

55 N INTERSTATE 35

AUSTIN, TX 78702

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



PREMIER EAST AUSTIN REDEVELOPMENT OPPORTUNITY | 1.064 ACRE SITE ADJACENT TO RAINEY STREET



EXECUTIVE SUMMARY

Cushman & Wakefield's Central Texas Private Capital Group is pleased to present to the market, 55 N Interstate 35, a premier East Austin redevelopment opportunity for an approximately 1.064-acre site. The site benefits from direct access, visibility, and frontage on Interstate 35, Austin's highest trafficked major roadway with 194,000 vehicles per day connecting Austin south to San Antonio and north to Dallas. The property is directly adjacent to the Rainey Street Entertainment District (0.25 miles), the Hatchery mixed-use project (0.20 miles), Lady Bird Lake Hike & Bike Trail (0.40 miles), and less than a mile from Plaza Saltillo, the largest retail and entertainment district serving East Austin. The property features an existing 28,562 square foot two story building offering flexibility for an owner user, adaptive reuse project, or a covered land investment opportunity. The site is currently zoned LO-MU, Limited Office-Mixed Use, but is a strong candidate for Austin's new Density Bonus 90 (DB90) program which grants up to 90 feet height limits and reduces compatibility requirements if affordable components are met. 55 N Interstate 35 offers an incredible opportunity for developers, investors, or owner users to acquire one of Austin's most prominent East Austin properties at the gateway to both Downtown and East Austin.



Exclusive East Austin Redevelopment Opportunity



Prominent Location Directly on Interstate 35 Providing Exceptional Visibility & Access



Gateway Location to Downtown & East Austin



Strong Candidate for Density Bonus 90 (DB90) Rezone



Existing Improvements Offer Adaptive Reuse, Repositioning, or Owner User Opportunity



Transit Oriented Location Featuring a Bike Score of 96 and Walk Score of 84

Source: walkscore.com



Amenity Rich Location Adjacent to Rainey Street, Lady Bird Lake Trails, & Plaza Saltillo

OFFERING OVERVIEW



LAND AREA:

± 1.0624 Acres*
*Excludes pending eminent domain by TXDOT and Austin Energy



YEAR BUILT:

1971; Ren. 1987



PROPERTY SIZE:

28,562 SF



PARKING:

±100 Surface Parking Spaces*
3,50:1,000 Parking Ratio
*Approximately 26 spaces impacted by eminent domain



ZONING:

LO-MU
Limited Office - Mixed Use
E Cesar Chavez Neighborhood Plan



OCCUPANCY:

Owner Occupied
Vacant Upon Sale



POTENTIAL REZONING:

CS-MU-DB90-NP
General Commercial Services - Mixed Use
Density Bonus 90 Overlay
90' Max Height
No Setback Requirements
100% Max Building Coverage

LOCATION OVERVIEW

Drive Times

Downtown	2 min
University of Texas	5 min
Airport	10 min

Bike Score	96
Walk Score	84

Source: walkscore.com



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