



FOR SALE

FULLY ENTITLED, 16± AC MIXED-USE DEVELOPMENT SITE LOCATED IN GROWING SOUTHEAST AUSTIN

7800 BURLESON ROAD, AUSTIN, TX

HIGHLIGHTS

- Potential for 315-unit, garden-style apartment development
- Fully entitled - site plan & building permit
- Ideal for workforce housing within Austin's Southeast submarket
- Strong demographics
- Located within an Opportunity Zone
- Just 5 miles from Austin-Bergstrom International Airport
- High visibility & easy access along Burleson Rd. (VPD 16,401)
- Convenient access to all major roadways (183, 290 & I-35)

SIZE	16.15± AC
FUTURE LAND USE	High-Intensity Multi-Unit Residential/Community Commercial/Mixed-Use/Neighborhood Plan
ZONING	GR-MU-NP
TAXES (2021)	\$60,495
PARCEL ID#	295640 & 768306

DETAILS

This prime multi-family development site is ideally situated to take advantage of all that Austin has to offer, including numerous employment opportunities, transportation options and entertainment venues. The proposed development contemplates a garden-style apartment complex spanning 16 acres. Entitlements call for 315 units spread across six, four-story buildings, a 3,000± SF amenity center and 1,700± SF leasing office. The development's cost effective design will utilize surface parking for its 454 spaces while providing green space and a park-like setting for the benefit and enjoyment of its residents.

The site offers immediate proximity to major employers. Tesla's Gigafactory sits just 8 miles from the site and currently employs over 20,000 with plans to triple that number in coming years. Similarly, the Austin-Bergstrom International Airport is less than 5 miles away and supports 7,000 jobs, with recent plans to add three new gates as part of its West Gate Expansion Project.

ALSO AVAILABLE FOR SALE:

1129-1135 Gunter St., Austin, TX
3.4± AC Mixed-Use Development Site

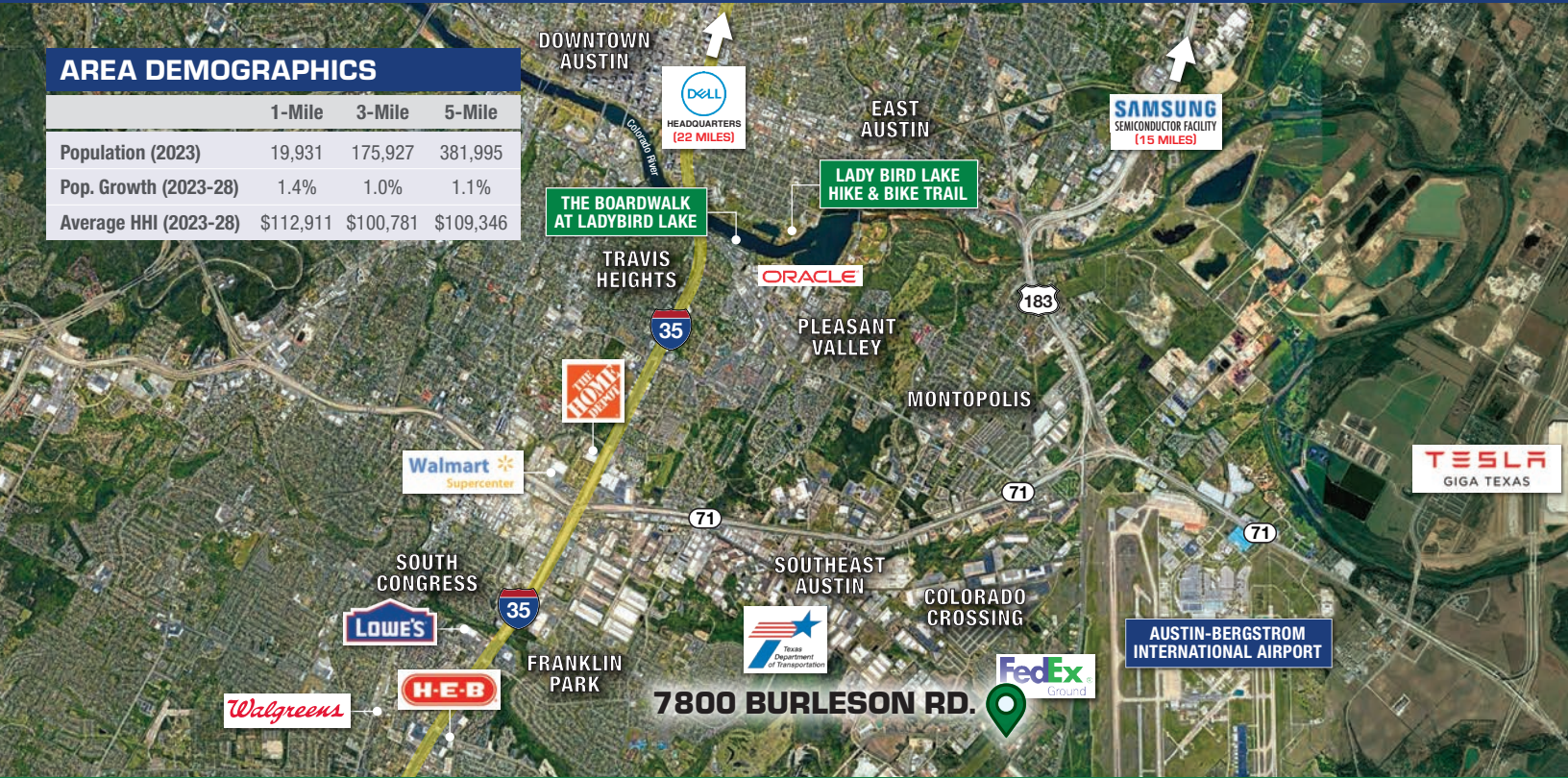
5916 North Lamar Blvd., Austin, TX
2± AC Mixed-Use Development Site

1806 Clubview Ave. (Unit B), Austin, TX
1.65± AC Mixed-Use Development Site



AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population (2023)	19,931	175,927	381,995
Pop. Growth (2023-28)	1.4%	1.0%	1.1%
Average HHI (2023-28)	\$112,911	\$100,781	\$109,346



7800 BURLESON ROAD, AUSTIN, TX

LOCAL INFORMATION

Austin's Southeast neighborhood is a dynamic and culturally rich area that offers a distinctive urban experience. The site is close to Carson Creek Ranch music venue, a waterfront amphitheater set on 60-acres; Circuit of the Americas, the only purpose-built race facility in the nation; and McKinney Falls State Park, featuring outdoor recreational opportunities like camping, hiking, swimming, fishing, biking and more. These nearby amenities provide residents with opportunities for outdoor entertainment and adventure, while the proximity to major highways ensures easy access to the rest of Austin. A number of major corporations have migrated to Central Texas in recent years due to the advantageous tax climate and robust entrepreneurially-focused economy. In addition to Tesla's Gigafactory and the Austin-Bergstrom International Airport, area employers include Oracle (5,000+ employees), Infineon (1,000+ employees), National Instruments (7,000+ employees), Samsung (3,100+ employees) and Dell (13,000+ employees), not to mention local employers like the nearby TX DOT Campus (1,600+ employees).

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate (HRE) website at www.HilcoRealEstate.com.

BID SUBMISSION

All Bids should be submitted using a Letter of Intent (LOI). Those deemed as Qualified Bidders will be invited to participate in a second round. All second round final bids must be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Steve Madura at smadura@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, buyers will need to execute the Non-Disclosure Agreement (NDA) available on the HRE website. Once received and processed, you will be provided access to the Virtual Data Room containing property and sale information.

CONTACT

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Paul A. Lynn & Assoc., LLC	9000489	paullynnccim@gmail.com	713-825-1771
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul A. Lynn	0244902	paullynnccim@gmail.com	713-825-1771
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date