



±12.82 ACRE PRIME DEVELOPMENT OPPORTUNITY IN AUSTIN, TX

DESSAU RD / AUSTIN, TX 78754



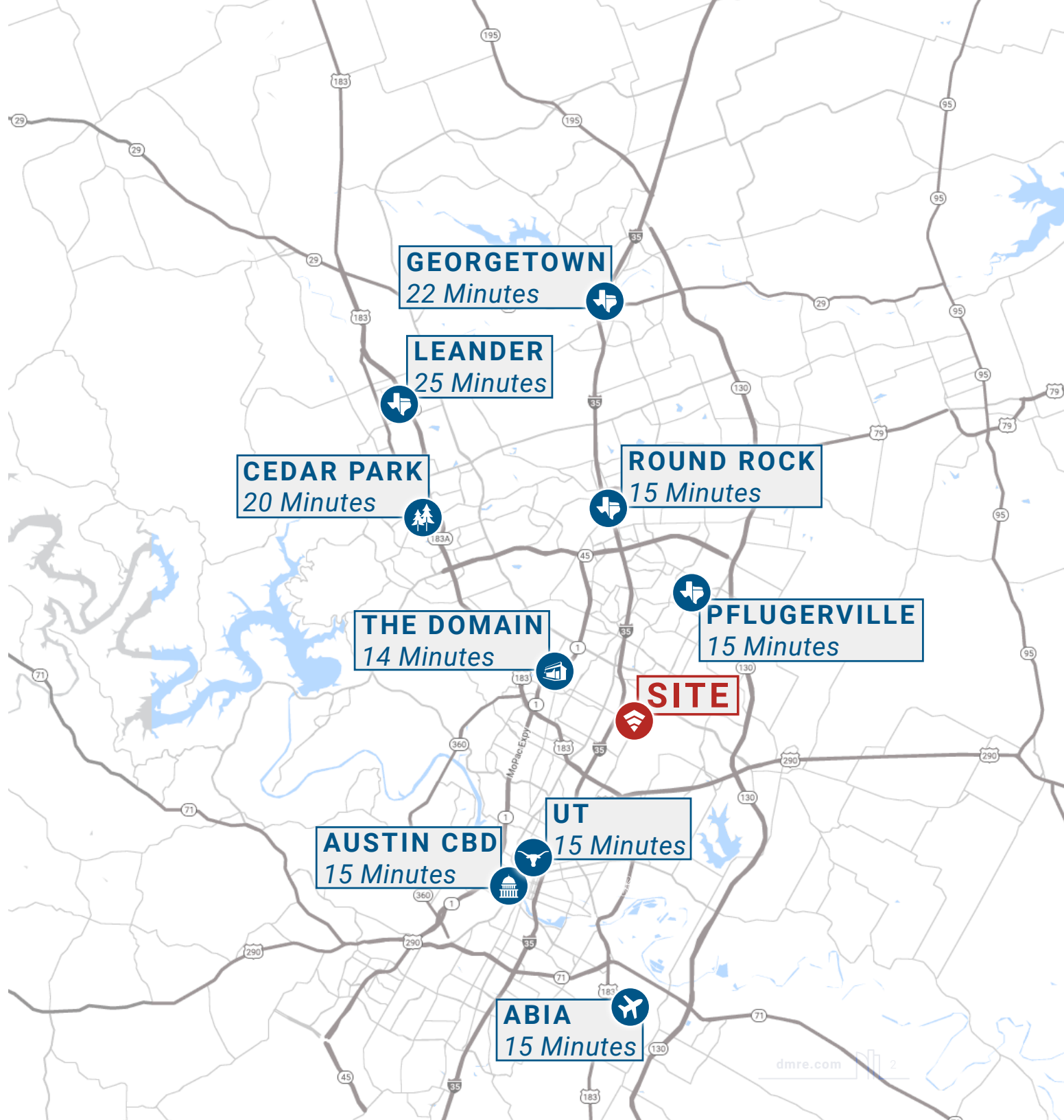
±12.82 ACRES

DESSAU RD
AUSTIN, TX 78754

BROKER CONTACTS:

Tripp Rich, Principal
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512.264.1729

Ryan Parker, Director
ryan.parker@dmre.com
512.582.0931



PROPERTY DETAILS

DUE DILIGENCE	SEE DUE DILIGENCE HERE
ADDRESS	Dessau Rd Austin, TX 78754
LAT., LONG.	30.364606766731445, -97.66973855134104
SIZE	±12.82 Acres (42 units)
PARCEL ID	0243260808, 0243231109
LEGAL	AABS 675 SUR 31 RICE J O ACR 7.337, ABS 675 SUR 31 RICE J O ACR 5.49
ZONING	SF-6
SCHOOLS	Austin ISD: Graham Elementary School Dobie Middle School Northeast High School
UTILITIES	Water and WW Available to the Site
PRICE	Call for Pricing

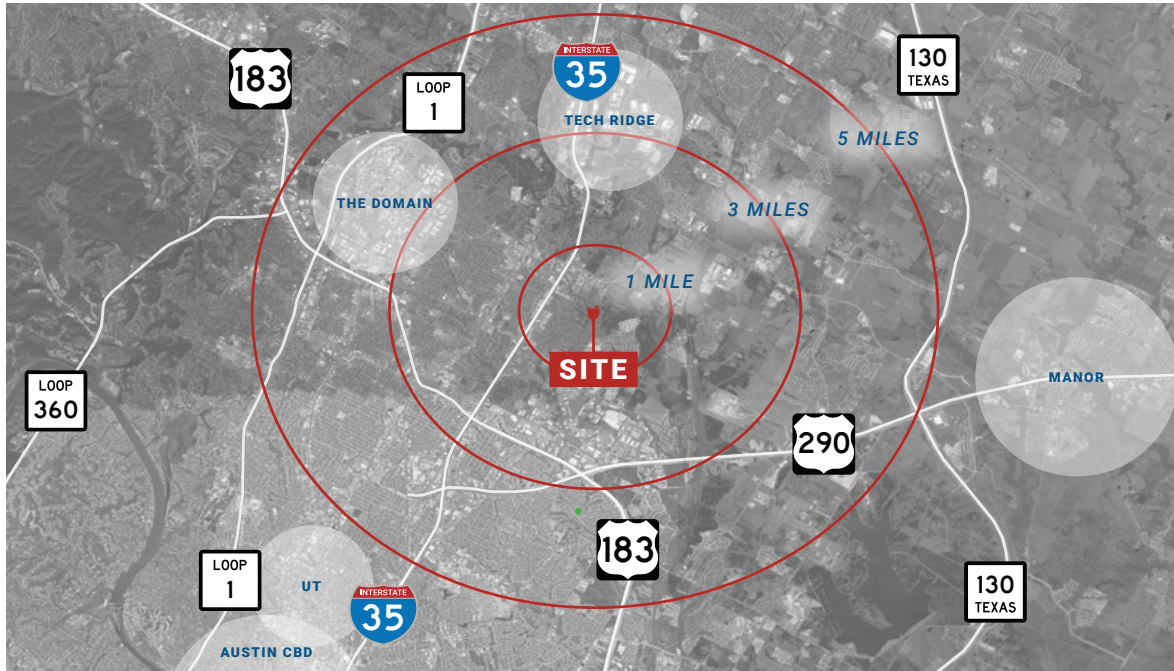


PROJECT DATA

UNITS	42
GROSS ACREAGE	12.82
DENSITY	3.28

2023 DEMOGRAPHICS

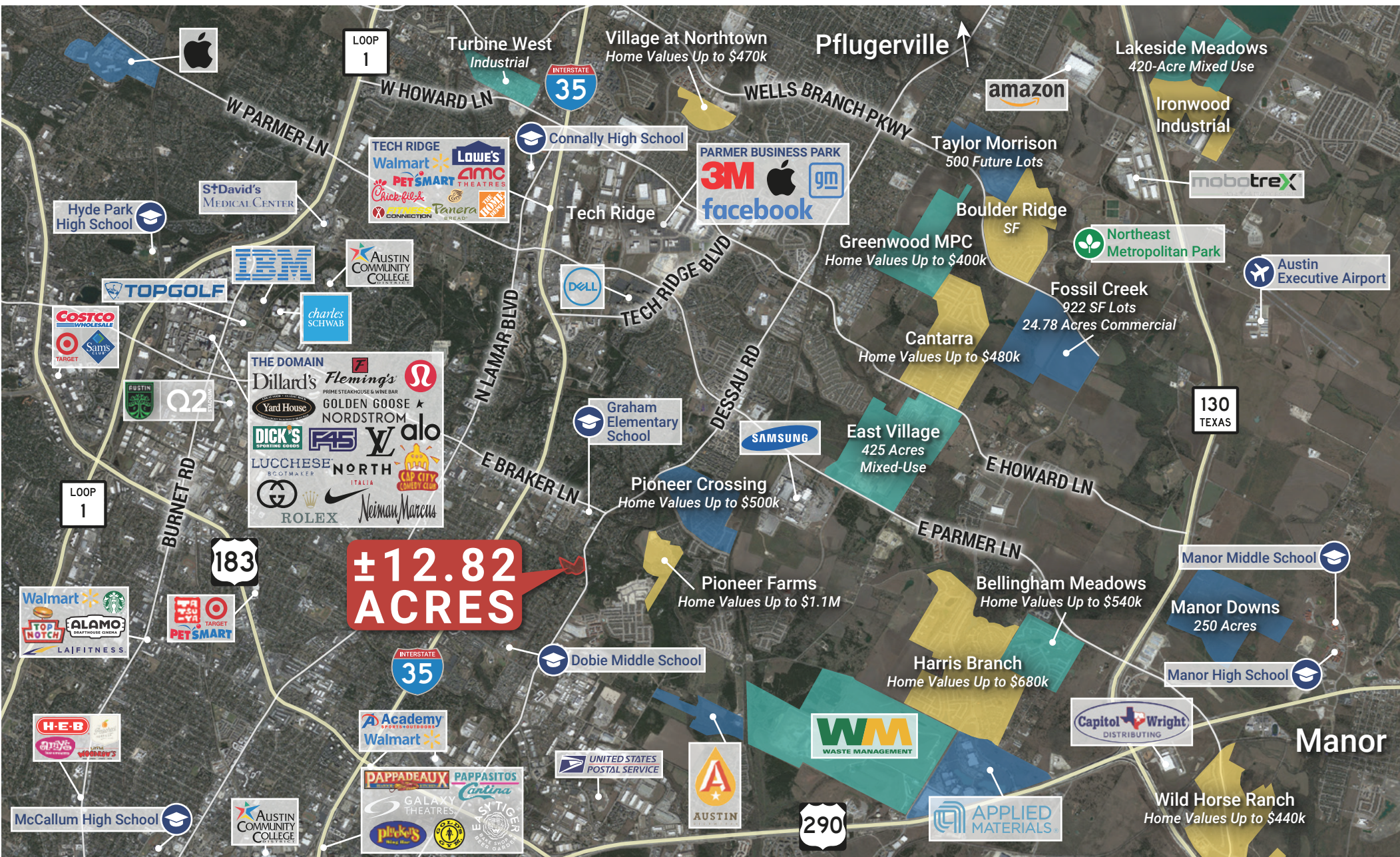
	0-1 mile	0-3 miles	0-5 miles
2023 POPULATION ESTIMATE	12,776	115,785	287,469
5-YR EST. POPULATION GROWTH	10%	9.3%	9%
AVERAGE HOUSEHOLD INCOME	\$94,333	\$82,579	\$88,439
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$375,207	\$372,308	\$401,219



2022 TAX RATES

AUSTIN ISD	0
CITY OF AUSTIN (TRAV)	0.765115
TRAVIS COUNTY	0.400846
TRAVIS CENTRAL HEALTH	0.04
ACC (TRAVIS)	1.3328
TOTAL	2.557900

AREA HIGHLIGHTS



AREA HIGHLIGHTS



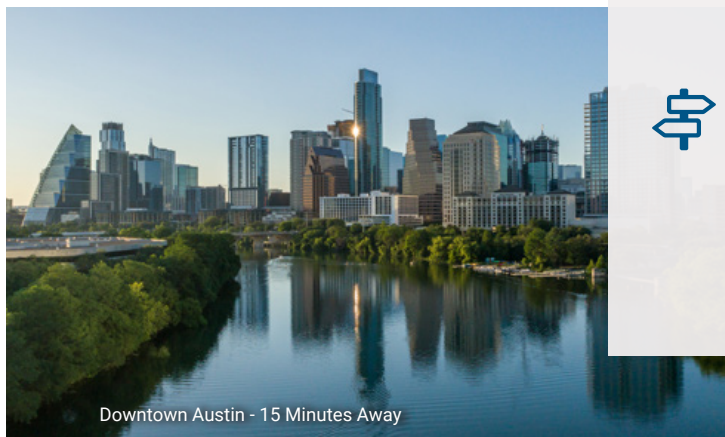
PRIME LOCATION



The Domain - 14 minutes away



Pflugerville, TX - 15 Minutes Away



Downtown Austin - 15 Minutes Away



PRIME DEVELOPMENT OPPORTUNITY IN A THRIVING AREA

- Site is located less than 2 miles away from Samsung's Austin Semiconductor, a 180+ acre manufacturing facility with 3,000+ employees.
- Site is located less than 5 miles East of the Domain, a 300+ acre mixed-use area featuring 5,000+ multi-family units, 3.5M+ sqft of office space, and 1.2M+ sqft of retail space.



EASY ACCESS TO THE AUSTIN METRO AREA

- Close to trendy shopping, iconic restaurants, lively bars, and new eateries by some of the city's top up-and-coming chefs.
- The Domain: 14 minutes away
- Downtown Austin: 15 minutes away
- University of Texas: 15 minutes away
- Pflugerville: 15 minutes
- ABIA: 15 minutes



CLOSE PROXIMITY TO MAJOR THOROUGHFARES

- Site is less than a mile from I-35
- 2.5 miles from US-183
- 3 miles from US-290
- 5 miles from TX-130

AUSTIN OVERVIEW



26 MILLION
ANNUAL VISITORS



\$7 BILLION
ANNUAL ECONOMIC IMPACT
FROM VISITOR SPENDING



2.1 MILLION
MSA POPULATION 11TH
MOST POPULOUS CITY
IN THE U.S



152
NEW
RESIDENTS
DAILY

Notable Tech Companies

DELL
12,000
EMPLOYEES

Apple
7,500
EMPLOYEES

IBM
6,000
EMPLOYEES

ORACLE
5,000+
EMPLOYEES
(10,000 Potential)

SAMSUNG
3,500
EMPLOYEES

indeed
3,000
EMPLOYEES

Expedia
2,000
EMPLOYEES

facebook
1,700
EMPLOYEES

U.S. ARMY
500
EMPLOYEES

- NO. 1** ● **Population Growth Percentage Among Major US Markets**
(CBRE Research - April 2020)
- NO. 1** ● **Hottest Job Markets**
(The Wall Street Journal February 2020 & 2019)
- NO. 1** ● **Best Place to Live in the U.S. for the 3rd Straight Year**
(U.S. News & World Report - April 2019)
- NO. 1** ● **Growth Over the Last Decade**
(Brookings Institution - March 2019)
- NO. 2** ● **Top 10 Real Estate Markets for 2021**
(PWC/Urban Land Institute - October 2020)
- NO. 2** ● **Cities That Will Be Leading Technology Innovation Hubs Over Next 4 Years**
(KPMG - January 2020)
- NO. 2** ● **Fastest Growing Population Among U.S. Cities**
(CityLab - August 2019)
- NO. 2** ● **America's Best Cities for Jobs**
(Forbes - May 2018)
- NO. 3** ● **High Tech Job Growth**
(CBRE Research - March 2020)
- NO. 3** ● **Where America's Jobs are Created & Sustained**
(Milken Institute - February 2020)
- NO. 3** ● **Economic Growth Potential**
(Business Facilities - July 2018)
- NO. 3** ● **Best Performing Economies (Top 40 U.S. Metros)**
(Business Insider - June 2018)

Listings Team



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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT



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