



FOR SALE

APPROVED, 1.65± AC MIXED-USE DEVELOPMENT SITE
DENSITY BONUS ALLOWS FOR UP TO 225 UNITS

1806 CLUBVIEW AVE. (UNIT B), AUSTIN, TX (EAST RIVERSIDE)

HIGHLIGHTS

- Approved for 120' high-rise building with density bonus (up to 225 units)
- Located within ERC Corridor
- Convenient access to TX-71, Hwy. 183, TX-130, I-35 & greater metro area
- Strong demographics (1.2% Annual Pop. Growth & \$86K Avg. Income - 3 mi.)
- Highly visible corner lot along E. Riverside Drive (VPD 30,000)
- Minutes from Oracle's headquarters, Lady Bird Lake & Austin Public Library

DETAILS

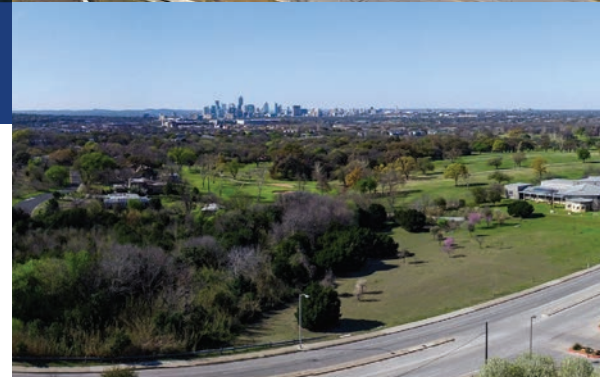
The property represents the second phase, or Unit B, of the Cambrian East Riverside Development. Phase 1, or Unit A, consists of a 64-unit, multifamily affordable housing development that was completed in 2019. The affordable units delivered as part of Phase 1 unlocked the ERC (East Riverside Corridor) density bonus for Phase 2, allowing for a maximum building height of 120' and a density bonus up to 225 units.

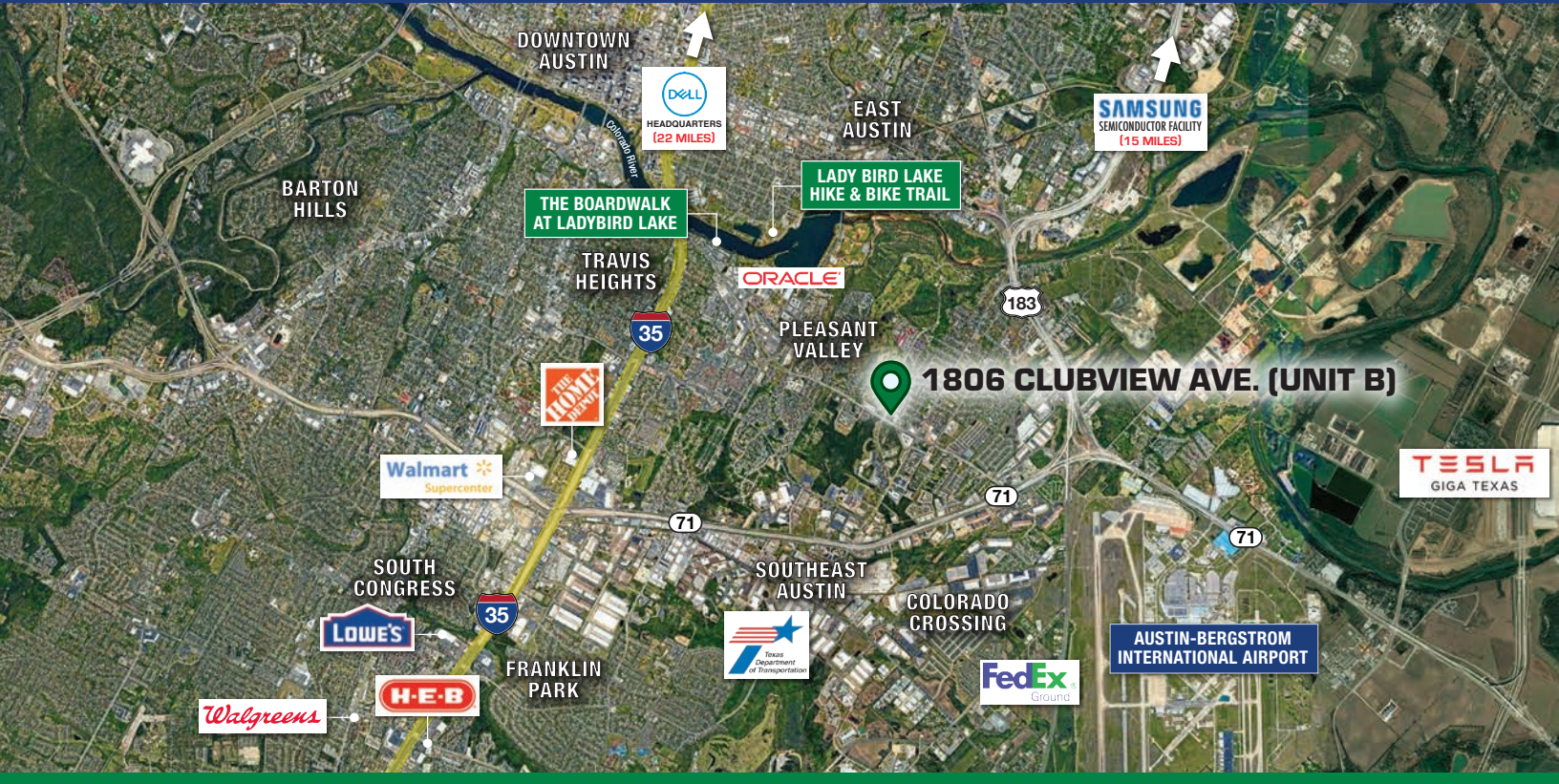
Plans for Unit B provide a desirable mix of studio (108), one-bedroom (72) and two-bedroom (45) units offering commanding views of downtown Austin. The site is well situated to take advantage of all that Austin has to offer, from recreation and travel options to entertainment and employment opportunities.

SIZE	1.65± AC
FUTURE LAND USE	Mixed-Use/Multi-Family/General Commercial
ZONING	ERC-CMU (East Riverside Corridor/Corridor Mixed-Use)
TAXES (2022)	\$12,570
PARCEL ID#	03-0713-1003-0000

ALSO AVAILABLE FOR SALE:

- 1129-1135 Gunter St., Austin, TX**
3.4± AC Mixed-Use Development Site
- 5916 North Lamar Blvd., Austin, TX**
2± AC Mixed-Use Development Site
- 7800 Burluson Rd., Austin, TX**
16± AC Mixed-Use Development Site





📍 1806 CLUBVIEW AVE. (UNIT B), AUSTIN, TX

LOCAL INFORMATION

The East Riverside neighborhood sits just four miles from downtown and benefits from the East Riverside Corridor Master Plan, a project managed by the City of Austin. Under the ERC, retail and residential developments have flourished along the main thoroughfare. Nearby amenities include Austin-Bergstrom International Airport (4 mi.), downtown Austin (5 mi.), Austin Community College Riverside Campus (1.5 mi.), Oracle's headquarters (2 mi.), The Boardwalk at Lady Bird Lake (2.5 mi.), Circuit of the Americas (10 mi.) and Tesla Giga Texas (12 mi.).

AREA DEMOGRAPHICS			
	3-Mile	5-Mile	10-Mile
Population (2023)	120,194	309,388	773,664
Pop. Growth (2023-28)	1.2%	1.0%	0.8%
Average HHI (2023-28)	\$85,850	\$96,135	\$102,021

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate (HRE) website at www.HilcoRealEstate.com.

BID SUBMISSION

All Bids should be submitted using a Letter of Intent (LOI). Those deemed as Qualified Bidders will be invited to participate in a second round. All second round final bids must be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Steve Madura at smadura@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, buyers will need to execute the Non-Disclosure Agreement (NDA) available on the HRE website. Once received and processed, you will be provided access to the Virtual Data Room containing property and sale information.

CONTACT

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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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Paul A. Lynn & Assoc., LLC	9000489	paullynnccim@gmail.com	713-825-1771
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul A. Lynn	0244902	paullynnccim@gmail.com	713-825-1771
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date