

**FOR SALE**

THE BEST SIDE OF AUSTIN

Colliers

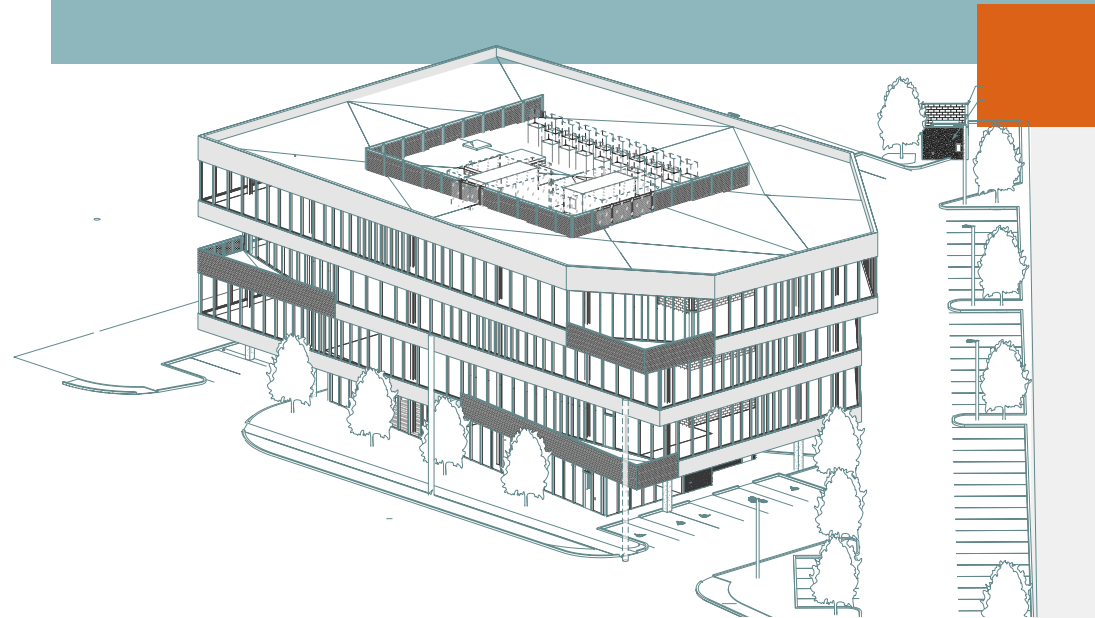
# *1140 Shady Lane*

FULLY ENTITLED 48,352 SF DEVELOPMENT SITE IN AN OPPORTUNITY ZONE WITH SITE DEVELOPMENT PERMIT



# PROPERTY HIGHLIGHTS

- › 1.11 acres
- › Zoning: GR-MU-CO-NP
- › [Opportunity Zone](#)
- › Approved site development permit for a 48,352 SF office building with 2.06/1,000 parking
- › Surrounded by 1,850+ new apartment units with 1,150 units under construction and more expected to break ground in 2024 directly across the street.
- › Directly across the street from Shady Side, a 96% leased office/retail project with 65,995 SF.
- › Walking/Biking distance to retail, office and entertainment spaces at Canopy, 979 Springdale and Springdale General
- › Easy access to Airport Blvd and Toll 183
- › Across the street from Govalle Neighborhood Park and Walnut Creek Trail Head



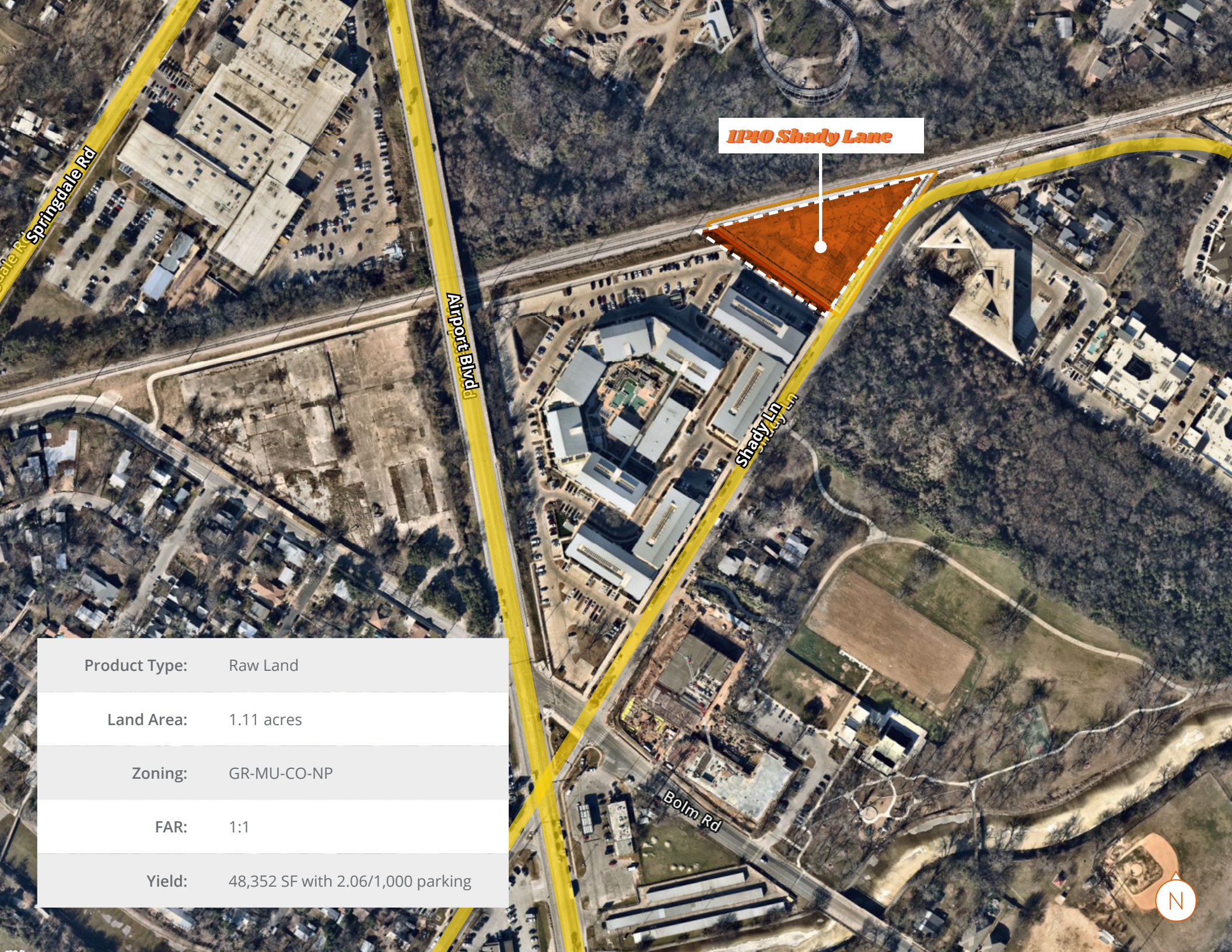
1140 Shady Lane is a 1.11 acre development site located in the rapidly growing East submarket. It is surrounded by new construction including multiple new multi-family developments along with ShadySide, a new, Class A office/retail project across the street.

The site benefits from direct access to the North/South Airport Blvd corridor, as well as close proximity to the Hwy 183 Toll Road. East/West access via 7th Street and Cesar Chavez allow for easy access to downtown Austin.

Located in an Opportunity Zone, the site offers substantial tax benefits to both developers and potential end users. The Shady Lane corridor offers some of the best access to green spaces in all of East Austin with the Walnut Creek Trail, Govalle Park, Boggy Creek Greenbelt, and the Southern Pacific Greenbelt all within a short walk. We expect to see interest in the site from both developers and end users looking to take advantage of the Opportunity Zone tax benefit.

## 1140 SHADY LANE AUSTIN, TX 78721

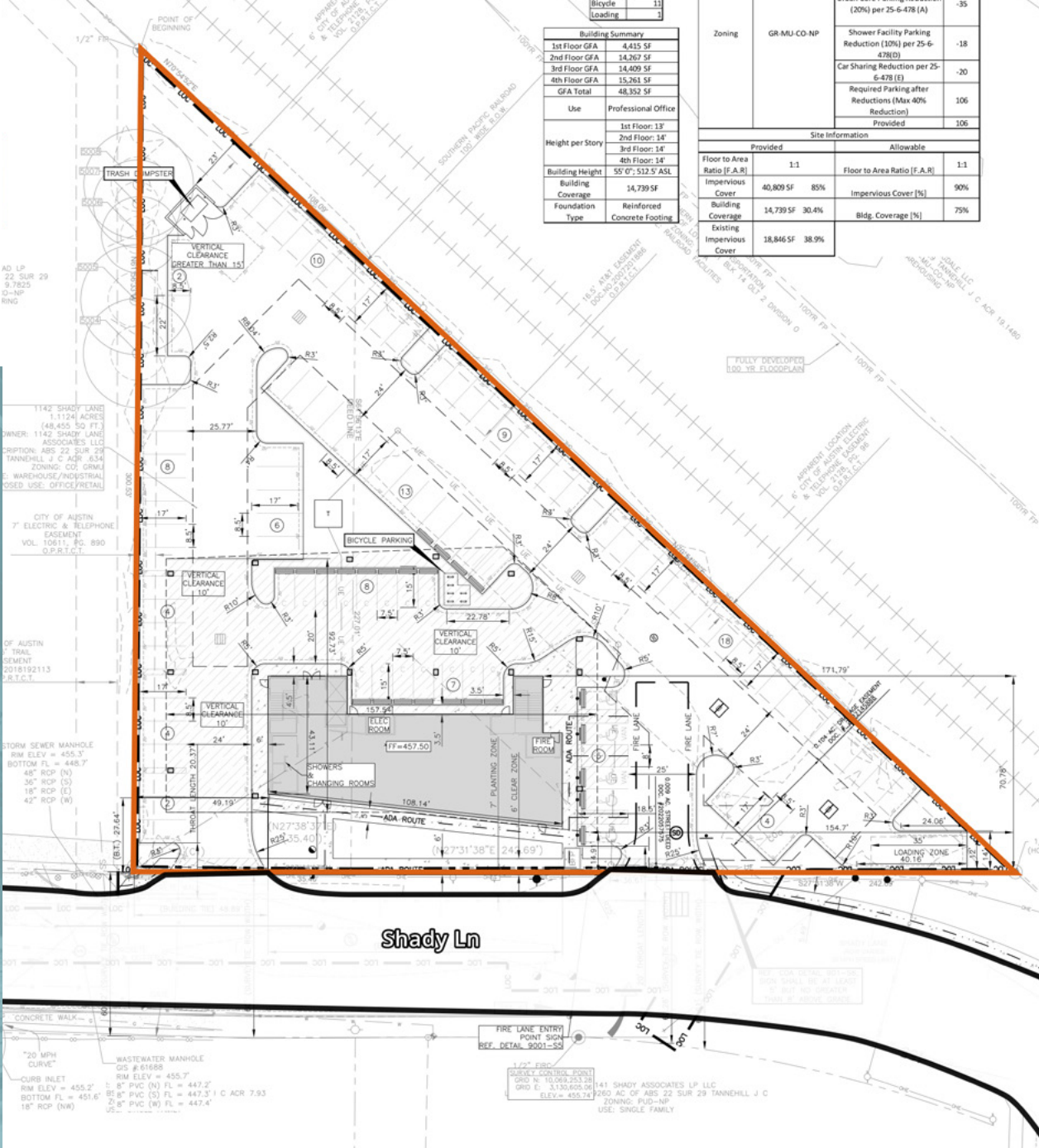




**1142 Shady Lane**

Product Type:	Raw Land
Land Area:	1.11 acres
Zoning:	GR-MU-CO-NP
FAR:	1:1
Yield:	48,352 SF with 2.06/1,000 parking

# APPROVED SITE PLAN



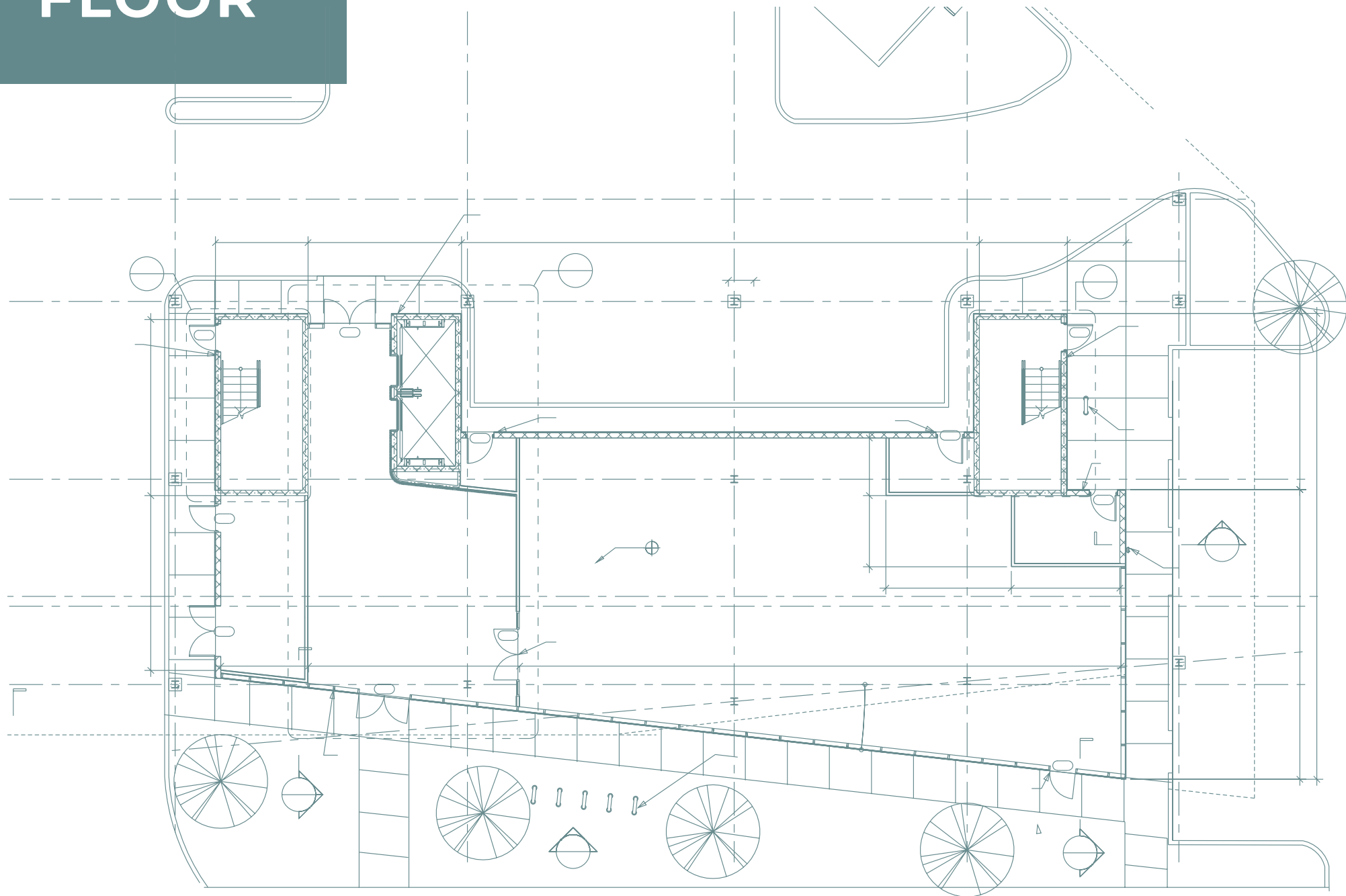
Parking Table	
Type	Provided
Standard	86
On-Street	4
Compact	15
Handicap	5
Total	106
Required	86
Bicycle Loading	11

Building Summary	
1st Floor GFA	4,415 SF
2nd Floor GFA	14,162 SF
3rd Floor GFA	14,409 SF
4th Floor GFA	15,261 SF
GFA Total	48,352 SF
Use	
Professional Office	
Height per Story	
1st Floor	13'
2nd Floor	14'
3rd Floor	14'
4th Floor	14'
Building Height	
55' 0" / 512.5' ASL	
Building Coverage	
14,739 SF	
Foundation Type	
Reinforced Concrete Footing	

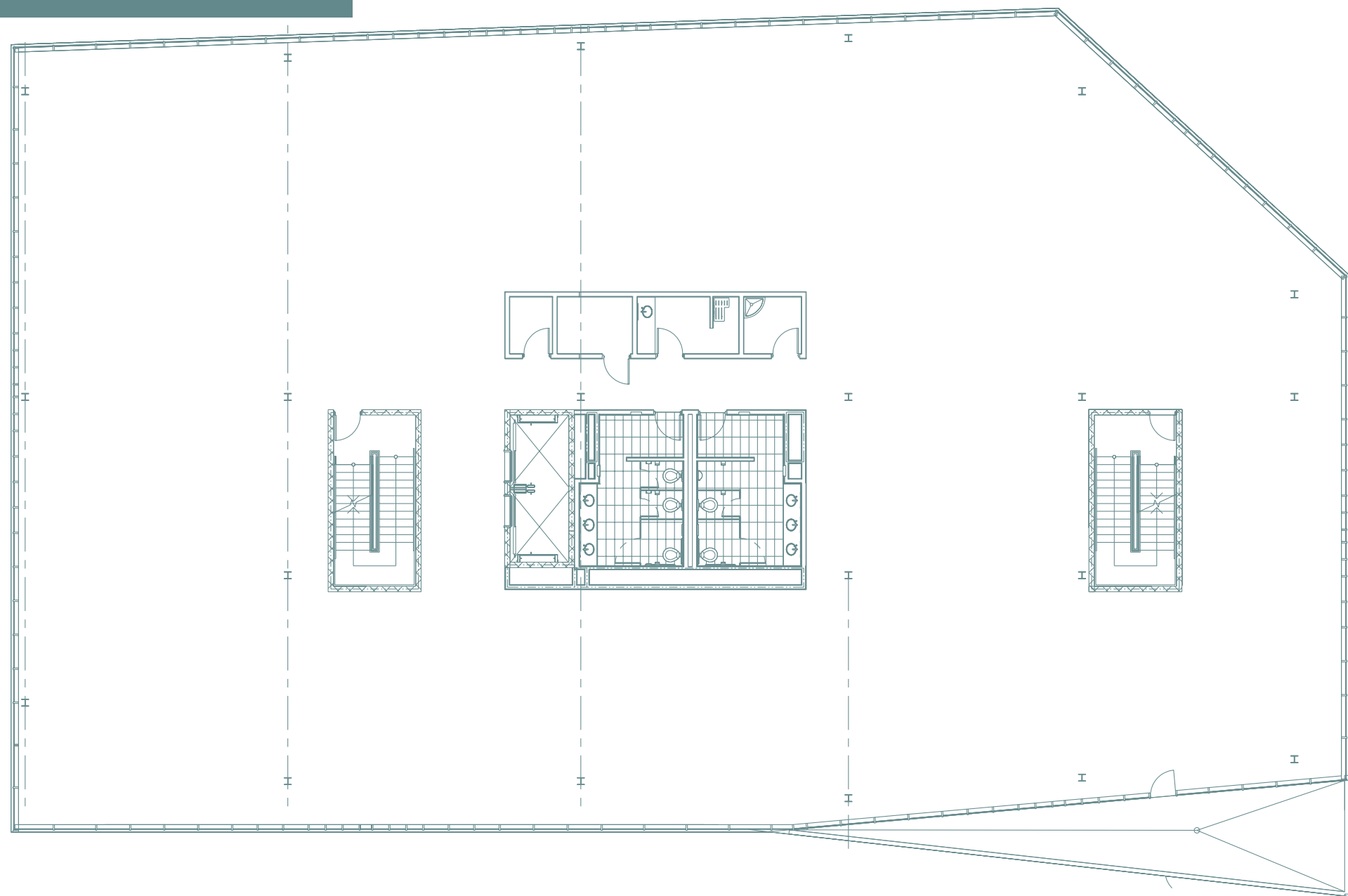
Site Plan Table			
Site Area [Ac.]	11.11 Ac., 48,352 SF		
Zoning	GR-MU-CO-NP	Required Parking (Professional Office Use) [1 space / 275 SF]	176
		Urban Core Parking Reduction (20%) per 25-6-478 (A)	-35
		Shower Facility Parking Reduction (10%) per 25-6-476(D)	-18
		Car Sharing Reduction per 25-6-478 (E)	-20
		Required Parking after Reductions (Max 40% Reduction)	106
		Provided	106
Site Information			
	Provided	Allowable	
Floor to Area Ratio [F.A.R.]	1:1	Floor to Area Ratio [F.A.R.]	1:1
Impervious Cover	40,809 SF 85%	Impervious Cover [%]	90%
Building Coverage	14,739 SF 30.4%	Bldg. Coverage [%]	75%
Existing Impervious Cover	18,846 SF 38.9%		



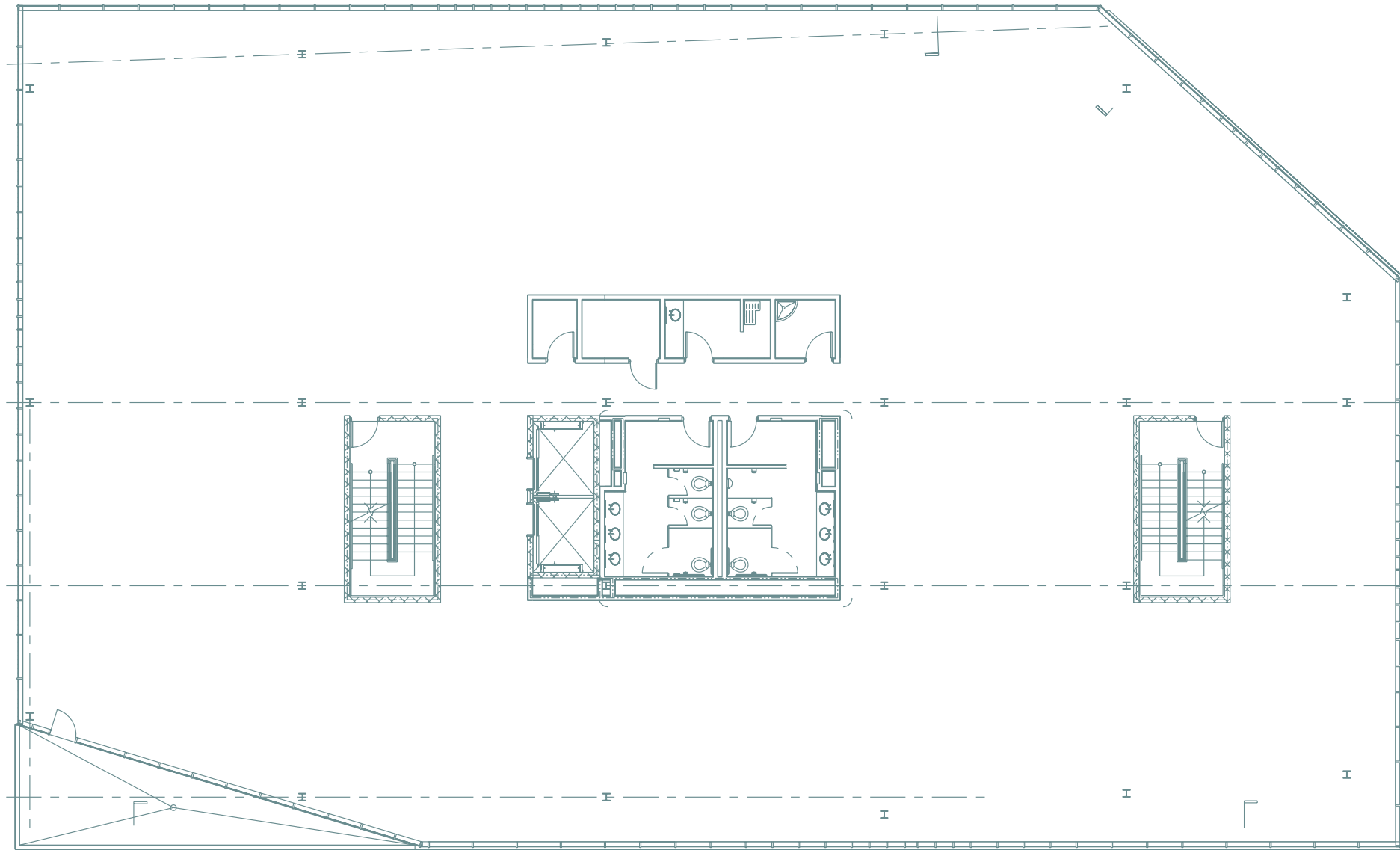
# FIRST FLOOR



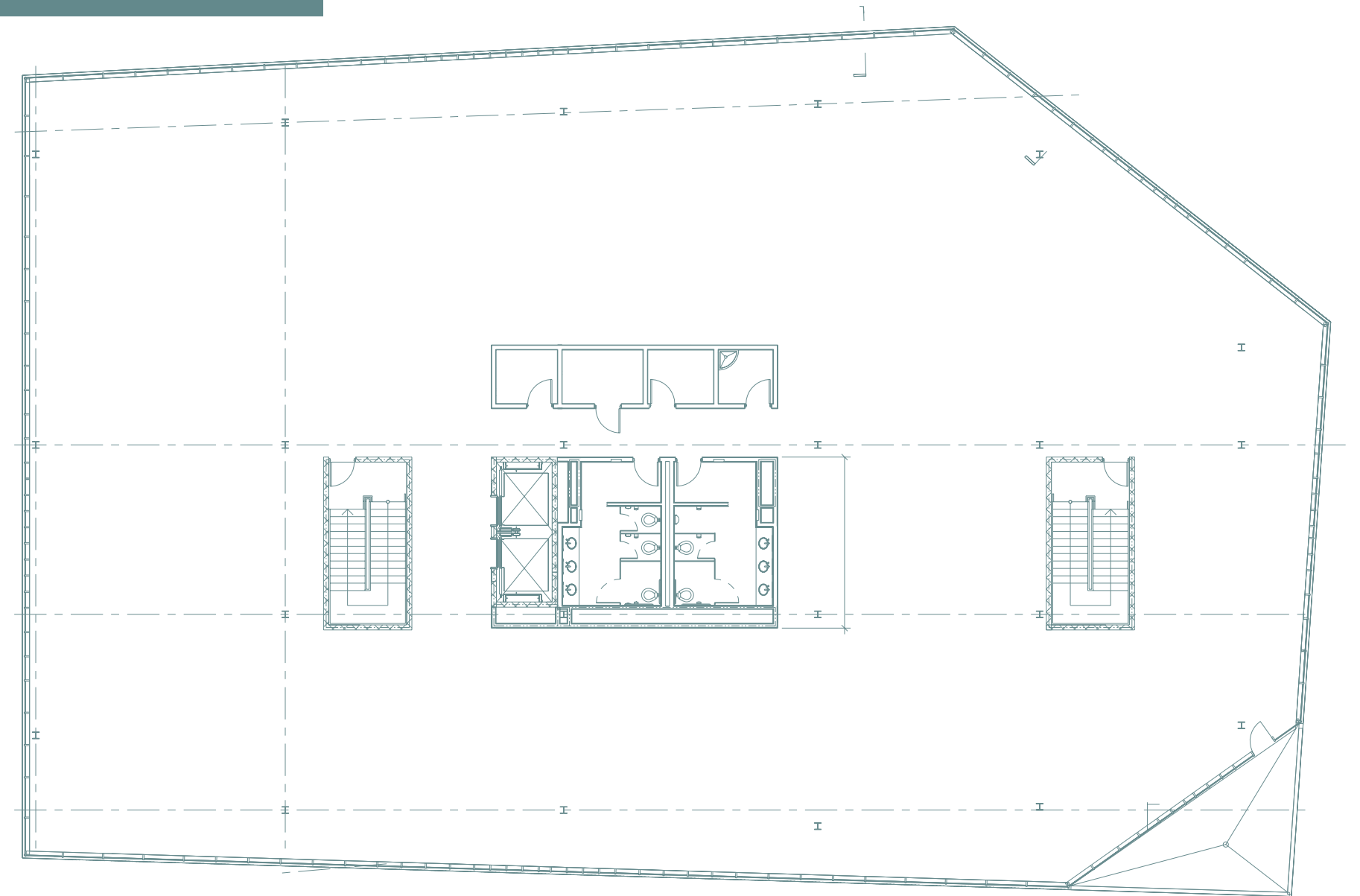
# SECOND FLOOR



# THIRD FLOOR



# FOURTH FLOOR



# PICK YOUR SIDE

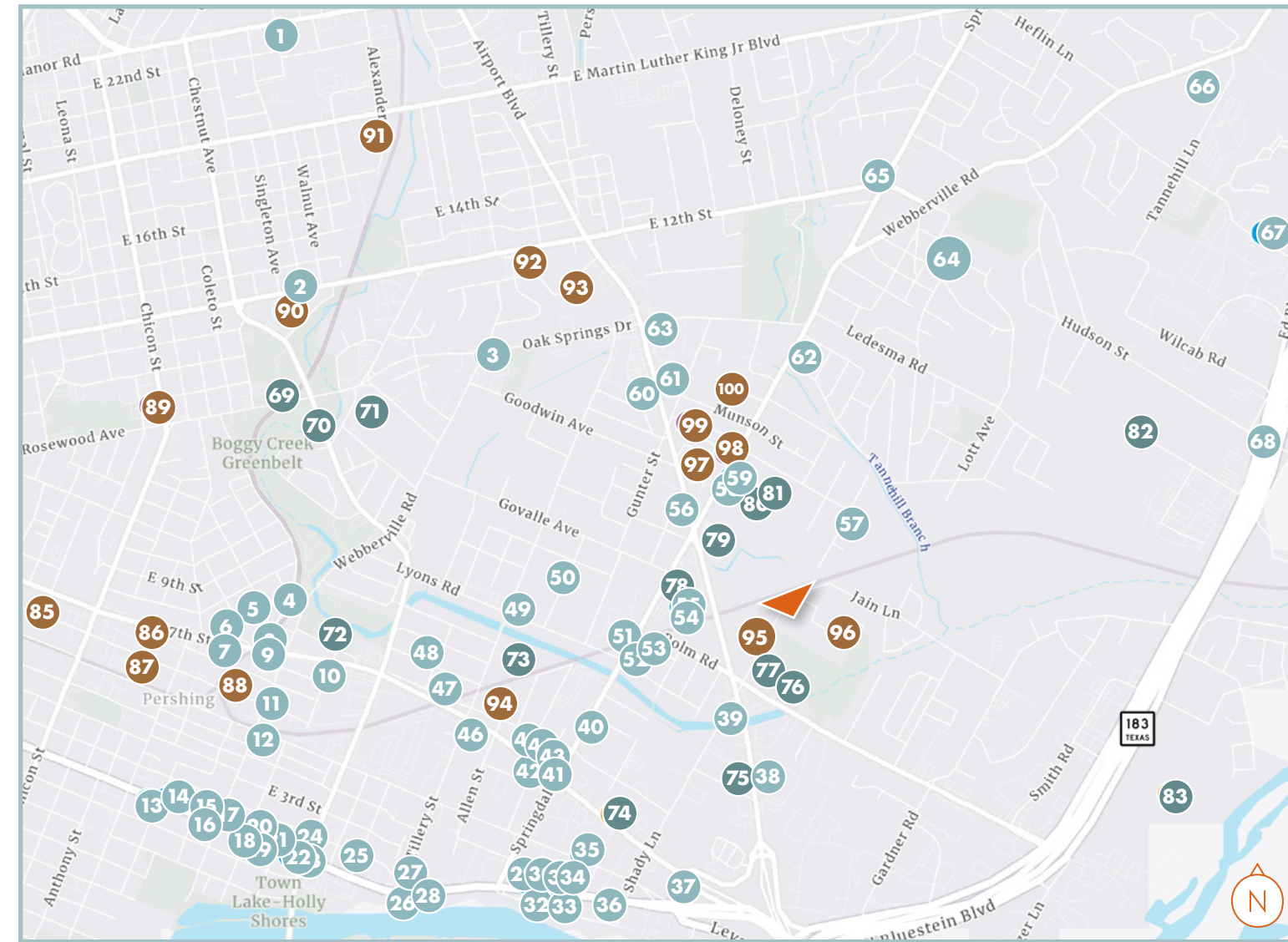


1.1 AC Available

› **ShadySide** is East Austin's new intersection between work and life. With ample outdoor space and collaborative areas, your workspace is defined by more than a desk. Natural light fills the interior, supporting the employee experience and making sure their time in the office is productive and enjoyable. ShadySide provides an impressive backdrop to the workday in the creative center of Austin.

## FOOD & DRINKS

1. Bird Bird Biscuit
2. Nixta Taqueria
3. Oscar's Backyard
4. Veracruz All Natural
5. Gourmands Neighborhood Pub
6. Kitty Cohen's
7. Joe's Bakery & Coffee Shop
8. Saigon Le Vendeur
9. Casa Colombia
10. El Sunzal Restaurant
11. La Holly
12. Greater Goods Coffee Roasting Co.
13. Capital City Bakery
14. Juan in a Million
15. la Barbecue
16. Juniper
17. Blue Owl Brewing
18. Sweet Chive
19. JuiceLand
20. Sushi | Bar ATX
21. Intero Restaurant
22. Catedral Del Marisco
23. Tacos Guerrero
24. Kemuri Tatsu-Ya
25. Lustre Pearl East
26. Tillery Kitchen and Bar
27. Grizzelda's
28. Jacoby's Restaurant & Mercantile
29. ADP - East
30. Bella's Tacos & Tortas
31. East First
32. De Nada Cantina
33. Sawyer & Co
34. Central Machine Works
35. Justine's
36. La Taqueria Chilanga
37. Taqueria Shelly's
38. El Secreto de Abuela #1
39. Dan's Hamburgers
40. Eden East
41. Sunny's Backyard
42. Kinda Tropical
43. Beto's Restaurants
44. Distant Relatives
45. B Cooper Barbecue
46. Fitch Coffee
47. Happy Foods + SWOOP Wine Garden
48. Teddy V. Pâtisserie
49. Marcelino's
50. Amironia Group LLC
51. Sa-Tén
52. Papa Joe's Tex-Mex
53. OMG Squee
54. Friends and Allies Brewing
55. Austin Eastciders Collaboratory
56. Sopas Y Mas La Ceiba
57. Rattlesnake Kitchen
58. Uroko
59. Caffe Medici
60. Las Mangonadas
61. Tropicana
62. Fat Daddy's Chicken
63. LeverCraft Coffee
64. Josh's Place
65. Palomino Coffee
66. Austin Jazz Society
67. Southern Heights Brewing Company
68. Taqueria



## OUTDOOR

69. Rosewood Courts
70. Boggy Creek Greenbelt
71. Yellow Jacket Stadium
72. Parque Zaragoza Neighborhood Park
73. Squatch Frontier Fitness
74. Kawi Crossfit
75. Urban Axes Austin
76. Govalle Neighborhood Pool
77. Southern Walnut Creek Trail
78. Austin Boulderling Project
79. Lift ATX
80. Central Athlete
81. Sky Candy
82. Red Bluff Neighborhood Park
83. Bolm District Park
84. Delwau Lane Trail Head

## MULTIFAMILY

85. Indie Apartments
86. 7East Apartments
87. Villas On Sixth Apartment Homes
88. E6 Apartments
89. Marshall Apartments
90. Mount Carmel Apartments
91. Platform Apartments
92. East 12th St Apartments
93. Elm Ridge Apartments
94. The Guthrie
95. Trailhead
96. ThinkEast Apartments
97. The Goodwin Apartment Homes
98. Lupine Terrace Apartments
99. Lupine Terrace Apartments
100. Springdale Estates

## LEGEND



Photo by Costar



## CONTACT US

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