



CIRCLE C SINGLE-FAMILY DEVELOPMENT SITE

21.9 AC

AT BARSTOW AND W SLAUGHTER LANE
AUSTIN, TEXAS 78749



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EXCLUSIVE ADVISORS

CARTER BREED
Senior Vice President
+1 512 796 4923
carter.breed@cbre.com

ANDREW KELLEY
Associate
+1 512 499 4956
+1 281 825 1953
andrew.kelley@cbre.com

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THE OFFERING

CBRE, as exclusive advisor to Stratus Properties, Inc., is pleased to present for sale a ±21.9-acre residential development opportunity located at the intersection of Slaughter Lane and Barstow Drive, approximately one mile west of MoPac. Situated within the highly desirable Circle C community, the Property represents the final remaining residential development site in this well-established and supply-constrained submarket of Southwest Austin. The Property is governed by an the overall Circle C development agreement with the City of Austin, allowing for a range of residential development options. Future residents will benefit from exclusive access to dedicated easement areas, providing meaningful green space within an established neighborhood setting. The site further benefits from excellent connectivity to major transportation corridors, proximity to regional employment centers, and convenient access to multiple retail nodes serving the broader Circle C community.

The Property offers developers a compelling opportunity to deliver highly desirable homes in one of Southwest Austin’s most established and sought-after neighborhoods. Coupled with the scarcity of remaining developable land in the area, the Property is well positioned to support strong long-term demand, pricing power, and value creation.

INVESTMENT SUMMARY

Acreage	21.9 AC
Square Footage	953,964 SF
Frontage	W Slaughter Lane
Zoning	Subject to Circle C Development Agreement
Use	Townhouse, Multifamily, Single Family, Attached Single Family, Two-residential, and Condominium
Conservation Area	(±) 7 acres of private conservation area solely dedicated to the homeowners
Flood Plain	None
Impervious Cover	1.47 Ac
Utilities	Water: City of Austin Sewer: City of Austin
Construction Estimates in Hand	Supporting documentation will be provided upon request



INVESTMENT HIGHLIGHTS



Unique Residential Development Opportunity in one of Austin's most desirable areas



Approved single-family land use per City of Austin



Prime location in the Circle C neighborhood



Potential lots would enjoy exclusive access to adjacent conservation easement land



Fully serviced with water, wastewater, and electric utilities adjacent to the Property



Waterloo Ice House Escarpment

CIRCLE C

W SLAUGHTER LN

CIRCLE C SINGLE-FAMILY DEVELOPMENT SITE

GORZYCKI MIDDLE SCHOOL



PROPERTY DESCRIPTION



±21.9 ACRES

Size

TOPOGRAPHY

Relatively Level Site with No Major Encumbrances

ACCESSIBILITY

Frontage on Slaughter Lane at Barstow Drive
Excellent Proximity to Major Highways and
Employment Centers

ZONING

Subject to Circle C Development Agreement

ENVIRONMENTAL

No Known Floodplain or Environmental Constraints

TRAFFIC COUNTS

±24,051 Vehicles Per Day. 41% increase over
the past 4 years.

UTILITIES

Water – City of Austin
Wastewater – City of Austin
Electric – Austin Energy

CONCEPTUAL LOT PLAN FOR SF USE



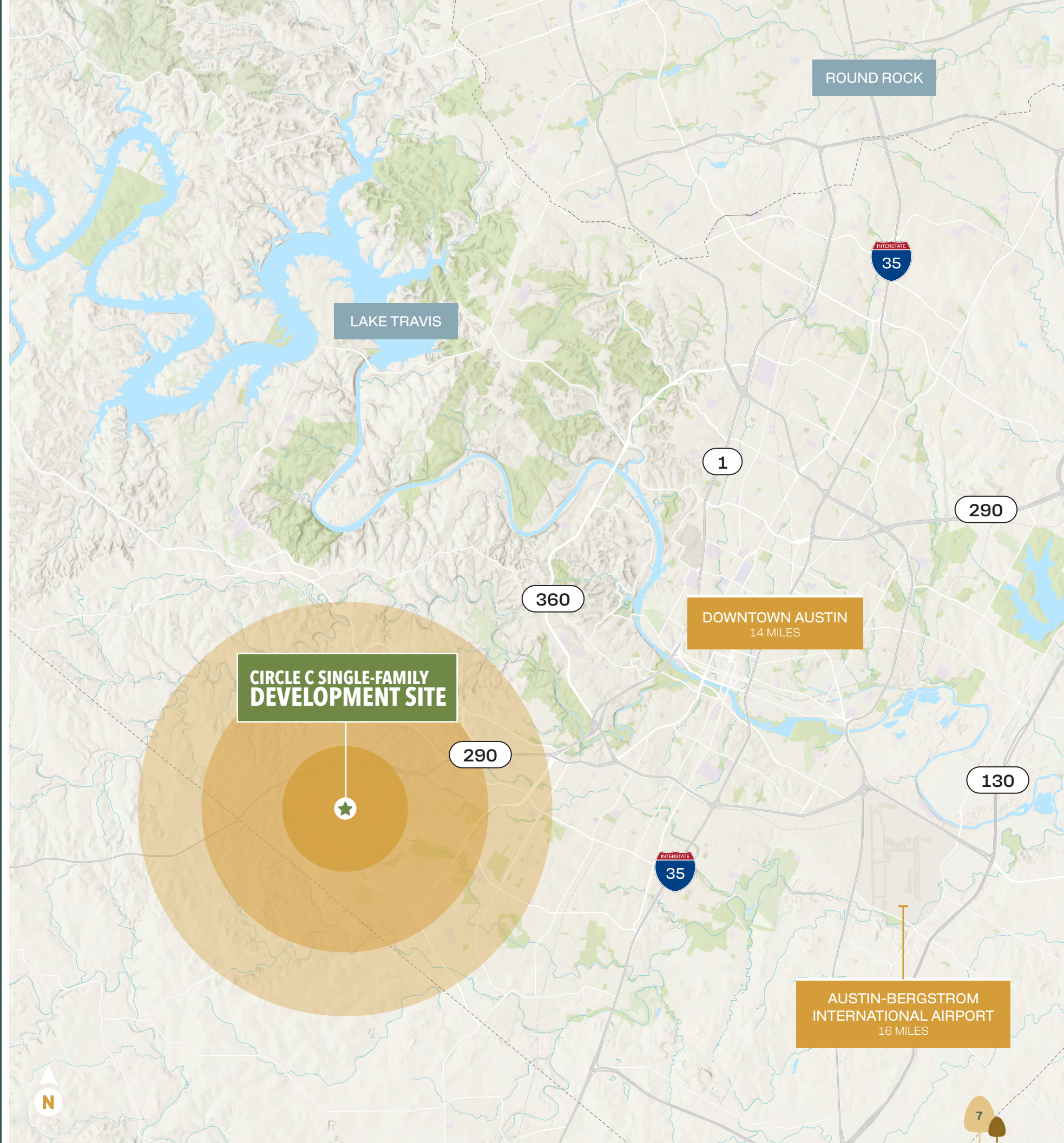
NEIGHBORHOOD OVERVIEW

CIRCLE C

Circle C in Southwest Austin is a highly desirable master-planned community, offering a balance of suburban tranquility and city convenience. Established with initial development in the 1980s, it features access to expansive green spaces and proximity to downtown Austin. The community's appeal continues to grow due to new restaurants, entertainment options, and highly-rated schools.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	7,840	60,107	132,050
2025 Households	2,984	23,548	55,335
2025 Average Household Income	\$215,013	\$192,960	\$176,185
2030 Average Household Income - Projected	\$232,257	\$211,585	\$193,898



AERIAL

DOWNTOWN AUSTIN

OAK HILL PLAZA

Logos for businesses at Oak Hill Plaza: Firestone, McDonald's, Pluckers, Goodwill, Dollar Tree, Golden Chick.

THE SHOPS AT ARBOR TRAILS

Logos for businesses at The Shops at Arbor Trails: Costco Wholesale, Lifetime, Marshalls, Chuy's, Kerbey Lane, Torchys Tacos, Cheddar's Scratch Kitchen.

290

CIRCLE C

H-E-B



Waterloo Ice House Escarpment

GORZYCKI MIDDLE SCHOOL

W SLAUGHTER LN - 24,051 VPD

CIRCLE C SINGLE-FAMILY DEVELOPMENT SITE



AUSTIN, TEXAS

The Austin metropolitan area is a dynamic hub with over 2.4 million residents, making it one of the nation's fastest-growing metros. With a gross metropolitan product (GMP) of \$222 billion—projected to grow by 36% by 2030—Austin is poised for continued economic success.

Known for its tech industry, 16.3% of jobs in Austin are in this sector, compared to 9% nationally. In 2023, venture capital investments reached \$3.9 billion across 439 deals. The economy also includes significant government employment (14.2%) and an emerging Life Sciences sector with nearly 300 companies.

Major corporations such as Deloitte, Tesla, SpaceX, and Samsung have established headquarters in Austin, earning it the nickname “Silicon Hills.” This influx has driven median home values to \$450,000 and increased office vacancy rates by 1.8%, creating favorable conditions for tenants.

Austin is celebrated as the live music capital of the world, attracting 37.2 million visitors in 2023, who contributed \$8.9 billion to the local economy. Its vibrant arts scene, parks, dining, prestigious universities, and renowned festivals like SXSW and the Austin City Limits Music Festival make it a premier destination for tourism and hospitality.

2.4 MILLION
RESIDENTS, AUSTIN MSA

11th LARGEST
CITY IN AMERICA

37.2 MILLION
ANNUAL VISITORS
Cvent, 2024



ROBUST POPULATION GROWTH

Austin continues to solidify its position as a leading economic and cultural hub in the United States. The Austin-Round Rock metro area surpassed 2.5 million residents in 2024, marking an 11% increase since 2020. This growth is fueled by a robust economy, with the region's real gross domestic product reaching approximately \$207.5 billion in 2023.

NATION-LEADING EMPLOYMENT GROWTH

Over the past decade, the Austin-Round Rock metropolitan area has experienced remarkable employment growth, outpacing all other large U.S. metro areas. From March 2013 to March 2023, non-farm employment in the region increased by 49.9%, the highest percentage gain among the nation's 51 largest metropolitan areas. This growth significantly surpasses that of other major metros, such as Nashville (38.4%) and Dallas-Fort Worth (34.3%).

AUSTIN ACCOLADES

#1

Best Performing Cities

Milken Institute, 2024

#1

Market for Commercial Real Estate Investments

#4

Best Quality of Life Among U.S. Metros

Visual Capitalist, Oct 2022

144%

Annual Job Growth (compared to national average)

3

Fortune 100 companies

#10

Top Meeting Destination in North America

Cvent, 2024

#2

Fastest Growing Metropolitan Economy in the U.S. in 2022

Kenan Institute of Private Enterprise

2.8%

Unemployment Rate (compared to 3.4% National Average)

#1

List of Markets to Watch for Homebuilding Prospects

Urban Land Institute's annual Emerging Trends in Real Estate forecast



MAJOR RELOCATIONS OR EXPANSIONS IN LAST FIVE YEARS



VIBRANT CENTER FOR MUSIC, FESTIVALS & CULTURE

Austin is a renowned cultural hotspot, celebrated for its dynamic music scene and world-class festivals. Known as the “Live Music Capital of the World,” the city boasts over 250 live music venues and iconic events that attract global audiences.

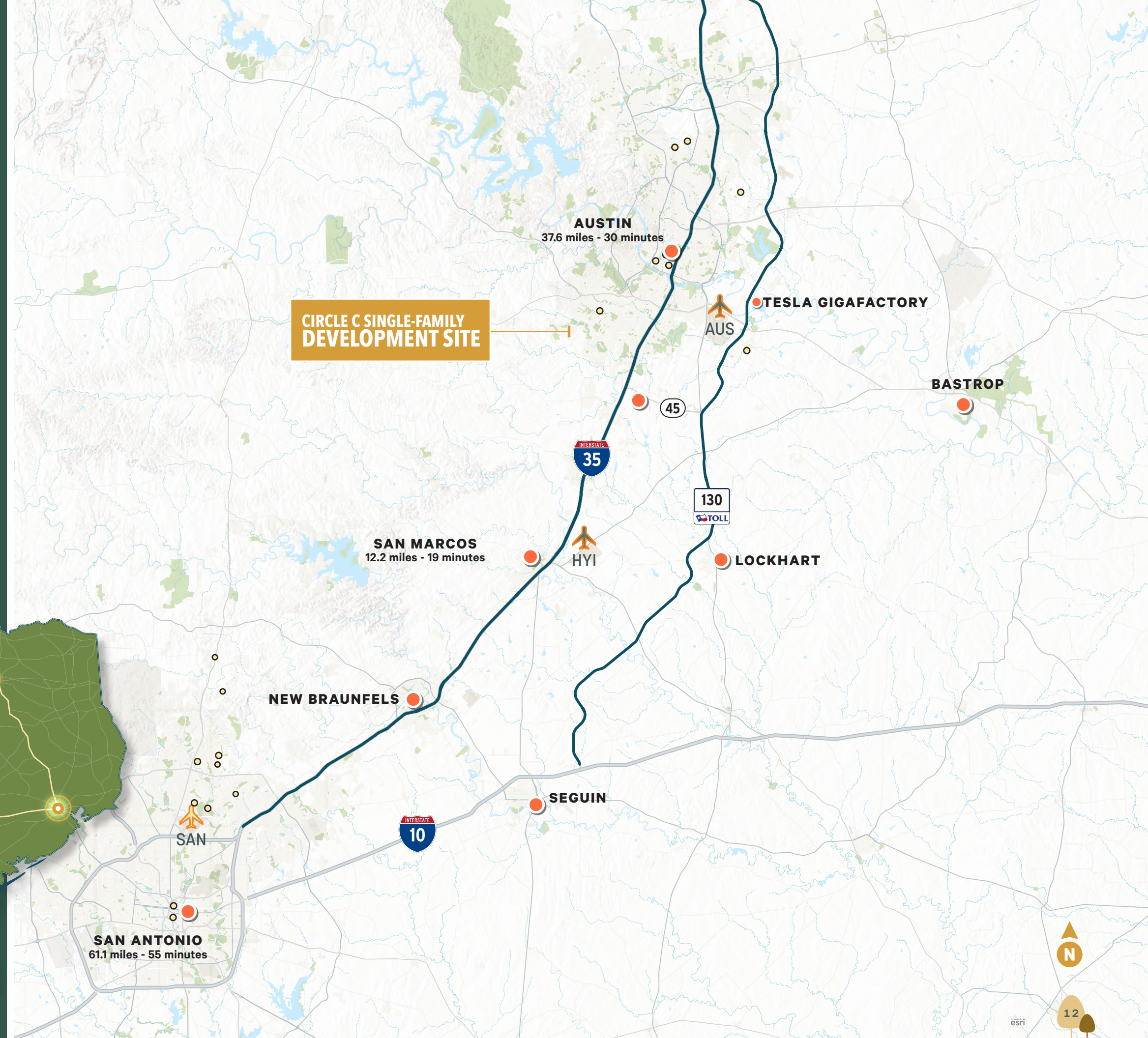
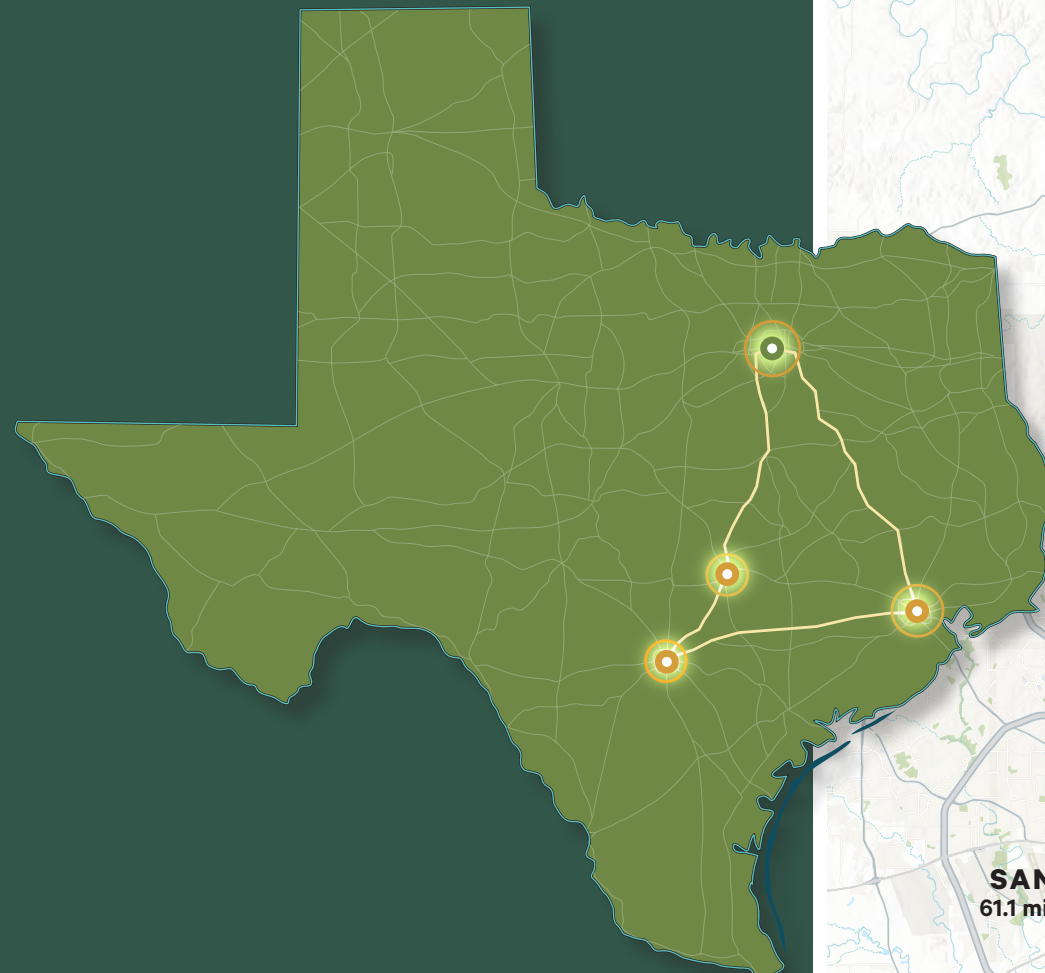
Austin’s diverse mix of music, film, art, and food festivals has established it as a premier destination for creatives and cultural explorers. Major annual events like South by Southwest (SXSW), Austin City Limits (ACL), and the Texas Book Festival draw hundreds of thousands of visitors each year.

The city’s cultural calendar features a variety of events, including the Austin Film Festival, Fusebox Festival, Trail of Lights, and Pecan Street Festival, showcasing its vibrant artistic community. Institutions like The Contemporary Austin, Blanton Museum of Art, and Mexic-Arte Museum further enrich downtown Austin’s cultural landscape.



THE TEXAS TRIANGLE

The “Texas Triangle”, refers to the mega region encompassing Texas’s major cities: San Antonio, Austin, Houston and Dallas/Fort Worth. This area’s business-friendly environment, robust infrastructure and affordable cost of living has propelled Texas to the #1 state in the nation in terms of population growth and corporate expansion. Since 2018 alone, 74 companies have relocated their headquarters to Texas including industry giants such as McKesson, Charles Schwab, Oracle and Hewlett Packard, in addition to the recent and planned expansions of firms such as Apple, Google and Tesla. The region has attracted a highly skilled workforce as a result, and these fundamental trends position Texas to benefit from continued rapid economic growth and diversification going forward.



DISCLOSURES

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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Senior Vice President
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carter.breed@cbre.com

ANDREW KELLEY
Associate
+1 512 499 4956
+1 281 825 1953
andrew.kelley@cbre.com

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