

THE DOMAIN

Austin, TX



STEVE T. MATTHEWS CO.

COMMERCIAL REAL ESTATE BROKERAGE

Charles Quisenberry

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1717 W. 6th Street, Ste. 238

Austin, TX 78703

Office: 512.480.9700 Cell: 512.587.1060

Description:

For sale 2.47 ac hotel/multi-family, retail/office site available.

Domain Anchors:

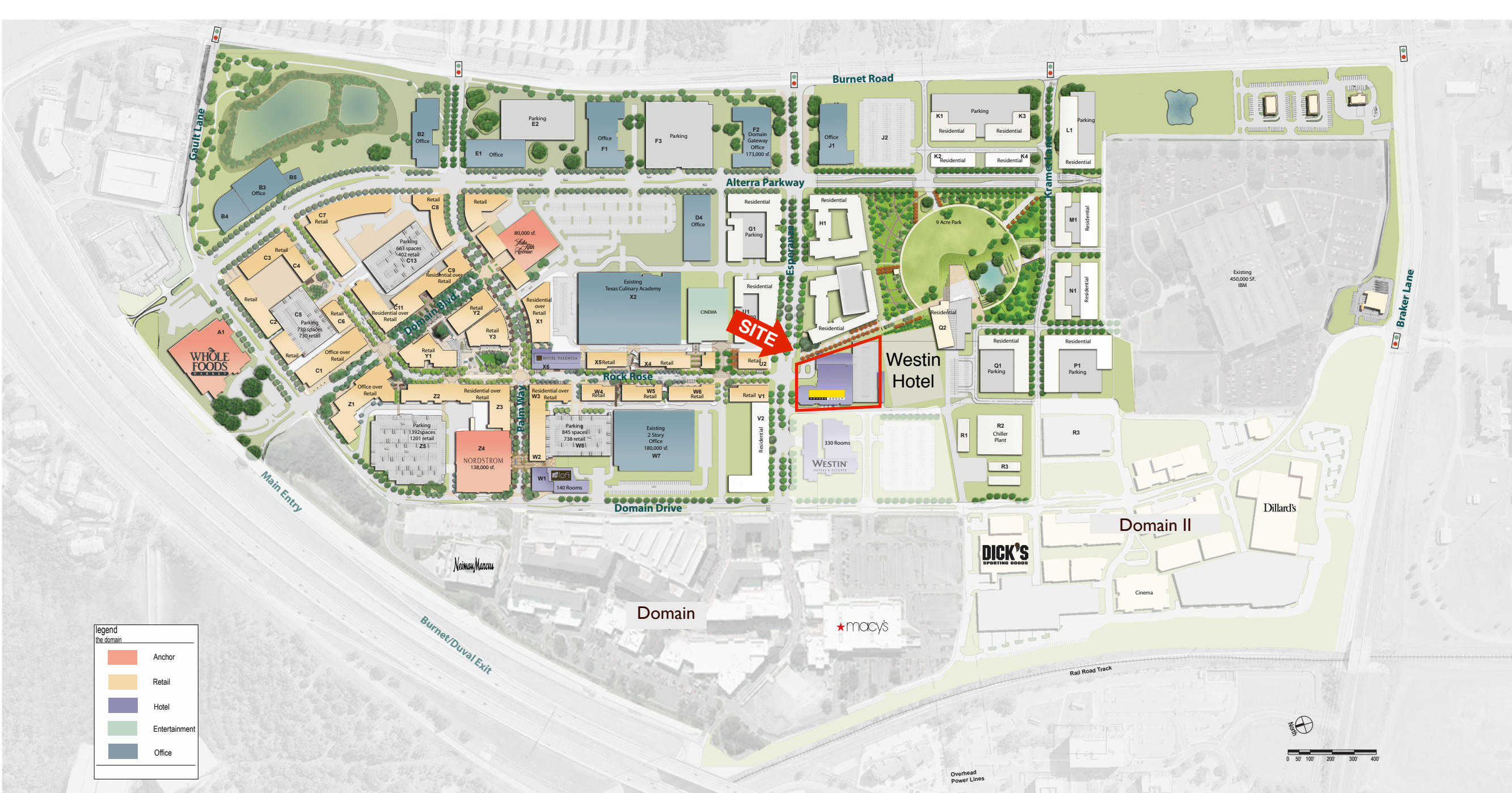
Neiman Marcus, Macy's, Dillard's, Dick's Sporting Goods, Gold Class Cinemas.

1,091,000 Sq. Ft. – GLA



Trade Area:

In 2009, The Domain's trade area population topped 732,000 and 32% of the population held at least a bachelor's degree. Trade area households numbered more than 289,000 and average annual household income exceeded \$92,000 with 17% earning more than \$100,000. Trade area population and households are both projected to increase by more than 14% over the next five years.



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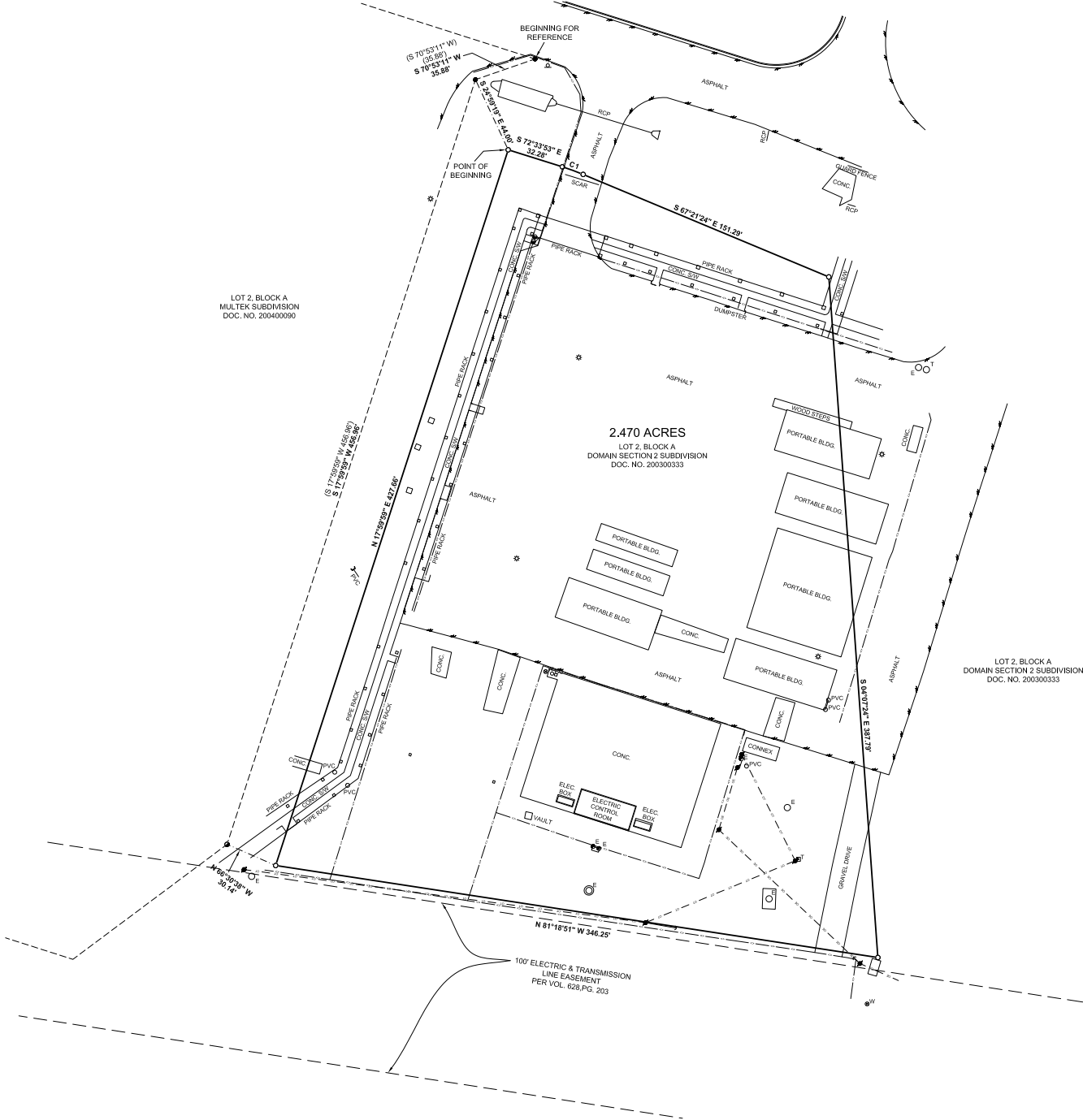


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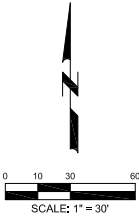


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Survey



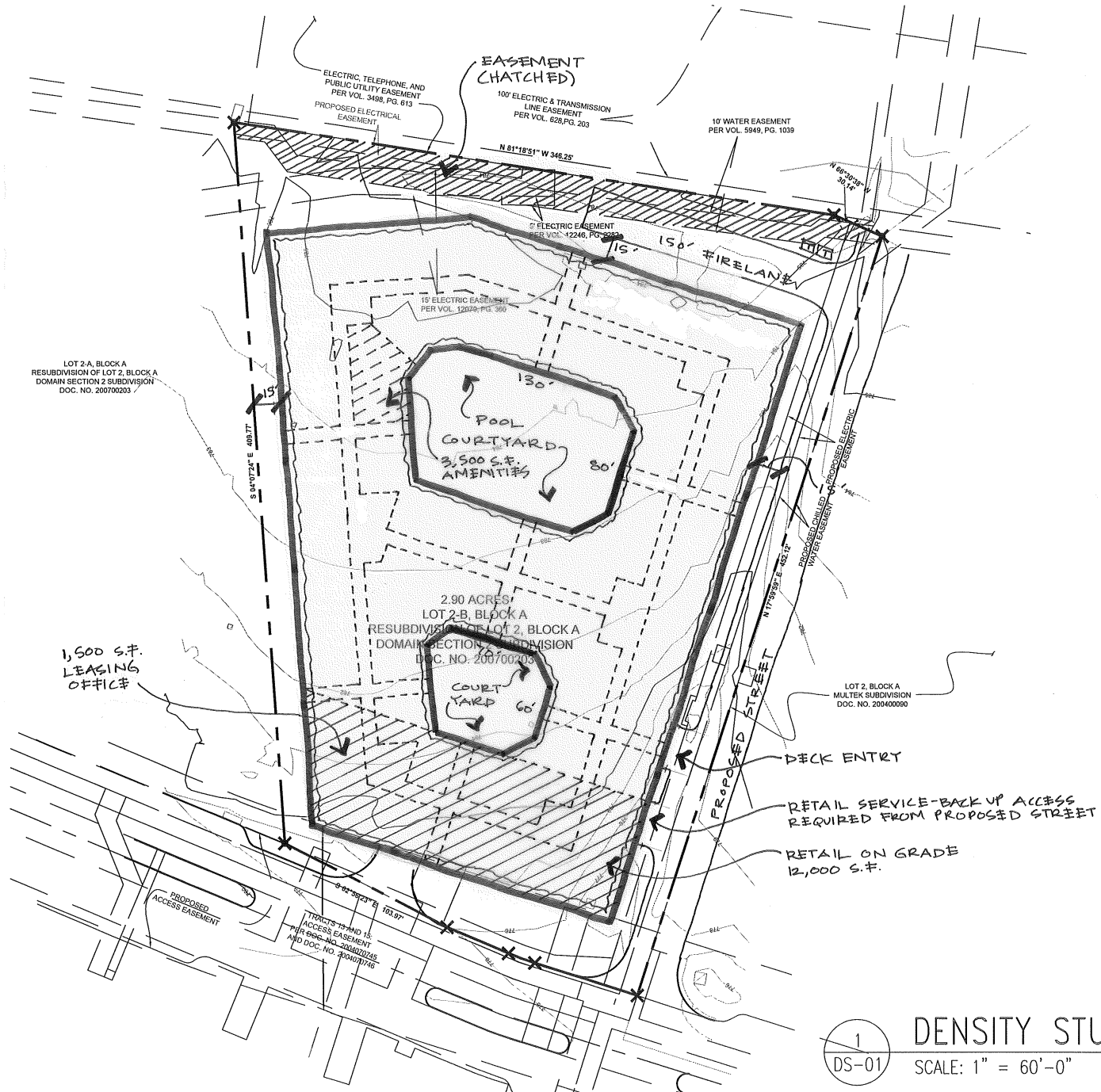
NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	138.60'	12.59'	05°12'29"	N 69°57'38" W	12.59'



LEGEND

- 1/2" IRON ROD FOUND
- IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH "BAKER-AICKLEN" CAP
- UTILITY POLE
- TELEPHONE POLE
- LUMINARE STANDARD
- MANHOLE TELEPHONE
- TELEPHONE BOX
- ELECTRIC BOX
- ELECTRIC METER
- WATER METER
- TELEPHONE PEDESTAL
- PVC PIPE
- CLEAN OUT
- SIGN
- OVERHEAD UTILITY LINE
- OVERHEAD TELEPHONE LINE
- GUY WIRE
- CHAIN LINK FENCE
- RECORD BEARING AND DISTANCE PER DOCUMENT NO. 200300333

Density Study



SITE DATA:

Land

2.47 Acres

Residential

Type IIIA: 5 Story over Retail/Parking
295 units at 900 sf average unit size
265,500 sf net rentable area
3,500 sf allotted for amenities at Plaza podium level
Approximately 101 units/acre

Retail

12,000 sf of Retail on grade plus 1,500 sf leasing office

Parking

Residential:
360 residential spaces provided at 1.22 sp/d.u.

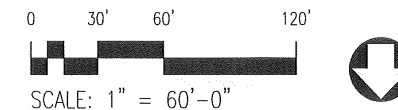
Retail:
40 spaces provided at 1 sp/300 sf

Total Parking:
400 parking spaces provided in
2 levels of parking

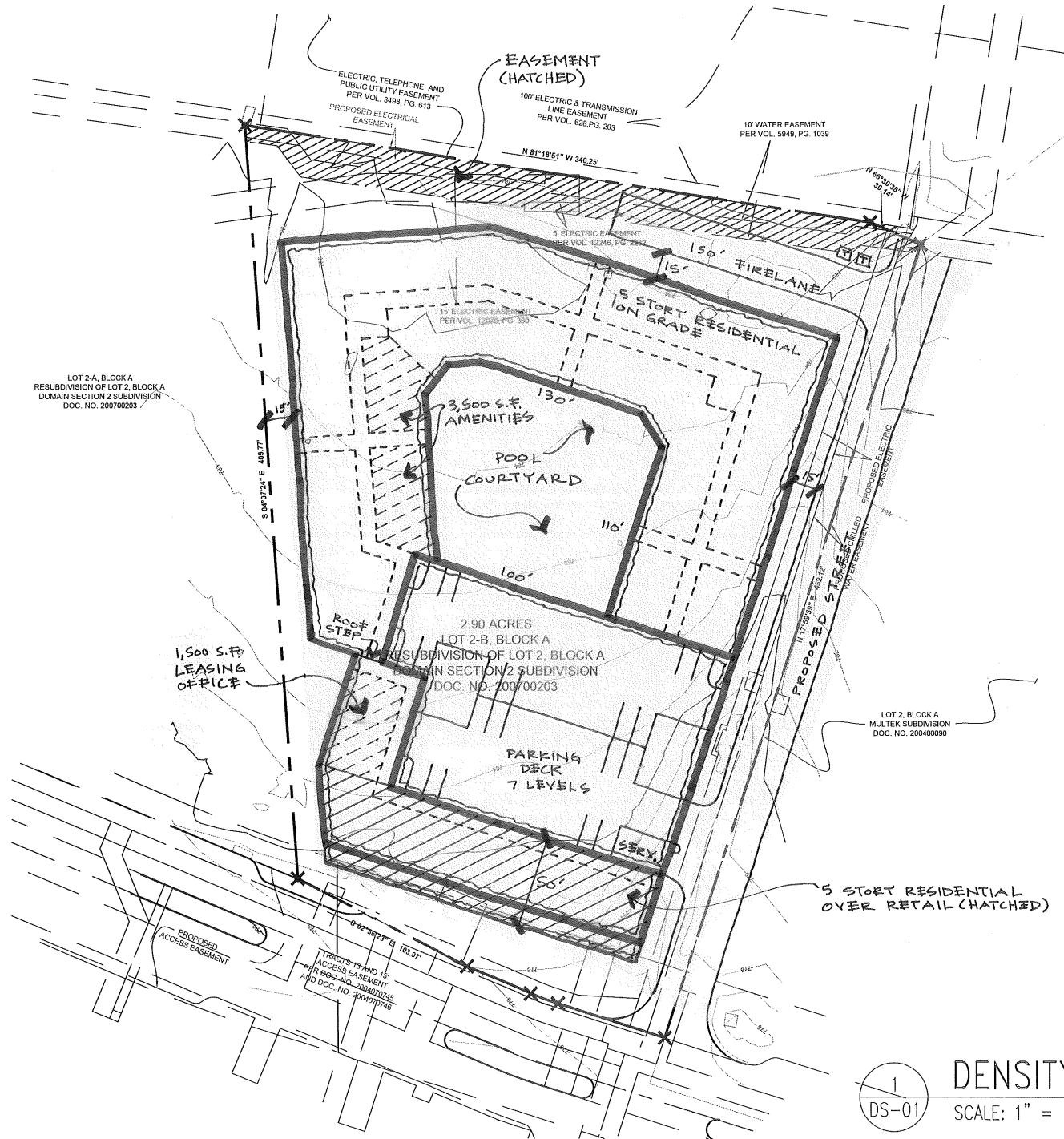
*Lower level below grade, required to be defined as a basement level to maintain building Type IIIA status.

*Service for retail outside of parking area, requiring vehicular back-up at proposed street. If service is required in parking levels, parking is reduce to 1 space per unit, not including retail parking spaces

NOTE: AS REQUESTED, NO DUE DILIGENCE COMPLETED



Density Study

**SITE DATA:**

Land

2.47 Acres

Residential

Type IIIA: 5 Story on Grade and 5 Story over Retail
210 units at 900 sf average unit size
189,000 sf net rentable area
5,000 sf allotted for leasing and amenities
Approximately 72 units/acre

Retail

9,000 sf of Retail with Residential Above

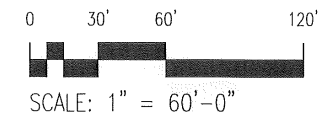
Parking

Residential:
315 residential spaces provided at 1.5 sp/d.u.

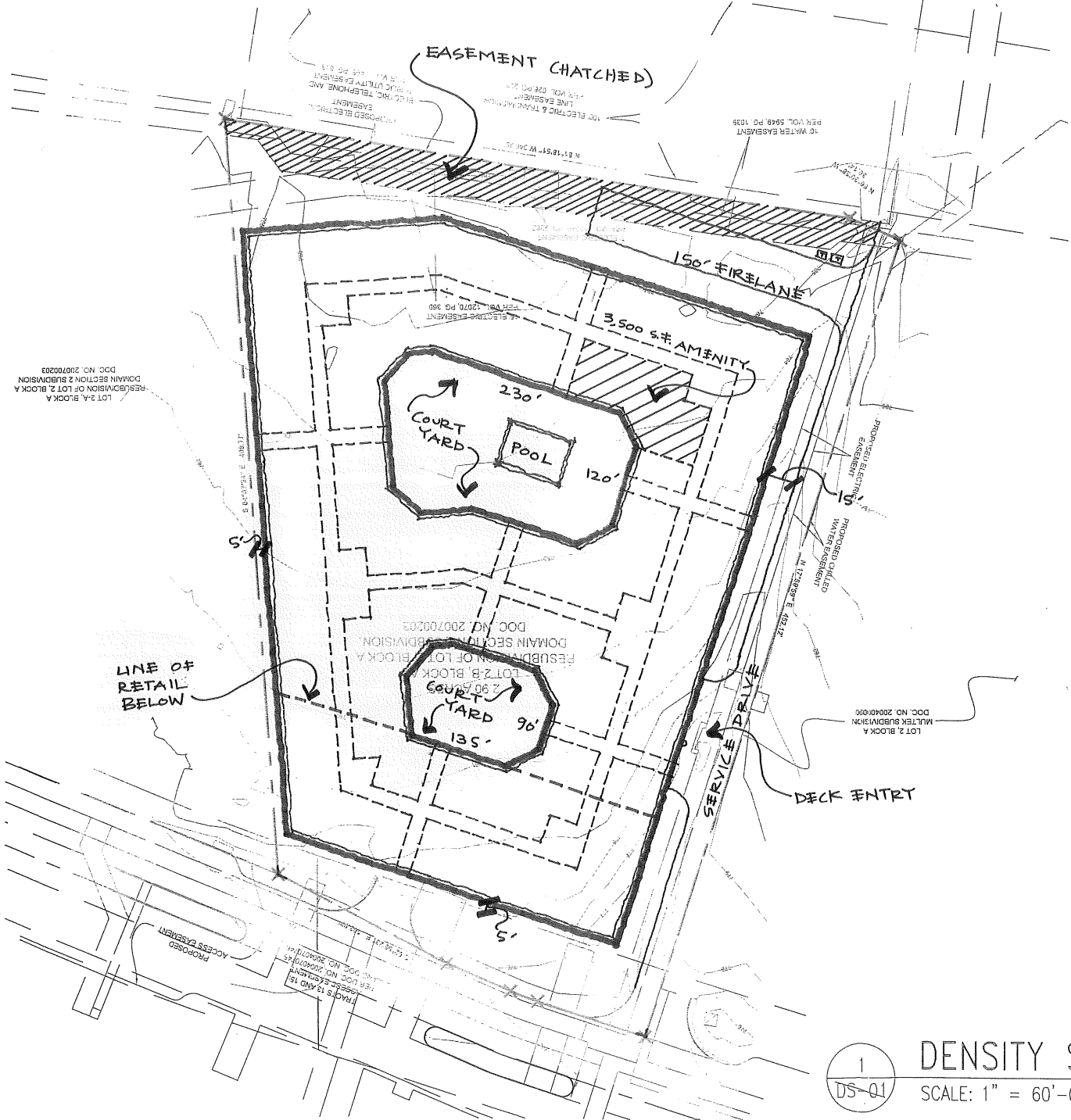
Retail:
30 spaces provided at 1 sp/300 sf

Total Parking:
345 parking spaces provided in 7 level parking deck

NOTE: AS REQUESTED, NO DUE DILIGENCE COMPLETED



Density Study



SITE DATA:

Land

2.47 Acres

Zoning: MI-PDA (Major Industrial Planned Development Area)

Residential

4 Story Residential over Retail/Parking

250 units at 900 sf average unit size

225,000 sf net rentable area

3,500 sf allotted for amenities

Approximately 86 units/acre

Retail

13,000 sf of Retail on grade plus 1,500 sf leasing office

Parking

Parking Per Zoning:

Residential:

65% 1-BR at 1 sp/d.u. = 162 spaces

35% 2-BR at 1.5 sp/d.u. = 132 spaces

Total of 294 residential spaces provided

Retail:

Total of 40 spaces provided at 1 sp/325 sf

Total Parking:

334 parking spaces provided in

2 levels of parking

*If parking at 1 sp/bedroom, plan reflects a deficit of approximately 60 spaces (with 30% compact spaces).



DENSITY STUDY

SCALE: 1" = 60'-0"

0 30' 60' 120'



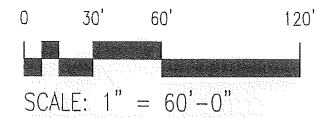
SCALE: 1" = 60'-0"



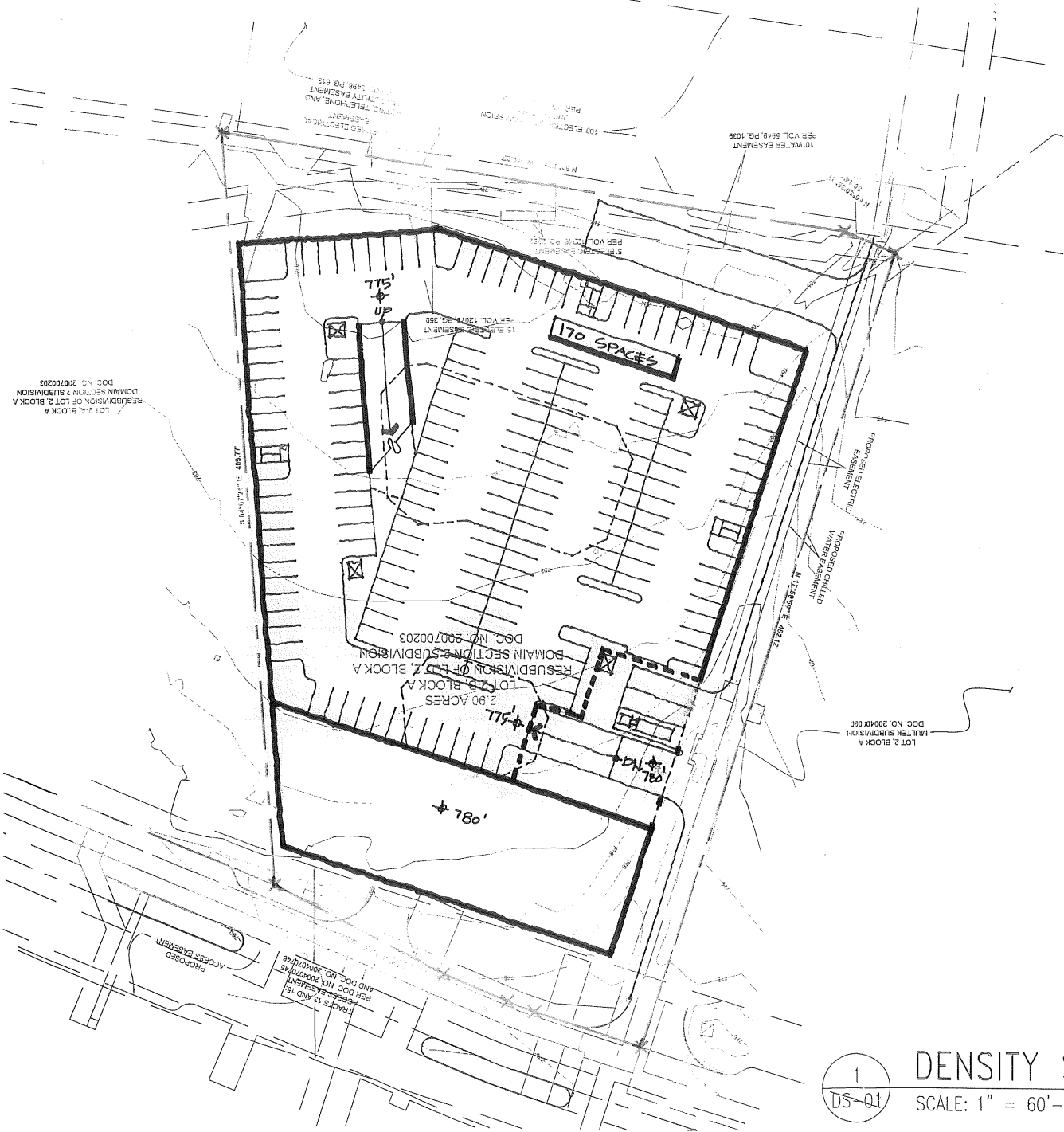
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DENSITY STUDY

SCALE: 1" = 60'-0"



Density Study



1
DS-01

DENSITY STUDY
SCALE: 1" = 60'-0"

