

# FOR SALE . LAND/POTENTIAL MULTIFAMILY DEVELOPMENT

1430 Collier St, Austin, TX 78704



SOPHIE ROTH

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# 1430 Collier St, Austin, TX 78704

## PROPERTY DATA

Property Name: Robert T. Chapa Sr. Building

Description/Use: Current use is a medical facility, Class 3 Office. Proposed potential multifamily mixed-use development

Zoning: GR-V-CO-DB90

Sector: Medical Office

Submarket: South Submarket

Square footage: 1.77 Acres/77,101 SF

Price: \$12,000,000

Taxes: Non-taxed current owner

Utilities: All city services

## PROPERTY HIGHLIGHTS

The deep 1.77 acre lot allows for a proposed multifamily, mixed-use development taking advantage of the new DB90 zoning.

## AREA HIGHLIGHTS

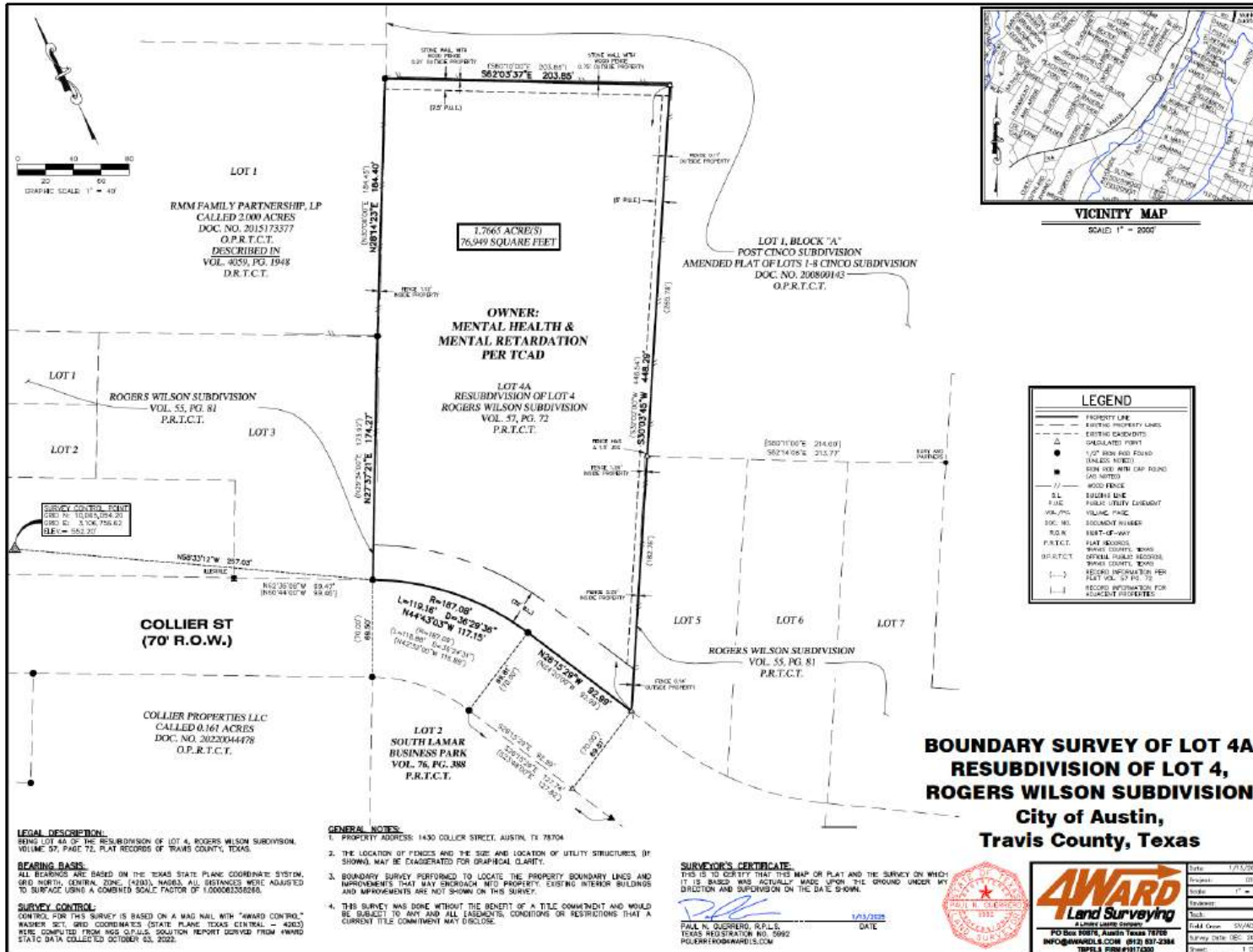
The in-demand South Lamar (SoLa) corridor is an ideal destination for multifamily, mixed-use developments. The area is an active upzoning trend driving development. SoLa is considered Austin's strongest urban infill corridor.

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# SURVEY



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# PHOTOS



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# PROPERTY PROFILE REPORT



Permitting and Development Center | 6310 Wilhelmina Delco Drive, Austin, TX 78752 | (512) 978-4000

## General Information

Location: 1430 COLLIER ST  
Parcel ID: 0100050713  
Grid: MH21

## Planning & Zoning

\*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): No Future Land Use Map

Regulating Plan: No Regulating Plan

Zoning: GR

Zoning Cases: [C14-06-0123](#)

Zoning Ordinances: [19990225-070b](#)  
[20070419-043](#)  
[20070621-127](#)

Zoning Overlays: ADU Approximate Area Reduced Parking  
Compatibility Standards  
Residential Design Standards: LDC/25-2-Subchapter F

Infill Options: --

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: Zilker NA

Historic Landmark: --

Urban Roadways: Yes

## Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

## Zoning Guide

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## Environmental

Fully Developed Floodplain:	No
FEMA Floodplain:	No
Austin Watershed Regulation Areas:	URBAN
Watershed Boundaries:	West Bouldin Creek, Lady Bird Lake
Creek Buffers:	No
Edwards Aquifer Recharge Zone:	No
Edwards Aquifer Recharge Verification Zone:	No
Erosion Hazard Zone Review Buffer:	No

## Political Boundaries

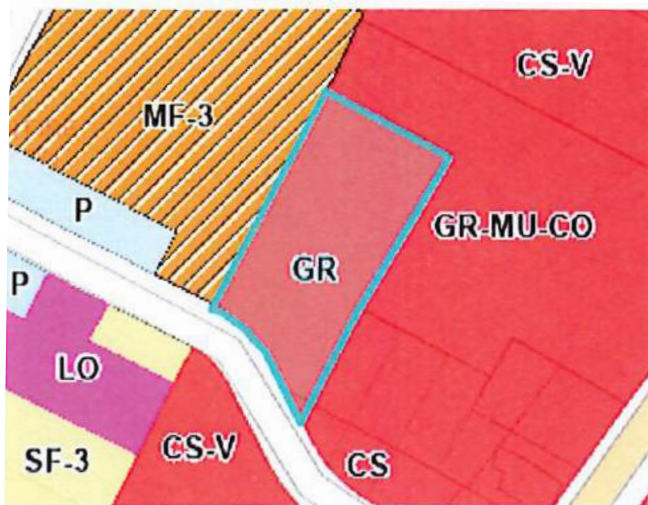
Jurisdiction:	AUSTIN FULL PURPOSE
Council District:	9
County:	TRAVIS
School District:	Austin ISD
Community Registry:	Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Friends of Zilker, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Perry Grid 614, Preservation Austin, SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group, South Central Coalition, TNR BCP - Travis County Natural Resources, Zilker Neighborhood Association

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# PROPERTY PROFILE REPORT MAPS



Zoning Map



Aerial Imagery Map



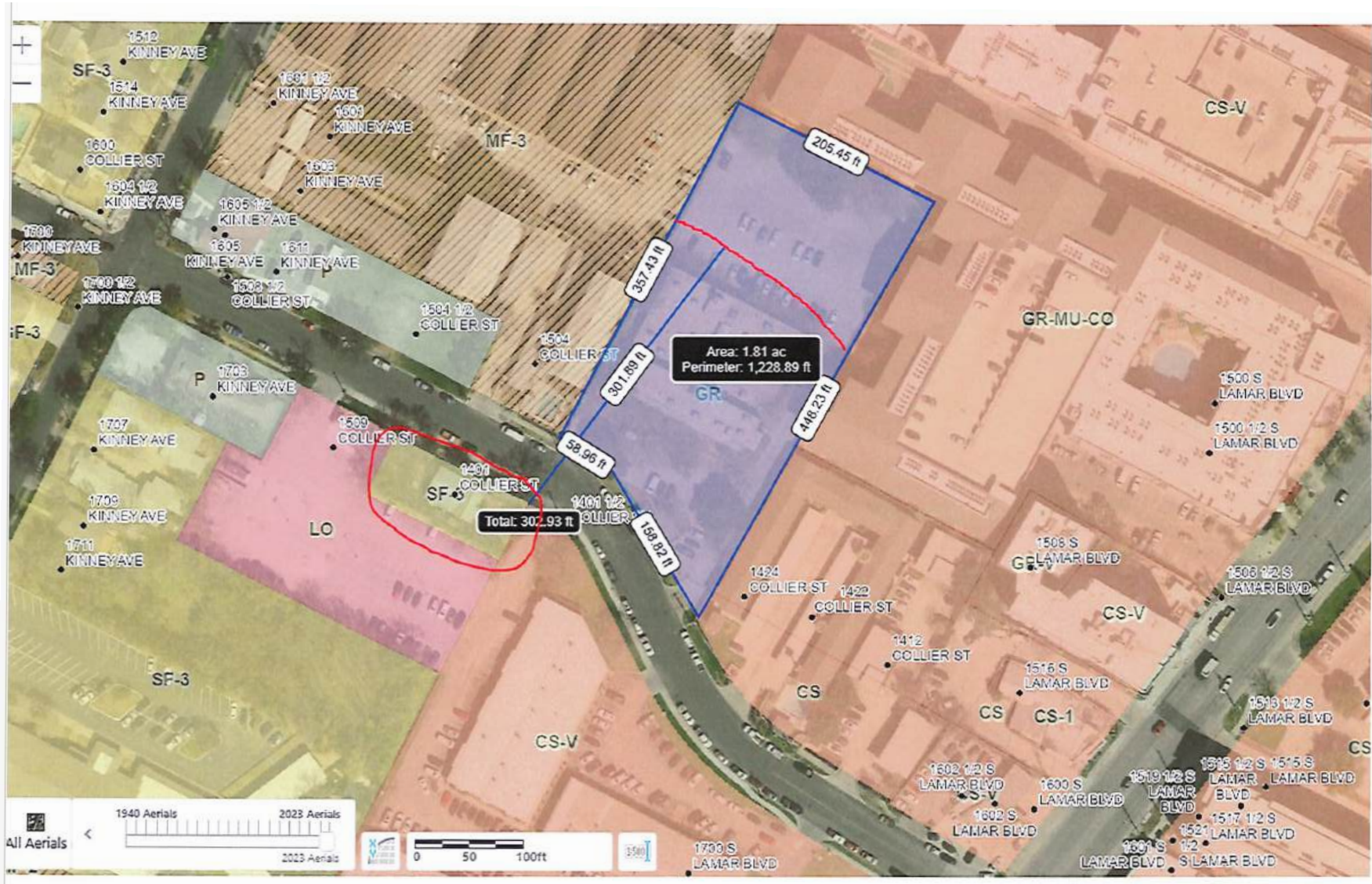
Vicinity Map

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# PROPERTY PROFILE REPORT CITY PLAT



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# ZONING ORDINANCE NO. 20251120-068

## ORDINANCE NO. 20251120-068

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1430 COLLIER STREET FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90 (GR-V-CO-DB90) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial (GR) base district to community commercial-vertical mixed use building-conditional overlay-density bonus 90 (GR-V-CO-DB90) combining district on the property described in Zoning Case No. C14-2025-0057, on file at the Planning Department, as follows:

LOT 4A, RESUBDIVISION OF LOT 4, ROGERS WILSON SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 57, Page 72, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1430 Collier Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A 7-foot wide vegetative buffer shall be provided and maintained parallel to and measured from the east property line. Improvements permitted within the buffer area are limited to landscaping, fencing, drainage and underground utility improvements, and those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 4.** The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

**PART 5.** This ordinance takes effect on December 1, 2025.

**PASSED AND APPROVED**

November 20, 2025

§  
§  
§  
Kirk Watson  
Mayor

APPROVED: Deborah Thomas  
City Attorney

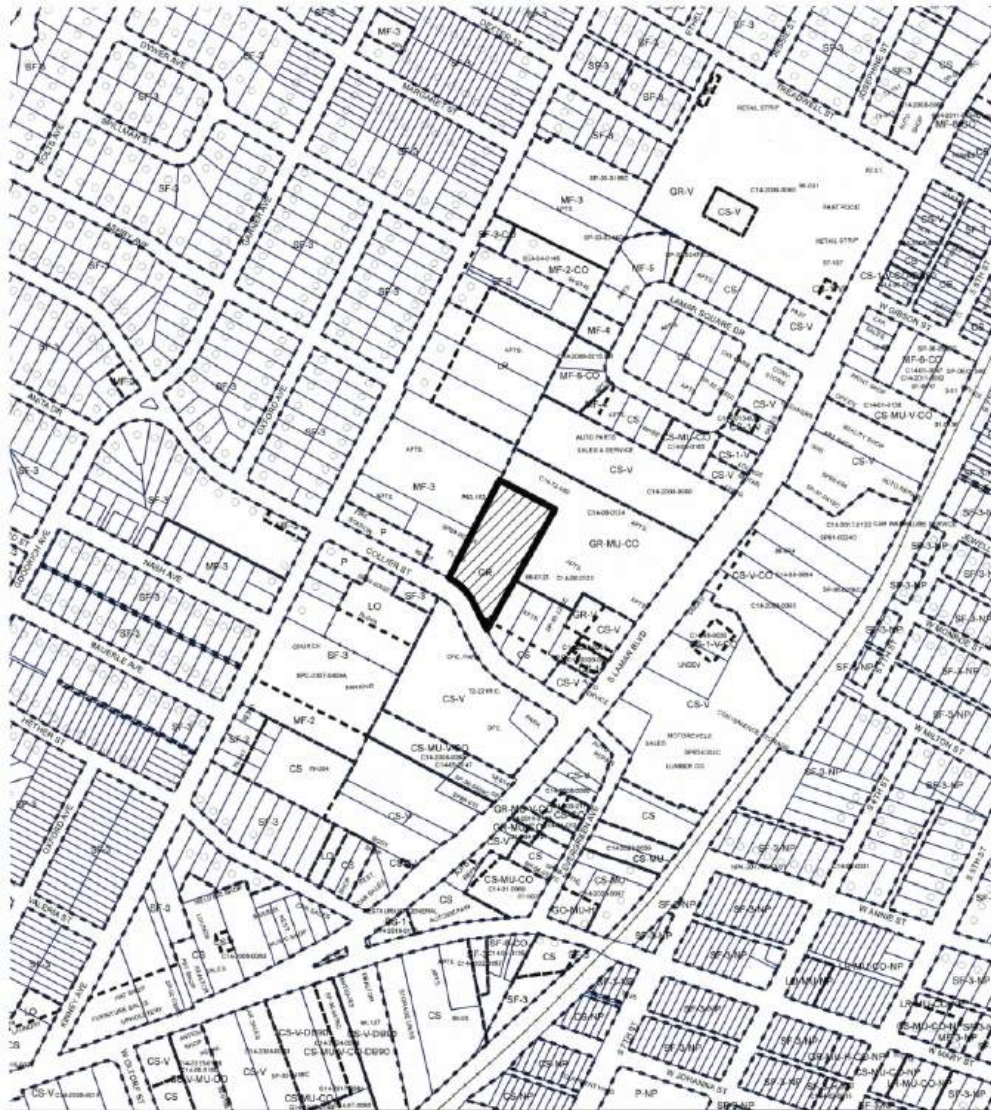
ATTEST: Erika Brady for  
City Clerk





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# ZONING ORDINANCE NO. 20251120-068




  
 SUBJECT TRACT
   
 PENDING CASE
   
 ZONING BOUNDARY

1" = 400'

**ZONING**  
 ZONING CASE#: C14-2025-0057

**EXHIBIT "A"**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 5/8/2025

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# POTENTIAL DEVELOPMENT

VERSION-05

AUSTIN • NASHVILLE • HOUSTON



Architecture  
Interior Design  
Planning

**1430 Collier**  
12/19/2024

<b>STG Contact Info</b>		Michael Gilbert, <a href="mailto:mgilbert@stgdesign.com">mgilbert@stgdesign.com</a> , 972.379.8780 Jeff Ervin, <a href="mailto:jervin@stgdesign.com">jervin@stgdesign.com</a> , 512.296.7298
<b>Information Available</b>		
Survey:	No	
Digital files:	No	
Source of information used in study:	CoA Property Profile	
Unit mix:	None Provided	
<b>Property information</b>		
Address:	1430 Collier	
Acreage (approx.):	~1.7 acres	
<b>Zoning</b>		
Current Zoning:	GR	
Compatibility (Studies based on zoning – owner to confirm if adjacent triggering uses exist) :	SF 3 located across Collier ST	Survey required to confirm, however based on the city's new compatibility requirements that are limited to sites within 75' there would be little to no impact on the yield. Study assumes no compatibility impact.
<b>Proposed Zoning (if applicable):</b>		
<b>Comments:</b>	GR-DB90	Study relies on density bonus's allowed within the DB-90 ordinance. Affordability; Ground floor Pedestrian-Oriented Commercial Space
Minimum Lot Size:	5,750	N/A with DB90
Minimum Lot Width:	50'	
Max. Units Per Lot:	N/A	
Max. Floor Area Ratio:	1:1	N/A with DB90
Max. Building Coverage:	75%	N/A with DB90
Max. Impervious Cover:	90%	
Watershed (Urban/Suburban)	Urban	
Max. Height:	60	60' = base zoning; up to 90' with DB90
<b>Minimum Setbacks:</b>		
Front Yard:	10	N/A with DB90 (min 30' from centerline of street)
Street Side Yard:	10	N/A with DB90
Interior Side Yard:	-	
Rear Yard:	-	

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# POTENTIAL DEVELOPMENT

VERSION-05

AUSTIN • NASHVILLE • HOUSTON



**1430 Collier**  
12/19/2024

<b>MF is a Permitted Use:</b>	No	<b>MF is allowed with DB90</b>
<b>Other Considerations</b>		
Overhead Power Lines:	Yes - Power appears to be present along Street frontage	
Easements:	Unknown (none assumed in study)	
Drainage/Water Quality:	Assumed buried	
Heritage Trees:	Tree survey not provided - study assumes all trees can be moved or removed.	<i>Heritages trees can have a large impact on yield. This item should stay high priority until confirmation has been made that design direction can be achieved.</i>
ROW Dedication	Unknown	<i>Civil/Traffic engineer to advise on whether additional ROW dedication is required. Currently none assumed in study.</i>
Parkland Deficient Zone:	Site is located in a parkland deficient zone.	<i>On site dedication should be assumed.</i>
Adjacent Hazardous Materials:	Unknown	
Critical Environmental Features:	Unknown	
Fire Department Access:	Fire access required behind buildings to back of site. Access roads indicated in study.	

**\*\*\*Disclaimer\*\*\***

*Yield Studies prepared by STG Design are for the purpose of generally identifying the development parameters of a site or property in terms of square footage and parking subject to the development restrictions imposed by regulations by the applicable authorities having jurisdiction. The studies are conceptual in nature and are an expression of STG Design's professional opinion to the best of its knowledge, information, and belief. STG Design makes no warranties, representations, or guarantees that the development parameters will be met.*

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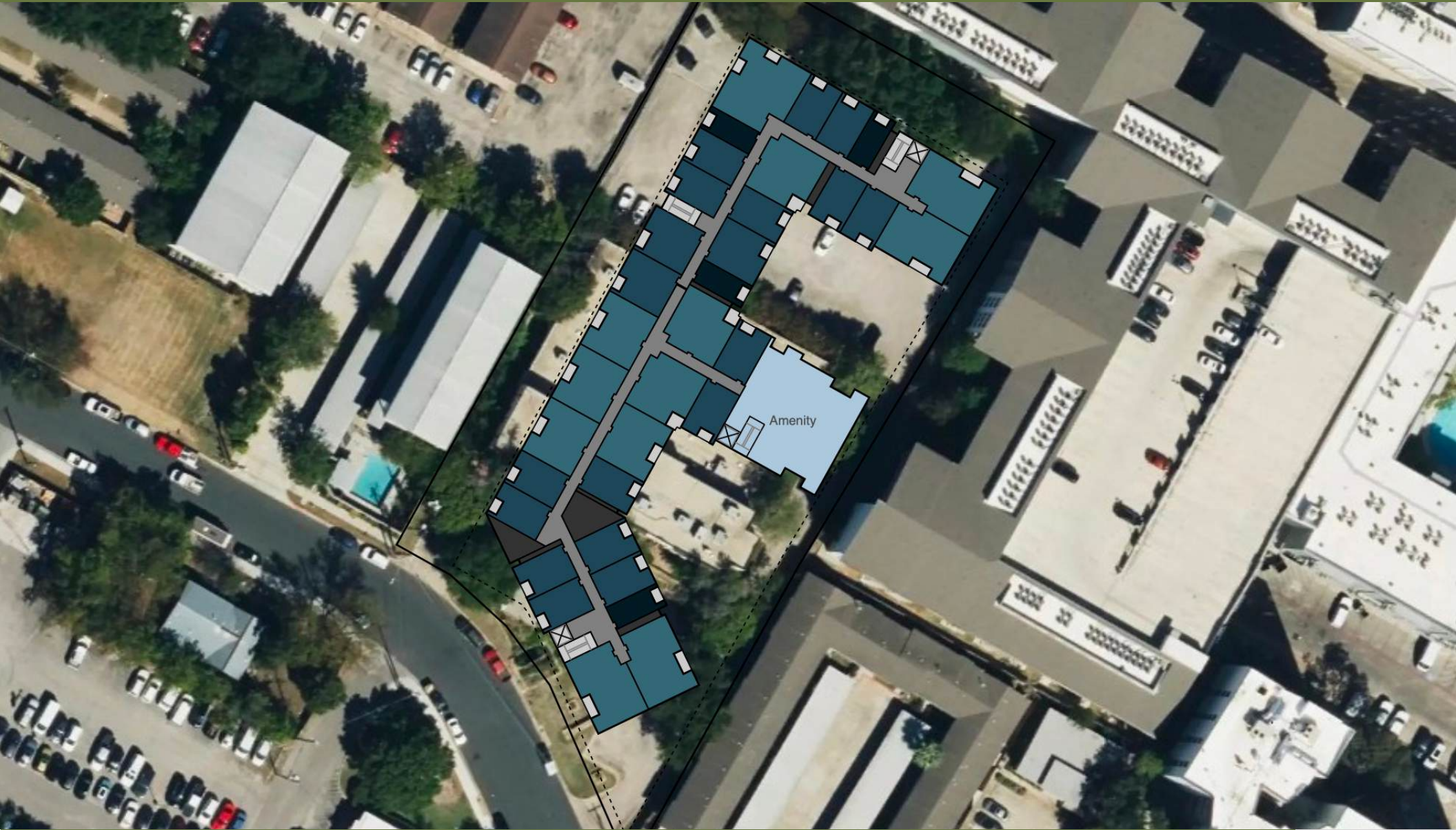
		Net Rentable							
		Units							
		1 Beds			2 Beds				Studios
Unit Type		A1	A2	A3	B1	B2	B3	B4	S1
Size		542	737	727	922	1,010	1,417	1,155	347
7	11.0	0	0	0	0	0	0	0	0
6	11.0	17	2	1	4	3	1	6	4
5	11.0	17	2	1	4	3	1	6	4
4	11.0	17	2	1	4	3	1	6	4
3	11.0	17	2	1	4	3	1	6	4
2	11.0	16	2	1	4	3	1	4	4
1	11.0	0	0	0	0	0	0	0	0
B1	11.0	0	0	0	0	0	0	0	0
<b>Sum</b>	<b>88.0</b>	<b>84</b>	<b>10</b>	<b>5</b>	<b>20</b>	<b>15</b>	<b>5</b>	<b>28</b>	<b>20</b>
Type Sum		99			68				20
Unit Totals		187							
%		53%			36%				11%
NRSF Sum		56,536			73,028				6,940
Type Avg		571			1,074				347

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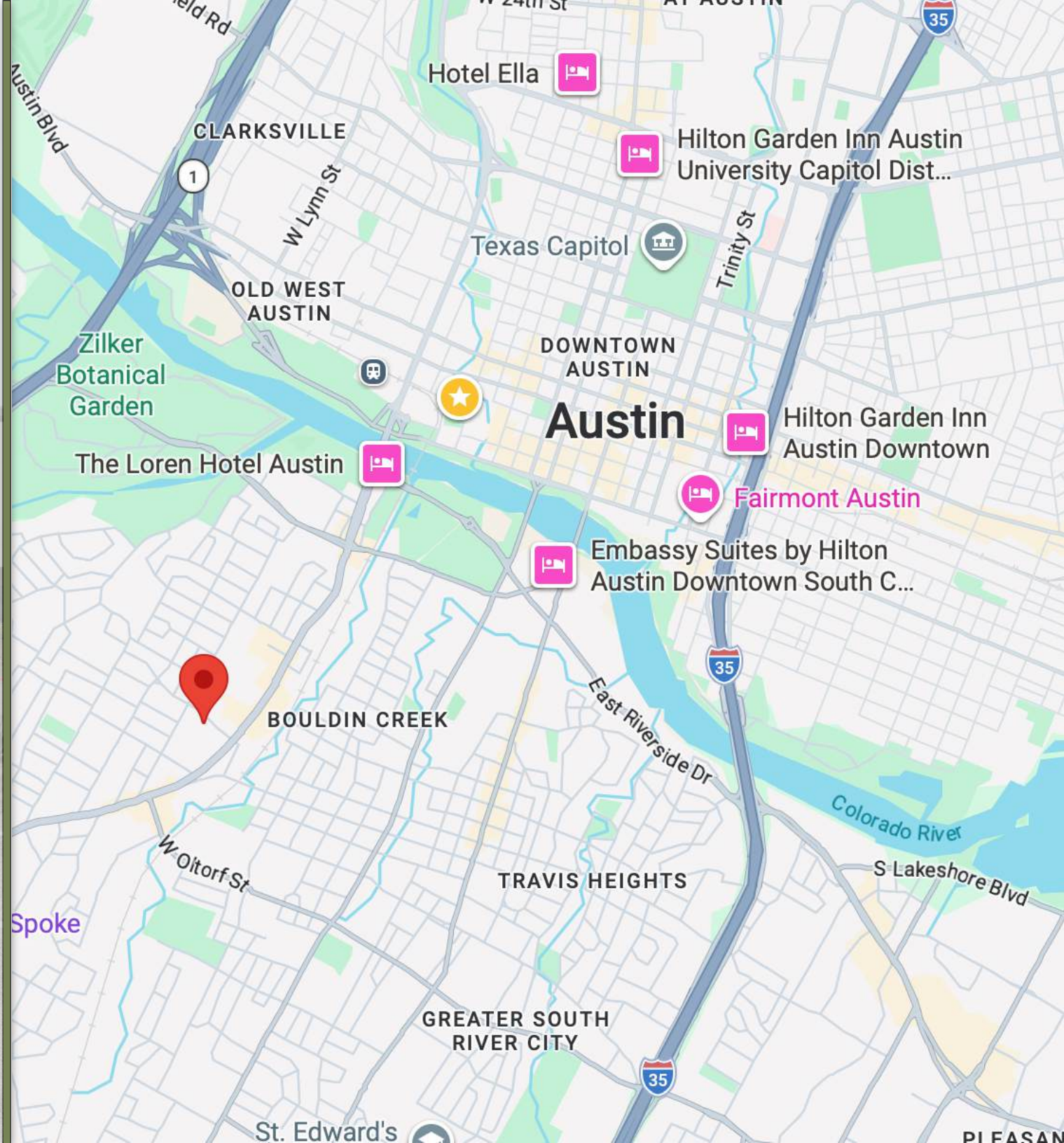


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# INFORMATION ABOUT BROKERAGE SERVICES



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## 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:
  - 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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

<b>Southwest Strategies Group</b>	<b>515931</b>	<b>john@swsg.com</b>	<b>512-458-8153/202</b>
Broker Firm Name	License No.	Email	Phone
<b>Danny Roth</b>	<b>219120</b>	<b>danny@swsg.com</b>	<b>512-458-8153/201</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Danny Roth</b>	<b>219120</b>	<b>danny@swsg.com</b>	<b>512-458-8153/201</b>
Licensed Supervisor of Agent/Associate	License No.	Email	Phone
<b>Sophie Roth</b>	<b>811207</b>	<b>sophie@swsg.com</b>	<b>512-458-8153/201</b>
Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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