

PORTFOLIO SALE | PRICE UPON REQUEST



EAST AUSTIN STUDENT HOUSING / BUILD-TO-RENT

# Overlook Residences

32 new townhomes | 96 bedrooms | 4.7 miles to UT Austin

**32** **96** **54,128** **2.65** **2026**

UNITS

BEDS

RENTABLE SF

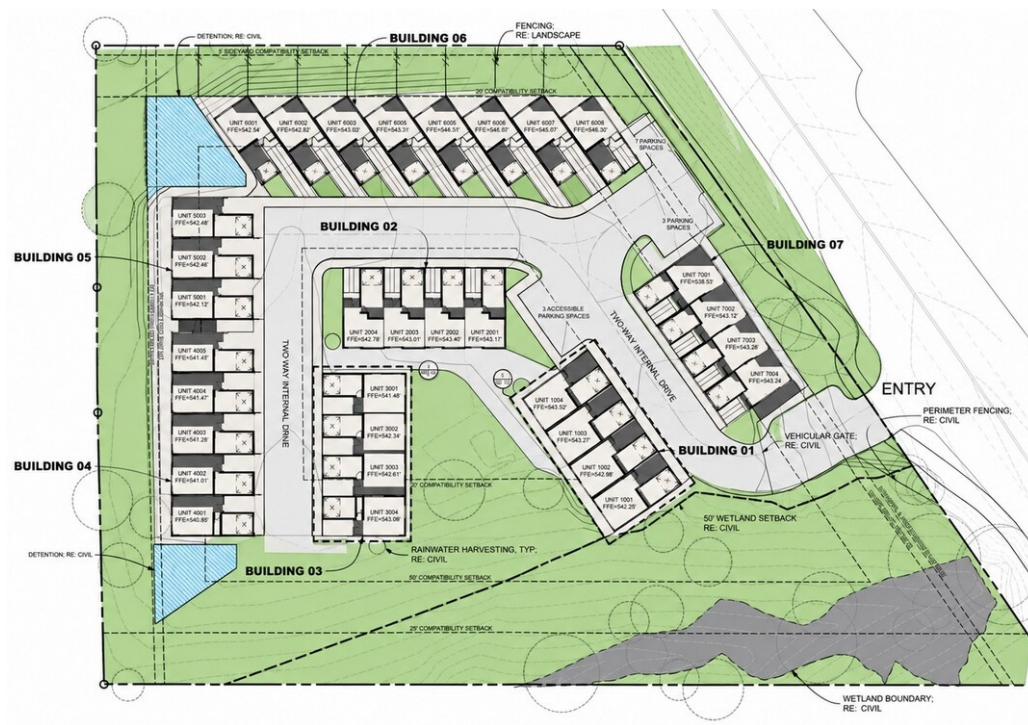
ACRES

BUILT

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Site plan: 32 townhomes in 7 buildings behind a single gated entry off E MLK Jr Blvd

## THE OFFERING

# A turnkey 96-bed gated community

Overlook Residences is a brand-new gated community of 32 three-bedroom, 2.5-bath townhomes on 2.65 acres in East Austin, offered as a single portfolio sale of the entire project. A straight 4.7-mile run down MLK Blvd to the University of Texas at Austin positions the property as a by-the-bed student housing or build-to-rent asset in one of the most supply-constrained college markets in the country.

**32**

3 BR / 2.5 BA UNITS

**96**

TOTAL BEDROOMS

**1,590 to 1,996**

SF PER UNIT

**64**

CARPOT SPACES

## Investment Highlights

- Entire 32-unit community delivered new in 2026, with no deferred maintenance
- Rare concentration of 3-bedroom product under one gate, minutes from a 50,000+ student university
- Flexible exit: operate as student housing or build-to-rent, or sell units individually over time
- Lock-and-leave HOA covers landscaping, exterior maintenance and common areas

## Property Summary

|               |              |
|---------------|--------------|
| Units / Beds  | 32 / 96      |
| Buildings     | 7            |
| Rentable Area | 54,128 SF    |
| Land Area     | 2.65 AC      |
| Year Built    | 2026         |
| Price         | Upon Request |

## LOCATION

# Straight down MLK to the Forty Acres

E MLK Jr Blvd (FM 969) runs straight west to I-35 and meets the campus at the Moody Center and stadium district, so residents reach UT without getting on the freeway. CapMetro Route 18 runs along MLK between the property and campus.



Rooftop view over the Blair Woods tree canopy toward the downtown Austin skyline

|                                     |                  |                                  |                  |
|-------------------------------------|------------------|----------------------------------|------------------|
| UT Austin Main Building (the Tower) | 4.7 mi   ~18 min | Texas State Capitol and Downtown | 4.4 mi   ~14 min |
| UT east campus at Moody Center      | 3.7 mi   ~12 min | Mueller District                 | Under 10 min     |
| Huston-Tillotson University         | 3.8 mi   ~11 min | US-183                           | ~2 min           |
| ACC Eastview Campus                 | 2.7 mi   ~10 min | Austin-Bergstrom Airport         | ~10 min          |

Backs to the 10-acre **Blair Woods Nature Preserve** with walking trails and mature tree canopy. Select units have downtown skyline views. East Austin location between I-35 and US-183, near Mueller, Tesla Giga Texas and the airport.

BUILT FOR STUDENT LIVING

# Two plans, one simple 3-bed lease-up

## Perch

1,590 SF

3 BR / 2.5 BA over 3 stories with a private rooftop terrace.

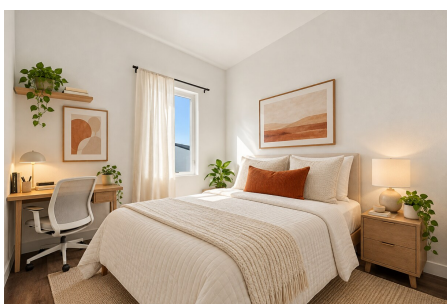
## Nest

1,996 SF

3 BR / 2.5 BA over 3 stories with a ground-level flex room for a study, office or potential additional bedroom (buyer to verify occupancy rules).



Quartz counters, walnut-tone cabinetry, stainless appliances



Three bedrooms per unit, each with room for a desk



Frameless glass shower, full-height tile, double vanity

## Every Unit Includes

- Private fenced yard
- Two carport spaces and storage
- Installed EV charger
- Quartz island seating and stainless appliances
- Gated vehicular entry and perimeter fencing
- Residential fire sprinkler system



## CONSTRUCTION AND MATERIALS

# Durable, low-maintenance and built to last

### Exterior

- James Hardie 6-inch and 4-inch horizontal lap siding and Hardie Artisan vertical shiplap
- 2-inch box-corrugated charcoal metal panel siding and brick veneer
- Fiber cement soffits
- Pitched asphalt shingle roofs (Pewter Grey) with wood-decked rooftop terraces over membrane roofing

### Envelope and Systems

- Spray foam insulation with R-38 roof assembly
- Low-E insulated windows
- Residential fire sprinkler system

### Site

- Rainwater harvesting and on-site detention
- Two-way internal drive with guest and accessible parking

LIFE AT OVERLOOK

# Green space, private yards and room to gather



Landscaped trail along the preserve edge, fenced private yards, open living areas and ground-level carports.

FOR PRICING AND TOURS

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