



HEALTH & WELLNESS DISTRICT

A SE Austin Mixed-Use Development
located at HWY 71 & HWY 130

velocityatx.com

LOCATION AND VISIBILITY

Frontage on Highway 71 and
Highway 130 with an AADT of
130,000 cars per day

HIGH-GROWTH AREA

The population within a 10
mile radius of Velocity is
projected to grow 8.3% from
2020 to 2025

INNOVATION & WELLNESS

Part of an integrated
masterplan that features
retail, office, healthcare,
innovation, and
greenway connectivity

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Cambridge

PRESIDIUM

OPPORTUNITY FOR HEALTHCARE



Velocity is a master planned town center development located in the rapid growth submarket of Southeast Austin, Texas, with entitlements to develop over 7 million GSF across 314 acres within a Federal Opportunity Zone, an Austin Desired Development Zone, and a Triple Freeport Zone. The property is located at the intersection of SH 71 and SH 130, approximately 1/2 mile from Austin-Bergstrom Airport and 7.5 miles from the Austin CBD. Austin has been ranked the #1 U.S. metro for Best Place to Live in the U.S. (U.S. News) since 2017, and boasts significant corporate employment for tech giants Oracle, Apple, Google, Facebook, and Amazon. It is also home to the University of Texas at Austin (51,500 students), the Austin Community College system (70,000 students), and the state capital of Texas.

HEALTHCARE OPPORTUNITIES

**INPATIENT HOSPITAL
OUTPATIENT SERVICES
AMBULATORY SURGERY CENTER
FREE-STANDING EMERGENCY DEPARTMENT
MEDICAL OFFICE**

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HEALTHCARE TO HEALTH

HEALTH AND WELLNESS DISTRICT



Community Connections



Active, Outdoor Lifestyle



Healthy Food Options



Parks, Greenways, & Open Space



Healthcare Partners

DEVELOPMENT TOTALS

- 830,000 SF Health & Wellness
- 450 Keys Hotel
- 100+ Acres Park Land
- 3100+ Units Residential
- 225,000 SF Retail/ Restaurant
- 200,000 SF Big Box Retail
- 1,350,000 SF Office
- 350,000 SF Flex Industrial

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DEVELOPMENT TEAM



Established in 2003, Presidium is a Texas-based real estate developer, owner, and operator with a 19-year operating history and an existing real estate portfolio totaling approximately \$3.5 billion AUM. We represent a spectrum of disciplines including acquisitions, development, property management, asset management, law, finance, accounting, special servicing, and public-private partnerships.

Currently Presidium has approximately +10,000 apartment units, +50 multifamily, student housing, office, retail and land assets, and a team of +300 members.

Founded in 1987, Cambridge Holdings specializes in the development, financing, acquisition, redevelopment and management of healthcare facilities and health-enhancing campuses across the United States.

Our projects include hospitals, ambulatory and preventive care centers, physician offices, cancer centers of excellence, specialist and primary care physician offices and state-of-the-art imaging. We integrate complementary medical, wellness and ancillary services with office, retail and housing offerings into some of the most progressive, sustainable and well regarded "healthy, mindful living" development projects in the country.

Over the past 10 years alone, Cambridge has financed / capitalized more than \$1 billion in transactions and has earned 57 prestigious facility quality and customer service awards, conferred by independent third parties and judged by our tenants and clients.



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OUR SERVICES INCLUDE:

- Development
- Acquisitions
- Property Management
- Advisory Services
- Community Engagement

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