



savills

INFILL DEVELOPMENT OPPORTUNITY IN AUSTIN, TEXAS

1705 Crossing Place

AUSTIN, TX 78741

Introduction



This development opportunity at 1705 Crossing Place in Austin, Texas, is located along the proposed light rail line of Project Connect, which aims to connect to Austin Bergstrom International Airport.

Currently, the site consists of a 48-unit condominium regime situated on approximately 3.48 acres, conveniently located within a quarter-mile proximity to the rail line. Due to its location, this property is likely to qualify for significantly increased density and height if it includes an affordable housing component.

The existing Homeowners Association (HOA) is in favor of a sale and has previously agreed to terms with a developer.

Additionally, STG Design's multifamily Principal has reviewed new building options, and professionals from the Drenner Entitlement Group have expressed optimism about the potential to secure increased density.

Please contact us with any questions.

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Property **summary**

Built in 1983, the Meadows Condominiums sits on 3.4870 acres located at 1705 Crossing Place in Austin, TX.

Neighborhood

Directly southeast of Downtown Austin, you'll come upon the unique urban neighborhood of East Riverside-Oltorf. This up-and-coming area offers an abundance of apartments and other rentals to choose from, ranging from affordable to luxury.

Situated on the Colorado River, this neighborhood is most well-known for its riverfront views and proximity to Texas's capital city. With happening bars like Buzzmill and live music venues like Emo's, there's plenty in the way of entertainment in East Riverside-Oltorf. But if you're looking for more options, Downtown Austin is just a minute or two from your potential new home.

Along Colorado River, enjoy Riverside Golf Course and the neighborhood's waterfront parks with hiking and biking trails, lush open green space, and numerous athletic fields. Surrounded by major interstates with public bus stations spread throughout town, commuting to nearby areas from East Riverside-Oltorf is a breeze.



Property specifications

Address:	1705 Crossing PL
Land SF:	152,261 SF
Land Acres:	3.4870 AC
Year Built:	1983
Number of Buildings:	4
Units:	48
Parking:	72 Surface Spaces
Zoning:	MF-2
Construction:	Wood Frame



Property | 287965

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PROPERTY INFORMATION

Prop ID

287987

Geo ID

0307110406

Situs Address

1705 CROSSING PL, TX 78741

Legal Description

MEADOWS CONDOMINIUMS PHS I AMENDED THE COMMON AREA

Taxing Units

02,03,06,0A,2J,68

Market Area

F4S3C

Legal Acreage

0.0000

Abstract/Subdv Code

CN8826

Block

OWNER INFORMATION

Owner Name & Mailing Address

OMNI DEVELOPERS INC (258185)

AUSTIN TX 78746-6682

IMPROVEMENT AND LAND INFORMATION

Liv Area	Class	State Cd	Use
34,380	WW	A4	

Land Size	Type
3.4870	

Lnd Class	LAND	Ag/Tim

ADJUSTMENTS

Improvement 1 Adj	Land 1 Adj
100.00	100.000
Improvement 2 Adj	
100.00	
Improvement 3 Adj	
100.00	
Improvement 4 Adj	
100.00	
Improvement 5 Adj	
100.00	

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