



5710 HUDSON ST.
AUSTIN, TX 78721

81-Unit Condo Shovel Ready Site
±2.62 Acres For Sale

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

EXECUTIVE SUMMARY

INVESTMENT DETAILS

Address	5710 Hudson Street, Austin, TX 78721
Price	\$3,500,000
Site Area	±2.62 Acres
Land Square Feet	±114,127 SF
Travis CAD Property ID	971425
Zoning	CS-MU-CO-NP
Floodplain	None
Utilities	City of Austin Water & Wastewater
Electric	Needs to be Brought To Site
Entitlements	Previous Site Development Permit for 81 Condo Units

Property Highlights

- Unique opportunity to purchase previously approved, infill project in dynamic East Austin
- Zoning allows for a mix of uses including multi-family, retail, mixed-use office, hotel, etc.
- 0.5 miles west of 183 Toll
- Outstanding area demographics within five-mile radius (U.S. Census Bureau, June '22)
- Major employers in the area include Tesla, Apple, Amazon, Applied Materials, BAE Systems, Austin Energy and others
- Building permit recently expired, could be reinstated



Executive Summary

The 2.62-acre plot of land at 5710 Hudson Street, Austin, TX 78721, presents an exceptional investment opportunity in the heart of East Austin. Its prime location, just 0.5 miles west of the 183 Toll, ensures excellent accessibility and connectivity to major transportation routes.

This property is nestled in a rapidly growing and vibrant community. It is surrounded by a thriving ecosystem of significant employers and institutions, including Tesla's Gigafactory, the University of Texas at Austin, NXP, and Samsung Semiconductors. Additionally, it is close to industry giants like Apple, Amazon, Applied Materials, BAE Systems, and Austin Energy, making it a strategic location for a commercial or residential development seeking proximity to key players in various sectors.

Given its dynamic setting and flexible zoning, this land is perfect for developers looking to capitalize on East Austin's burgeoning growth. Whether you're considering a mixed-use development, professional office or residential condos, 5710 Hudson Street offers the potential to create a landmark project that caters to the area's increasing demand for commercial and residential spaces. With its unique attributes and strategic location, this property is poised to attract significant interest and generate substantial returns on investment.

SITE AERIAL



AUSTIN, TEXAS

Austin, TX, continues to be a magnet for new residents and businesses, driven by its robust economy, vibrant cultural scene, and high quality of life. As one of the fastest-growing cities in the United States, the Austin MSA population has surged past 2 million, attracting a diverse mix of people from across the country and around the world. This growth is particularly concentrated in areas like East Austin, South Congress, and the Domain, which offer a blend of urban amenities, affordable housing, and proximity to major employment centers.

Several factors are fueling Austin's rapid growth. The city's booming tech industry, often referred to as "Silicon Hills," is a significant demand driver, attracting a skilled workforce and fostering a vibrant startup ecosystem. Companies like Apple, Google, and Facebook have expanded their presence, while Tesla's Gigafactory and Samsung's new semiconductor plant are bringing thousands of jobs to the area. Additionally, Austin's reputation as a cultural and educational hub enhances its appeal to both young professionals and families seeking quality education and a dynamic lifestyle. The University of Texas at Austin, a flagship institution with strong programs in engineering, computer science, and business, plays a pivotal role in this appeal. It collaborates closely with local industries, driving innovation and providing a pipeline of highly skilled graduates.

To accommodate its expanding population, Austin is investing heavily in new developments and infrastructure projects. Major transportation initiatives like Project Connect aim to ease traffic congestion and improve public transit with new light rail lines, rapid bus routes, and park-and-ride facilities. In terms of residential developments, the city is seeing a surge in mixed-use and high-density housing projects, particularly in the downtown area and emerging neighborhoods like East Riverside and Mueller. These developments are designed to provide more living spaces while promoting sustainable urban growth.

The multifamily housing market in Austin is experiencing significant growth, driven by the increasing demand for rental properties among new residents. Developers are responding with a wave of new apartment complexes and condo projects, particularly in areas close to employment hubs and urban amenities. Neighborhoods like the Domain and South Lamar are seeing a proliferation of luxury apartments and mixed-use developments that cater to the needs of young professionals and tech workers. Despite the growth, affordability remains a concern, prompting efforts to include more affordable housing units in new developments and to preserve existing affordable housing stock.

Austin's dynamic growth trajectory is supported by a strong economy, strategic infrastructure investments, and a commitment to maintaining a high quality of life. As more people and businesses move to the city, Austin continues to evolve, balancing the demands of rapid expansion with the need to preserve its unique cultural identity and community spirit. The city's proactive approach to urban planning and development positions it well to sustain its growth and remain an attractive destination for years to come.



AUSTIN, TEXAS

ECONOMIC & DEMOGRAPHIC OVERVIEW

2023 Population

974,447

2022 Employment Rate

73.0%

Median Age

34.5

2022 Median Household Income

\$89,415

2022 Median Property Value

\$593,000

1-Year Employment Growth

2.6%

METRO HIGHLIGHTS

Economic Growth and Business Expansion

Austin continues to strengthen its reputation as a leading tech hub, often dubbed “Silicon Hills,” with major companies like Apple, Google, and Facebook expanding their presence in the city. Notable developments include Tesla’s Gigafactory Texas, which produces the Model Y and will be the main production site for the Cybertruck, and Samsung’s \$17 billion semiconductor factory in Taylor, one of the largest foreign investments in Texas.



Education and Research Hub

The University of Texas at Austin (UT Austin) plays a pivotal role in the city’s educational and research landscape, driving innovation with strong programs in engineering, computer science, and business, and collaborating closely with local industries to provide skilled graduates. The university is expanding its research capabilities in areas such as artificial intelligence, robotics, and advanced manufacturing. Key facilities like the Texas Advanced Computing Center (TACC) support high-performance computing research, solidifying UT Austin’s position as a major research institution.



Infrastructure and Urban Development

Austin is investing heavily in transportation infrastructure to address its growing population and traffic congestion, with major projects like Project Connect aiming to improve public transit through new light rail lines, rapid bus routes, and park-and-ride facilities. Additionally, the city is seeing a surge in residential developments to accommodate rapid population growth, including mixed-use and high-density housing projects designed to provide more living spaces and reduce urban sprawl. These efforts are part of a broader strategy to enhance urban development and support sustainable growth.

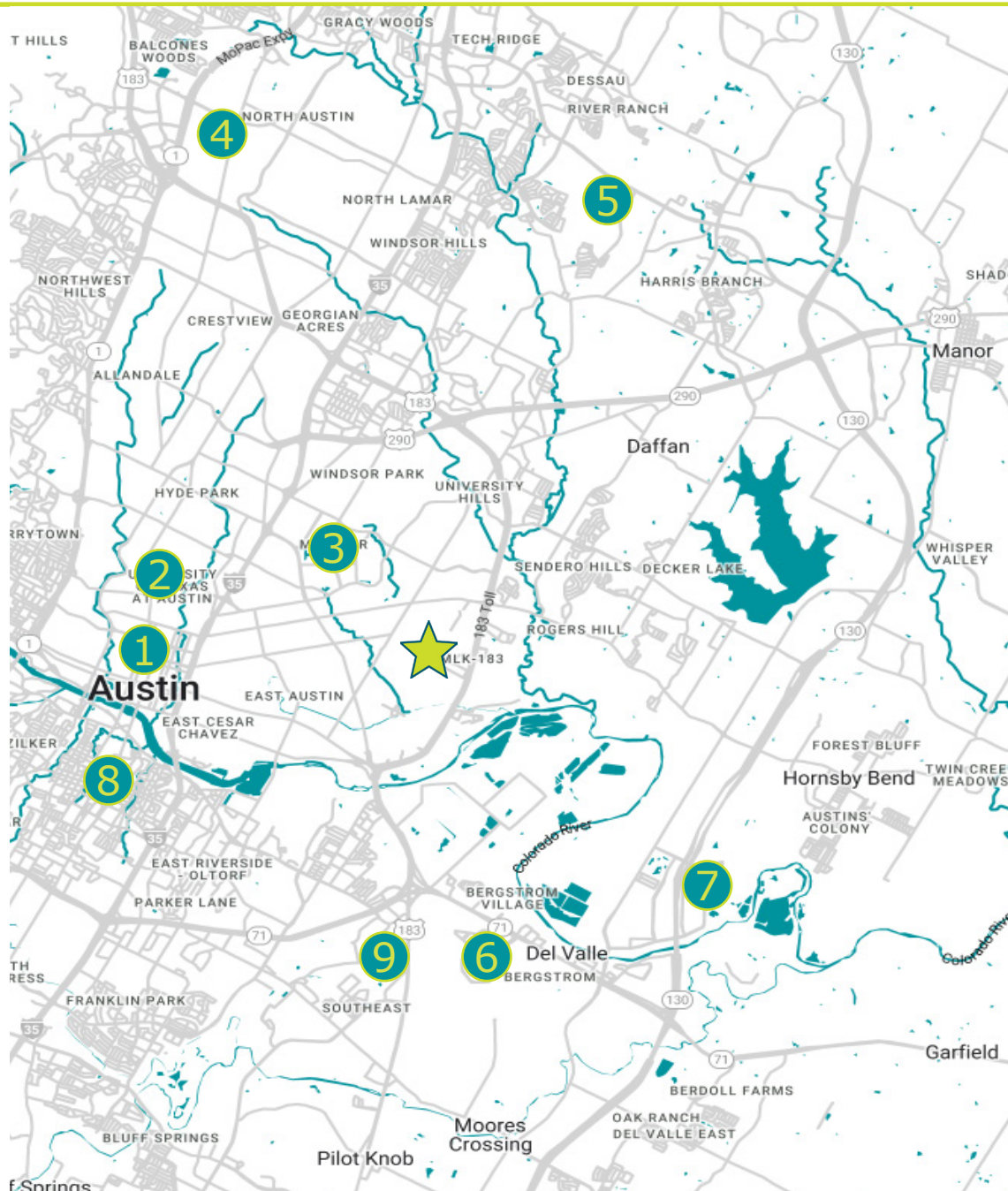


Quality of Life and Demographic Trends

Austin’s cultural scene, with live music, festivals, and diverse cuisine, enhances its appeal, with events like SXSW and the Austin City Limits Music Festival boosting the economy. The city offers extensive outdoor recreation through parks like Zilker Park and Lady Bird Lake. As one of the fastest-growing U.S. cities, Austin’s population has surpassed 2 million, becoming



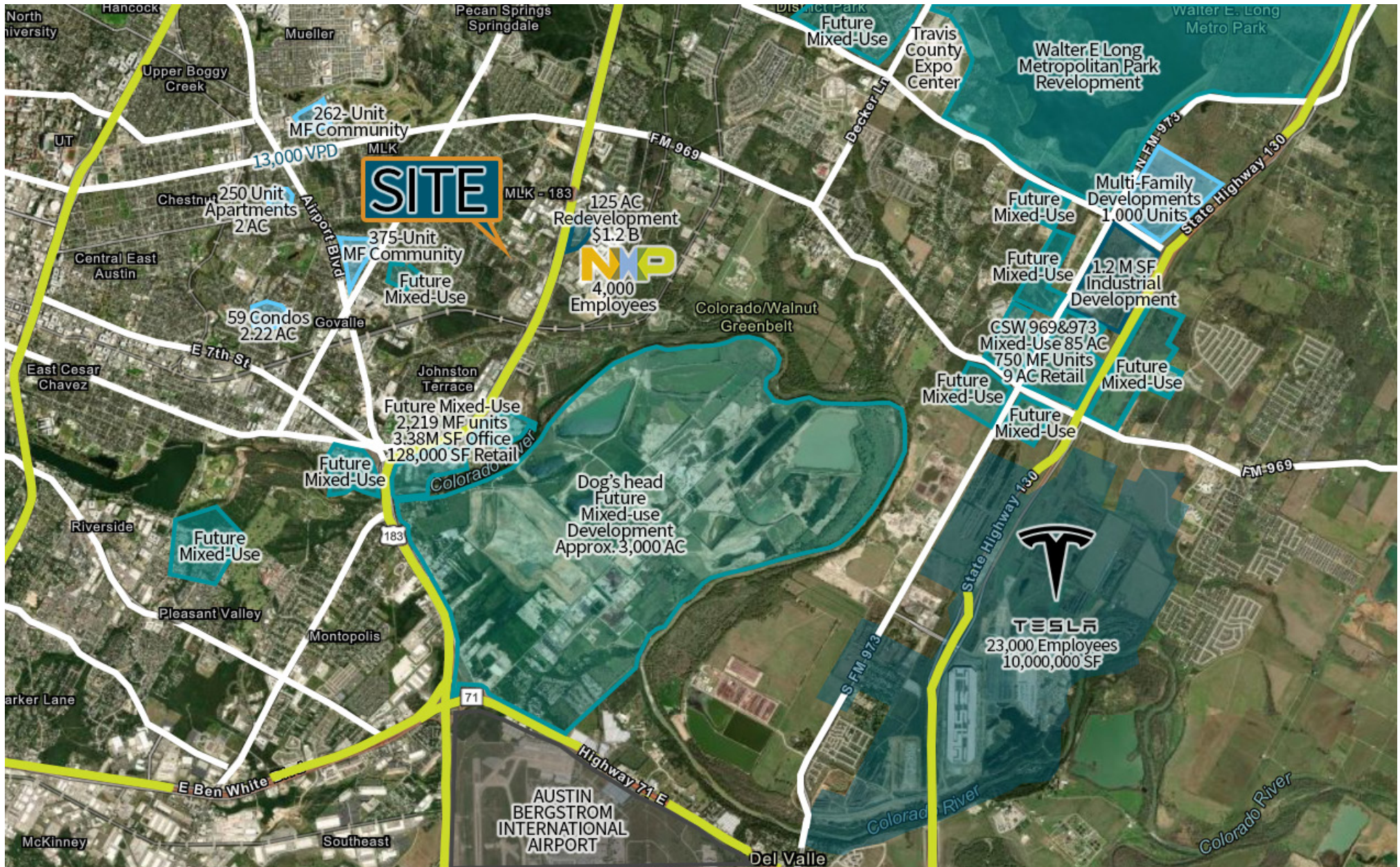
PROPERTY LOCATION



DRIVE TIMES

- 1 Downtown Austin
14 Minutes
- 2 University of Texas
10 Minutes
- 3 Mueller
8 Minutes
- 4 The Domain
17 Minutes
- 5 Samsung Austin Semiconductor
18 Minutes
- 6 Austin Bergstrom International Airport
6 Minutes
- 7 Tesla Giga Texas
15 Minutes
- 8 South Congress
14 Minutes
- 9 McKinney Falls State Park
12 Minutes

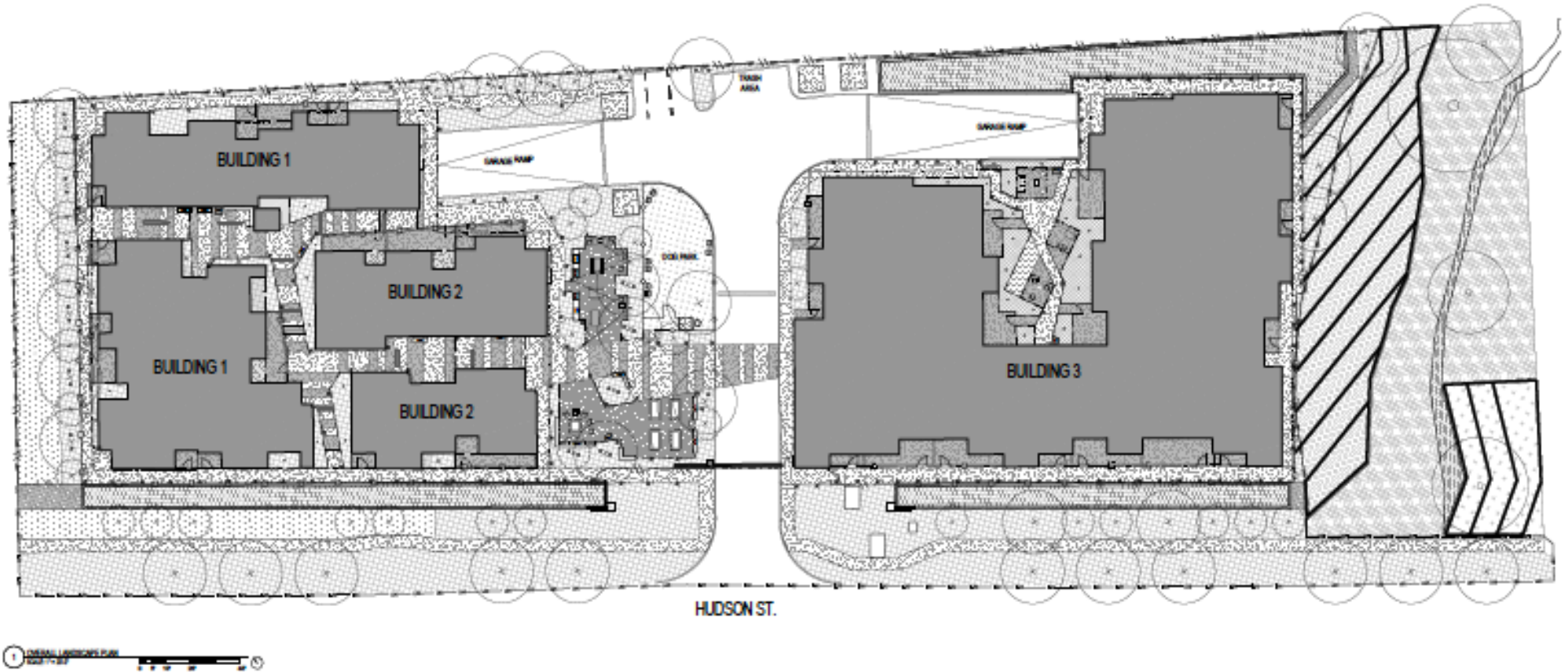
DEVELOPMENT MAP



APPROVED SITE PLAN FOR **81 UNITS**

SITE PLAN

Site Development Permit In Place



[Click here](#) to access seller's due diligence vault

APPROVED SITE PLAN FOR 81 UNITS

CONCEPTUAL RENDERINGS



5710 Hudson St

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Information About Brokerage Services

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

11-2-2015



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.

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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Buyer/Tenant/Seller/Landlord Initials

Date