



±5 Acre Prime Development Opportunity Located in Southeast Austin Near ABIA

Colton-Bluff Springs Rd, Austin, TX 78744



BROKER CONTACT:

Zack Shepherd, Associate

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☎ 214.842.9654

PROPERTY DETAILS



ADDRESS

Colton-Bluff Springs Rd
Austin, TX 78744

SIZE

±5 Acres

LAT., LONG.

30.158063125774937, -97.73360768491708

ZONING

MF-2

PARCEL

0334060203

TAX

2.22%

OPPORTUNITY ZONE

Site is located within Opportunity Zone

SCHOOLS

Del Valle ISD
Hillcrest Elementary School
Ojeda Middle School
Del Valle High School

LEGAL

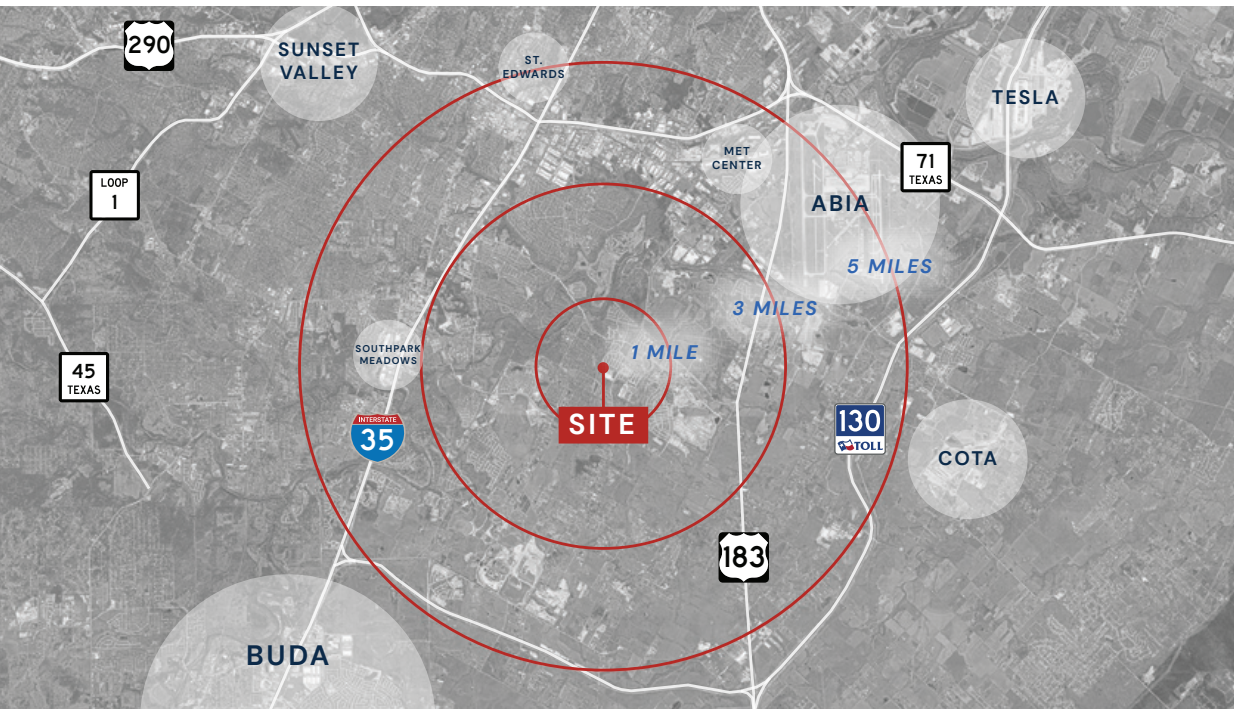
CROSSING AT COLTON BLUFF BLK A LOT 4

PRICE

Call for Pricing







2024 TAX RATES

CAT	City of Austin (TRAV)	0.477600
TCO	Travis County	0.344445
IDV	Del Valle ISD	0.996900
THD	Travis Central Health	0.107969
E11	Travis County ESD #11	0.100000
ACT	ACC (Travis)	0.101300
E15	Travis County ESD #15	0.100000
TOTAL		2.228214

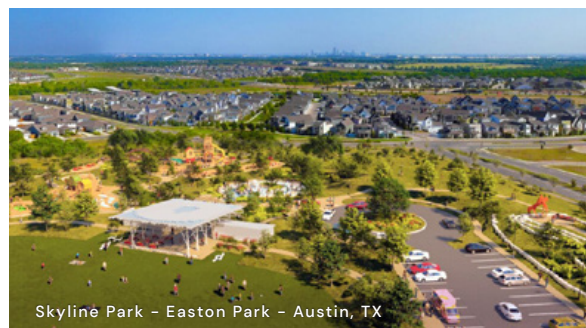
2025 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2025 POPULATION ESTIMATE	11,364	59,857	158,743
5 YEAR EST. POPULATION GROWTH	7.3%	4.7%	6.6%
AVERAGE HOUSEHOLD INCOME	\$136,242	\$109,598	\$105,800
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$478,717	\$466,214	\$469,310



Goodnight Ranch – Austin, TX



Proposed ABIA Expansion



Skyline Park – Easton Park – Austin, TX

Prime Development Opportunity Located Near ABIA

- More than 60 projects are laid out in Austin-Bergstrom International Airport's 2040 Master Plan as they plan to expand to 66 total gates and accommodate approx. 31M annual passengers by 2037.
- Goodnight Ranch, located one mile southwest of the site, is expected to consist of more than 6,000 homes, a town center, three schools, bike paths and trails, public parkland, and a number of other amenities upon completion.

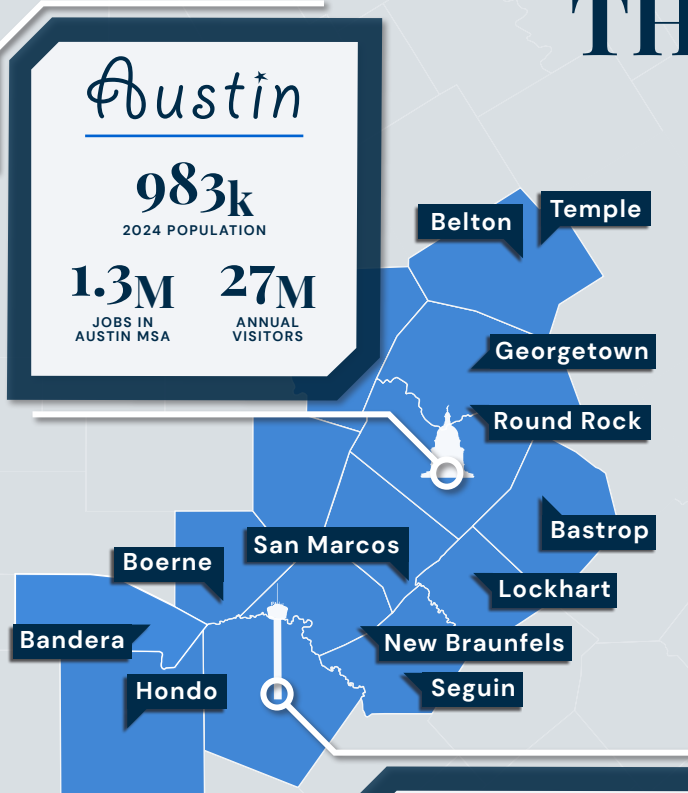
Close Proximity To Major Thoroughfares

- Site is located 2 miles West of US-183
- 3 miles East of I-35
- 4 miles West of TX-130
- 4 miles South of TX-71/US-290
- 5 miles North of TX-45
- 8.5 miles East of Mopac

Direct Access Across the Austin Metro Area

- ABIA: 12 minutes
- Buda: 18 minutes
- Downtown Austin: 20 minutes
- University of Texas: 25 minutes

THE AUSTIN-SAN ANTONIO METROPLEX



Austin

983k

2024 POPULATION

1.3M

JOBS IN
AUSTIN MSA

27M

ANNUAL
VISITORS

Belton Temple

Georgetown

Round Rock

Boerne

San Marcos

Bastrop

Lockhart

Bandera

Hondo

New Braunfels

Seguin

San Antonio

1.5M

2024 POPULATION

\$19B

ANNUAL ECONOMIC
IMPACT FROM
VISITOR SPENDING

7th

LARGEST CITY
IN THE US

Home to
5M+
Residents

Over 17%
of the state's
total population



3 of the 10 largest
universities in
the state



FASTEST GROWING CITIES IN US WITH A POPULATION OF 50,000 OR MORE (2023)

- Georgetown (1)
- Kyle (3)
- Leander (4)
- New Braunfels (13)

POPULATION GROWTH RANKING OF ALL US
COUNTIES OVER THE PAST 3 YEARS

- Comal (3)
- Hays (9)
- Williamson (13)

FASTEST GROWING US METRO AREAS (2010-2024)

- Austin MSA (1)
- San Antonio MSA (7)

*By 2045, 53% of the
population between
San Antonio and
Austin is expected
to live within
5 miles of
I-35.*



6
Fortune 500
Companies



Valero®



USAA®

ORACLE



"The region is expected to collectively grow to 8.3M people by 2050."

DEAL LEAD



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OPERATIONS & MARKETING



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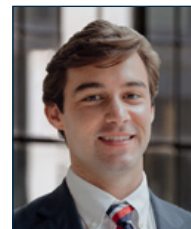
Marisol Seegers

Transaction Manager



Jeanine Mouret

Office Manager



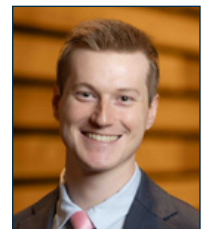
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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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