

# 4300 BURCH DRIVE

*Feasibility Study*

Date: 06.30.25

**03**    **INTRODUCTION**  
Property Summary & Project Goals  
Existing Site Photos  
Site Regulations

**06**    **PRECEDENTS**

**07**    **OPTION 01**  
Proposed Site Plan  
3D Views

**13**    **OPTION 02**  
Proposed Site Plan  
3D Views

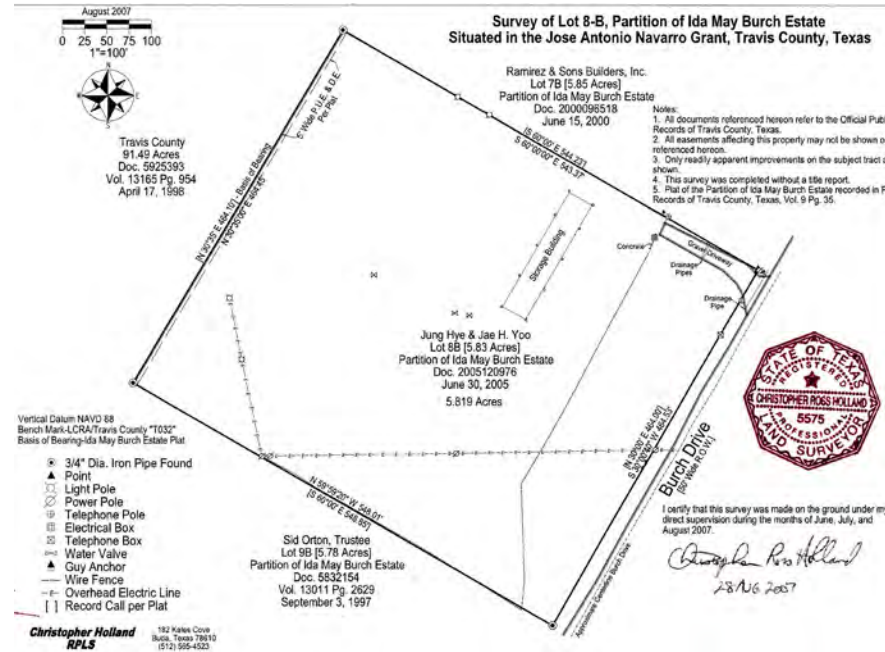
**18**    **OPTION 03**  
Proposed Site Plan  
3D Views

PROPERTY SUMMARY

- **4300 Burch Dr** is a 5-acre property located in Del Valle, in the City of Austin 2-mile ETJ (Extra Territorial Jurisdiction). It is located close to Hwy 71 and 130, in proximity to Circuit of the Americas (COTA) and Tesla gigafactory, and is in an Opportunity Zone.
- The property is approximately 250,000sf. It is currently used as an 18-wheeler truck parking and mini-storage facility and operates on month-to-month rental leases.
- The property has some minor grade change, with a ~2% slope across the extents of the site. A large drainage easement is located on the front portion of the property closest to the road.
- The property is bounded by other industrial developments on each side, a city park to the west and a church across the road to the west.

PROJECT GOALS

- The client (Larry Mathis) has owned the property for approximately 9 years (since 2016). It was originally purchased as an off-site storage location for the owner’s direct mail business. The City of Austin is requiring the filing of a Site Plan to mitigate stormwater runoff issues. A Site Plan conveyed with the property but has not been pursued by the client because it was engineered for the existing uses and he has interest in considering alternative development.
- The client’s development vision involves the creation of new speculative industrial buildings on the site, “with a higher end aesthetic that can attract higher rents”. Approximately 50,000sf can be developed and is imagined by the client as divided into two buildings (which could be further subdivided to make smaller tenant spaces).
- A possible tenant base would be in the classic car industry, given the proximity to COTA - classic car rental, sales, maintenance, restoration etc.
- Client would like to evaluate some design concepts and then proceed with updating and filing a Site Plan to satisfy City of Austin requirements.



SURVEY - NTS [2007]



AERIAL PHOTO OF SURROUNDING AREA



AERIAL PHOTO OF SITE



VIEW OF SITE FROM BURCH DRIVE LOOKING NORTH



VIEW OF SITE FROM BURCH DRIVE LOOKING WEST



VIEW OF SITE FROM BURCH DRIVE LOOKING SOUTH



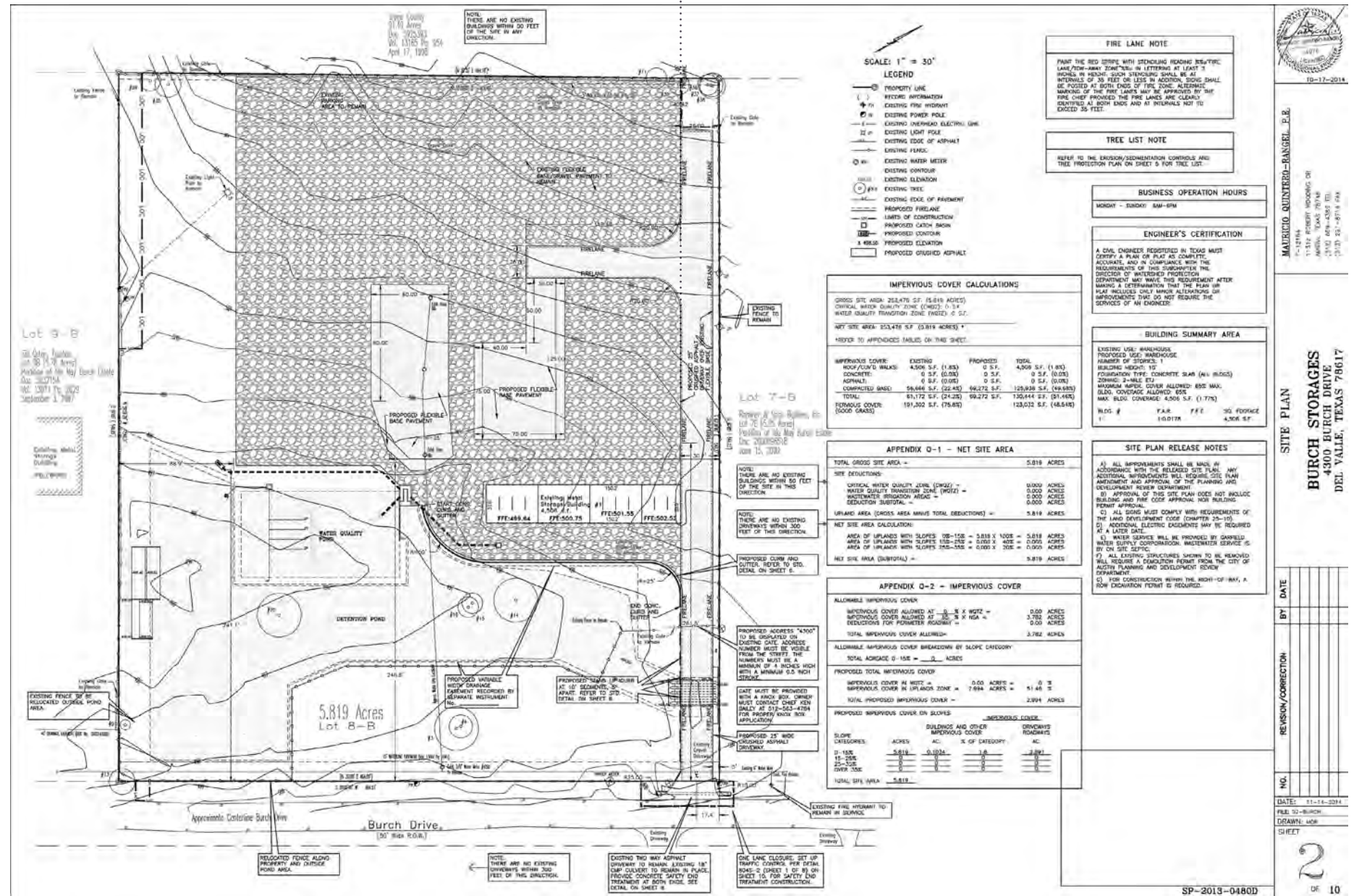
VIEW OF DEVELOPMENT ON ADJACENT LOT TO NORTH

## SITE INFORMATION

- **Address:** 4300 Burch Drive, Del Valle, TX, 78617
- **Lot area:** 5.81 acres; 253,476 sf
- **Lot dimensions:** 464' width, 548' depth
- **Site Characteristics:** Approx 2% grade change across site (12'); open grass and gravel area with some trees around boundary and drainage easement.
- **Existing Structures:** Currently used as truck parking and mini-storage (4500sf 1-story building).
- **Utilities:** Garfield Water; Bluebonnet Electric (service sizes unknown). Power line crosses south east corner of site.

## LAND DEVELOPMENT REGULATIONS

- **Jurisdiction:** City of Austin 2-mile ETJ (Extra Territorial Jurisdiction) - no zoning regulations apply.
- **Easements:** Drainage Easement (front half of lot); 15' Water Line Easement along Burch Dr street frontage; 5' Public Utility Easement in rear of property.
- **Watershed Regulation Area:** Suburban, Dry Creek East
- **Impervious Cover (max):** 65% of lot area (commercial development)
- **Floodplain:** None



CURRENT SITE PLAN DEVELOPED FOR PROPERTY



T11 CAR CONDOS



T11 CAR CONDOS - INTERIOR



2200 TILLERY ST



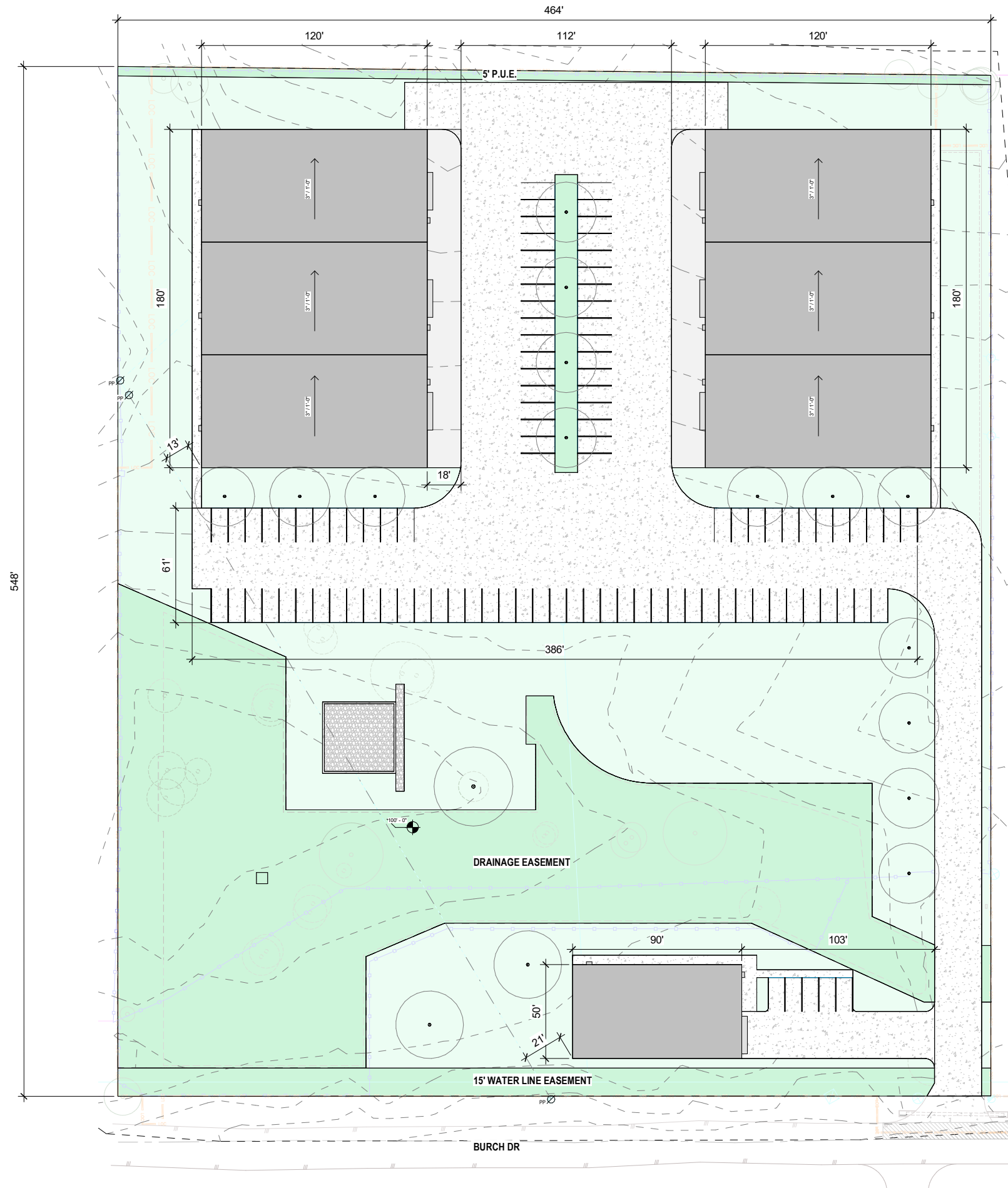
SPRINGDALE GENERAL

## SUMMARY

- This scheme consists of (2) 21,600sf buildings with 'sawtooth' roof lines facing each other along the east/west axis.
- A central 'main street' between the buildings includes a landscaped median, parking spaces, drive aisles and covered exterior space that creates a 'porch' in front of each bay.
- 'Porch' zone creates area of protection from weather (sun & rain) in front of buildings for deliveries, pedestrians, events.
- Vehicle access limited to one side of building only (option to extend driveways on rear sides of buildings if desired).
- Additional parking spaces are located on east end of buildings.
- A hammerhead turnaround for firetrucks and other large vehicles is located on west end of central driveway.
- A smaller 4500sf building is located in the developable area at the front of the property with a small parking lot.
- Existing drainage easement and power lines accommodated by scheme.

## PROJECT DATA

- Building Area: **47,700 sf** + 6,480sf ext covered space
- # of Bldgs /Units: (2x) 120'x180' bldgs; 1-3 units per bldg  
(1x) 90'x50' bldg; 1 unit
- Paved Area: **~60,000 sf**
- Impervious Cover: **47%**
- Parking Spaces: 101 (~2.3 spaces per 1000sf)
- Driveway Width: 25' typ. + 50' dia. turnaround area
- Delivery Handling: Box trucks can pull head-in under canopies; 'hammerhead' turnaround space for fire trucks and other large vehicles.



**SITE PLAN**  
SCALE: 1/64" = 1'0"











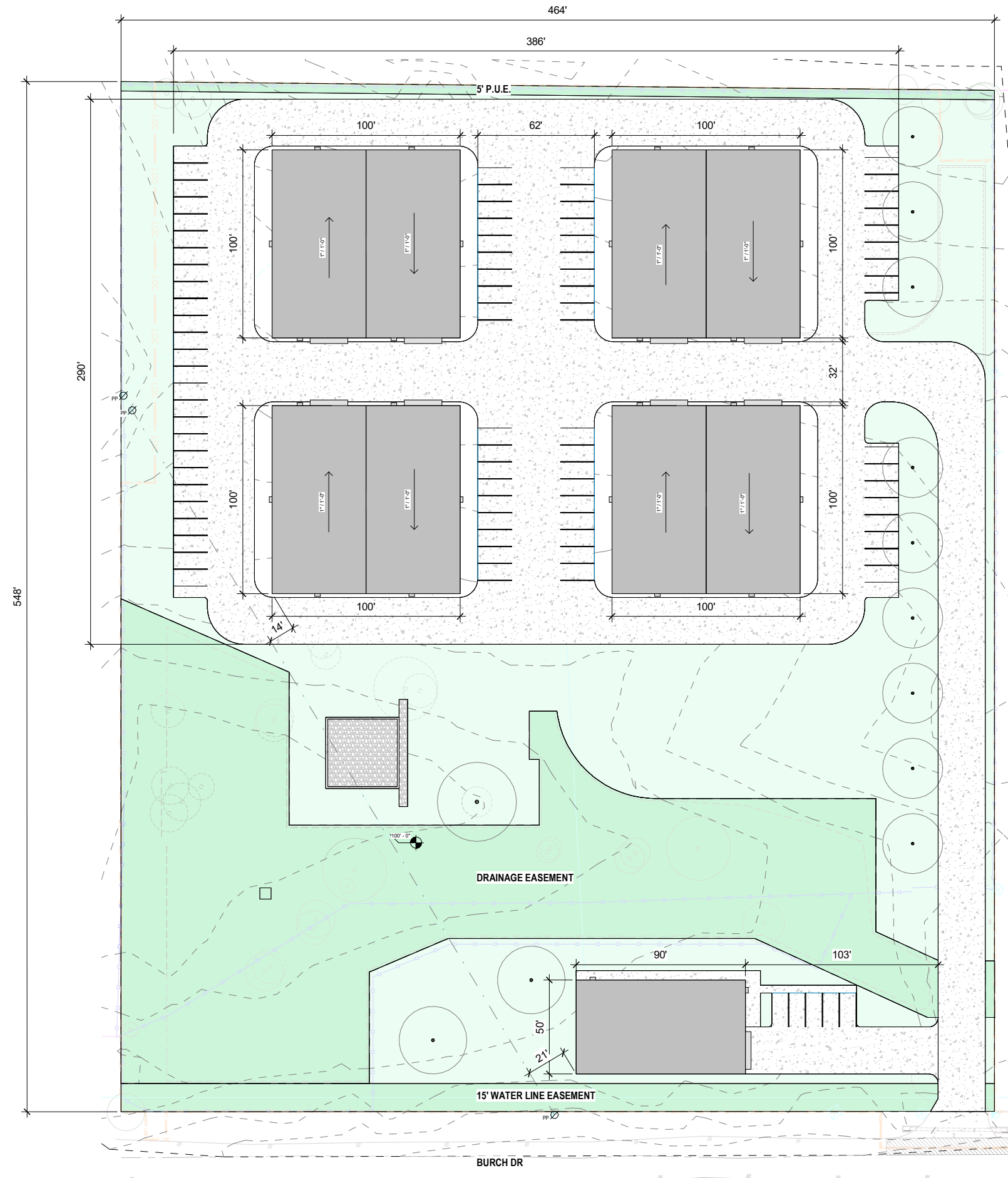


**SUMMARY**

- This scheme consists of (4) 10,000sf buildings with mirrored roof lines and driveways along both the east/west and north/south axes.
- A wider drive aisle on the central north/south axes is used for loading, while parking is located off regular driveways on the east/west axes. This separates deliveries from parking and could also potentially be used as a 'catwalk' for showcasing classic cars.
- Access is possible on all sides of the buildings, resulting in a flexible set-up for tenants. Larger vehicles can circulate around buildings, avoiding need for large turnaround space.
- A smaller 4500sf building is located in the developable area at the front of the property with a small parking lot.
- Existing drainage easement and power lines accommodated by scheme.

**PROJECT DATA**

- Building Area: **44,500 sf**
- # of Bldgs /Units: (4x) 100'x100' bldgs; 1-2 units per bldg  
(1x) 90'x50' bldg; 1 unit
- Paved Area: **~75,000 sf**
- Impervious Cover: **52%**
- Parking Spaces: 83 (~2 spaces per 1000sf)
- Driveway Width: 25' typ. + 32' central drive
- Delivery Handling: Parallel approach for box trucks



**SITE PLAN**  
SCALE: 1/64" = 1'0"







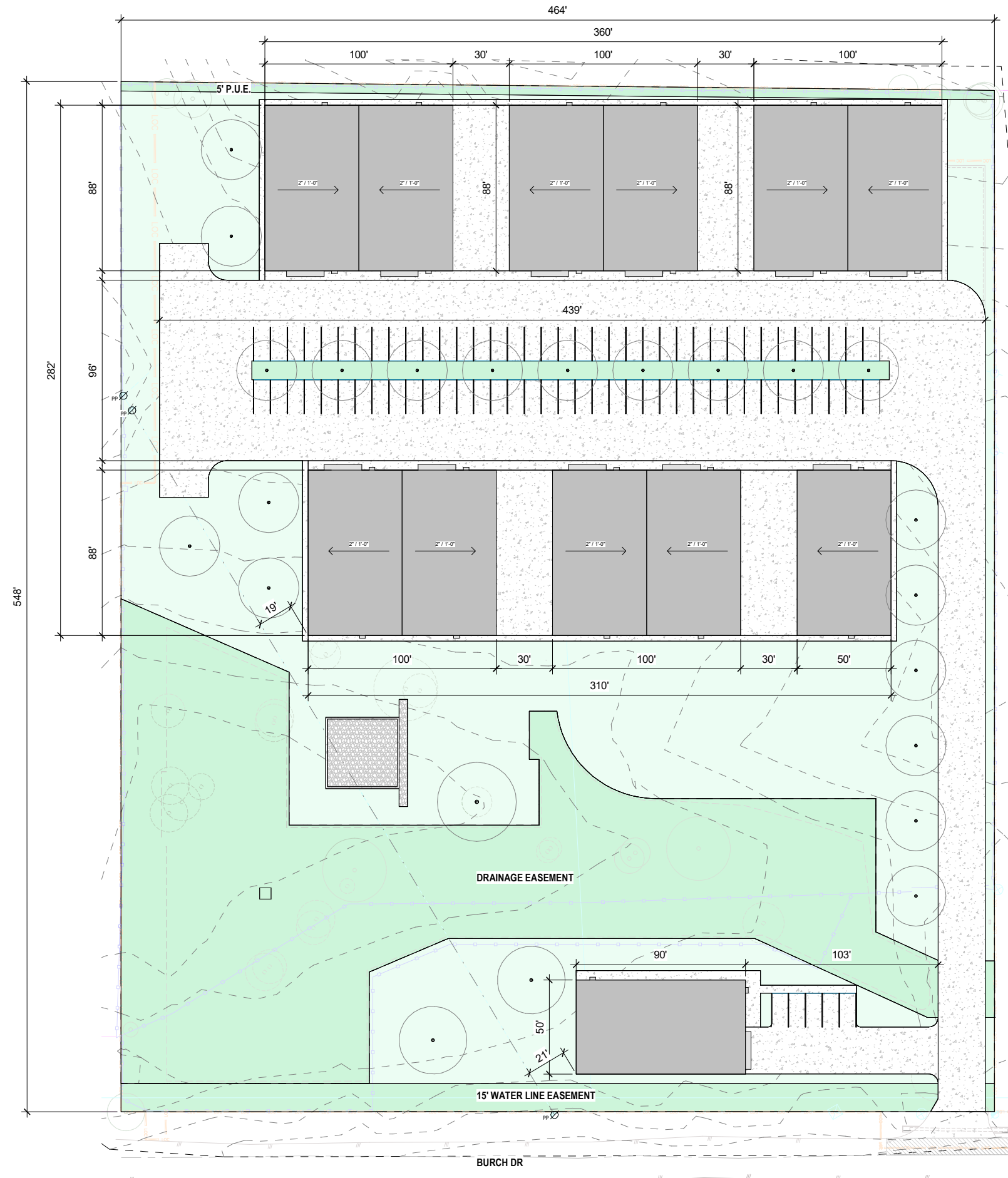


**SUMMARY**

- This scheme consists of (6) 9,000sf buildings oriented on two sides of a north/south axis.
- The central 'main street' between the buildings includes a landscaped median, parking spaces and drive aisles directly adjacent to the building facades.
- Option to make buildings continuous along each side and add square footage.
- Vehicle access limited to one side of building only.
- A hammerhead turnaround for firetrucks and other large vehicles is located on south end of driveway.
- A smaller 4500sf building is located in the developable area at the front of the property with a small parking lot.
- Existing drainage easement and power lines accommodated by scheme.

**PROJECT DATA**

- Building Area: **48,400 sf**
- # of Bldgs /Units: (6x) 100'x90' bldgs; 1-2 units per bldg  
(1x) 90'x50' bldg; 1 unit
- Paved Area: **~52,000 sf**
- Impervious Cover: **49%**
- Parking Spaces: 79 (~1.6 spaces per 1000sf)
- Driveway Width: 25' typ. + 50' turnaround area
- Delivery Handling: Parallel approach for box trucks



**SITE PLAN**  
SCALE: 1/64" = 1'0"











