



The Flats on San Felipe
Built in 1986 | 91.9% Occ.

SoNA Apartment Homes
Built in 1987 | 91.5% Occ.

Urban North Apartments
Built in 2017 | 92.2% Occ.

Bridge at Balcones
Built in 2005 | 91.9% Occ.



THE DOMAIN
A SIMON CENTER

HEB

Spicewood Springs
Built in 1983 | 96.8% Occ.

183

60,000 Vehicles per Day

InTown
SUITES

ASTON MARTIN
BENTLEY

Audi

±4.15 AC For Sale

12151 Hunters Chase Dr.
Austin, TX 78729

Offering Memorandum | Prime North Austin Infill Opportunity with Existing Multifamily Demand



Balcones
COUNTRY CLUB

Kerbey Lane

MAIN EVENT

iFLY

Cheddar's

TEXAS

Elan North Austin
Built in 2007 | 92.8% Occ.

Aspire Apartments
Built in 2020 | 97.1% Occ.

183 60,000 Vehicles per Day

Audi

ASTON MARTIN
BENTLEY



Conceptual Rendering

±4.15 AC SITE

Bridge at Balcones (B Side)
Built in 2005 | 91.9% Occ.

Hunters Chase Dr.



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Conceptual Rendering

 [Click to Navigate to Each Section](#)



Offering Summary



Conceptual Rendering

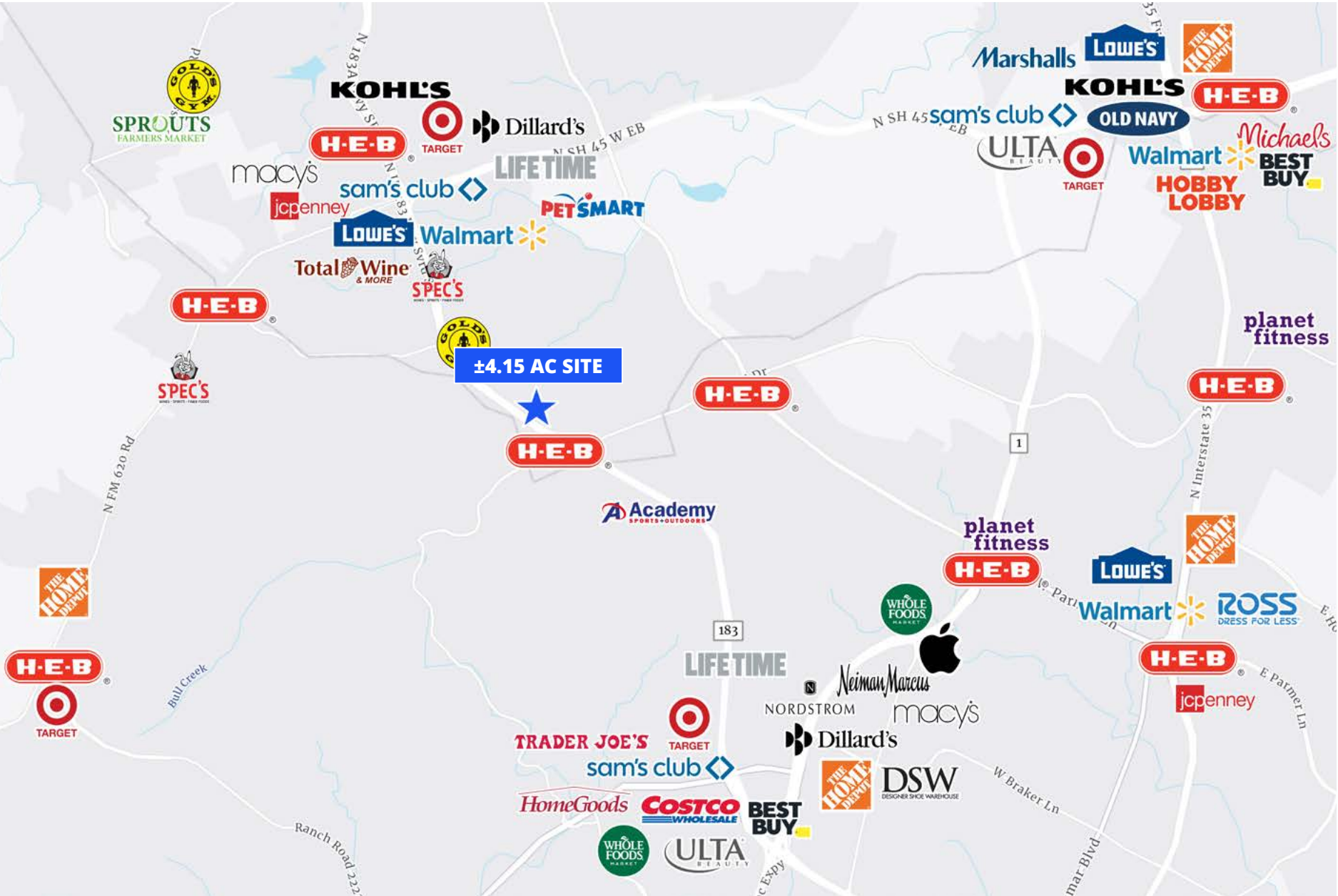
Offering Summary

Introduction

Colliers Austin is pleased to present a 4.15-acre opportunity for multifamily development in the rapidly expanding North Austin submarket. This prime site, strategically positioned directly off Highway 183, boasts exceptional accessibility to Austin’s major employment hubs, including the thriving tech sector, as well as the city’s renowned entertainment and retail districts. Austin’s sustained population growth, driven by a robust economy and desirable lifestyle, creates a significant demand for quality multifamily housing.

Hunters Chase offers a rare, shovel-ready development opportunity in Austin, Texas. This prime multifamily-zoned site, with all utilities to the site, allows developers to **capitalize immediately on the city’s rapid growth**, driven by sustained job and population expansion.

| Property Identification | |
|-------------------------|-------------------------|
| Site Area | 4.15 acres |
| Address | 12151 Hunters Chase Dr. |
| City, State, Zip Code | Austin, Texas 78729 |
| Zoning | GR-MU-V |
| School District | Round Rock ISD |
| Offering Price | Contact Broker |
| Offering Terms | All cash to seller |





COMMUNITY IMPACT

“Austin metro grows to 25th most populous in U.S. with more than 2.5M residents”

 [READ THE FULL ARTICLE HERE](#)

COSTAR

“Austin, Texas suburban counties lead in population growth”

 [READ THE FULL ARTICLE HERE](#)

AUSTIN AMERICAN STATEMAN

“Austin ranks #2 for best tech metro; 3 Texas cities in top 10”

 [READ THE FULL ARTICLE HERE](#)

INNOVATION AND TECH TODAY

“Why Austin, Texas, is the New Tech Hub”

 [READ THE FULL ARTICLE HERE](#)

Investment Highlights



EXCELLENT VISIBILITY AND ACCESSIBILITY FROM HIGHWAY 183

60,000 vehicles per day
10-minute drive to the Apple Campus
10-minute drive to the Domain
20-minute drive to Downtown Austin



TEED UP FOR MULTIFAMILY DEVELOPMENT

Current ownership has completed extensive work on the site including: general site clearing, tree removal variance, rezoning and survey, significantly reducing pre-development risk and accelerating the path to construction.



WILLIAMSON COUNTY IS ONE OF THE FASTEST GROWING COUNTIES IN AMERICA

Williamson County's rapid expansion saw an influx of 25,480 new residents in 2024 alone, with projections indicating a doubling of the current population to 1.6 million by 2050.



CONNECTIVITY TO MAJOR EMPLOYERS

Hunters Chase provides easy access to a stable and diverse employment base, major employers in the area include:

HEB - 23,000+ Employees
Tesla - 22,000+ Employees
Dell - 13,000+ Employees
Amazon - 13,000+ Employees
Apple - 7,000+ Employees



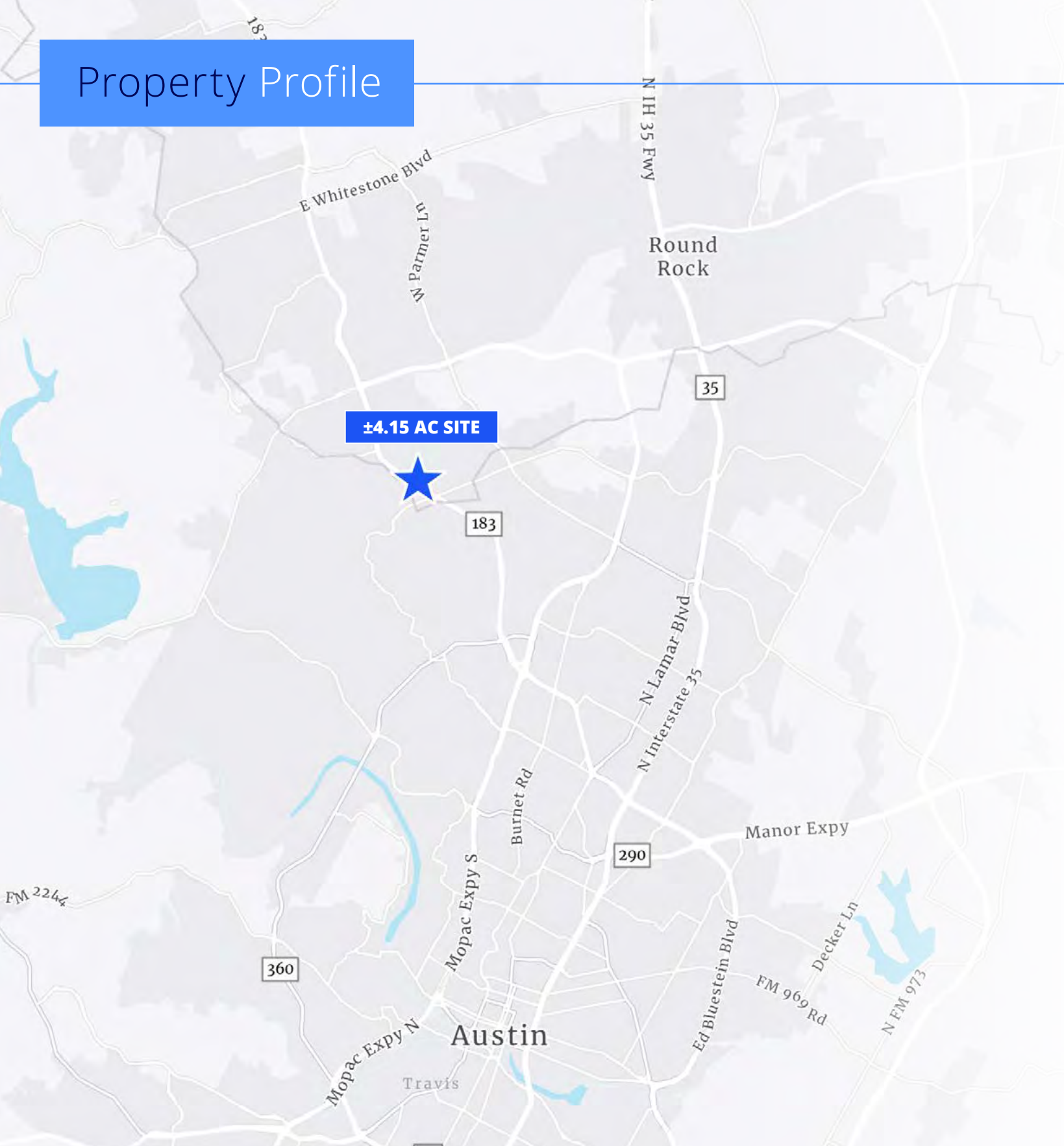
PROXIMITY TO EXCEPTIONAL OUTDOOR ATTRACTIONS

Consistently ranked among the nation's fittest cities, Austin's appeal stems from its abundance of outdoor activities—cycling, hiking, paddleboarding, kayaking—and a climate that encourages them: nearly 300 days of sunshine and a 68-degree average.

Property Information



Conceptual Rendering



Cornerstone Location: Unmatched Exposure on Highway 183

Strategically positioned with direct Highway 183 frontage, Hunters Chase offers exceptional visibility and accessibility within Austin city limits. Zoned GR-MU-V, the site is **ideal for multifamily development** and benefits from its proximity to a robust retail corridor. The location is further enhanced by affluent demographics, featuring an estimated **average household income exceeding \$95,000** across a 1, 3, and 5-mile radius, coupled with significantly above-average owner-occupied home values.

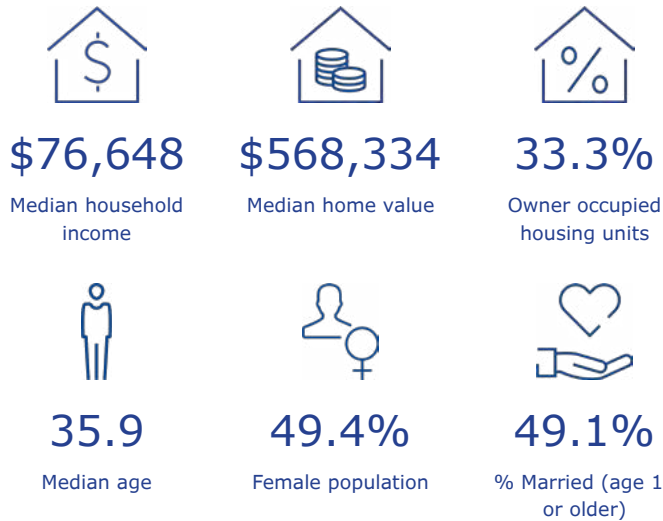
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| City, State, Zip Code | Austin, Texas 78729 |
| Zoning | GR-MU-V |
| School District | Round Rock ISD |
| Offering Price | Contact broker |
| Utilities | To Site |
| Flood Plain | None |
| Property Tax Account Number | R-16-5578-000B-0003 |

1-Mile Demographics



12151 HUNTER'S CHASE DRIVE
AUSTIN, TEXAS
4.15 AC SITE
1-MILE RADIUS

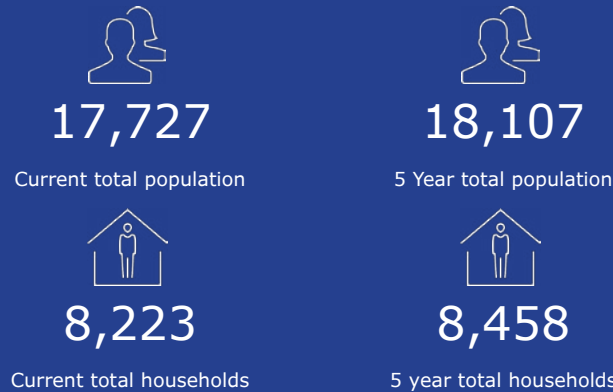
Household & population characteristics



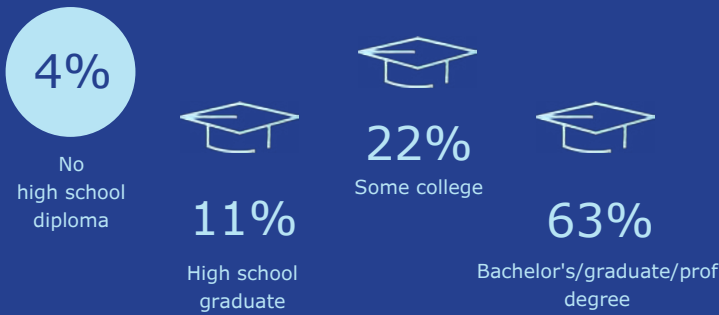
Annual lifestyle spending



Households & population



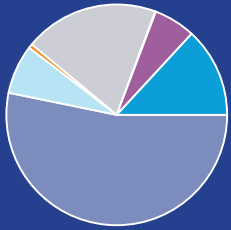
Education



Annual household spending



Race

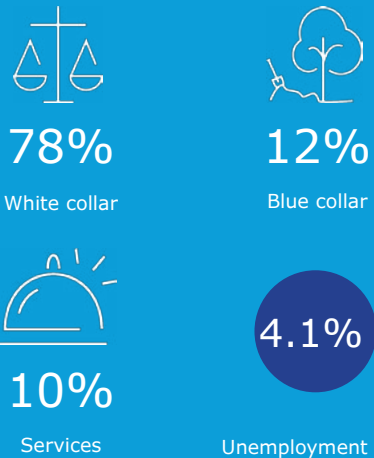


- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



Employment

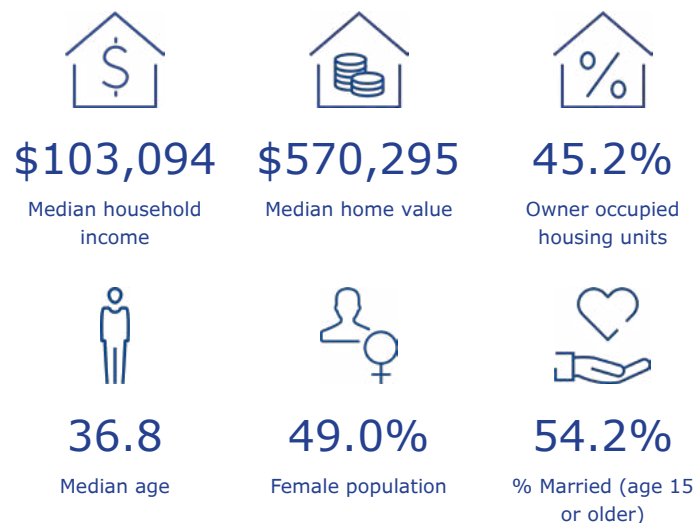


2-Mile Demographics



12151 HUNTER'S CHASE DRIVE
AUSTIN, TEXAS
4.15 AC SITE
2-MILE RADIUS

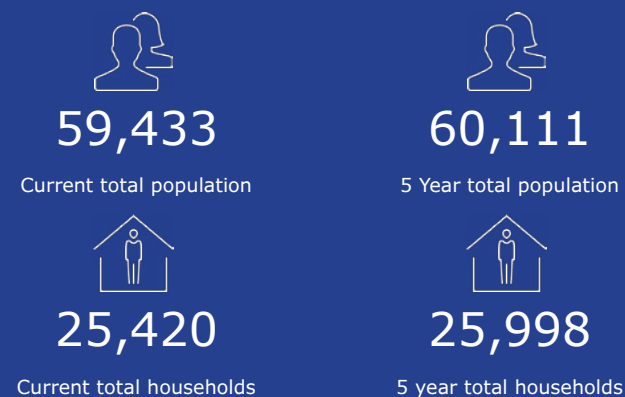
Household & population characteristics



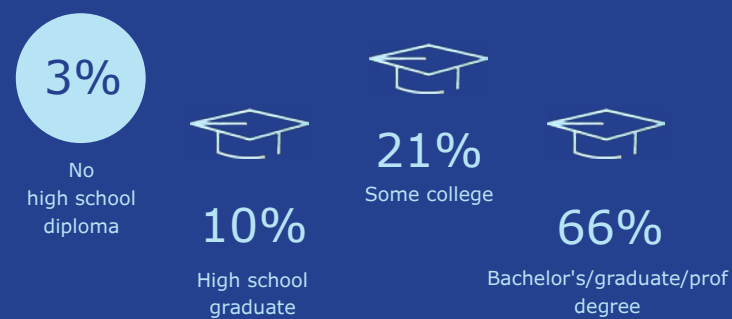
Annual lifestyle spending



Households & population



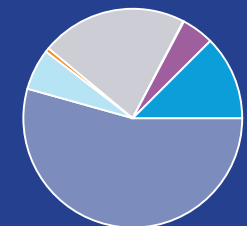
Education



Annual household spending

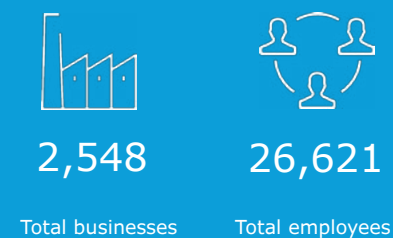


Race

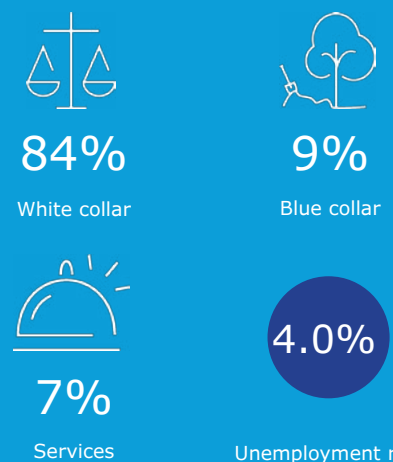


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Business



Employment

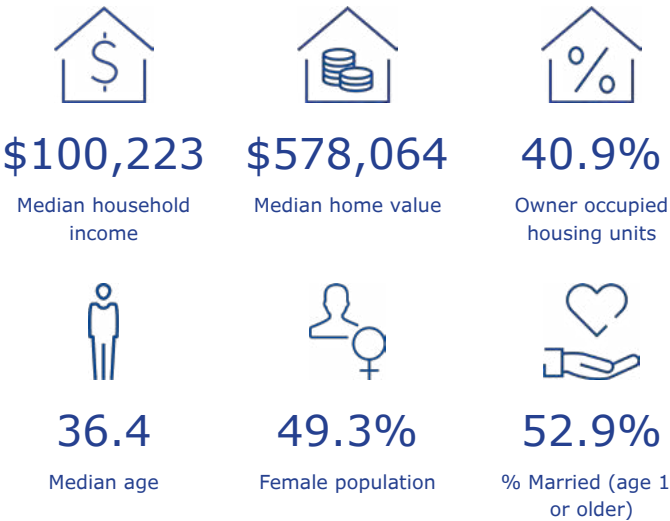


3-Mile Demographics



12151 HUNTER'S CHASE DRIVE
AUSTIN, TEXAS
4.15 AC SITE
3-MILE RADIUS

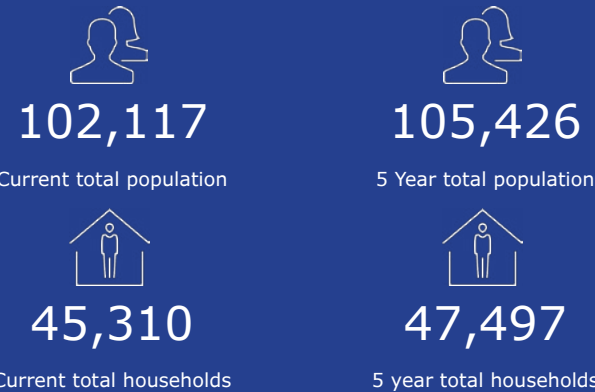
Household & population characteristics



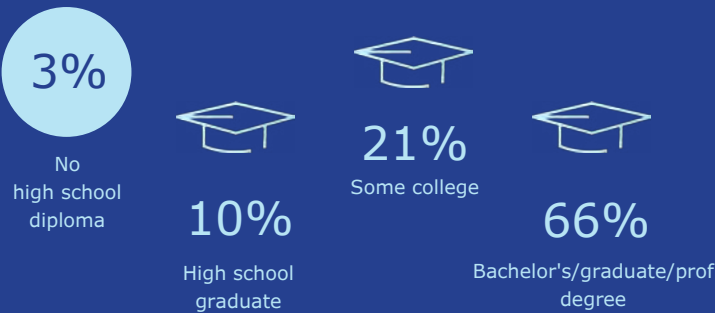
Annual lifestyle spending



Households & population



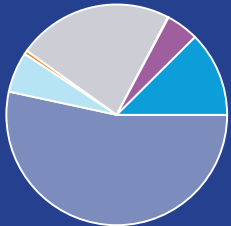
Education



Annual household spending

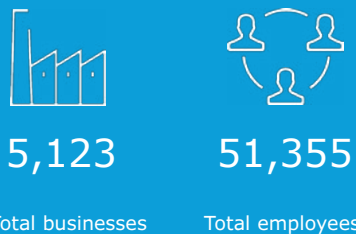


Race

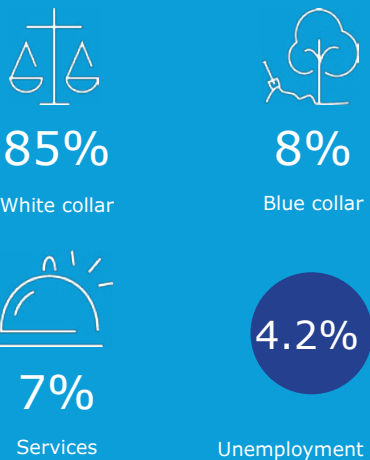


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- Other race population
- Population of two or more races

Business



Employment



Conceptual Site Plan

UNIT MIX & COMMERCIAL USE

| Unit Type | Number of Units | % of Total | Description | SF/Unit |
|--------------------------|-----------------|------------|--------------------|---------------------|
| A1 | 35 | 12.96% | 1 Bedroom / 1 Bath | 650 |
| A2 | 53 | 19.63% | 1 Bedroom / 1 Bath | 675 |
| A3 | 77 | 28.52% | 1 Bedroom / 1 Bath | 707 |
| B1 | 53 | 19.63% | 2 Bedroom / 2 Bath | 1,065 |
| B2 | 33 | 12.22% | 2 Bedroom / 2 Bath | 1,046 |
| C1 | 19 | 7.04% | 3 Bedroom / 2 Bath | 1,300 |
| TOTAL UNITS: | | 270 | 100% | UNIT TOTAL: 228,627 |
| Retail/Commercial Space: | | | | 7,000 SF |



Disclaimer: This conceptual site plan is for illustrative purposes only. It is not approved by the City or any governmental entity. Colliers and the property owner make no warranties regarding its accuracy or feasibility. Development is subject to authority approvals, and final plans may differ significantly.

Market Overview

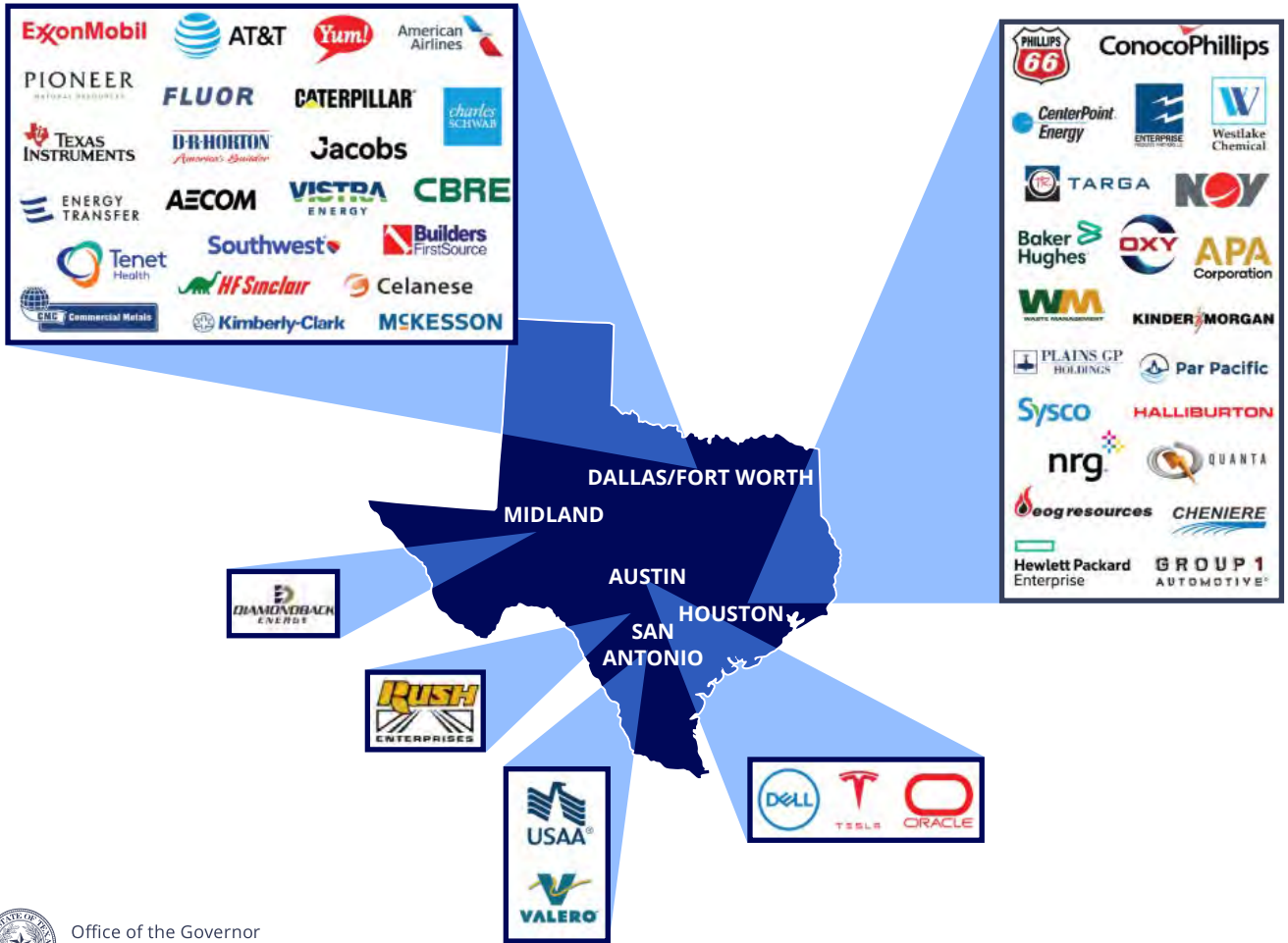


Conceptual Rendering

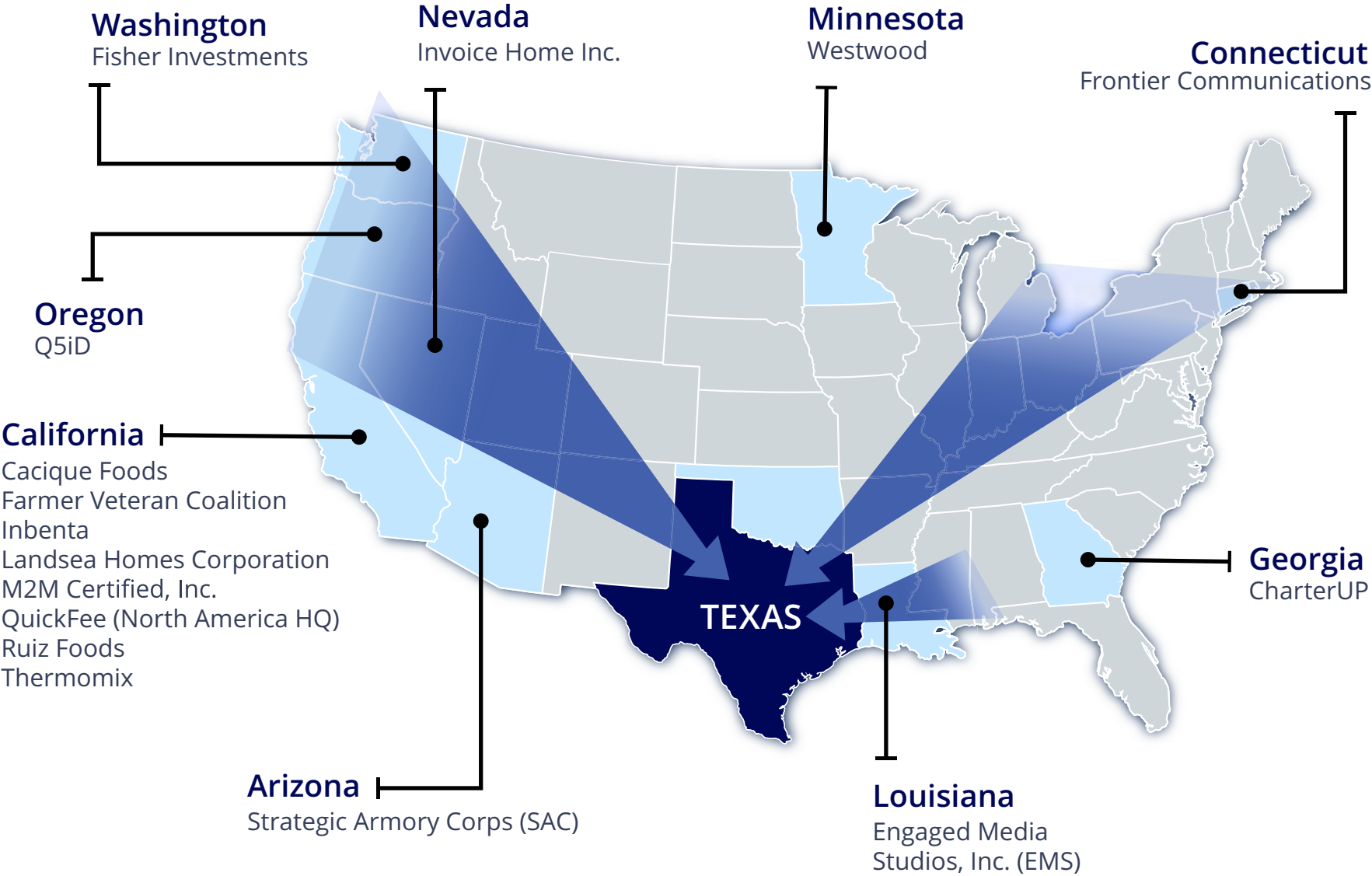
The Future is Texas

Texas is a **powerhouse for economic growth**, boasting a diverse economy that consistently outperforms the national average. With **no state income tax**, a **pro-business climate**, and a skilled workforce, Texas attracts top industries such as energy, technology, manufacturing, and healthcare. **Texas continues to lead in job creation**, adding over 300,000 jobs annually, and is a top destination for business expansion, fueled by significant investments in innovation and workforce development.

Texas is Home to 52 Fortune 500 Companies and Counting



2023 U.S. Company Headquarter Relocations to Texas



Texas by the Numbers

 **8TH LARGEST ECONOMY IN THE WORLD**
*IF TEXAS WERE A NATION

TEXAS IS HOME TO MORE THAN
50 FORTUNE 500
COMPANY HQs

TEXAS IS HOME TO
3.2 MILLION
SMALL BUSINESSES

AND HUNDREDS
OF PUBLICLY
TRADED FIRMS


TEXAS IS THE LEADING
DESTINATION FOR CORPORATE
RELOCATION & EXPANSION PROJECTS



MORE THAN
15 MILLION
PEOPLE IN THE
CIVILIAN LABOR FORCE





TEXAS IS THE LARGEST
ENERGY-PRODUCING
STATE IN THE NATION





NUMBER 1
JOBS CREATOR
IN 2023, TEXAS ADDED
326,700 JOBS


**NO PERSONAL
OR CORPORATE
INCOME TAX**



TEXAS LED THE NATION
IN HIGH TECH EXPORTS
FOR THE 11TH
YEAR IN ROW
IN 2023


IN THE NEWS

-  [Texas named the nation's 'Best State for Business' for the 20th consecutive year](#)
-  [Texas ranked by U-Haul as a leading Growth State in America for 2024](#)
-  [Here's how many Californians moved to Texas last year](#)
-  [Texas ranked as the nation's 'Top State Business Climate' in 2024 by Site Selection](#)

 [Click to Read the Article](#)

#1 U.S. EXPORTER
FOR 22 YEARS IN A ROW
IN 2023
 

| | |
|-------------------------------|-------------------------------|
| 26 COMMERCIAL AIRPORTS | 19 SEA PORTS |
| 22 INTERSTATE HIGHWAYS | 34 FOREIGN TRADE ZONES |
| 58 FREIGHT RAILROADS | 367 MILES OF COASTLINE |

Austin: Innovation. Invest. Thrive.
An unparalleled blend of global connectivity, innovation, and vibrant lifestyle

Why Austin?

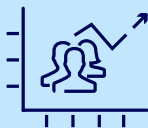
Austin is a magnet for global talent and is rapidly expanding, fueled by its exceptional quality of life and dynamic ecosystem. With a population exceeding 2.4 million in the metropolitan area and over 1 million within the city limits, it's one of the **fastest-growing major cities in the United States**. This growth is driven by innovative minds colliding, fostering a thriving environment where businesses flourish and residents prosper. **City leaders champion policies that support sustainable economic growth** and, while strategic investments in transportation and public safety ensure a well-balanced lifestyle. This vibrant city, known for its unique blend of opportunity, talent, and livability, is an ideal place for investment and a testament to modern urban success.

Economic Development

Austin stands as a premier global destination for business and investment, attracting entrepreneurs, startups, and established tech giants. Key economic advantages include a **state and local tax burden 18% below the national average**, no state personal income tax, and a highly concentrated **talent pool—ranking 5th among major U.S. metros**. Furthermore, Austin's robust startup ecosystem, ranking 7th in startup density among the top 50 metros, and its position as a **top 10 market for venture capital funding**, with 55% of Texas VC dollars flowing into Austin-based companies, underscores its status as a breeding ground for innovation and growth. Over the past decade, Austin has consistently solidified its position as a leading force in the national and global economy.



2.4M Metro Population



Fastest Growing Metro



10th Largest U.S. City



Quality of Life

Entertainment: Austin's cultural landscape is a major draw for residents. Beyond its live music scene, the city hosts iconic festivals like South by Southwest and Austin City Limits, showcasing its vibrant arts and entertainment. **Recreation:** Nestled where the Colorado River intersects the Texas Hill Country, Austin's diverse geography creates a stunning landscape ideal for outdoor activities. With mild winters and pleasant summer nights, residents enjoy year-round access to the city's scenic landscapes and recreational opportunities. **Cost of Living:** Austin offers residents an affordable lifestyle, with no state income tax and housing costs that remain competitive compared to other major U.S. cities, allowing for a manageable cost of living.

Major Employers & Education

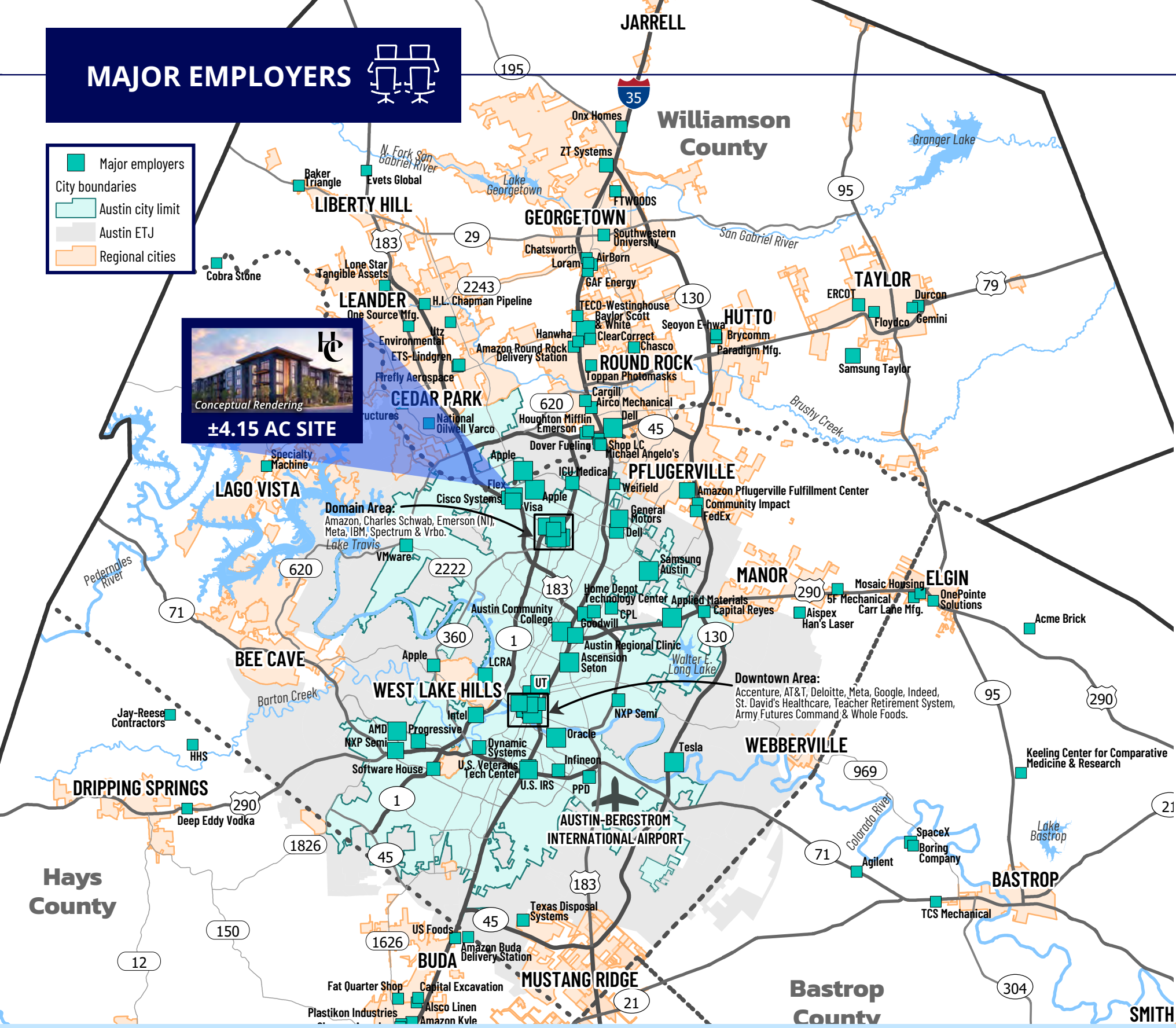
Austin's exceptional talent pool is a direct result of its robust educational ecosystem, making it a prime location for major employers. Ranked **4th highest for educational attainment** among major U.S. metros, the region boasts 167,000 university students across **25 colleges and universities**, including the nationally renowned UT Austin (ranked #9 among public universities). This, combined with a youthful population (6th youngest metro) and a **high labor force participation rate (3rd highest)**, creates a dynamic and highly skilled workforce that attracts and sustains leading companies like Apple, Dell Technologies, Amazon, and Ascension Seton. With **29 public school districts, 27 charter districts, and over 100 private schools**, Austin provides a comprehensive educational foundation for all stages of life, ensuring a continuous pipeline of talent.



MAJOR EMPLOYERS



- Major employers
- City boundaries
- Austin city limit
- Austin ETJ
- Regional cities



| Company | Employees | Company | Employees |
|--|-----------|--|-----------|
| 5F Mechanical | 300 | Han's Laser | 300 |
| Accenture | 3,500 | Hanwha | 180 |
| Acme Brick | 149 | HHS | 171 |
| AMD | 3,700 | Home Depot Technology Center | 1,052 |
| Agilent | 306 | Houghton Mifflin Harcourt | 300 |
| AirBorn | 539 | IBM Corp. | 6,000 |
| Airco Mechanical | 650 | ICU Medical | 1,330 |
| Aispex | 250 | Indeed | 2,200 |
| AlSCO Linen | 165 | Infineon | 1,000 |
| Amazon | 3,000 | Intel Corp. | 2,300 |
| Amazon Buda Delivery Station | 294 | Jay-Reese Contractors | 65 |
| Amazon Kyle Sortation Center | 662 | Keeling Center for Comparative Medicine & Research | 150 |
| Amazon Pflugerville Fulfillment Center | 2,400 | Lone Star Tangible Assets | 100 |
| Amazon Round Rock Delivery Station | 328 | Loram | 183 |
| Amazon San Marcos Fulfillment Centers | 4,000 | LCRA | 1,792 |
| Apple | 10,000 | McCoy's Building Supply | 735 |
| Applied Materials | 7,000 | Michael Angelo's | 345 |
| Ascension Seton | 14,842 | Mosaic Housing | 100 |
| Astound Broadband | 316 | National Instruments (Emerson) | 3,000 |
| AT&T | 2,800 | National Oilwell Varco | 230 |
| Austin Community College | 5,000 | NXP Semi | 2,662 |
| Austin Regional Clinic | 2,403 | One Source Manufacturing | 128 |
| Baker Triangle | 251 | OnePointe Solutions | 117 |
| Baylor Scott & White | 4,500 | OneSupport | 450 |
| Berry Aviation | 360 | Onx Homes | 400 |
| Brycomm | 223 | Oracle | 4,200 |
| Capital Excavation | 200 | Paradigm Manufacturing | 275 |
| Capital Reyes | 581 | Plastikon Industries | 200 |
| Cargill | 517 | PPD | 1,000 |
| Carr Lane Manufacturing | 72 | Progressive | 1,877 |
| Cen-Tex Marine Fabricators | 49 | RealCold | 100 |
| CFAN | 504 | Samsung | 14,000 |
| Charles Schwab | 3,018 | Seoyon E-hwa | 100 |
| Chasco Constructors | 340 | Serta Mattress (Dormae) | 87 |
| Chatsworth | 240 | Shop LC | 510 |
| Cisco Systems | 1,357 | Simwon America | 150 |
| ClearCorrect | 300 | Software House International | 1,300 |
| CPL | 1,003 | Southwestern University | 579 |
| Cobra Stone | 45 | SpaceX | 775 |
| Community Impact | 200 | Specialty Machine | 50 |
| CoreSlab Structures | 286 | Spectrum | 2,500 |
| Deep Eddy Vodka | 60 | Spiradrill | 34 |
| Dell | 12,000 | St. David's Healthcare | 11,484 |
| Deloitte | 2,238 | Taylor Press Products | 29 |
| Dover Fueling | 400 | TCS Mechanical | 156 |
| Durcon | 300 | Teacher Retirement System | 1,076 |
| Dynamic Systems | 1,400 | TECO-Westinghouse | 285 |
| ERCOT | 859 | Tesla | 20,000 |
| Emerson Automation | 629 | Texas Disposal Systems | 725 |
| EPIC Piping | 275 | Texas State University | 5,389 |
| ETS-Lindgren | 330 | The Boring Company | 100 |
| Evets Global | 25 | Toppan Photomasks | 290 |
| Facebook (Meta) | 2,000 | U.S. Army Futures Command | 2,400 |
| Fat Quarter Shop | 250 | U.S. Veterans Affairs Tech Center | 2,040 |
| FedEx | 416 | U.S. Internal Revenue Service | 3,400 |
| Firefly Aerospace | 670 | University of Texas | 23,925 |
| Flasher Equipment | 35 | US Foods | 302 |
| Flex | 3,100 | Utz Environmental | 120 |
| Floydco | 170 | Veritacor Manufacturing | 60 |
| FTWOODS | 300 | Visa | 2,488 |
| GAF Energy | 265 | VMware | 1,010 |
| Gemini | 100 | Vrbo | 1,800 |
| General Motors | 3,243 | Weifield | 205 |
| Goodwill Industries | 1,840 | Whole Foods | 2,674 |
| Google | 2,000 | Ziegenfelder | 100 |
| H.L. Chapman Pipeline | 300 | ZT Systems | 1,500 |

Opportunity Austin • 200 W 6th St., Suite 1750 • Austin, Texas 78701 • Ph. 512.254.4522 • opportunityaustin.com



Austin: Central Texas’s Hub of Opportunity.

An unparalleled blend of global connectivity, innovation, and vibrant lifestyle

Why Williamson County?

Williamson County, strategically positioned just north of Austin, stands as a dynamic hub of growth and opportunity. As the **8th fastest-growing county in Texas**, it showcases a remarkable expansion, projected to continue its upward trajectory. This vibrant region encompasses thriving cities such as Round Rock, Cedar Park, Georgetown, Leander, Taylor, and Hutto, each contributing to the county’s diverse landscape. Williamson County boasts a robust economy, attracting major players like Dell, Apple, and Samsung, alongside a flourishing culinary scene and abundant natural resources. This **blend of economic strength, community development, and natural beauty** makes Williamson County a prime investment location within Austin.

Economic Development

As the 8th fastest-growing county in Texas and a vital part of the Austin MSA, Williamson County is a powerhouse of economic expansion. With a **workforce fueled by a population exceeding 700,000, and projected to reach 1.6 million by 2050**, the county offers unparalleled potential for business growth. From 2020 to 2024, **Williamson County’s population surged by 19.44%, adding over 25,480 residents** in the last year alone. This explosive growth, is further highlighted by Georgetown and Leander’s positions as the #1 and #3 fastest-growing cities in the U.S. The Austin-Round Rock-San Marcos metro area, saw a 30% growth from 2022-2023 and added over 50,000 residents. Diversified sectors, including high-tech manufacturing, healthcare, and construction, contribute to this vibrant economy.



727,480 Population



8th Fastest Growing County



Employment Growth: 21%



Quality of Life

Williamson County offers an unparalleled quality of life, **consistently ranking among the healthiest counties in Texas**. A robust healthcare infrastructure, featuring renowned hospitals like Ascension Seton, Baylor Scott & White, and St. David’s Medical Center, ensures top-tier medical care. Williamson County boasts **highly rated public schools**, contributing to a well-educated community. The county’s affluence is reflected in a **median household income of \$108,309** and a median home value of \$414,600. Residents also enjoy **nearly 3,000 acres of parkland, over 4,800 acres of preserves, and 50 miles of hiking and biking trails** provide ample opportunities for recreation and relaxation.

Major Employers & Education

Williamson County’s rapid economic expansion in Central Texas is driven by its diverse base of major employers and a robust educational ecosystem. This powerful combination has fueled a **21% increase in employment** from August 2019 to August 2024. **The county’s daily workforce of 342,000**, is anchored by thriving sectors such as Professional, Scientific, & Technical Services, Retail Trade, and Health Care & Social Assistance. Educational institutions like Southwestern University, Texas State Technical College (TSTC), Austin Community College (ACC), Texas A&M University-Central Texas, and the Texas A&M School of Medicine in Round Rock provide a strong foundation for both workforce development and regional innovation, ensuring continued economic growth



Austin Apartment Market

As 2025 begins, the Austin-Round Rock multifamily market reaches a new milestone with a total inventory of 336,061 existing units, continuing to set record highs in the market. Furthermore, the first quarter of the new year experienced a steady increase in occupancy that was seen last quarter. This outcome aligns with previous projections, pointing to a better balance between new unit supply and rising demand from the area’s growing population. Asking rents, particularly for Class A units, continued to drop as landlords aimed to attract more tenants to fill vacant spaces.

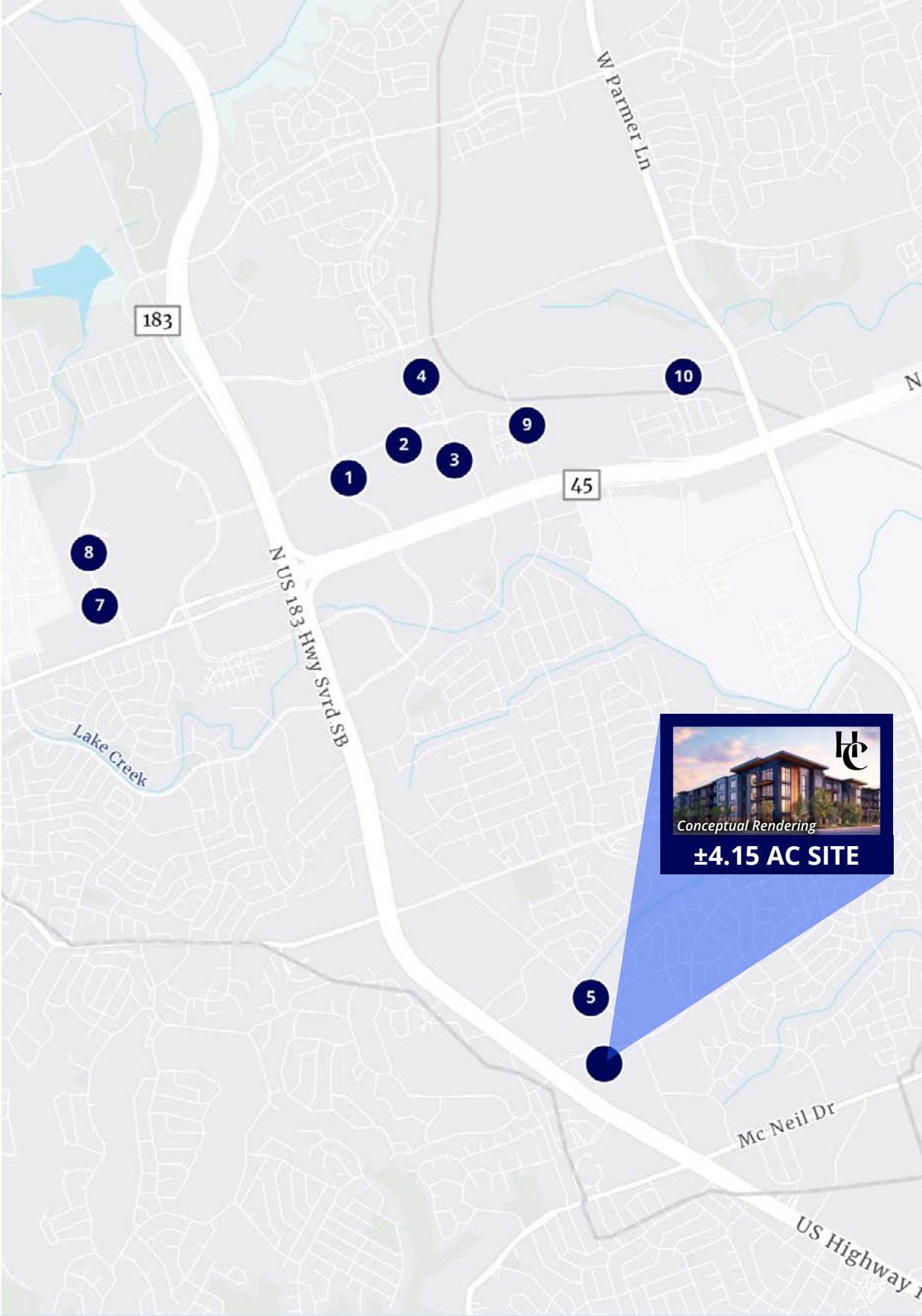
Rental rates have declined across all unit types, with Class A properties experiencing the most significant reductions as landlords implement more competitive pricing strategies to boost occupancy. Looking ahead, an equilibrium is forecasted within the market where new supply slows down and occupancy steadily increases with the influx of younger renters entering the Austin area.



Rent Comparables

| # | Property | Address | Year Built | Units | Avg. SF | NRA | Market | | Occupancy |
|---------|------------------------------|------------------------|------------|-------|---------|---------|---------|----------|-----------|
| | | | | | | | Rent | Rent PSF | |
| 1 | Everleigh Lakeline | 9821 N Lake Creek Pky | 2020 | 191 | 1,007 | 187,114 | \$2,403 | \$2.38 | 91% |
| 2 | The Maris* | 10520 Lakeline Mall Dr | 2025 | 277 | 981 | 276,000 | \$2,388 | \$2.43 | - |
| 3 | The Asher | 13460 Lyndhurst St | 2023 | 377 | 1,187 | 798,222 | \$2,225 | \$1.87 | 81% |
| 4 | Tisdale at Lakeline Station | 13701 Lyndhurst St | 2023 | 378 | 822 | 644,443 | \$1,979 | \$2.41 | 91% |
| 5 | Aspire North Austin | 13130 Pond Springs Rd | 2020 | 72 | 1,142 | 159,373 | \$1,919 | \$1.68 | 97% |
| 6 | The Edition at Research Park | 12489 Research Blvd | 2024 | 350 | 870 | 304,679 | \$1,855 | \$2.13 | 36% |
| 7 | Caliza Apartments | 12638 Ridgeline Blvd | 2020 | 270 | 935 | 256,500 | \$1,491 | \$1.59 | 92% |
| 8 | The Ridge at Lakeline* | 12829 Ridgeline Blvd | 2025 | 280 | 787 | 280,000 | \$1,409 | \$1.79 | - |
| 9 | The Loretta | 13649 Rutledge Spur | 2023 | 137 | 1,008 | 150,000 | \$1,304 | \$1.29 | 95% |
| 10 | Rhythm | 9701 Spectrum Dr | 2020 | 262 | 831 | 219,758 | \$1,465 | \$1.76 | 95% |
| Average | | | 2023 | 254 | 941 | 313,060 | \$1,817 | \$1.94 | 84.75% |

*Indicates property is still in lease-up





Let's Talk

Colliers Capital Markets

Doug Rauls

Executive Vice President
+1 512 695 2314
doug.rauls@colliers.com

Michael Modesett

Associate
+1 512 964 2726
michael.modesett@colliers.com

Doug Jones

Executive Vice President
+1 512 539 3003
doug.jones@colliers.com

111 Congress Avenue
Suite 750
Austin, TX 78701

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