

±3.6 ACRES AVAILABLE

INFILL REDEVELOPMENT OPPORTUNITY IN WINDSOR PARK

6014 CAMERON ROAD, AUSTIN, TX 78723



35

35

290

290

ARBORS AT CREEKSIDE APARTMENTS

TWIN TOWERS OFFICE CENTER

LYFT FLEXDRIVE

SUBJECT PROPERTY

CAMERON ROAD



CUSHMAN & WAKEFIELD

THE OFFERING

Cushman & Wakefield (“C&W”) has been exclusively retained by the owners to offer developers the opportunity to purchase 6014 Cameron Road (the “Property” or “Site”), a 3.6-acre potential infill redevelopment project located along Cameron Road in the Windsor Park neighborhood. This well-established northeast community is home to several retail and restaurant options and is surrounded by multifamily developments. The property is conveniently located close to Downtown Austin and the Mueller District making it an ideal location surrounded by great bars, restaurants, and other community amenities specific to the Windsor Park neighborhood.



PROPERTY DETAILS

| | | | |
|--------------------------------------|---|----------------------------|--|
| Property Address: | 6014 Cameron Road, Austin, Texas 78723 | Zoning: | Austin Full Purpose GO-V-NP |
| County: | Travis | Surrounding Zoning: | Mixed-Use, which allows for Multifamily development |
| Parcel ID: | 225525 | Utilities: | Water & Wastewater Available to the Site |
| Size: | ±3.5957 Acres | Electric: | Austin Energy |
| Legal Description: | Lot A-1 1977 Replat of Church Addn. | Schools: | Austin ISD Harris Elementary School Webb Middle School Northeast Early College High School |
| Current Improvements on Site: | Church Building: ±42,384 SF under roof per TCAD | Price: | Contact Broker for Pricing Guidance |



SITE LOCATION MAP



AMENITY MAP



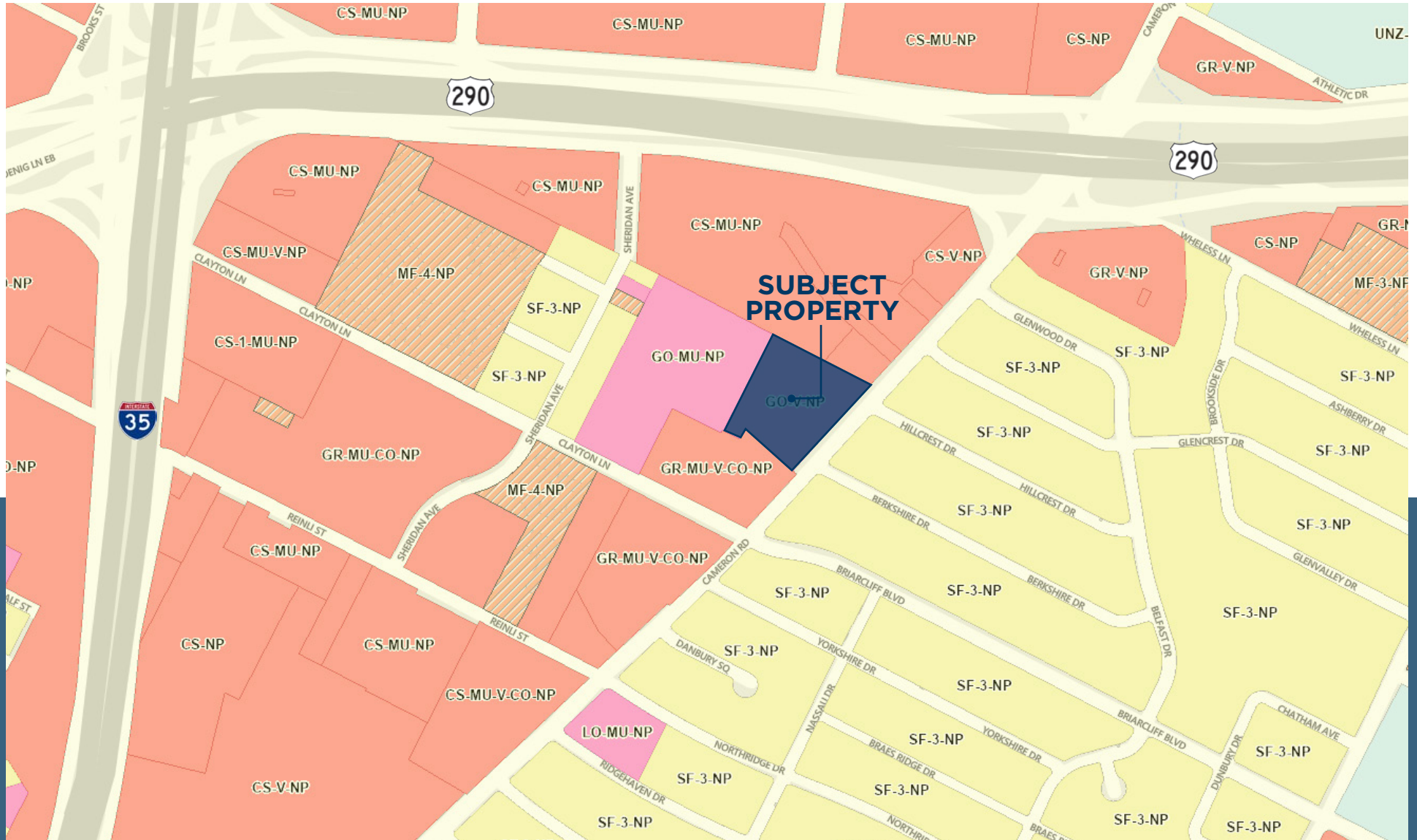
SURROUNDING MULTIFAMILY DEVELOPMENTS



DRONE IMAGES



LOT ANALYSIS: GO-V-NP ZONING



PRIME LOCATION

PRIME DEVELOPMENT OPPORTUNITY IN AN ESTABLISHED AREA

- Site is located less than 5 miles from Downtown Austin which is home to 15% of the city's jobs in business, technology, public administration and health and social services
- Site is located less than 9 miles south from the Domain, a 300+ acre mixed-use area featuring 5,000+ multi-family units, 3.5M+ sqft of office space, and 1.2M+ sqft of retail space

EASY ACCESS TO THE AUSTIN METRO AREA

- Close to trendy shopping in Downtown Austin, iconic restaurants, bars, and new developments within the Mueller District
- University of Texas: 9 minutes away
- Downtown Austin: 15 minutes away
- The Domain: 15 minutes away

CLOSE PROXIMITY TO MAJOR THOROUGHFARES

- Site is less than a mile from I-35
- 0.5 miles from US-290
- 2 miles from US-183
- 11 miles from TX-130

DOWNTOWN AUSTIN



THE DOMAIN



MUELLER DISTRICT - HEB





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