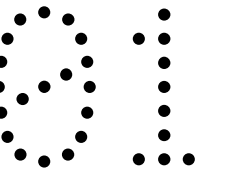


ROSEWOOD HALL



2406 ROSEWOOD AVE · AUSTIN, TX
ESTD. 1936 · REIMAGINED 2026

Built to last. Made to change.



Rosewood Hall exists to honor what has been and makes room for what's becoming.

Rooted in a historic public building, it is a place where everyday culture is preserved, practiced, and shared. Where local work, food, ideas, and gatherings give shape to a living archive. Rather than imposing a singular voice, Rosewood Hall creates the conditions for many voices to be seen and heard, allowing the community itself to define the energy, warmth, and meaning of the space. It is a community-first home for continuity and change, where history is not frozen, but carried forward through daily use.



Meet the Staff

DEVELOPER.
Topo Development Group

ARCHITECT.
Michael Hsu Office of Architecture

STRUCTURAL.
Fort Structures

CIVIL.
Stansberry Engineering

MEP ENGINEER.
AYS Engineering LLC

LANDSCAPE.
Verdi

HISTORIC PRESERVATION.
Post Oak Preservation

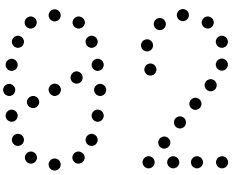


The Building's Story

Rosewood Elementary was built between 1936 and 1956 as a segregated school for Black children in East Austin. It remains one of the only schools from that era still standing in the city. Despite the conditions of the time, the school's community thrived — Principal F.R. Rice secured federal funding for improvements, established a full library program, and fed ninety students per day during the Depression. That history is not background. It is the foundation of this project.



The Neighborhood



Rosewood Hall sits in the heart of East Austin’s most concentrated corridor of independent food, drink, and culture. The blocks surrounding 2406 Rosewood Avenue are home to some of the city’s most respected chef-driven restaurants, neighborhood bars, and locally rooted businesses—the kind of ecosystem that can’t be manufactured and took decades to grow. For tenants looking for a location that reflects who they are and who their neighbors will be, this is the address.

● **FOOD + DRINK**

- 1. Sour Duck Market
- 2. Austin Daily Press
- 3. JuiceLand
- 4. The Wheel
- 5. Casa de Luz
- 6. Bennu Coffee
- 7. El Coqui
- 8. Cockti Juicy Fried Chicken
- 9. Houndstooth Coffee
- 10. Zeds Real Fruit Ice Cream
- 11. Ensenada ATX
- 12. Cuantos Tacos
- 13. Krab Kingz Seafood
- 14. El Tigre Coffee Roasters
- 15. Rocheli Patisserie
- 16. Nunya Neighborhood Bar
- 17. King Bee
- 18. Sam's BBQ
- 19. Community Garden
- 20. Comadre Panadería
- 21. Nixta Taqueria
- 22. Sammataro Pizza
- 23. Birdie's
- 24. Franklin Barbecue
- 25. Old Thousand
- 26. Electric Gravy Mumbai Bar & Canteen
- 27. Vintage Bookstore & Wine Bar

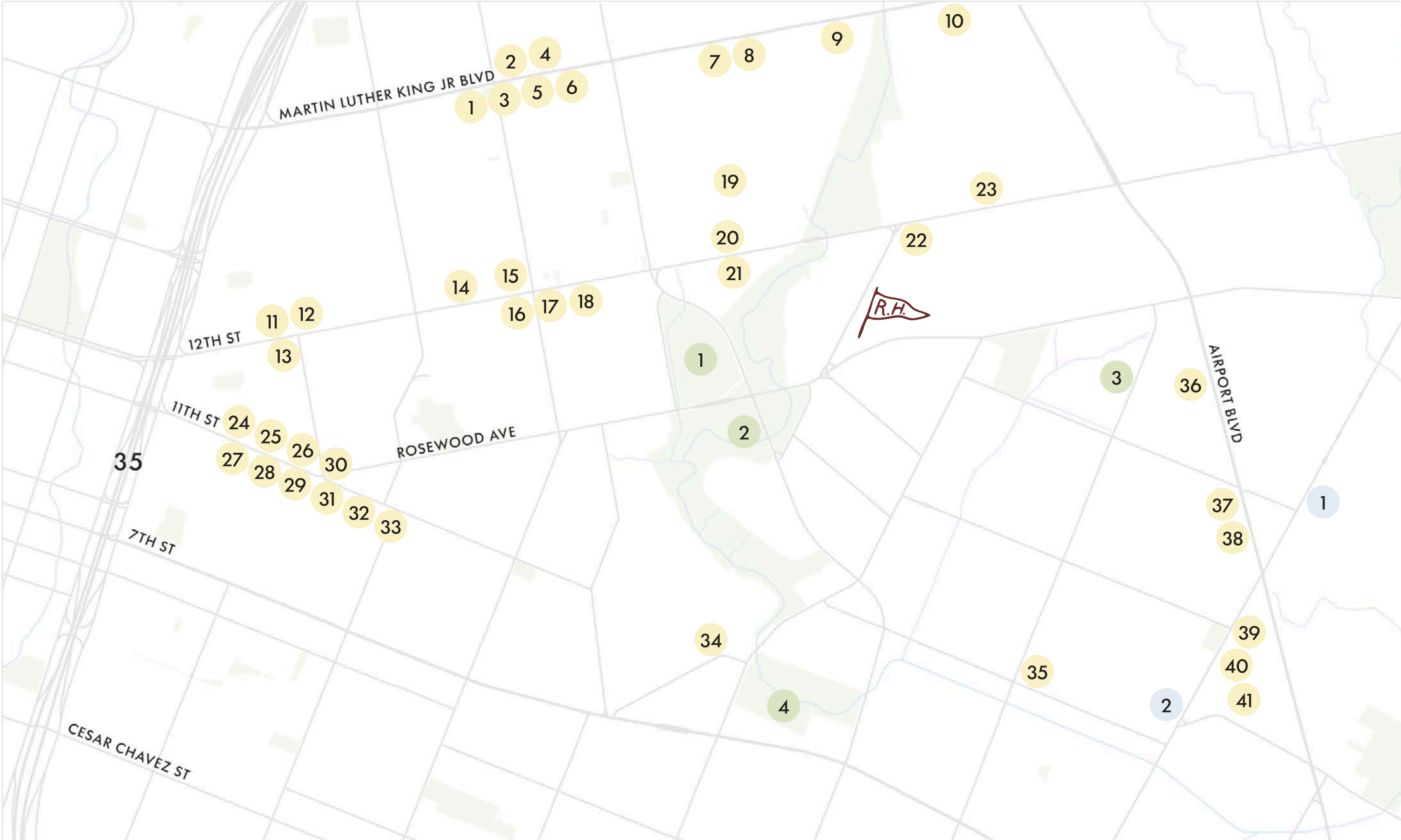
- 28. Radio
- 29. Siti
- 30. Tony's Jamaican Food
- 31. Nickel City
- 32. Paperboy
- 33. Hillside Farmacy
- 34. Desnudo Coffee
- 35. Marcelino's
- 36. The Lost Well
- 37. Lucky Halal
- 38. Taqueria La Libertad
- 39. Bambino
- 40. Stargazer Cocktails & Coffee
- 41. Handsome Dan's

● **RECESS**

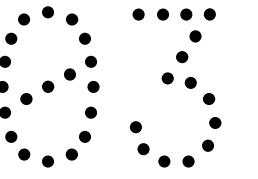
- 1. Rosewood Neighborhood Park
- 2. Boggy Creek Greenbelt
- 3. Tillery Fields
- 4. Parque Zaragoza Neighborhood Park

● **TOPO DEVELOPMENTS**

- 1. Springdale General
- 2. Canopy Austin



The Campus



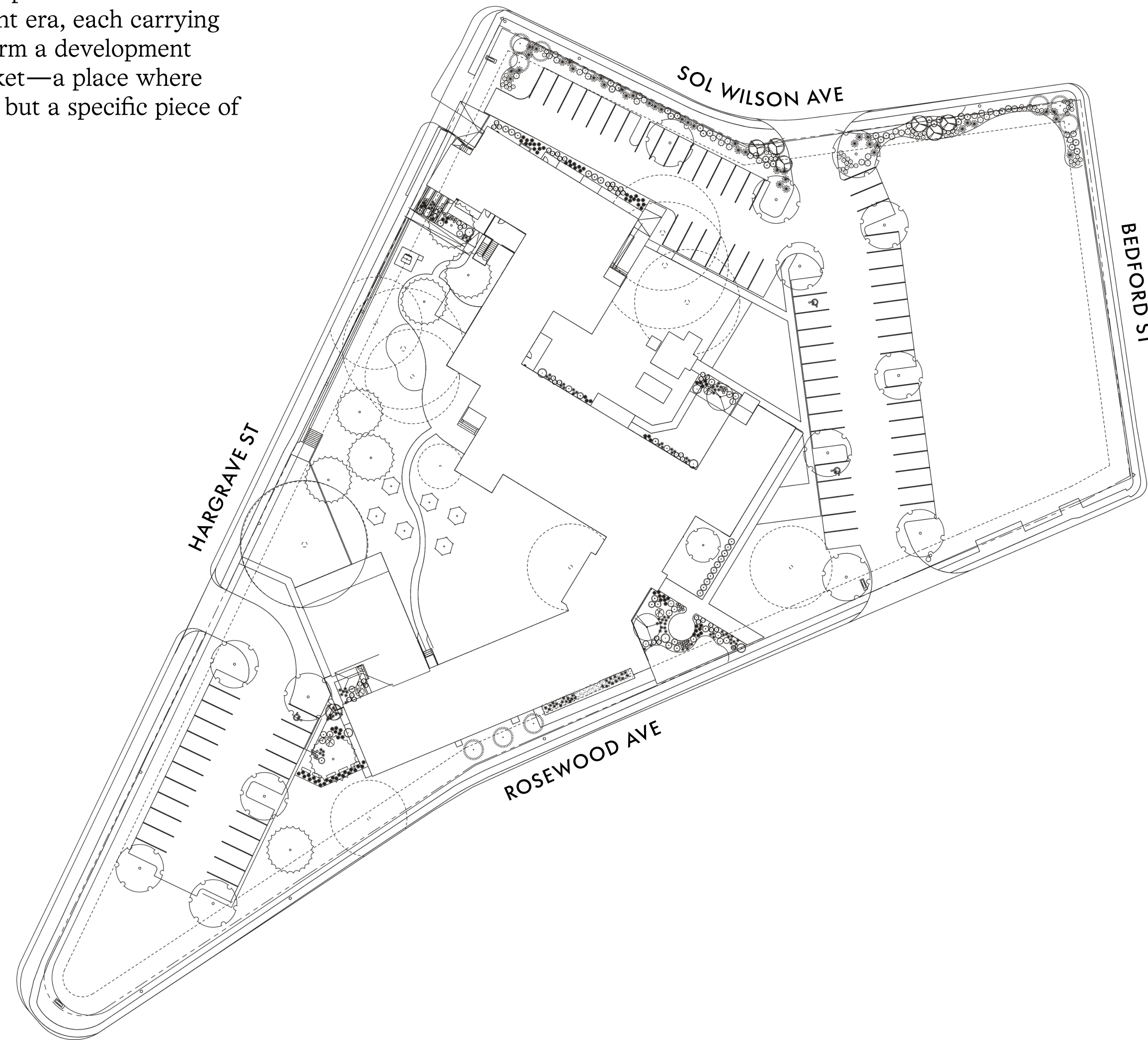
Rosewood Hall is not a single building. It is a campus of interconnected structures, each built in a different era, each carrying its own architectural language. Together they form a development unlike anything else in Austin's commercial market—a place where prospective tenants aren't choosing a floor plan, but a specific piece of the building's story.

LAND AREA.
3.15 Acres

TOTAL RSF.
33,008 RSF

PARKING.
71 Spaces

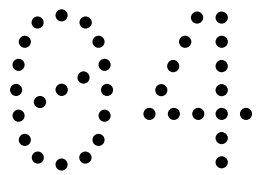
HISTORIC DESIGNATION.
National Register of Historic Place
(Nomination in Progress)
Federal Historic Tax Credit



Building Timeline

- 1928.
Austin Master Plan confines Black residents to East Side.
- 1936.
Rosewood Elementary opens.
- 1939.
Classroom additions & boiler house.
- 1951.
Cafetorium addition amid post-war enrollment boom.
- 1956.
Classroom & admin building faces Rosewood Avenue.
- 2026.
Rehabilitation by Michael Hsu Office of Architecture.

Space by Space



A campus of distinct spaces. No two suites share the same proportions, the same light, or the same story. What they share is a connected ground: covered walkways, heritage trees, and a community of tenants who chose this building because it reflects how they operate.

A	Food & Beverage	1,860
B1	Flex	3,316
B2	Flex	3,344
C	Retail	1,881
D	Food & Beverage	473
E	Food & Beverage	1,213
F	Food & Beverage	1,217
G	Food & Beverage	2,628
H	Retail	947
I	Retail	916
J	Food & Beverage or Retail	918
K	Commercial Kitchen	2,259
L	Retail	1,396
M1	Office or Retail	3,463
M2	Office	3,417
N	Office	3,761

DELIVERY CONDITIONS.
 Turn-key F&B spaces
 Spec retail & office spaces





Topo Development Group is a full-service commercial real estate development company in Austin, Texas. They develop dynamic properties that are additive to and reflective of the communities in which they're located. They believe that responsible growth means creating spaces that both grow a community and pay tribute to its roots.

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