



2110 THRASHER LANE

AUSTIN, TX 78741

2.4 ACRES

PROPERTY DESCRIPTION

Development Type	Land
Lot Size	2.4 Acres (104,544 SF)
County	Travis
Parcel Number	290504
Address	2110 Thrasher Lane - Austin, TX 78741
Zoning	SF-6-NP (Townhouse and Condominium)

PROPERTY HIGHLIGHTS

- Well-Positioned 2.4-Acre Path of Growth, Urban Infill Parcel in Austin, Texas
- Preliminary Site Plan for 28-Unit Townhome Community
- Favorable SF-6 NP, Townhouse & Condominium Zoning with Flexible Uses Permitted Federal Opportunity Zone
- Near Riverside Dr (±17K VPD) Intersection with Convenient Access to TX-71, Hwy 183, TX-130, I-35 & Greater Austin Metro Area



SF-6

TOWNHOUSE & CONDOMINIUM RESIDENCE

Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

Site Development Standards

Lot

Minimum Lot Size	5,750 SF	Maximum Height	35 Ft
Minimum Lot Width	50 SF	Minimum Setbacks	
Maximum Building Coverage	40%	Front Yard	25 Ft
Maximum Impervious Coverage	55 %	Street Side Yard	15 Ft
		Interior Side Yard	5 Ft
		Rear Yard	10 Ft

Permitted and Conditional Uses

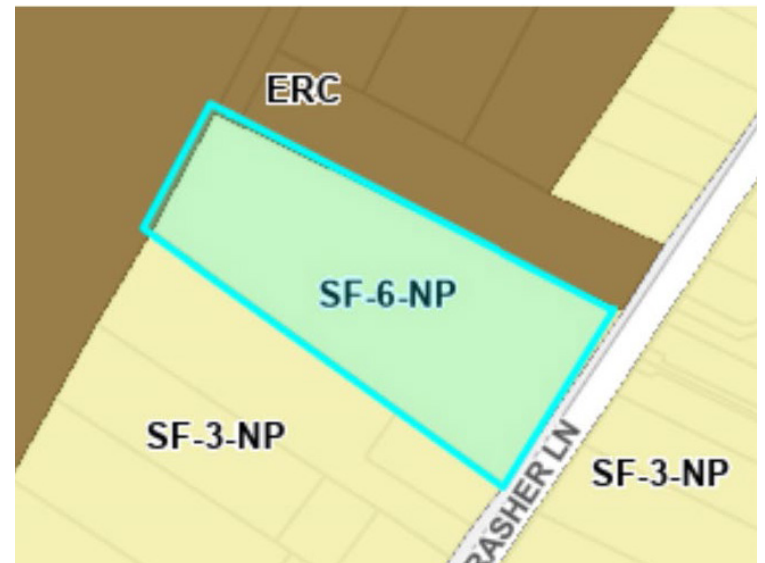
For detail on marked uses in the Townhouse & Condominium Residence district, see the Austin City Code 25 -2-559.

Residential

Bed and Breakfast Residential (Group 1) *	Retirement Housing-Large Site (c) *
Bed and Breakfast Residential (Group 2) *	Short-Term Rental
Condominium Residential *	Single-Family Residential *
Duplex Residential *	Single-Family Attached Residential *
Retirement Housing- Small Site j *	Townhouse Residential *
Small Lot Single-Family*	Two-Family Residential *
Short-Term Rental	

Civic

Club or Lodge (c) *	Group Home Class I-General (c) *
College and University Facilities (c) *	Group Home Class I- Limited *
Communication Service Facilities *	Local Utility Services (c)
Community Events *	Private Primary Educational Services (c) *
Community Recreation- Private (c) *	Private Secondary Educational Services (c) *
Community Recreation- Public (c) *	Public Primary Educational Services *
Cultural Services (c)	Public Secondary Educational Services *
Day Care Services-Commercial (c)	Religious Assembly
Day Care Services-General (c)	Safety Services (c)
Day Care Services- Limited	Telecommunication Tower (PC) *
Family Home *	



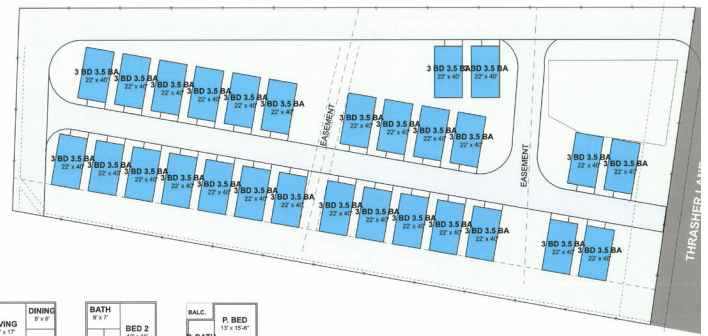
2110 THRASHER ZONING

PROPOSED SITE PLANS



TOWN HOMES
3BR 3BA
1550 SQ.FT.

28



OPTION B - 1 CAR GARAGE
SCALE: 1" = 40'



**3 BED/3.5 BATH,W/ BONUS ROOM:
1 CAR GARAGE- 1,870 SF**



OPTION A - 2 CAR GARAGE
SCALE: 1" = 40'



**3 BED/2.5 BATH,W/ BONUS ROOM:
2 CAR GARAGE- 1,841 SF**



2110 THRASHER LN.

AERIAL
VIEW

MARKET OVERVIEW

AUSTIN, TX

Over the course of the last decade, the population growth for the Austin MSA grew an astonishing 33.7% while the state of Texas and the U.S. grew 16.8% and 6.7% respectively over the same period. What makes Austin such an attractive market is its' highly educated population, favorable business climate, and a uniquely robust quality of life. This has been leading the draw for major corporate relocations and expansions, which has been a boon on economic growth during this period.

Often referred to as the "Live Music Capital of the World", Austin has numerous attractions from the vibrant downtown scene to the abundance of outdoor destinations in the area including Zilker Park, Town Lake, Lake Austin and Lake Travis. With so many activities to offer, it is no surprise Austin is a top spot for relocations and tourism.

Austin Metro Highlights



Metro Highlights

The City of Austin has truly impressed investors and residents with its ability to lead the nation in an economic comeback as the era of the pandemic ended. Austin ranked first among the Top 50 US metros for job growth from February 2020 to July 2022 at a 9.1% increase.



Employment Growth

Over the past decade, Austin, Texas, has experienced robust employment growth across various sectors, cementing its reputation as a thriving economic hub. Key industries such as technology, healthcare, and creative sectors have driven job creation, supported by the presence of major companies and a vibrant startup ecosystem.



Increased Population

Austin's population growth has been strong relative to the rest of the country. Between mid-2022 and mid-2023, Austin expanded by 2.1%, which was second among major cities with populations over one million people.





SUBJECT PROPERTY

CONTACT INFORMATION

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