

For Sale

COMMERCIAL DEVELOPMENT SITE

1210 GOBI DRIVE | AUSTIN, TX

THE GREENBELT

LAMAR

DOWNTOWN AUSTIN

EAST AUSTIN

SOUTH
CONGRESS

SOUTH 1ST

ST. ELMO

275

WESTGATE

SOUTH
MANCHACA

GARRISON
PARK



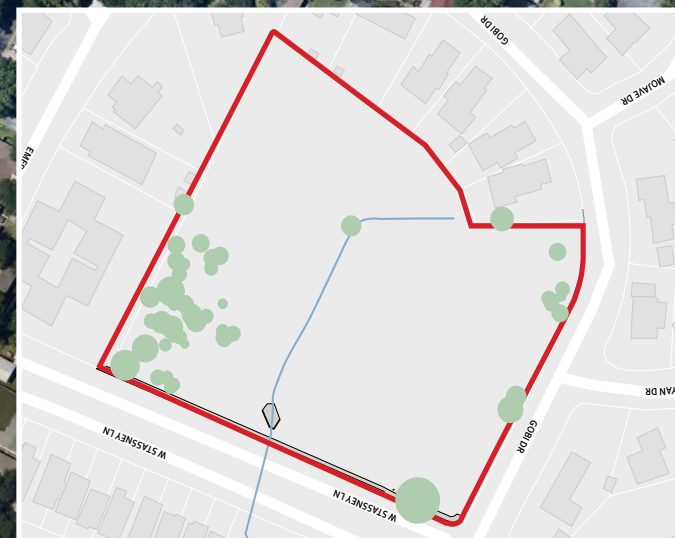
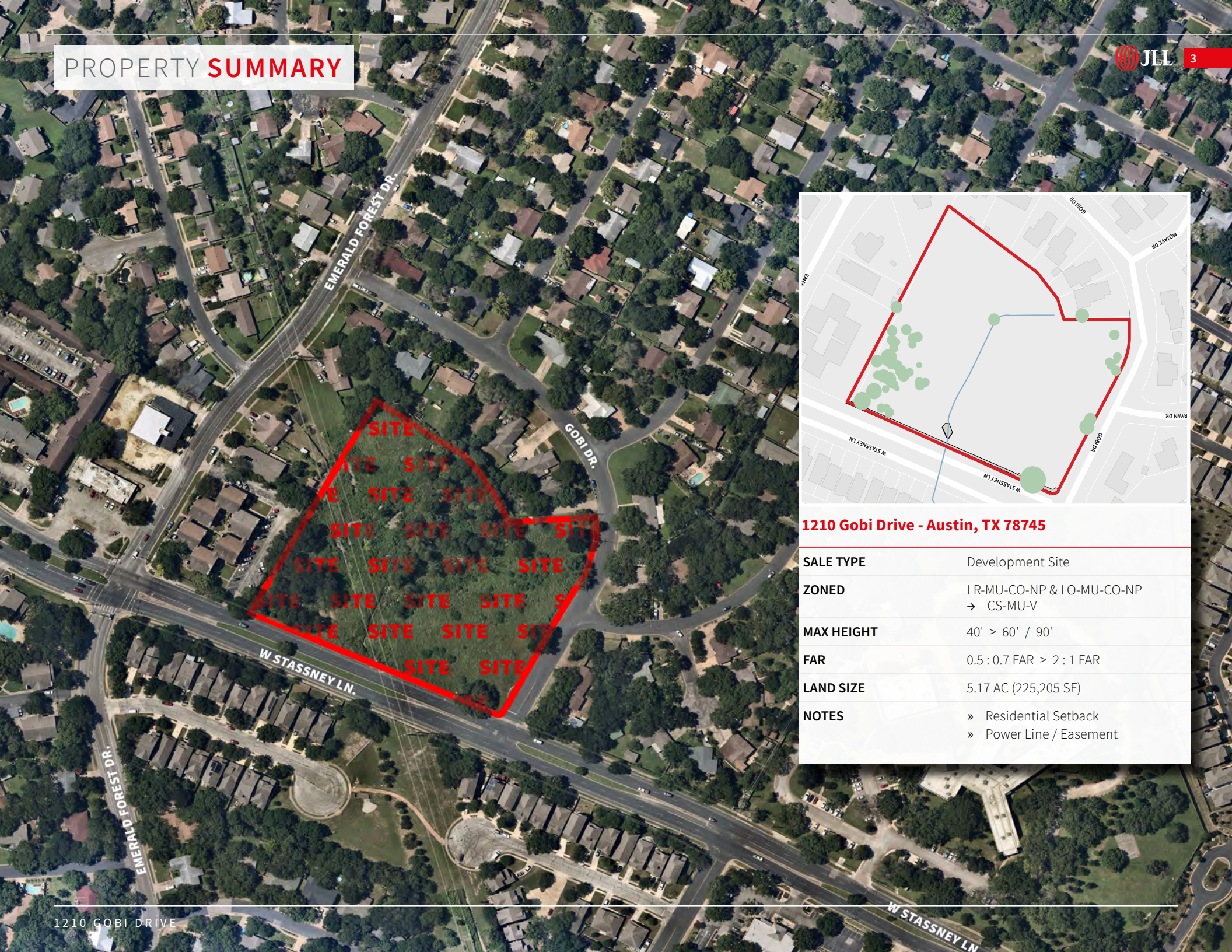
CONFIDENTIAL OFFERING MEMORANDUM



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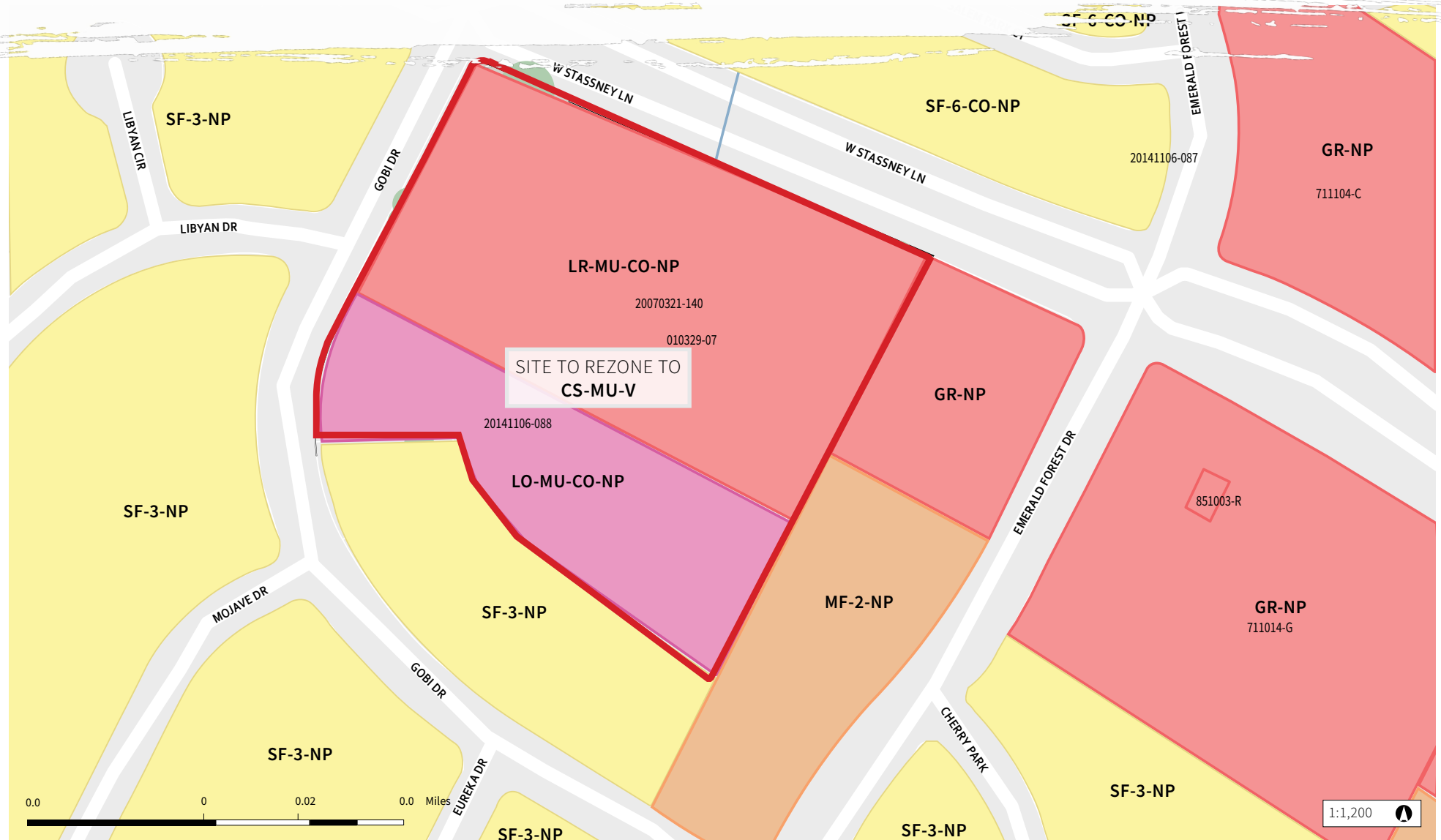
PROPERTY SUMMARY



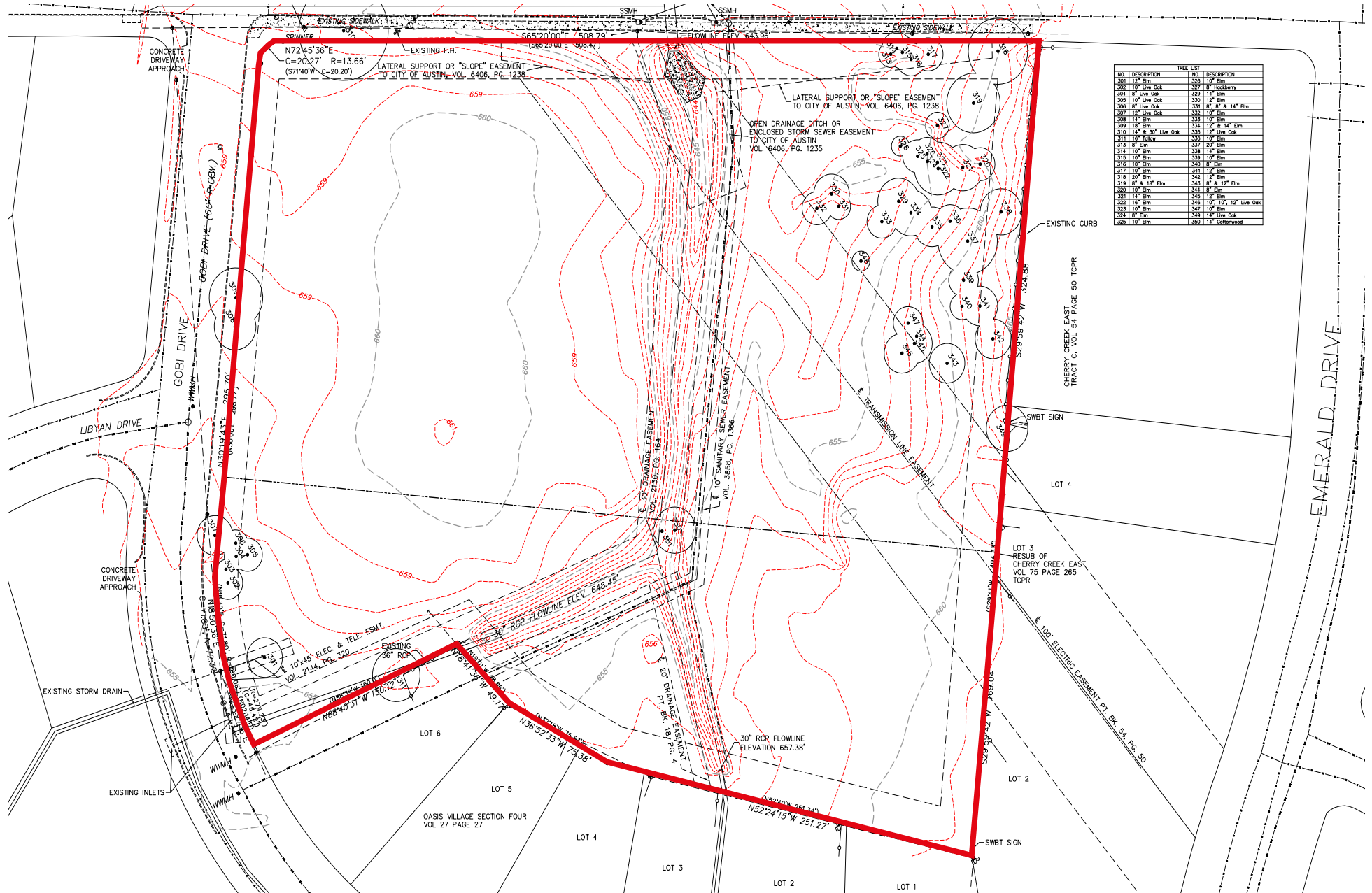
1210 Gobi Drive - Austin, TX 78745

SALE TYPE	Development Site
ZONED	LR-MU-CO-NP & LO-MU-CO-NP → CS-MU-V
MAX HEIGHT	40' > 60' / 90'
FAR	0.5 : 0.7 FAR > 2 : 1 FAR
LAND SIZE	5.17 AC (225,205 SF)
NOTES	» Residential Setback » Power Line / Easement

ZONING MAP



- | | | |
|--|--|---|
| Lake Austin, Rural Residence (LA; RR) | Office (GO; LO; NO) | Agriculture, Development Reserve (AG, DR) |
| Single Family (SF-1; SF-2; SF-3; SF-4A; SF-4B; SF-5; SF-6) | Industrial (IP; LI; MI; R&D; W/LO) | Aviation, Public, Unzoned (AV; P; UNZ) |
| Mobile Home (MH) | CBD; Downtown Mixed Use (DMU) | Unclassified |
| Multi-family (MF-1; MF-2; MF-3; MF-4; MF-5; MF-6) | ERC; NBG; TND; TOD | |
| Commercial (CH; CR; CS; CS-1; GR; L; LR) | Planned Unit Development (PUD) | |



FEASIBILITY STUDY

ASSUMING SITE RE-ZONED TO CS-MU-V

Current Zoning:

- LO-MU-CO-NP, LR-MU-CO-NP

Future Land Use (FLUM):

- Neighborhood Transition

Zoning Overlays:

- ADU

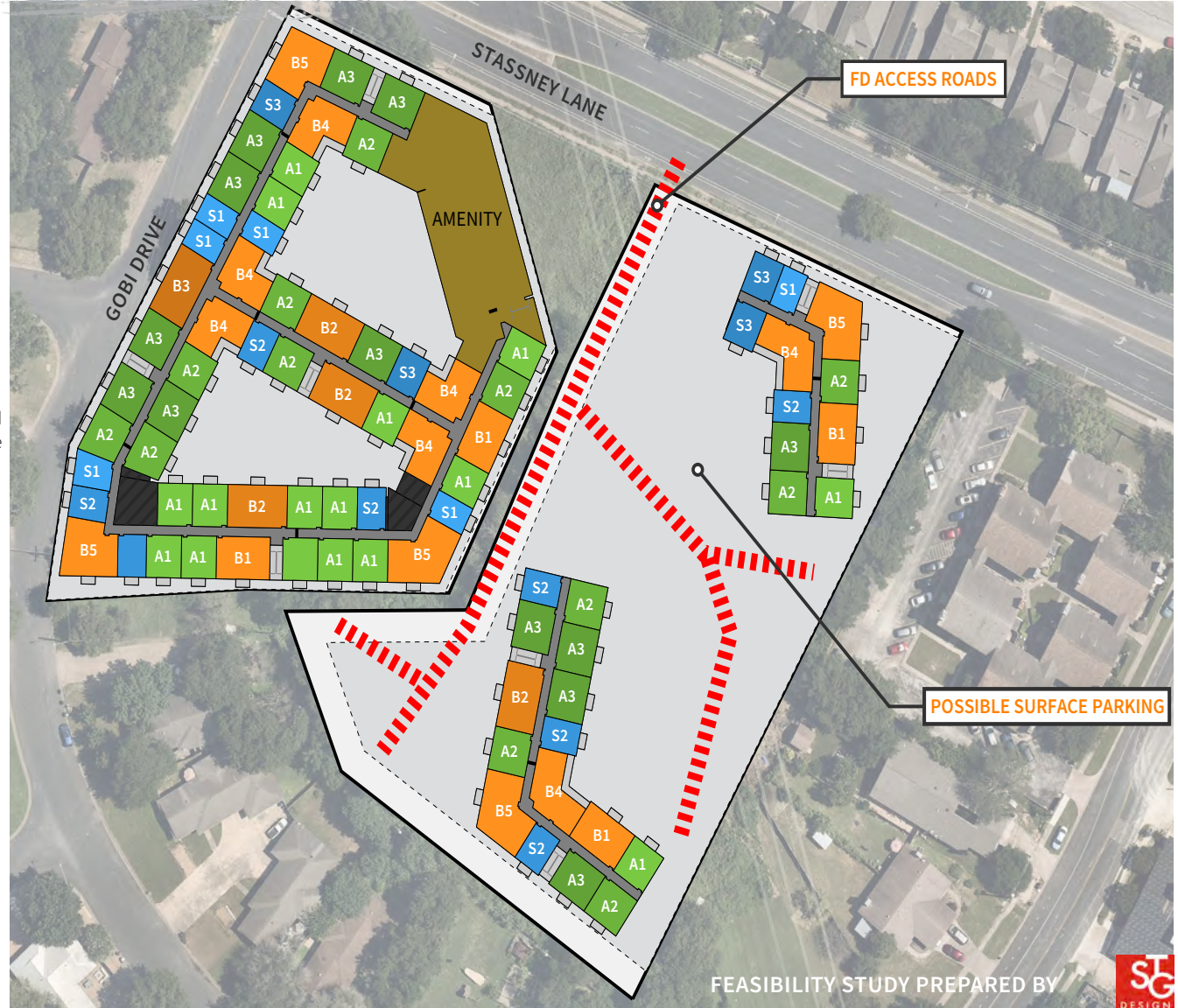
Approximate Area Reduced Parking Residential Design
Standards: LDC/25-2-Subchapter F

Max. Units Per Lot:

- In an MU combining district that is combined with an limited office (LO) or neighborhood commercial (LR) base district, the minimum site area for each dwelling unit is:
 - 1,600 square feet, for an efficiency dwelling unit;
 - 2,000 square feet, for a one bedroom dwelling unit; and
 - 2,400 square feet, for a dwelling unit with two or more bedrooms.

Proposed Zoning:

- Rezone to CS-V. Below assumes affordability requirements of Subchapter E will be met.
 - Compatibility (Studies based on zoning – owner to confirm if adjacent triggering uses exist):** Yes - SF Compatibility will impact site
 - Minimum Lot Size:** 5,750
 - Minimum Lot Width:** 50'
 - Max. Units Per Lot:** N/A
 - Max. Floor Area Ratio:** 2:1
 - Max. Building Coverage:** 95%
 - Max. Impervious Cover:** 95%
 - Max. Height:** 60'
 - Minimum Setbacks**
 - Front Yard: N/A
 - Street Side Yard: 10'
 - Interior Side Yard: N/A
 - Rear Yard: N/A
 - MF is a Permitted Use: Yes



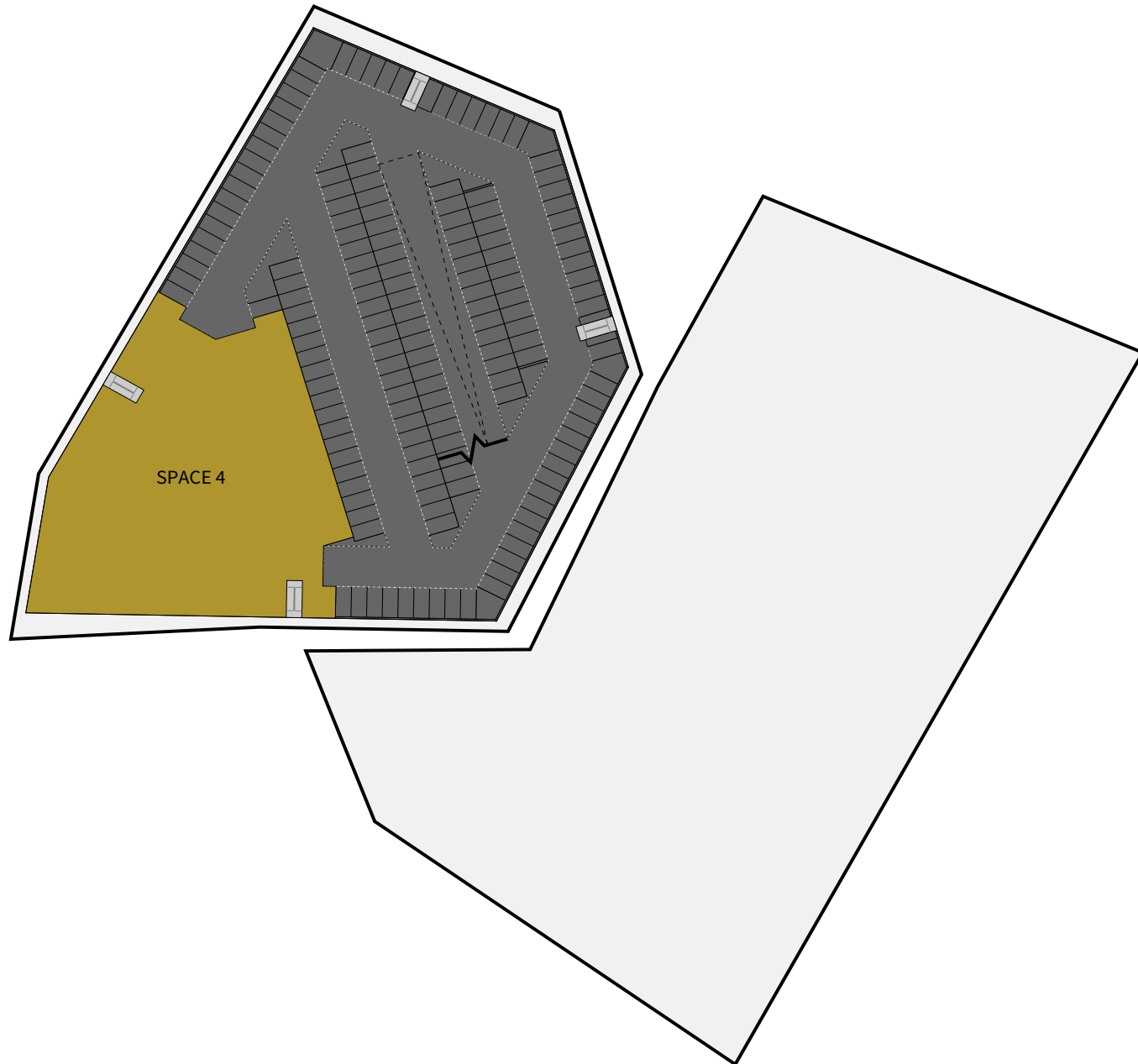
FEASIBILITY STUDY PREPARED BY



Site	Multifamily				Parking		Master Plan	
Acreage	4.70	Units	283	1 Beds 149 53%	Efficiency	72.2%	Stalls	357
FAR	1.5	Beds	352	2 Beds 69 24%	Height	46.7	Average	354
DU/AC	60.2	Baths	352.0	Studios 65 23%	Average	800	Ratio	1.26
							Ratio	1.26

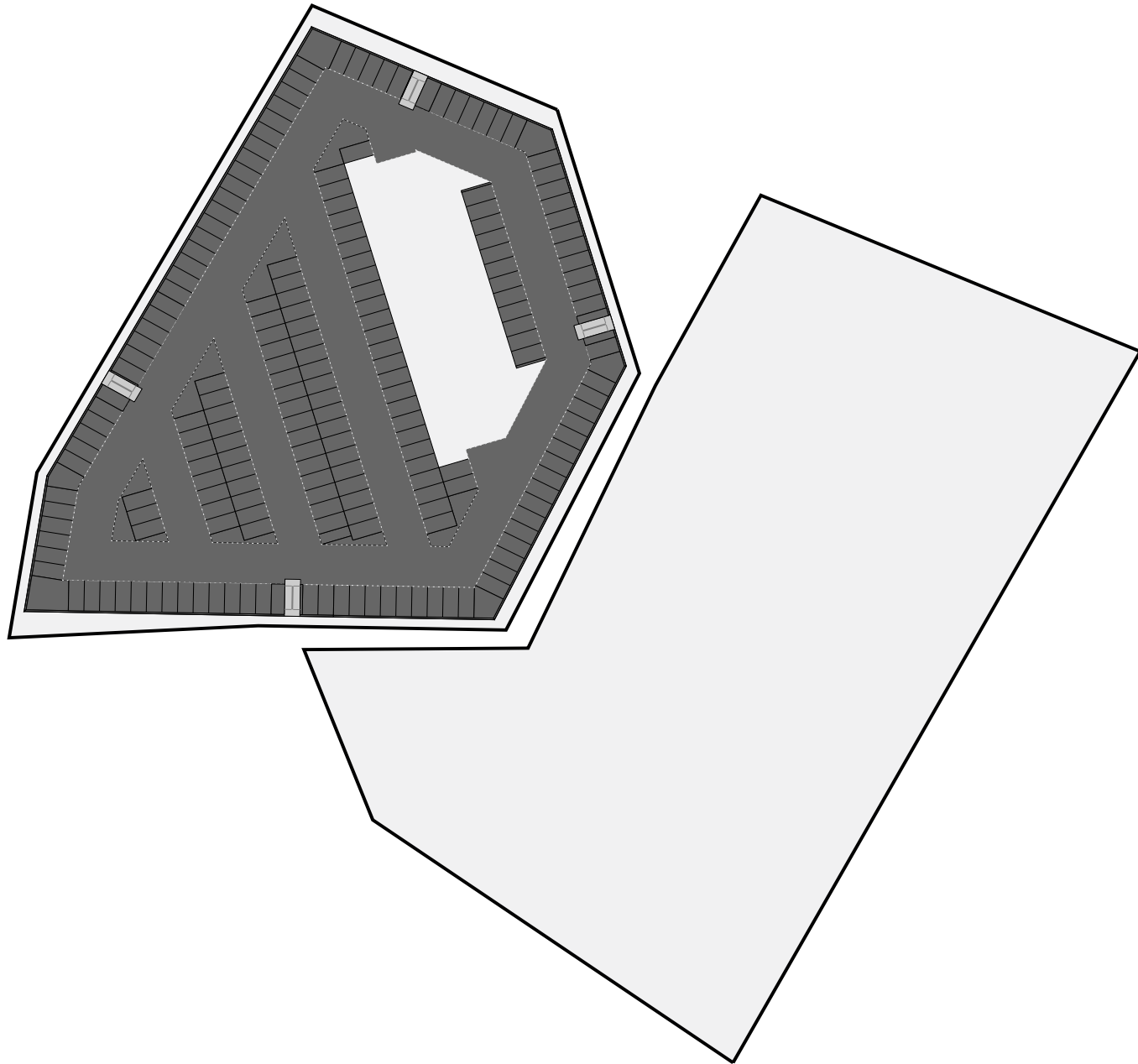
FLOOR PLAN

LEVEL B2

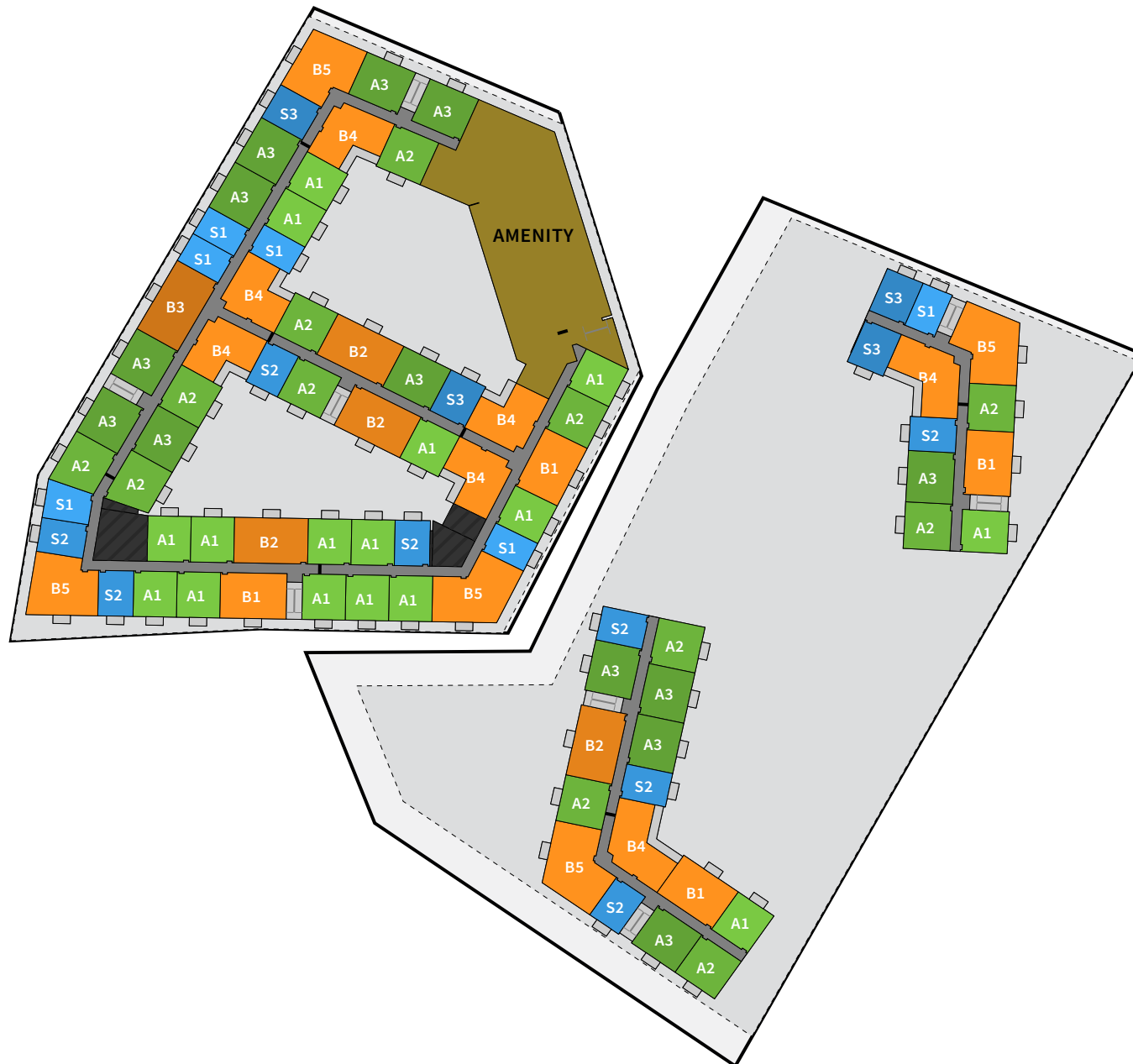


FLOOR PLAN

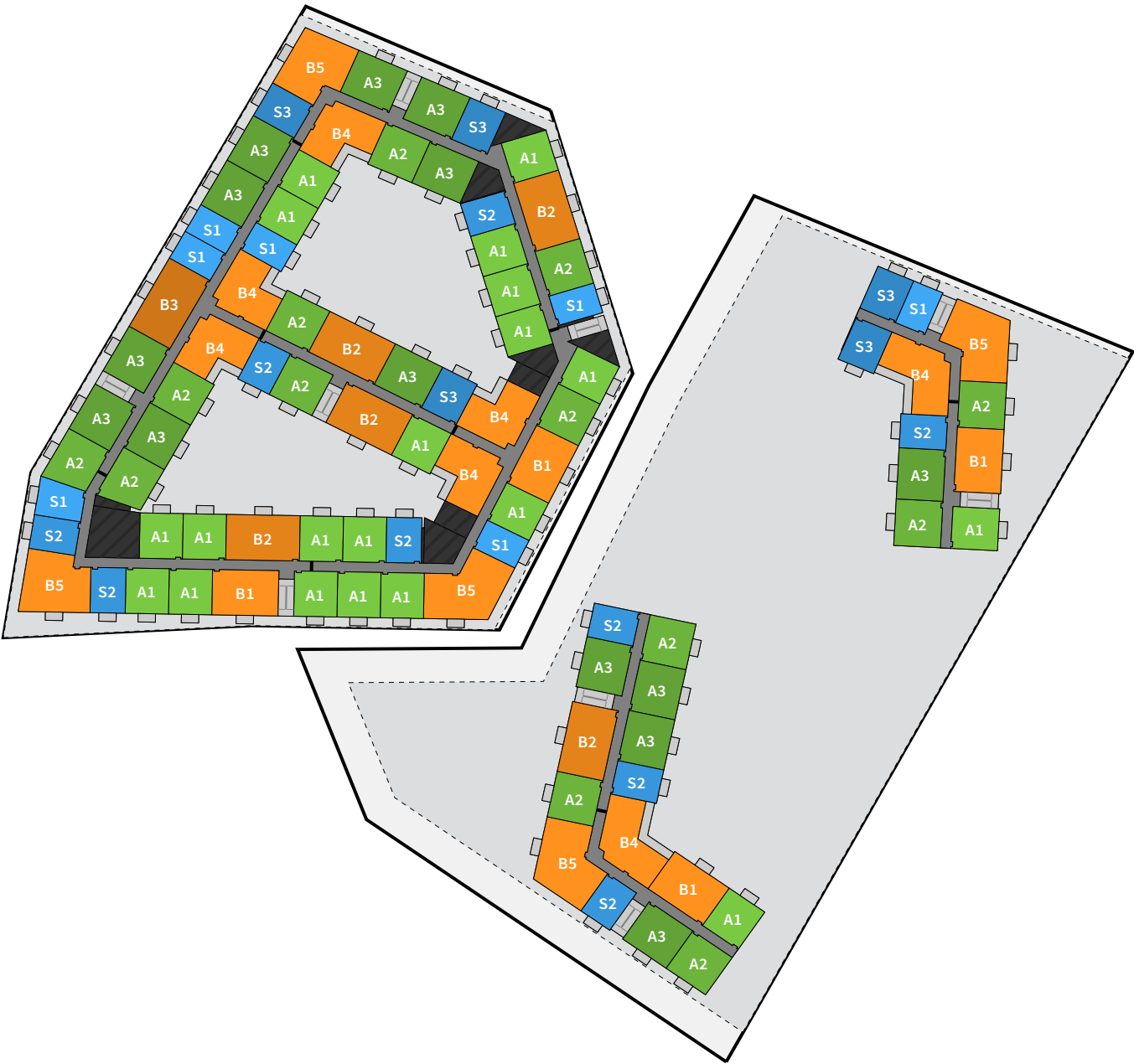
LEVEL B1



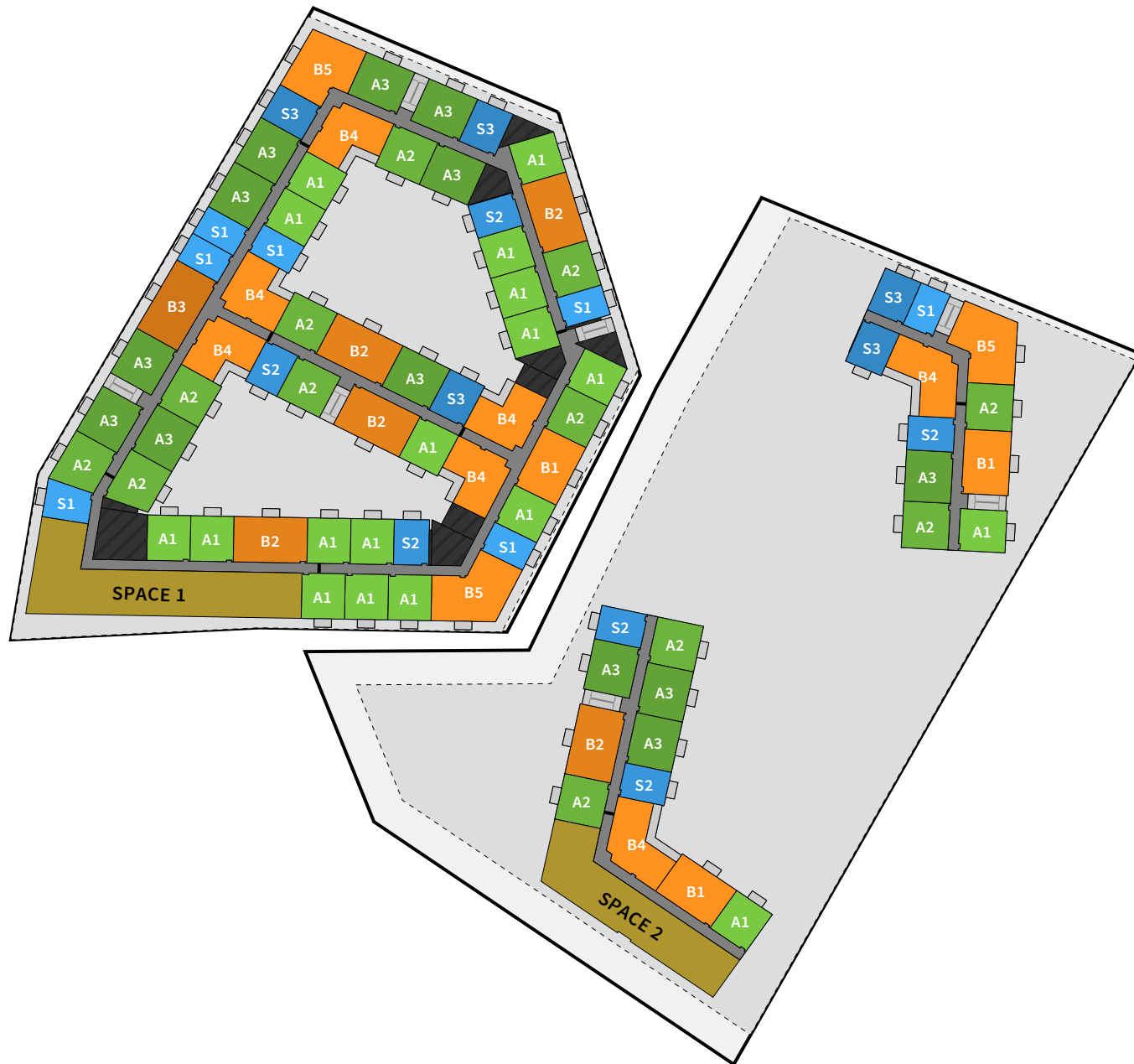
FLOOR PLAN
LEVEL 1



FLOOR PLAN
LEVEL 2

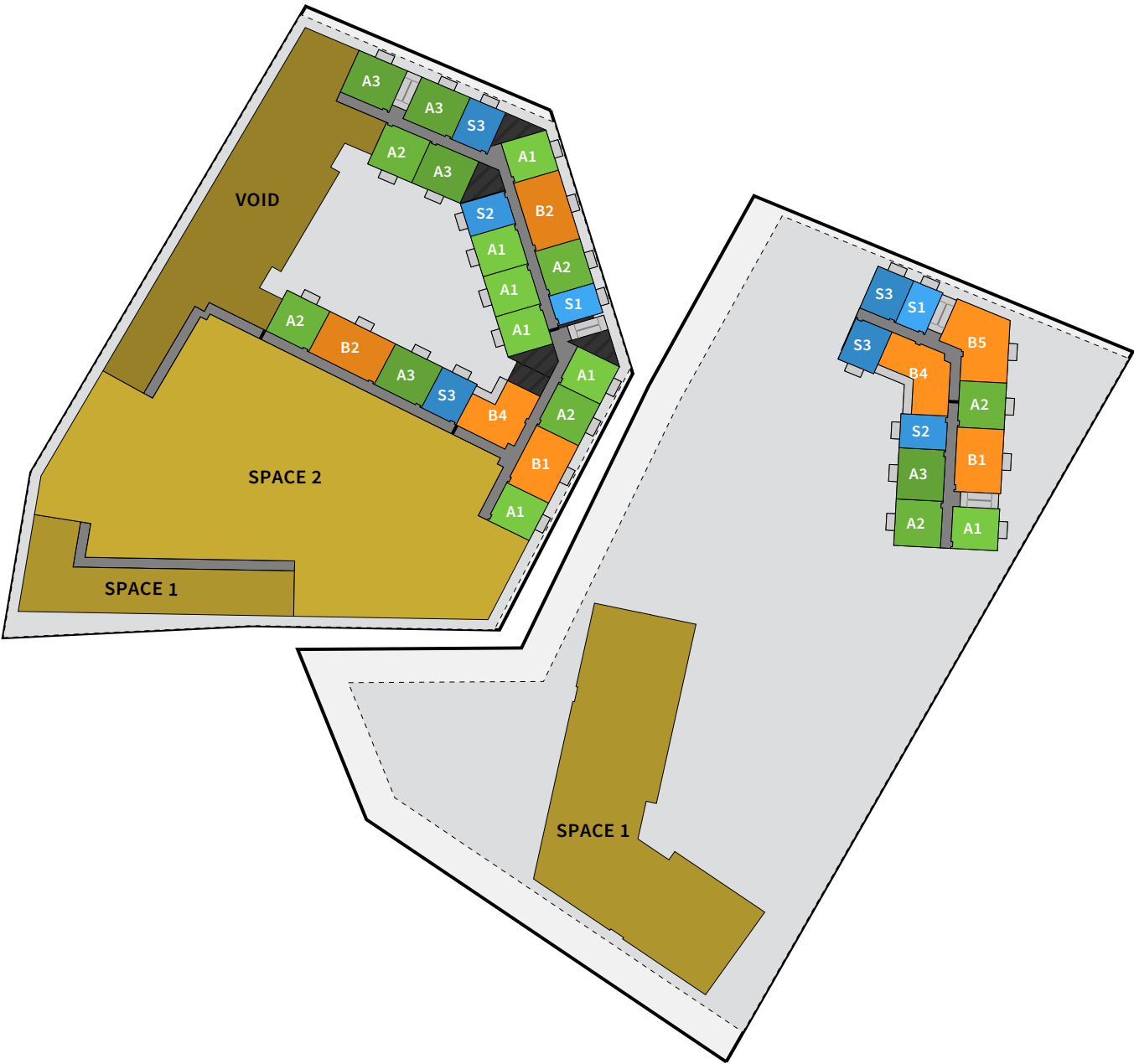


FLOOR PLAN
LEVEL 3



FLOOR PLAN

LEVEL 4



SITE **ELEVATION**
SOUTHEAST VIEW



SITE **ELEVATION**
SOUTHEAST VIEW

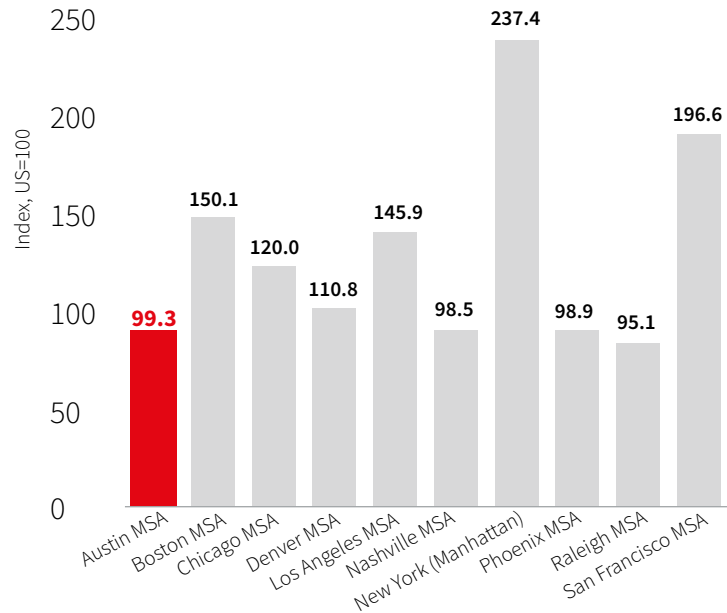




Business Climate

You will find a business-friendly environment with low taxes and numerous incentives that encourage continued growth and investment in Austin.

Cost Of Living Index Cost of Living Index, 2019 (U.S.=100)



Austin is the
11th
largest city in the country



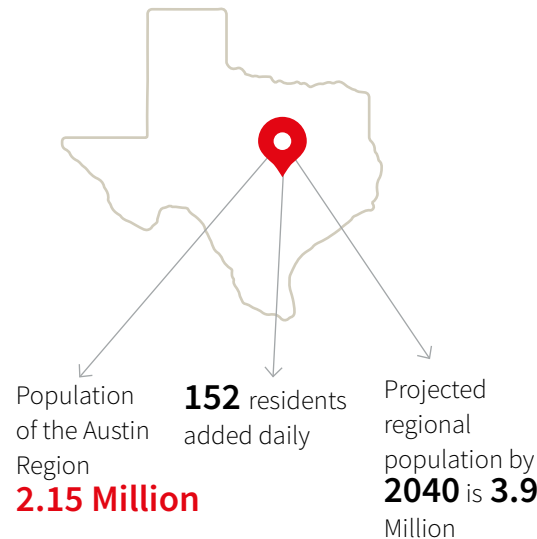
3.5%
YOY job growth



Talent

Austin's labor pool is among the most vibrant, innovative and educated in the world.

Population



Labor Force & Growth



The Austin regional labor force is **1 million**



Highest median household income among Texas metro areas

Demographics



43% of adults have at least a bachelor's degree compared to **31%** nationally



66.3% population is under 45 (nationally, 58.7% is under 45)

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