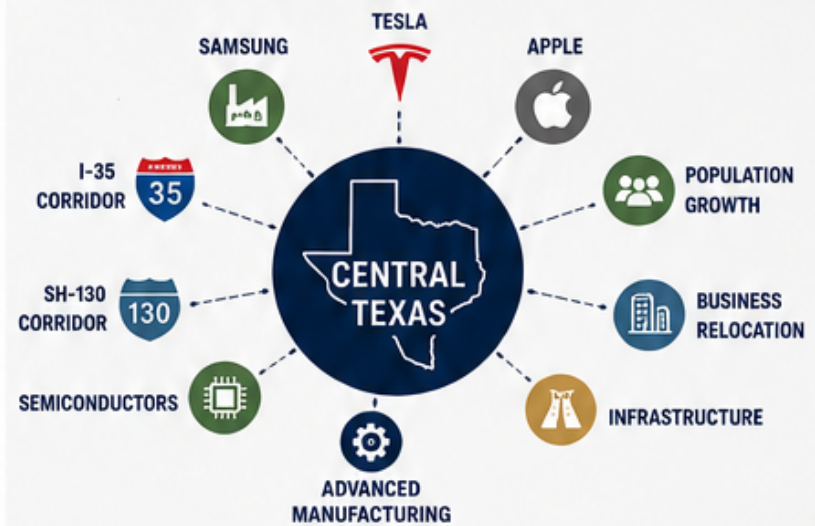
INSURANCE COSTS



EXIT STRATEGY



Today's buyers are making disciplined decisions, not emotional ones.



These long-term fundamentals continue supporting commercial investment across Central Texas.

| SECTOR      | ACTIVITY | INVESTOR INTEREST | OUTLOOK            |
|-------------|----------|-------------------|--------------------|
| MULTIFAMILY | ★★★★★    | ★★★★★             | POSITIVE           |
| RETAIL      | ★★★★☆    | ★★★★☆             | POSITIVE           |
| INDUSTRIAL  | ★★★★☆    | ★★★★☆             | POSITIVE LONG TERM |
| OFFICE      | ★★★☆☆    | ★★★☆☆             | IMPROVING          |

Activity and investor interest based on market conversations and recent trends.



The Austin commercial market appears to be moving through the stabilization phase as buyers and sellers become more aligned on pricing.



“The commercial market feels healthier today because buyers are making disciplined decisions. Quality assets continue attracting capital, and Central Texas remains one of the country's strongest long-term growth markets.”

ROBERT J. FISCHER, CCIM  
Broker Associate | Keller Williams Realty



DEVELOPERS  
continue looking  
for opportunities.



OFFICE LEASING  
activity has  
increased.



BUSINESSES  
continue  
expanding.



INVESTORS  
remain  
active.



OWNERS  
are bringing  
quality assets  
to market.

## CENTRAL TEXAS COMMERCIAL OUTLOOK



BUYERS  
ARE ACTIVE.



CAPITAL  
REMAINS AVAILABLE.



LONG-TERM  
FUNDAMENTALS  
REMAIN STRONG.



Success today belongs to disciplined buyers, realistic sellers, and well-positioned assets.

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