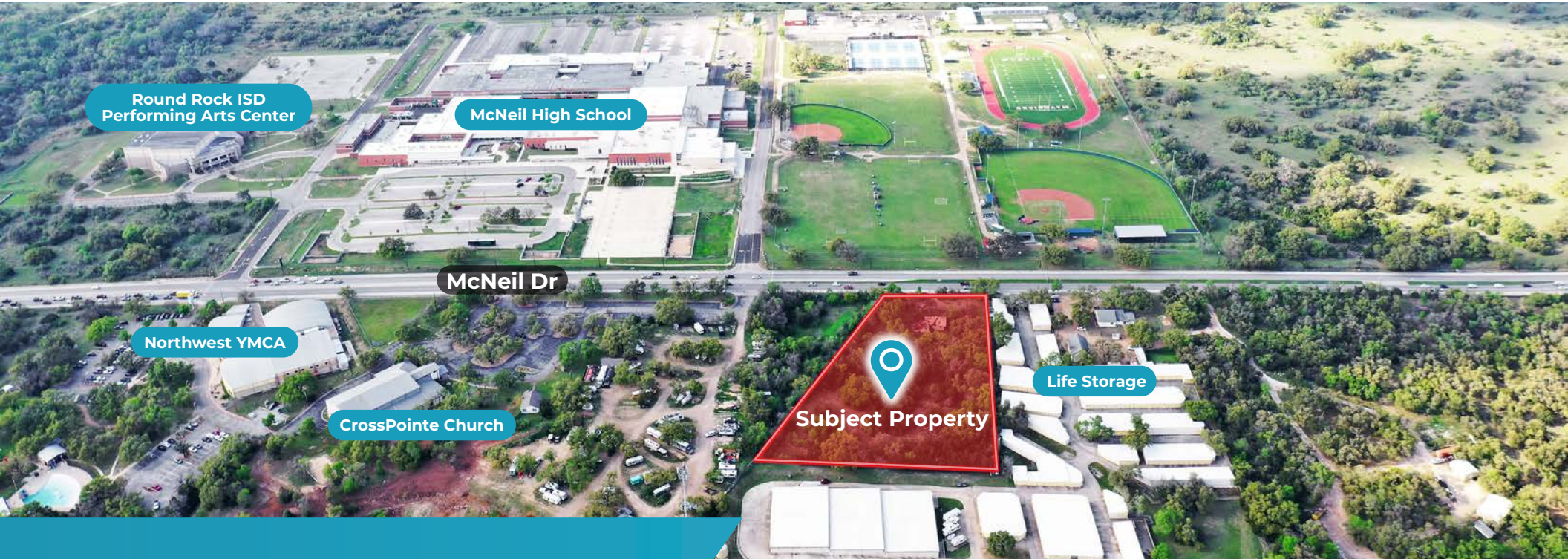


**FOR SALE ±2.902 ACRES**  
**5549 McNeil Drive**  
**Austin, TX 78729**



**MATHIASPARTNERS.COM**

3660 Stoneridge Road,  
Building E, Suite 104  
Austin, Texas 78746

**A ±2.902-acre Development Site with an  
Approved Site Plan for a 106 Multifamily Units**

Exclusively Offered By:

**Michael Levy, Broker Associate**

mlevy@mathiaspartners.com

512.637.6957 | c: 512.417.2919

The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a tenant. Tenants should conduct their own independent investigation and rely on those results. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, lease or withdrawal without notice.





### Executive Summary

An opportunity to acquire a ±2.902 acre development site in the City of Austin 2-mile ETJ with an approved site development plan for 106 multifamily units. The property is strategically located on McNeil Drive directly across the street from McNeil High School and only 0.75 miles from the intersection with Parmer Lane. Easy access to both Loop 1 (MoPac Expressway) and Highway 183 (Research Boulevard). Major area employers include:



### Property Overview

|                        |   |
|------------------------|---|
| Address                | 5549 McNeil Drive, Austin, TX 78729   |
| Asking Price           | Contact Broker  |
| Total Land Area        | ±2.902 acres / ±126,411 SF  |
| Jurisdiction           | City of Austin 2-Mile ETJ   |
| Zoning                 | None  |
| Watershed              | Walnut Creek (Suburban Watershed)   |
| Water                  | Existing 16" COA water main approximately 960 feet west of site on McNeil Drive |
| Wastewater             | Existing 8" COA gravity wastewater main at Parmer Lane near McNeil Drive        |
| Permitting & Approvals | Approved Site Development Plan for 106 multifamily units                        |

### Demographics

(Source: CoStar)

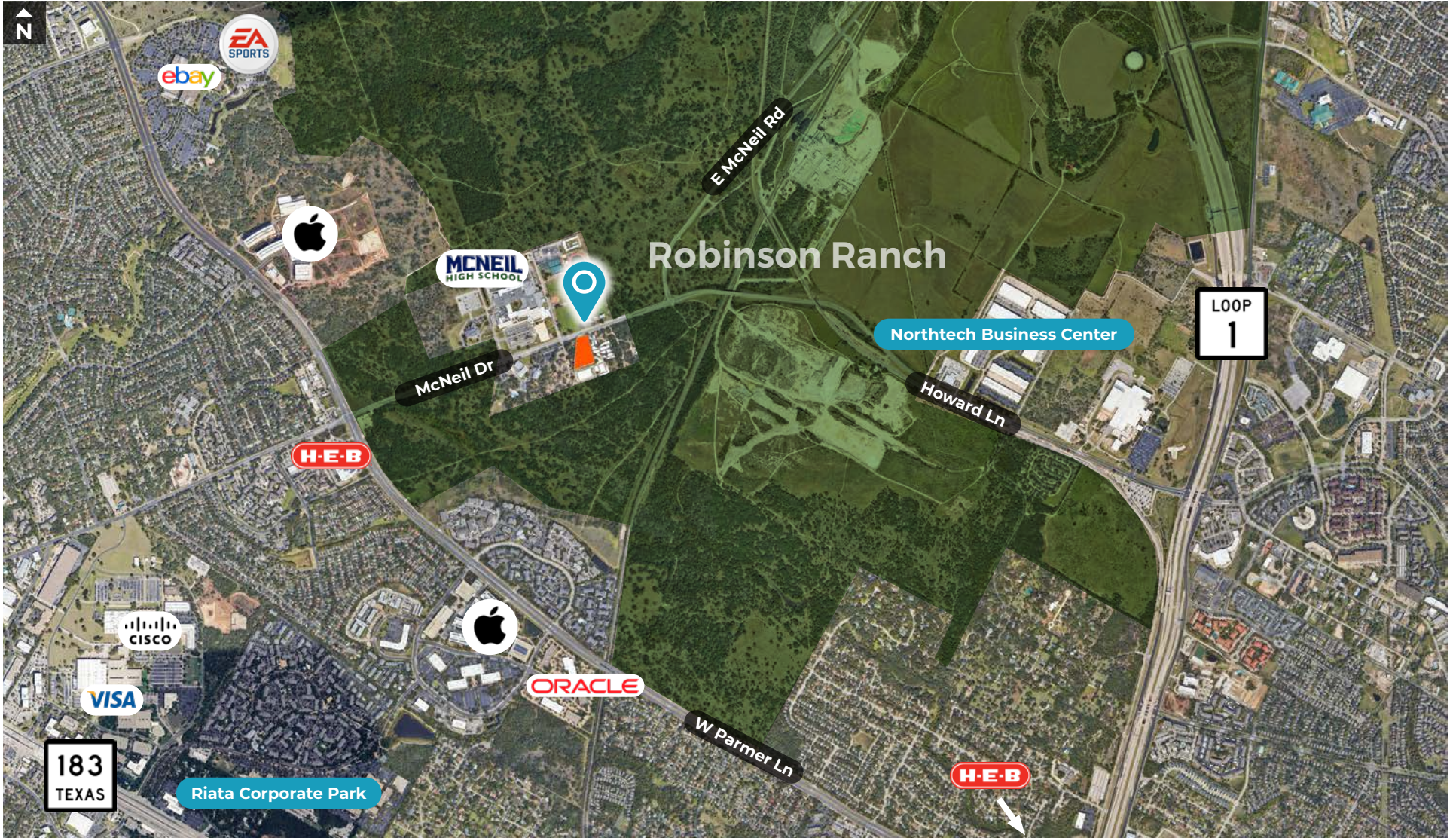
|                 | 1 Mile   | 3 Mile    | 5 Mile    |
|-----------------|----------|-----------|-----------|
| 2023 Population | 3,629    | 76,382    | 232,072   |
| Avg. HH Income  | \$90,760 | \$103,517 | \$108,845 |







Site Location Map







## Approved Site Plan

### LEGEND

- P— PROPOSED PROPERTY LINE
- W— PROPOSED WASTEWATER LINE
- W— PROPOSED WATER LINE
- M— PROPOSED WASTEWATER MANHOLE
- W— PROPOSED WATER MANHOLE
- W— PROPOSED WASTEWATER CLEANOUT
- W— PROPOSED FIRE HYDRANT
- T— PROPOSED TAPPING SLEEVE & VALVE
- WP— EXISTING OVERHEAD POWER LINE
- W— EXISTING WATER LINE
- W— EXISTING WASTEWATER LINE
- W— EXISTING STORM SEWER LINE
- W— EXISTING POWER POLE
- W— EXISTING FIRE HYDRANT
- W— EXISTING WATER METER
- M— EXISTING WASTEWATER MANHOLE
- A— ASH ROUTE

**NOTES:**

- COMPLIANCE WITH THE COMMERCIAL AND MULTIFAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTIFAMILY COMPLEXES AND BUSINESS AND OFFICE BUILDINGS.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN AND UTILITY RECORDS. APPROVAL OF THIS SITE PLAN DOES NOT REQUIRE A SEPARATE APPROVAL FOR ADDITIONAL RECORD APPROVALS.
- ALL IMPROVEMENTS SHALL COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- ADDITIONAL ELECTRIC CABLEMENTS MAY BE REQUIRED AT A LATER DATE. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN PER APPROVAL OF THE UTILITY DEPARTMENT.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED SHALL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PRIOR TO ANY DEMOLITION.
- A DEVELOPMENT PERMIT MUST BE OBTAINED PRIOR TO AN APPLICATION FOR A BUILDING PERMIT FOR NON-COMMERCIAL USE OF ANY CONSTRUCTION APPROVED HEREON.
- NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONSTRUCTION UNLESS THE DEVELOPER OBTAINS THE SIGNATURE OF THE UTILITY DEPARTMENT AND COMPLETION OF ALL CITY OF AUSTIN REQUIREMENTS. THE UTILITY DEPARTMENT WILL REVIEW ANY OTHER CITY STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
- FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELIABILITY OF OR IMPROVING TO EXISTING DRIVEWAYS. A SIGN EDUCATION POINT IS REQUIRED.
- EXISTING CONTRACT PARKING SPACES WILL BE SAVED "SMALL CAR ONLY".
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY.
- COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN ON THE GROUND SURFACE AND BUILDINGS SHALL BE MAINTAINED THROUGHOUT THE PROJECT. TRANSITION TO ADAPTABLE TRANSFER SPACES MUST TERMINATE AT SIDEWALKS. TRANSITION TO ADAPTABLE TRANSFER SPACES MUST TERMINATE AT SIDEWALKS. TRANSITION TO ADAPTABLE TRANSFER SPACES MUST TERMINATE AT SIDEWALKS. TRANSITION TO ADAPTABLE TRANSFER SPACES MUST TERMINATE AT SIDEWALKS.
- THERE ARE NO PUBLIC UTILITIES PROPOSED ON THIS SITE.
- ALL CONDITIONS AND NOTES TO FACE OF CONSTRUCTION SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.

**TANDEM PARKING NOTES:**

- THE SPACES MUST BE REDESIGNED AND ASSIGNED TO SMALLER VEHICLES WHICH ARE REQUIRED TO HAVE TWO OR MORE PARKING SPACES PER UNIT (I.E. UNITS WITH TWO OR MORE BEDROOMS).
- AT LEAST ONE OF THE SPACES MUST BE LOCATED WITHIN AN ENCLOSED GARAGE. REFER TO THE VEHICLE CATEGORIES.
- AT LEAST ONE OF THE SPACES MUST BE LOCATED WITHIN AN ENCLOSED GARAGE. REFER TO THE VEHICLE CATEGORIES.
- ACCESSIBLE TANDEM PARKING SPACES ARE PERMITTED ON THE SITE BUT BE UNASSIGNED SPACES WHICH ARE AVAILABLE FOR THE USE OF VISITORS.

(CALLED 7.0481 ACRE TRACT)  
SH 7100-7111 LLC, A DELAWARE LIMITED LIABILITY COMPANY  
INST. # 2018197758  
O.P.R.T.C.T.

811  
Call before you dig.  
WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION.

| SITE DATA TABLE   |  |
|-------------------|--|
| GENERAL SITE DATA | ETX  |
| ZONING            | MS4 MICHEL DR., AUSTIN, TX 78759   |
| LEGAL DESCRIPTION | 2.940 ACRES SITUATED ON THE PETER CORNARD SURVEY ABSTRACT NO. 10474 OF AUSTIN, TEXAS |
| USE               | MULTIFAMILY  |
| UNITS PROPOSED    | 106  |
| LAND STATUS       | RAW  |
| LOT AREA          | 2.90 ACRES   |

| BUILDING INFORMATION                            |          |
|---|----------|
| IBC CONSTRUCTION TYPE                           | III-A    |
| BUILDING HEIGHT (FEET)                          | 41.00    |
| BUILDING 1 (COURT-HOUSE) GROSS SQUARE FEET      | 1365.00  |
| BUILDING 2 GROSS SQUARE FEET (4 STORY BUILDING) | 18201.00 |
| BUILDING 3 GROSS SQUARE FEET (5 STORY BUILDING) | 18048.00 |
| BUILDING 4 GROSS SQUARE FEET (6 STORY BUILDING) | 20368.00 |

| IMPERVIOUS COVER TABLE     |             |
|----------------------------|-------------|
| ALLOWABLE IMPERVIOUS COVER |             |
| TOTAL SITE AREA            | 2,902 ACRES |
| IMPERVIOUS COVER ALLOWED   | 60%         |
| PROPOSED IMPERVIOUS COVER  |             |
| PROPOSED IMPERVIOUS COVER  | 59 ACRES    |
| PROPOSED IMPERVIOUS COVER  | 1,176 ACRES |

**Parking Summary**

Required Parking Per Code (2 spots per Unit): 212'  
Total Provided Parking Count: 156  
Provided Standard Parking: 119  
Provided Compact Parking: 30  
Provided ADA Parking count: 7  
Provided Bicycle Parking count: TBD

\*NOTE: THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN 2-MILE E.T.A. THEREFORE, THERE IS NO PARKING REQUIREMENT.

**BENCHMARKS**

TBM ELEVATION=82.79  
1. THE SITE BENCHMARK IS A MGNAL WITH A METAL WOODEN STAMPED "3/16 LAND SURVEY" SET IN A CONCRETE SLAB AT THE SOUTH END OF MCNEIL DRIVE, 24.5' SOUTH OF THE SOUTH END OF MCNEIL DRIVE, 24.5' SOUTH OF THE SOUTH END OF MCNEIL DRIVE, 24.5' SOUTH OF THE SOUTH END OF MCNEIL DRIVE, 24.5' SOUTH OF THE SOUTH END OF MCNEIL DRIVE.

**REVIEWED**  
APPROVED BY: [Signature]  
DATE: 04/23/2023  
Austin Water

**OVERALL SITE PLAN**

**HAWTHORNE ON MCNEIL MULTIFAMILY**  
5549 MCNEIL DRIVE  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS 78729

SHEET NUMBER  
**12 OF 47**

SP-2022-0163D

# Building Two Exterior Elevations

**SITE PLAN APPROVAL** SHEET **A2.11** OF **46**  
 FILE NUMBER: **SP-2022-0163D**, APPLICATION DATE: **08/08/2022**  
 APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION **212** OF  
 CHAPTER **256** OF THE CITY OF AUSTIN CODE  
 SUBMITTED BY: **CLARISSA E. DAVIS**, CASE MANAGER **CLARISSA E. DAVIS**  
 PROJECT EXPIRATION DATE: **08/08/2025** AT \_\_\_\_\_ OFFICE \_\_\_\_\_

Division: Development Services Department  
 RELEASED FOR GENERAL COMPLIANCE: **JONING/CAE/ETJ**  
 Rev. 1: \_\_\_\_\_ Condition 1: \_\_\_\_\_  
 Rev. 2: \_\_\_\_\_ Condition 2: \_\_\_\_\_

*Final plan must be recorded by the Project Expedite Date. Expedite Submittal Fee Plan shall not be complete until the date of recording and the recording date shall be the Project Expedite Date. Permits under a variety of construction if building permit is not required, must also be approved prior to the Project Expedite Date.*

**BUILDING ELEVATION ON GUTTER & EXHAUST VENT NOTES**

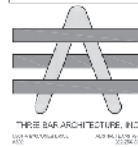
- GUTTER AND DOWNSPOUT LOCATIONS SHALL BE DETERMINED FOR PROPOSED AND MUST COMPLY WITH ALL CITY OF AUSTIN REQUIREMENTS.
- GUTTER SHALL LOCATED SUCH AS TO PREVENT WATER FROM CONTACTING EXTERIOR FINISHES OR MATERIALS.
- DOWNSPOUTS SHALL BE LOCATED SUCH AS TO PREVENT WATER FROM CONTACTING EXTERIOR FINISHES OR MATERIALS.

**BUILDING ELEVATION LEGEND**

- ALL EXTERIOR WALLS SHALL BE FINISHED WITH **VERTICALLY GRAINED FIBER CEMENT SIDING**.
- ALL EXTERIOR FLOOR MATERIALS SHALL BE **FINISHED WITH POLISHED CONCRETE**.
- ALL EXTERIOR ROOFING SHALL BE **FINISHED WITH 12 GA. GALVALUME**.
- ALL EXTERIOR TRIM SHALL BE **FINISHED WITH 1/2" X 1" X 1/8" TRIM**.
- ALL EXTERIOR TRIM SHALL BE **FINISHED WITH 1/2" X 1" X 1/8" TRIM**.
- ALL EXTERIOR TRIM SHALL BE **FINISHED WITH 1/2" X 1" X 1/8" TRIM**.
- ALL EXTERIOR TRIM SHALL BE **FINISHED WITH 1/2" X 1" X 1/8" TRIM**.
- ALL EXTERIOR TRIM SHALL BE **FINISHED WITH 1/2" X 1" X 1/8" TRIM**.


**FIBER CEMENT WOOD SIDING & TRIM NOTES**

- FIBER CEMENT WOOD SIDING SHALL BE **FINISHED WITH 1/2" X 1" X 1/8" TRIM**.
- FIBER CEMENT WOOD SIDING SHALL BE **FINISHED WITH 1/2" X 1" X 1/8" TRIM**.
- FIBER CEMENT WOOD SIDING SHALL BE **FINISHED WITH 1/2" X 1" X 1/8" TRIM**.
- FIBER CEMENT WOOD SIDING SHALL BE **FINISHED WITH 1/2" X 1" X 1/8" TRIM**.
- FIBER CEMENT WOOD SIDING SHALL BE **FINISHED WITH 1/2" X 1" X 1/8" TRIM**.
- FIBER CEMENT WOOD SIDING SHALL BE **FINISHED WITH 1/2" X 1" X 1/8" TRIM**.
- FIBER CEMENT WOOD SIDING SHALL BE **FINISHED WITH 1/2" X 1" X 1/8" TRIM**.
- FIBER CEMENT WOOD SIDING SHALL BE **FINISHED WITH 1/2" X 1" X 1/8" TRIM**.




**THRE BAR ARCHITECTURE, INC.**  
 1000 N. BRUNNEN STREET, SUITE 100  
 AUSTIN, TEXAS 78701




**SOUTH**



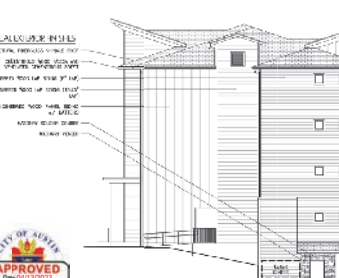
**EAST**

**BUILDING TWO - EXTERIOR ELEVATIONS**



**NORTH**




**WEST**

**BUILDING TWO - EXTERIOR ELEVATIONS**

SCALE: **B4**

SCALE: **A4**



**THE HAWTHORNE ON MCNEIL**

Austin, Texas

Client: The Hawthorne on McNeil, LLC

**PERMIT DOCUMENTS**

ARCHITECT'S PROJECT NUMBER: **2021-2**

DATE: **08/11/2022**

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|          |      |             |

EXTERIOR ELEVATIONS

A2.11

SP-2022-0163D



# 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.

|  |               |                                  |                      |
|--|---------------|----------------------------------|----------------------|
| <b>Mathias Partners</b>  | <b>602940</b> | <b>matt@mathiaspartners.com</b>  | <b>(512)330-9111</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.   | Email                            | Phone                |
| <b>Matt Mathias</b>  | <b>265888</b> | <b>matt@mathiaspartners.com</b>  | <b>(512)330-9111</b> |
| Designated Broker of Firm  | License No.   | Email                            | Phone                |
| <b>Matt Mathias</b>  | <b>265888</b> | <b>matt@mathiaspartners.com</b>  | <b>(512)330-9111</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.   | Email                            | Phone                |
| <b>Michael Levy</b>  | <b>551310</b> | <b>mlevy@mathiaspartners.com</b> | <b>(512)330-9111</b> |
| Sales Agent/Associate's Name                                       | License No.   | Email                            | Phone                |

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)