



**±7.45
ACRES**

ATLANTIC GRAND OAKS
240 MF UNITS

JAMES ON SOUTH FIRST
250 MF UNITS

CAMDEN SHADOW BROOK
496 MF UNITS

IRON ROCK RANCH
300 MF UNITS

BRIDGE AT SOUTH PARK MEADOWS
566 MF UNITS

MARY MOORE SEARIGHT METROPOLITAN PARK

CORTLAND SOUTHPARK TERRACES
426 MF UNITS

CORTLAND SOUTHPARK MEADOWS
308 MF UNITS

SONIC
Chick-fil-A

SOUTHPARK MEADOWS
Walmart, Target, Best Buy, Sams Club, Chipotle, PetSmart, Ulta, Texas, Ashley HomeStore, Cinemark, Starbucks

THE MARTINGALE
270 MF UNITS

THE PRESCOTT
344 MF UNITS

The Fun Out
Coke

H-E-B

LAST STAND
Brewhaus

THE OAKS AT SLAUGHTER
JuiceLand, Torchy's, Mitty's

THE TOWN

SOUTHPARK CROSSING
308 MF UNITS

LADERA
308 MF UNITS

THE BENNETT
267 MF UNITS

CORTLAND BLUFF SPRINGS
346 MF UNITS

SPRING VILLAS
304 MF UNITS

WINDSOR SOUTH CONGRESS
308 MF UNITS

ETHOS APARTMENTS
372 MF UNITS

BEXLEY 3FIVE
338 MF UNITS

TERRA
372 MF UNITS

BRIDGE AT MONARCH BLUFFS
330 MF UNITS

STONECREEK RANCH
198 MF UNITS

WILDER
380 MF UNITS

STILL WATERS
512 MF UNITS

±7.45 Acre Multi-Family Development Opportunity Located off I-35 in South Austin

8501 S First St, Austin, TX 78748



BROKER CONTACT:
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PROPERTY DETAILS



ADDRESS

8501 S 1st St
Austin, TX 78748

SIZE

±7.45 Acres

LAT., LONG.

30.177326081060475, -97.79529358165364

ZONING

GR-MU-V-DB90

PARCEL

0428110102

TAX

1.809%

SCHOOLS

Austin ISD
Williams Elementary School
Bedichek Middle School
Crockett High School

LEGAL

ABS 6 SUR 19 CANNON W ACR 7.446

PRICE

Call for Pricing

[DUE DILIGENCE LINK](#)

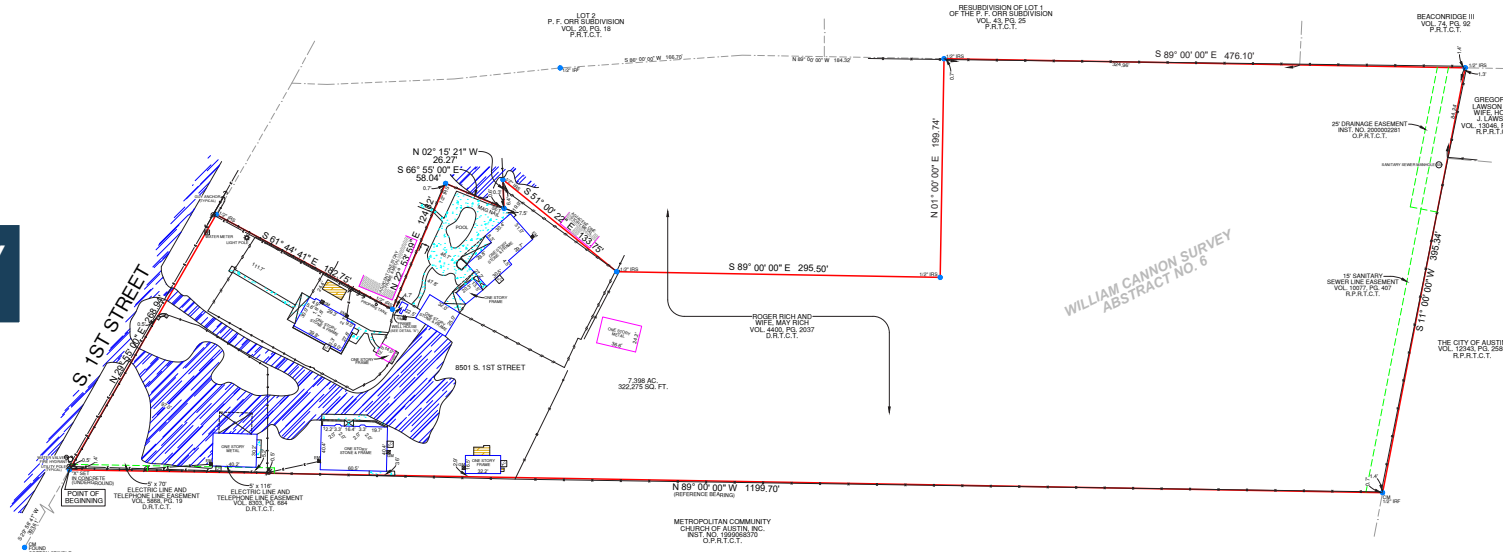




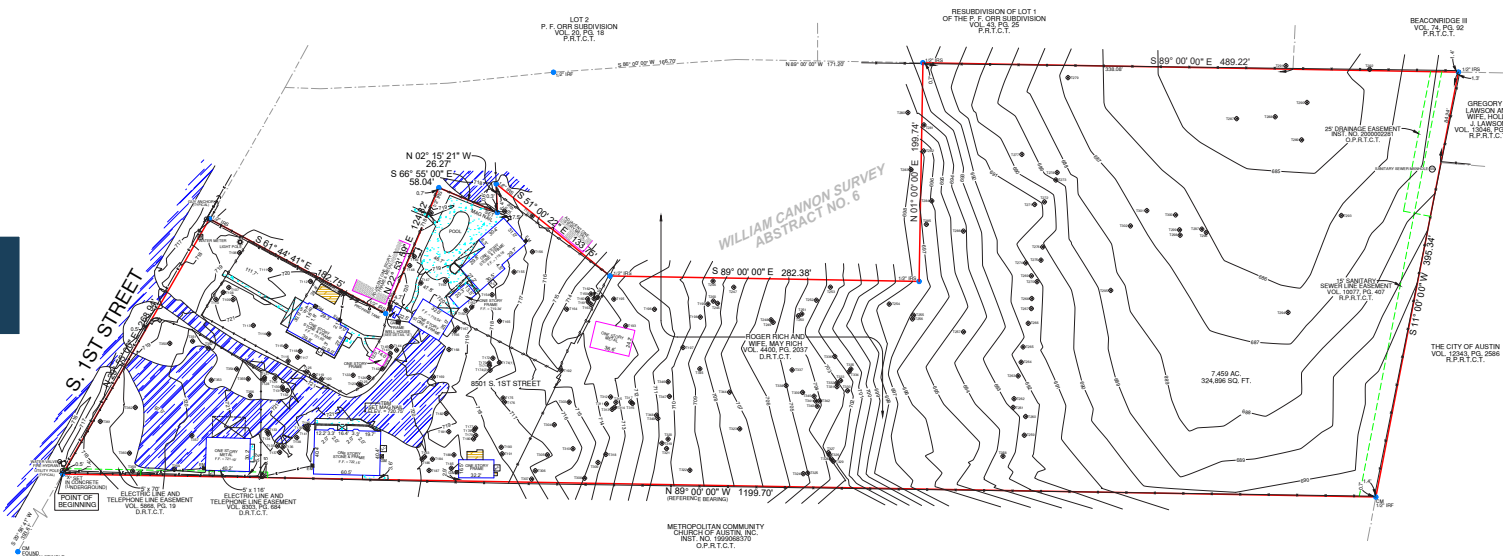
SITE	MULTIFAMILY				PARKING				MASTER PLAN		EARTHWORK			
Acreage	5.97	Units	448	1 Beds	225	50%	Efficiency	79.3%	Stalls	541	Stalls	541	Cut	415
FAR	1.86	Beds	602	2 Beds	154	34%	Height	70.0	Average	327			Fill	413
DU/AC	75.0	Baths	602.0	Studios	69	15%	Average	855	Ratio (Units)	1.21	Ratio (Units)	1.21	Import	0
		Stalls Req.	673								Parking Req.	673	Export	3



PROPERTY SURVEY



TREE SURVEY



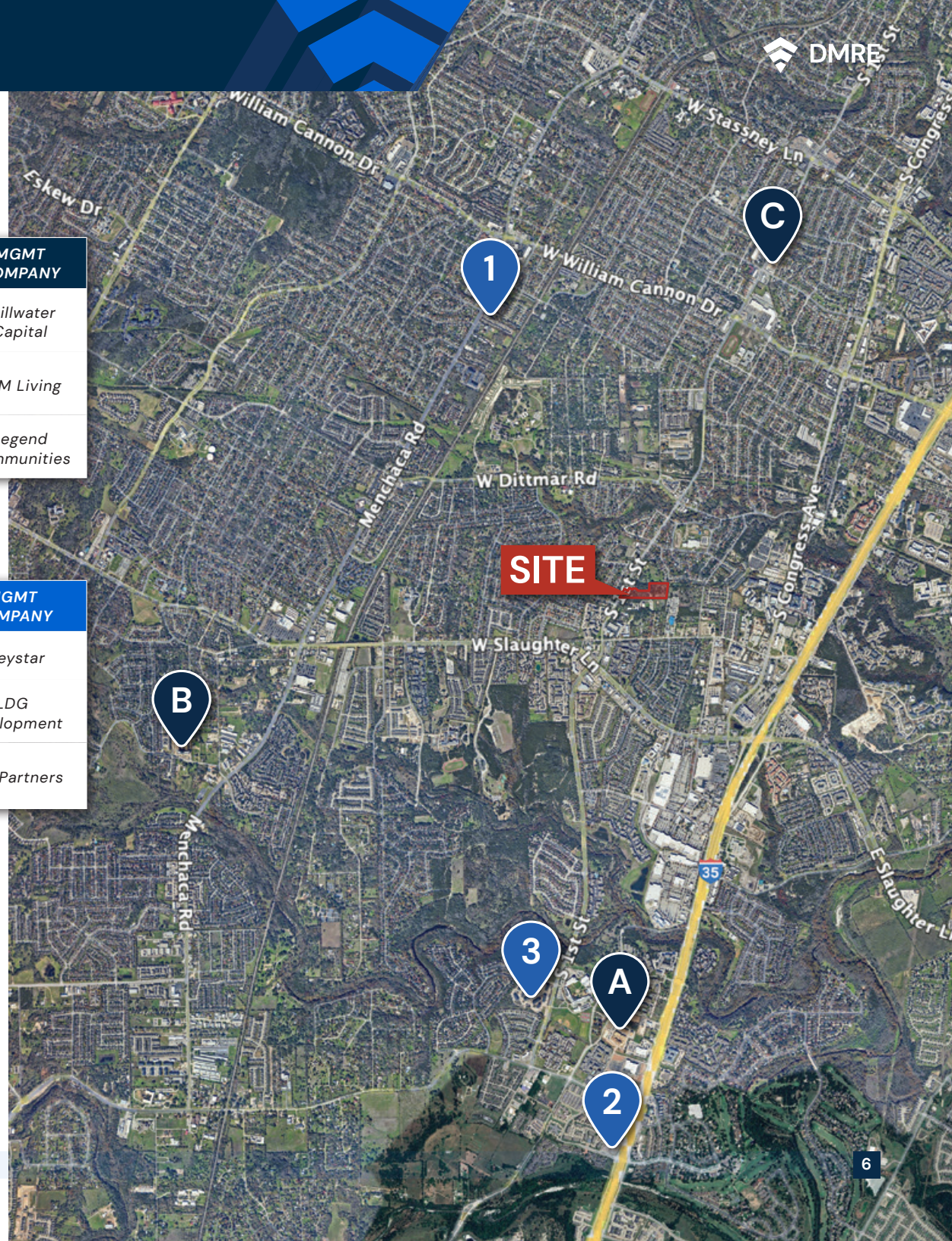
Under Construction

#	NAME	SUBMARKET	UNITS	MOVE-INS	MGMT COMPANY
A	The Nelson - 10801 Brezza Ln, Austin, TX 78748	I-35 South South Austin	371	AUG 2024	Stillwater Capital
B	Shelby Ranch - 2210 Lynnbrook Dr, Austin, TX 78703	I-35 South South Austin	302	JUN 2024	RPM Living
C	Sofie Flats - 6311 S 1st St, Austin, TX 78745	I-35 South South Austin	258	AUG 2024	Legend Communities

Proposed

#	NAME	SUBMARKET	UNITS	MGMT COMPANY
1	7331 Manchaca Rd, Austin, TX 78745	I-35 South South Austin	325	Greystar
2	The Conrad - 2020 Onion Creek Pkwy, Austin, TX 78748	I-35 South South Austin	280	LDG Development
3	Lenox Woods II - 10801 Wayne Riddell Loop, Austin, TX 78748	I-35 South South Austin	348	OHT Partners

	APARTMENTS	UNITS
UNDER CONSTRUCTION	3	931
PROPOSED	3	953
TOTAL	6	1,884







SITE

DOWNTOWN AUSTIN

18 MINUTES FROM SITE

SAN ANTONIO

1 HOUR FROM SITE



2023 TAX RATES

IAU	Austin ISD	0.859500
CAT	City of Austin (TRAV)	0.445800
TCO	Travis County	0.304655
THD	Travis Central Health	0.100692
ACT	ACC (Travis)	0.098600
TOTAL		1.809247

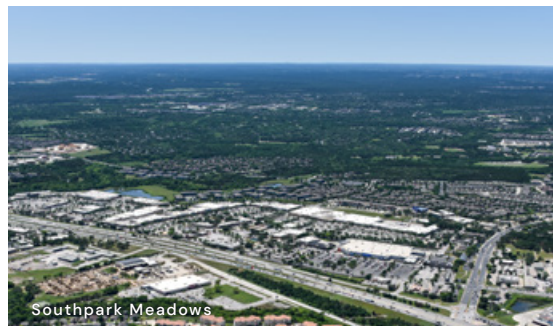
2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	16,949	133,156	250,223
5 YEAR EST. POPULATION GROWTH	8.6%	3.2%	2.1%
AVERAGE HOUSEHOLD INCOME	\$136,344	\$117,205	\$130,668
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$448,795	\$471,548	\$495,667



South Congress (SoCo)



Austin-Bergstrom International Airport



Southpark Meadows

Prime Development Opportunity Located in South Austin

- The site is located less than a mile North of Southpark Meadows, a 180+ acre mixed-use shopping area with a recently added 126k sf. HEB.
- Construction began in late 2022 on the I-35 Capital Express South project, adding elevated managed lanes between SH-71 & Slaughter Ln and constructing a Southbound I-35 bypass lane that will allow traffic to bypass Stassney Ln & William Cannon Dr. The project is expected to be completed by 2028.

Close Proximity To Major Thoroughfares

- Site is located less than a mile West of I-35 with direct access via Slaughter Ln
- 4 miles Southwest of SH-71
- 4 miles South of Loop 360/US-290 corridor
- 4.5 miles East of Mopac
- 4.5 miles North of TX-45
- 6 miles West of US-183
- 8 miles West of TX-130

Direct Access Across the Austin Metro Area

- Sunset Valley/Arbor Trails: 12 minutes
- ABIA: 15 minutes
- South Congress (SoCo): 15 minutes
- Buda: 15 minutes
- Downtown Austin: 18 minutes

THE AUSTIN-SAN ANTONIO METROPLEX

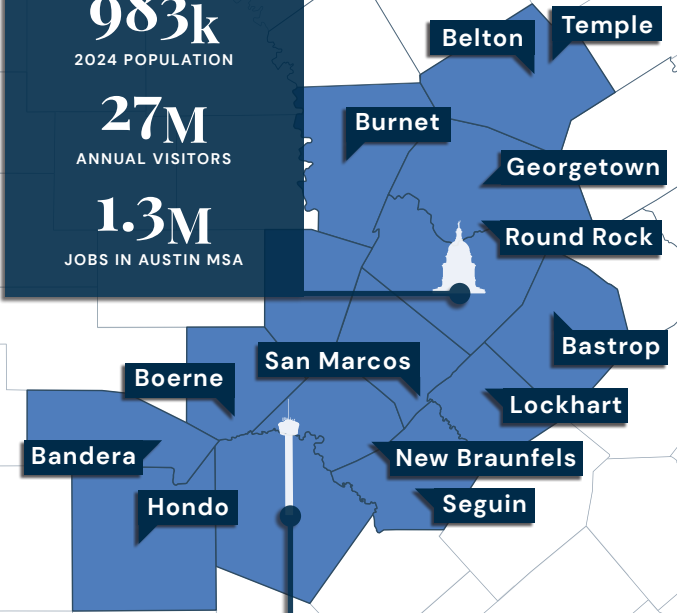
By 2045, 53% of the population between San Antonio and Austin is expected to live within 5 miles of I-35.

Austin

983k
2024 POPULATION

27M
ANNUAL VISITORS

1.3M
JOBS IN AUSTIN MSA



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

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

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

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)

6
Fortune 500 Companies



San Antonio

1.5M
2024 POPULATION

7th
LARGEST CITY IN THE US

\$19B
ANNUAL ECONOMIC IMPACT FROM VISITOR SPENDING

Home to **5M+** Residents

Over 17% of the state's total population

3 of the 10 largest universities in the state

TEXAS STATE
UTSA
The University of Texas at San Antonio

The *Great Springs Project*, a 100-mile trail system connecting Austin and San Antonio, is planned for completion by 2036 and will link the 4 major cities along the Edwards Aquifer via natural springs and trails.

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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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