

FOR SALE

**0.47 AC of Mixed-Use Land Just
One Block Off East 7th Street**

**2301 Webberville Road
2301 Coronado Street
2303 Coronado Street**



**Potentially 44,000SF can
be built on this site**

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Executive Summary

Located on one of the most walkable streets in East Austin, 2301 Webberville sits at the heart of the rapidly growing Webberville Entertainment District. With a walkability score of 93, this property offers convenient access to key transient areas such as East 11th, East 7th, East 6th, and East 5th streets.

The combined site consists of three lots—2301 Webberville, 2301 Coronado, and 2303 Coronado—spanning approximately 0.47 acres of land. Zoned CS-CO-MU-NP, this property offers flexible development options, including hotel, retail, office, multifamily, or a combination of these uses. With its location on a hard corner, alleyway access, and the upcoming expansion of Webberville Road to include biking lanes, the site is poised for long-term growth and accessibility.

Current ownership has engaged with local architect group DC & A to explore a mixed-use vertical development, while a test fit for office hotel and retail space has also been conducted. Recent regulatory changes in Austin—such as the elimination of parking requirements for commercial uses and updated zoning compatibility standards—enhance the development potential, allowing for a true 2:1 FAR without limitations from neighboring residential properties.

This site represents a premier opportunity for developers or end-users looking to enter one of Austin's most dynamic sub-markets. A due diligence package is available upon request.

Highlights

- Parking Restrictions Lifted
- Residential Compatibility Restrictions no longer trigger or limit FAR of 2:1
- Potentially 44,000SF can be built on this site
- FAR 2:1
- Last Raw Land lot in Webberville Entertainment District
- 1.5 Miles away from downtown

Listing Details

Sales Price: Contact for Price

Proposed Use: Mixed-Use: Retail and
Apartments/Condos
OR Mixed-Use Hotel

Approx Frontage: 200 Ft on Webberville Rd
80 Ft on Coronado St

Land Area: Approx. 0.47 AC

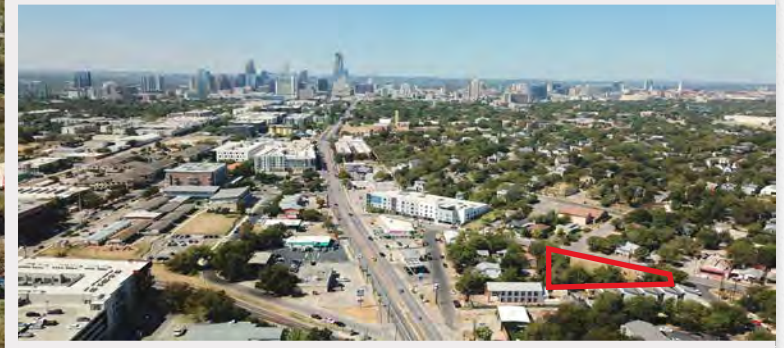
Buildable SF: Potentially 44,000SF

Zoning: CS-CO-MU-NP

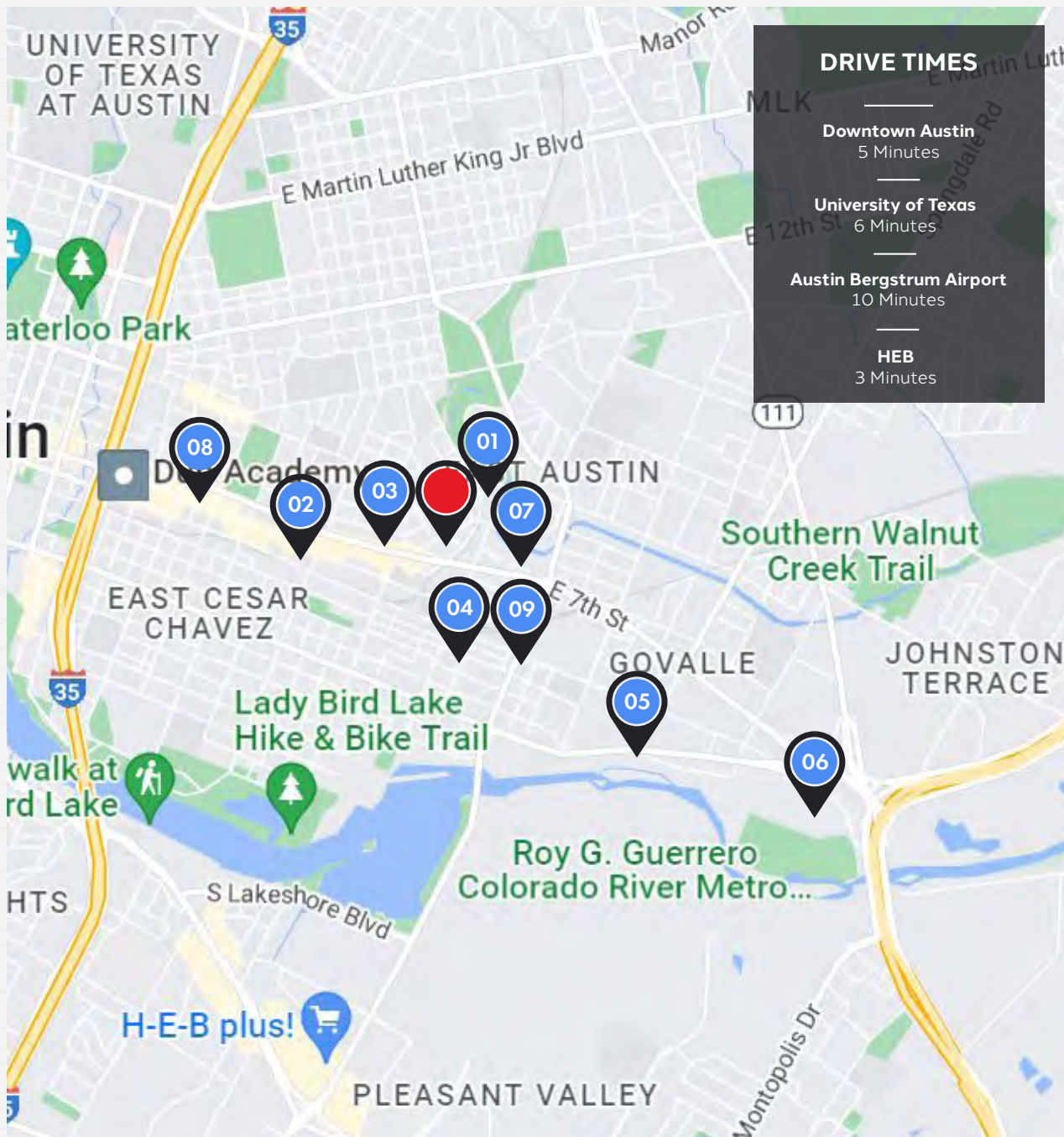
Legal Description: LOT 2 BLK 5 OLT 23&231/2 DIV A
LINCOLN PLACE
LOT 1 BLK 5 OLT 23&231/2 DIV A
LINCOLN PLACE
LOT 3 BLK 5 OLT 23&231/2 DIV A
LINCOLN PLACE

Utilities: City of Austin Water, Sewer,
Waste Water









New Developments in East Austin

- 01** IA Architect's - 3 Story Mixed Use Creative Office Space Totaling 18,719 SF
- 02** Six-Story Micro Housing apartment Project - 34,364 SF Building will bring in 60 residences and the average unit will be 355 SF.
- 03** Axiom Condo Building that has a total of 60 units.
- 04** Multifamily Development that will rise over six stories and include 625 residential units with two levels of co-working space.
- 05** Mixed Use Plan - 64,000 SF of office, 2,000 SF of retail, 4,000 SF of restaurant, 4,000 SF of spa/salon, and 12 residential condominium units
- 06** Mixed Use Plan - 1,400 residential units, a 220-room hotel, approximately 400,000 SF of office space and more than 100,000 SF of retail use.
- 07** Mixed Use Plan - 50,000 SF Office, Retail and Restaurant
- 08** Newly Built - 163,593 SF 4 star creative office building that is six stories tall on east 4th St.
- 09** HEB Digital & Favor Eastside Tech Hub 81,000 SF of Creative Office Space

Location Demographics



Population

| | 1 Mile | 3 Miles | 5 Miles |
|---|--------|---------|---------|
| | 22,969 | 207,319 | 391,422 |
| Estimated annual population growth of 1.75% | | | |



Avg Household Income

| | 1 Mile | 3 Miles | 5 Miles |
|--|-----------|-----------|-----------|
| | \$113,290 | \$101,273 | \$104,291 |

#1 FASTEST GROWING MAJOR METRO
U.S. CENSUS BUREAU

#1 PEOPLE WANTING TO RELOCATE
MONEY.CO.UK

#1 BEST JOB MARKET
WALL STREET JOURNAL

#1 BEST STATE CAPITAL TO LIVE IN
WALLETHUB

#1 BEST PLACE TO START A BUSINESS
CNBC

#2 BEST MARKET FOR REAL ESTATE
WALLETHUB

#2 BEST CITY FOR YOUNG PROFESSIONALS
ROCKET HOMES

#5 BEST PLACE TO LIVE IN THE U.S.
U.S. NEWS AND WORLD

#2 BEST METRO FOR STEM PROFESSIONALS
WALLETHUB

| Radius | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------------|--------|---------|---------|
| Households | 8,485 | 89,668 | 165,063 |
| Households by Marital Status | | | |
| Married | 2,173 | 18,032 | 40,697 |
| Married No Children | 1,278 | 12,204 | 25,357 |
| Married w/Children | 894 | 5,828 | 15,340 |
| Education | | | |
| Some High School | 11.75% | 8.86% | 9.74% |
| High School Grad | 13.16% | 11.62% | 12.57% |
| Some College | 17.25% | 15.77% | 16.51% |
| Associate Degree | 6.99% | 8.94% | 8.82% |
| Bachelor Degree | 29.92% | 34.26% | 32.41% |
| Advanced Degree | 20.93% | 20.56% | 19.96% |

Information obtained from third-party resource, subject to change.

Market Overview

Austin

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

Contact

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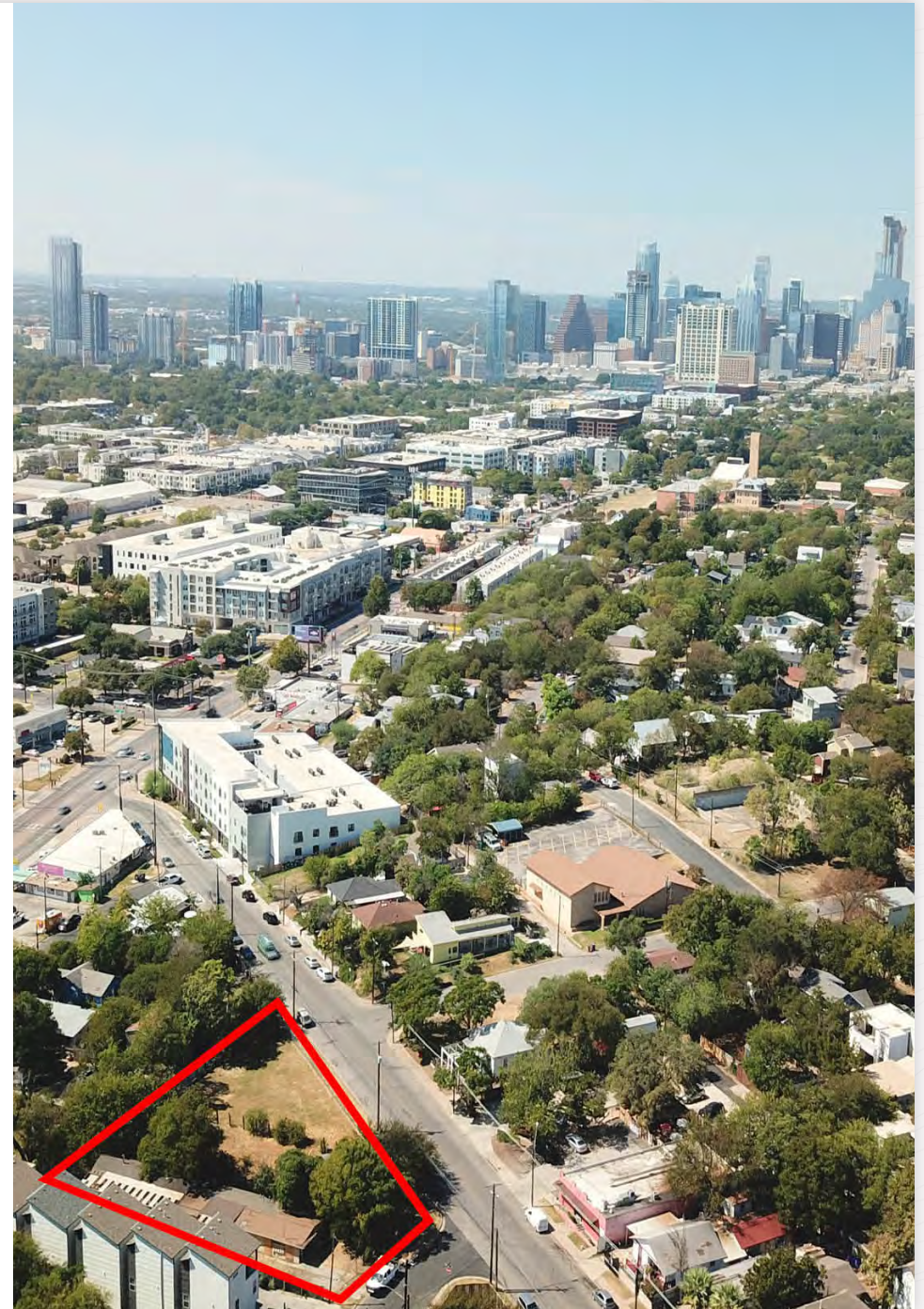
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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner. We are passionate about what we do.



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Information About Brokerage Services

Texas law requires all real estate licensees 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' 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:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- 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.

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