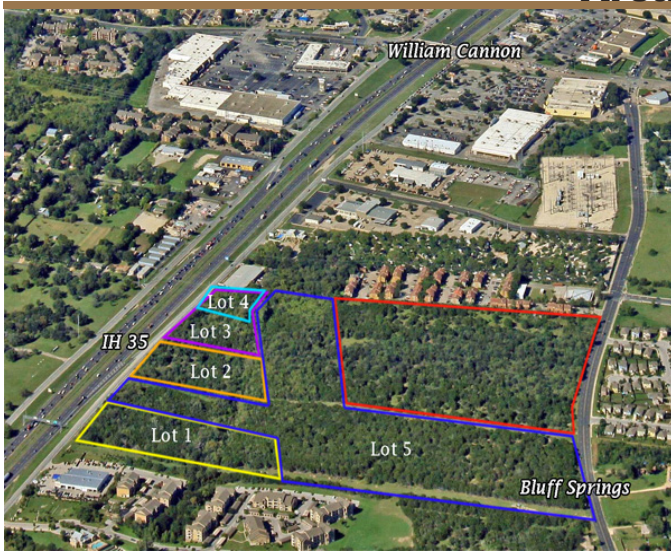


Mixed Use Site

7333 South IH-35, Austin Texas 78745

Area



Details

LOCATION/USE: This +/- 38.584 acre tract is proposed to be sold in 5 tracts and is located on the east frontage of South IH-35 between William Cannon to the north and Slaughter Lane to the south. The eastern boundary of the property has frontage on Bluff Springs Road and has access to a 4 way light. The property is zoned CS-MU-CO, a flexible zoning status that allows high density multi-family as well as a broad number of commercial and retail uses, including but not limited to fast food, banking, medium box retail, office, hotel and most other non-industrial or residential uses, with the agreed exceptions per the conditional overlay including mini-storage, 24 hour uses, gasoline sales and automotive related services.

DESCRIPTION: This South Austin site has excellent visibility and good access from IH-35, proximity to downtown as well as Austin Bergstrom International Airport, and is zoned and ready for development. The site has some topography which has been taken into account in the pricing, but presents multiple building sites. The Seller will subdivide the property as needed. The proposed layout includes 2 restaurant sites, a hotel site, a flexible and highly visible hilltop site that would be suitable for office or medium box retail, and a multi family site with access from IH-35 and Bluff Springs Road at a light or with a separate driveway. The Traffic Impact Analysis has already been approved by the City of Austin.

<http://www.txrlty.com/southbluff/TIA.pdf>

UTILITIES: All utilities are available to the overall site. Depending on the configuration and use, some utilities may have to be extended.

http://www.txrlty.com/southbluff/SB_Utility_Service.pdf

Tree Survey, Topo -

<http://www.txrlty.com/southbluff/7-248-TOPO.pdf>

Traffic Counts:

IH-35 @ Site (2010)	116,000 vpd
William Cannon E @ IH-35 (2010)	38,000 vpd
Bluff Springs @ William Cannon (2005)	12,300 vpd
William Cannon @ Circle S Rd.	45,703 vpd

MULTIFAMILY FEASIBILITY: Fourth Quarter 2010 statistics indicate the SE Quadrant at year end 2010 had achieved \$1.08/SF rental rates and 87.6% occupancy, a 2.8% increase in occupancy at the same time as an almost 8% rate increase over 2010, indicating continuing market demand in the area with very little new supply in the pipeline for 2011.

ZONING:

CS-CO-MU http://www.txrlty.com/southbluff/zoning_ordinance_SB.pdf

Lots Available:

Lot 1:	4.59 Acres - \$1,300,000 - \$6.50 PSF (CS/CO)
Lot 2:	2.87 Acres - \$940,000 - \$7.50 PSF (CS/CO)
Lot 3:	5.2 Acres - \$1,820,000 - \$8.00 PSF - (CS/CO)
Lot 4:	3.5 Acres - \$1,435,000 - \$7.50 PSF (CS/CO)
Lot 5:	22.40 Acres - \$5,200,000 - \$5.31 PSF (MF)

PRICING: Approximate and subject to final survey and layout

Demographics:

	1 mile	3 miles	5 miles
Population 2010	15,090	102,982	233,009
Households 2010	5,950	36,382	92,671
Population 2015 (proj)	17,235	116,672	264,913
Median Income 2010	\$55,811	\$57,671	\$53,252

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