

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.

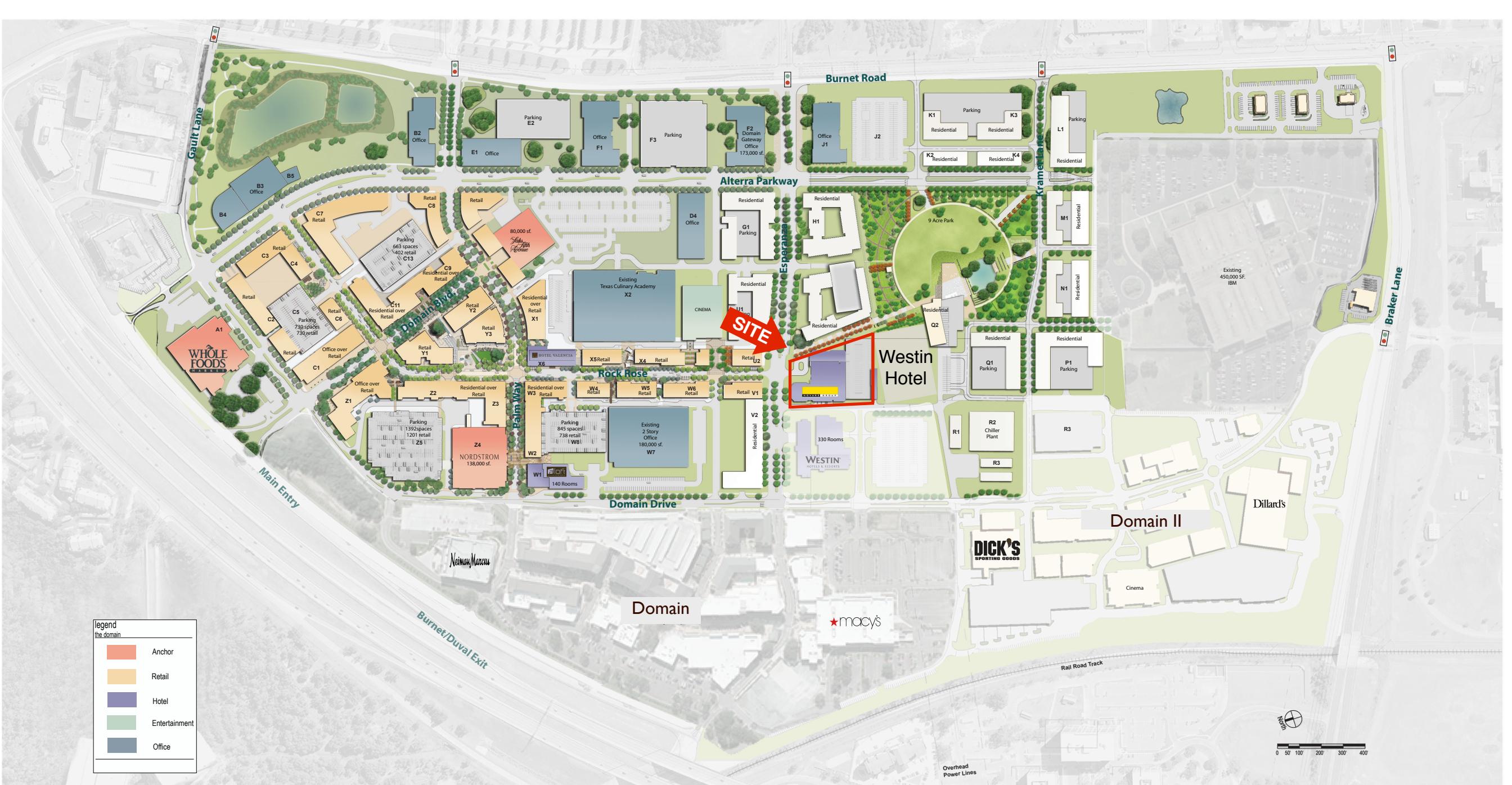
Domain Anchors:

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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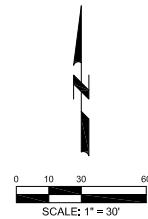
Survey

LOT 2, BLOCK A
MULTEK SUBDIVISION
DOC. NO. 200400090

2.470 ACRES
LOT 2, BLOCK A
DOMAIN SECTION 2 SUBDIVISION
DOC. NO. 200300333

LOT 2, BLOCK A
DOMAIN SECTION 2 SUBDIVISION
DOC. NO. 200300333

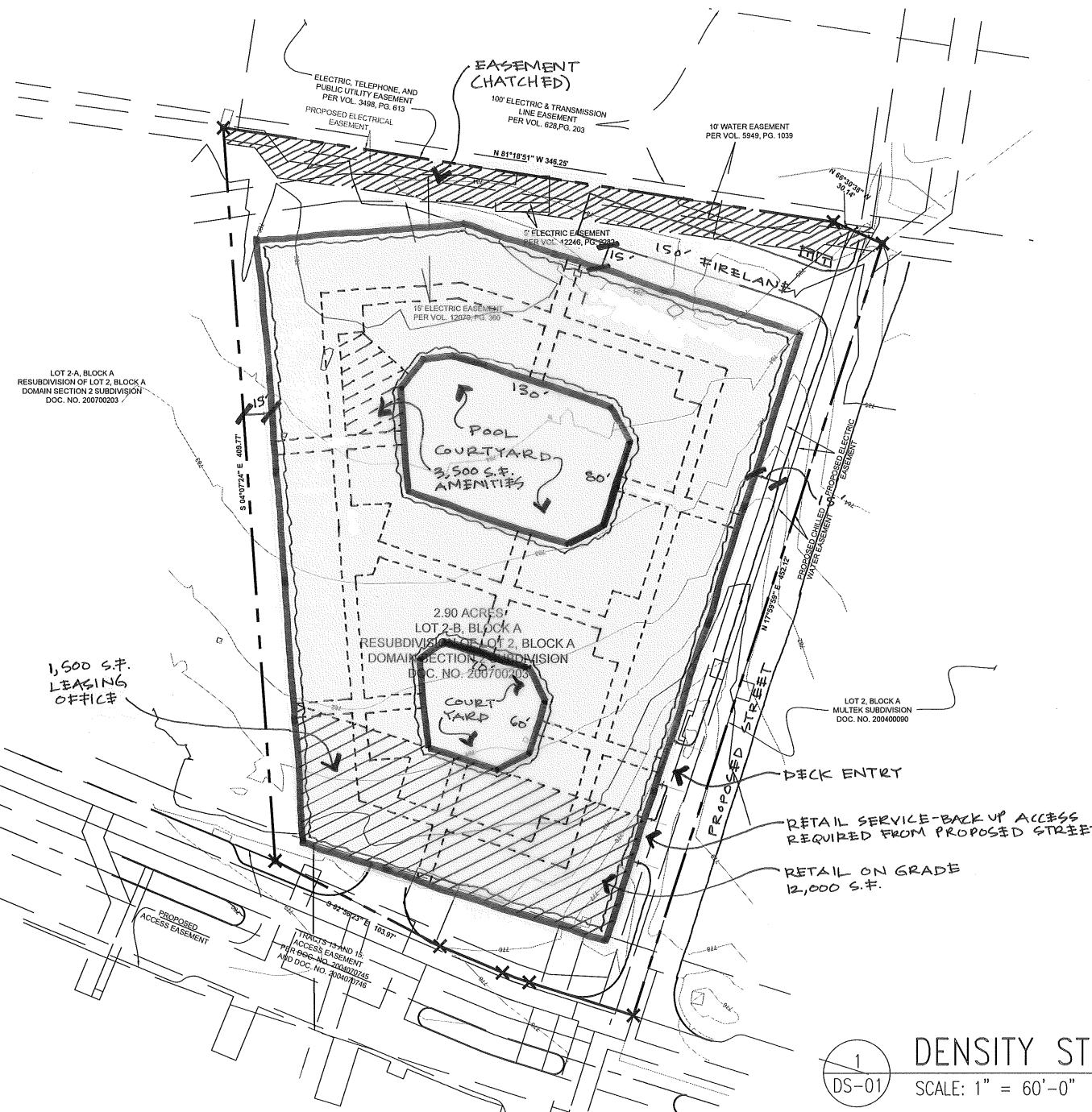
NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHOR.
C1	138,50'	12,59'	05°12'29"	N 69°57'38" W	12,59'



LEGEND

1/2" IRON ROD FOUND
IRON ROD FOUND WITH CAP
1/2" IRON ROD SET WITH
"BAKER-ACKLEN" 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

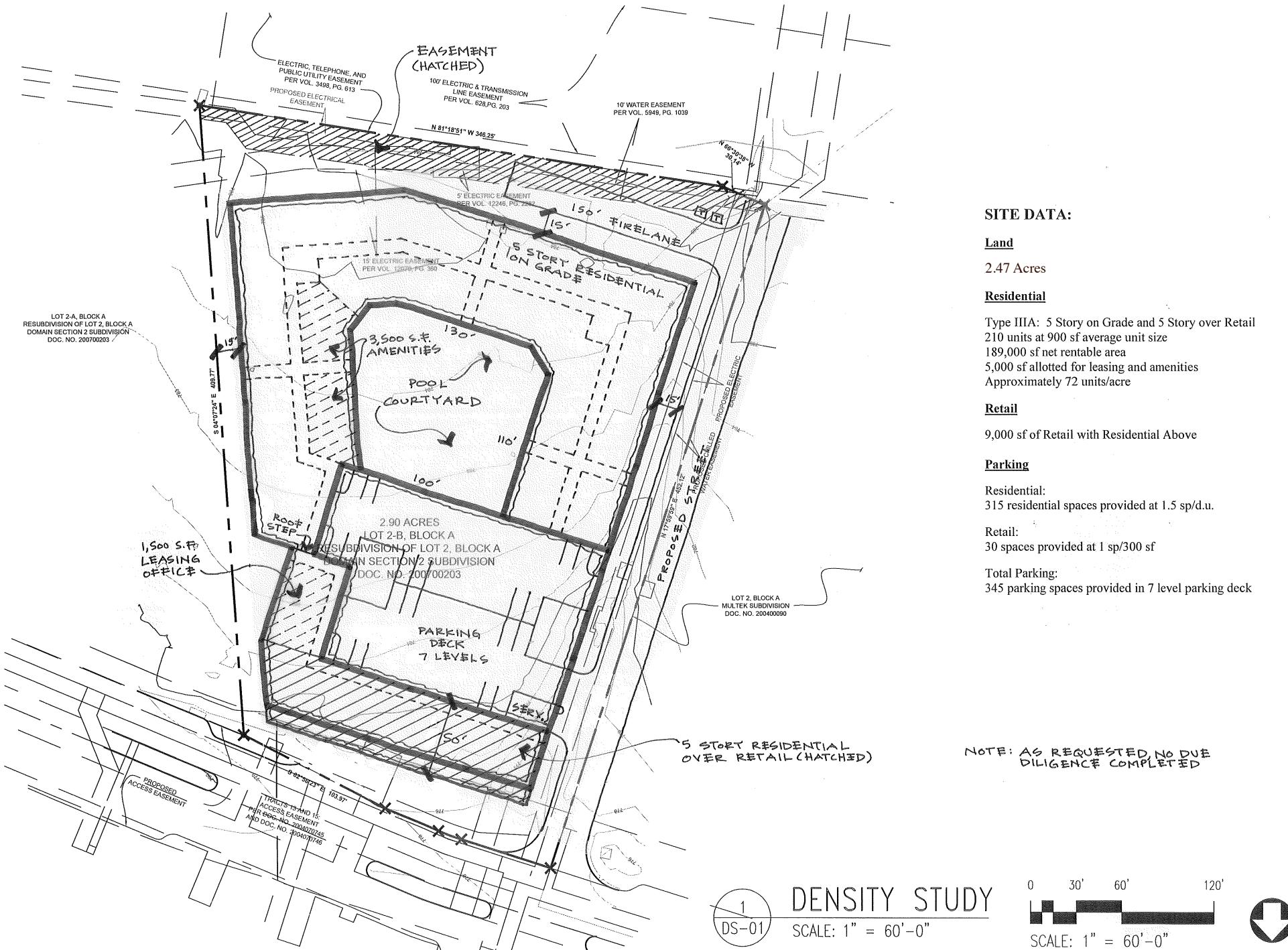
Total Parking:
400 parking spaces provided in
2 levels of parking

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

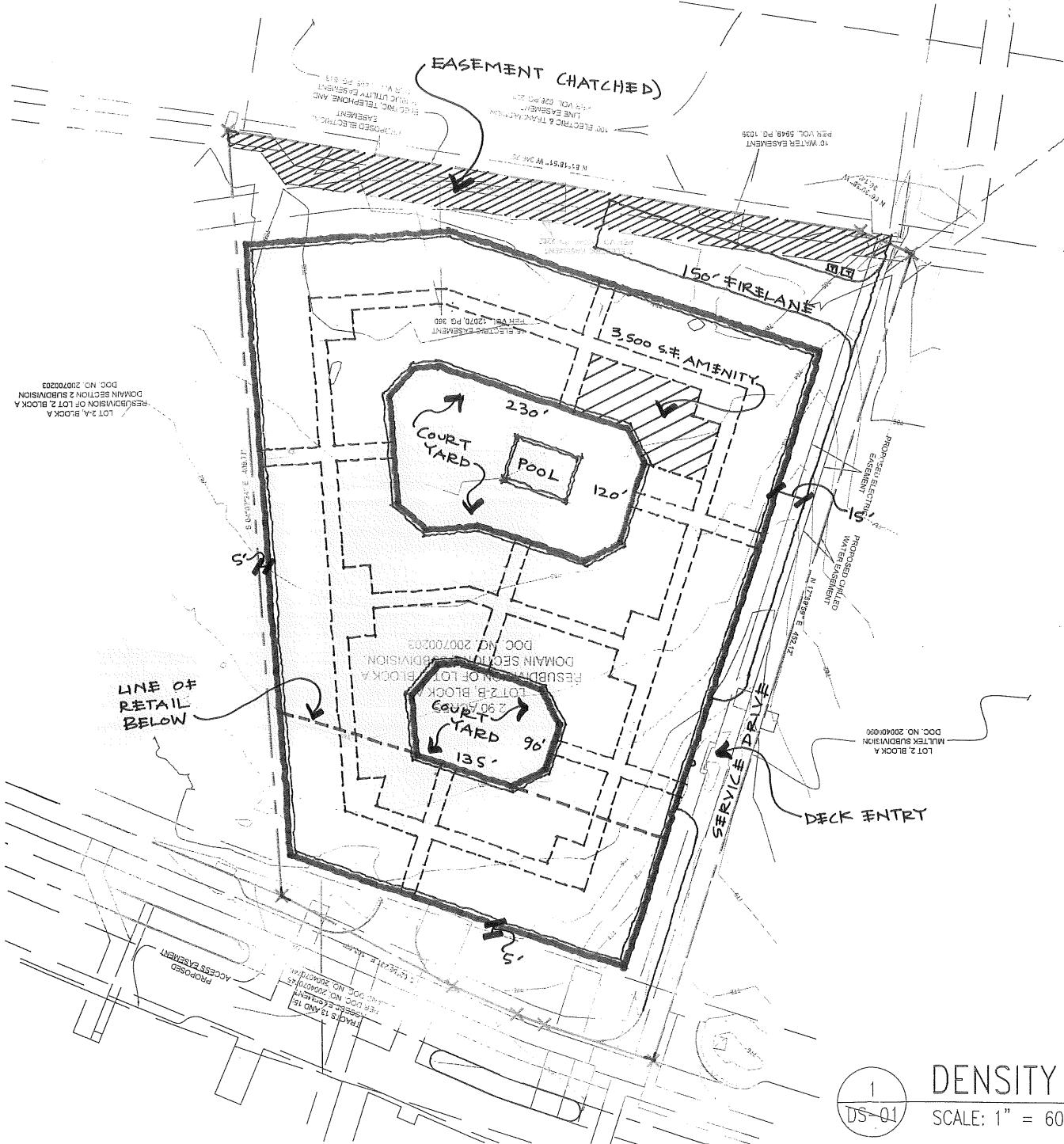
*Service for retail outside of parking area, requiring
vehicular back-up at proposed street. If service is required
in parking levels, parking is reduced to 1 space per unit, not
including retail parking spaces

NOTE: AS REQUESTED, NO DUE
DILIGENCE COMPLETED

Density Study



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

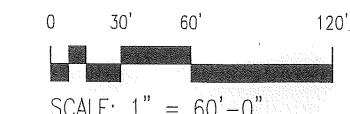
Retail:

Total of 40 spaces provided at 1 sp/325 sf

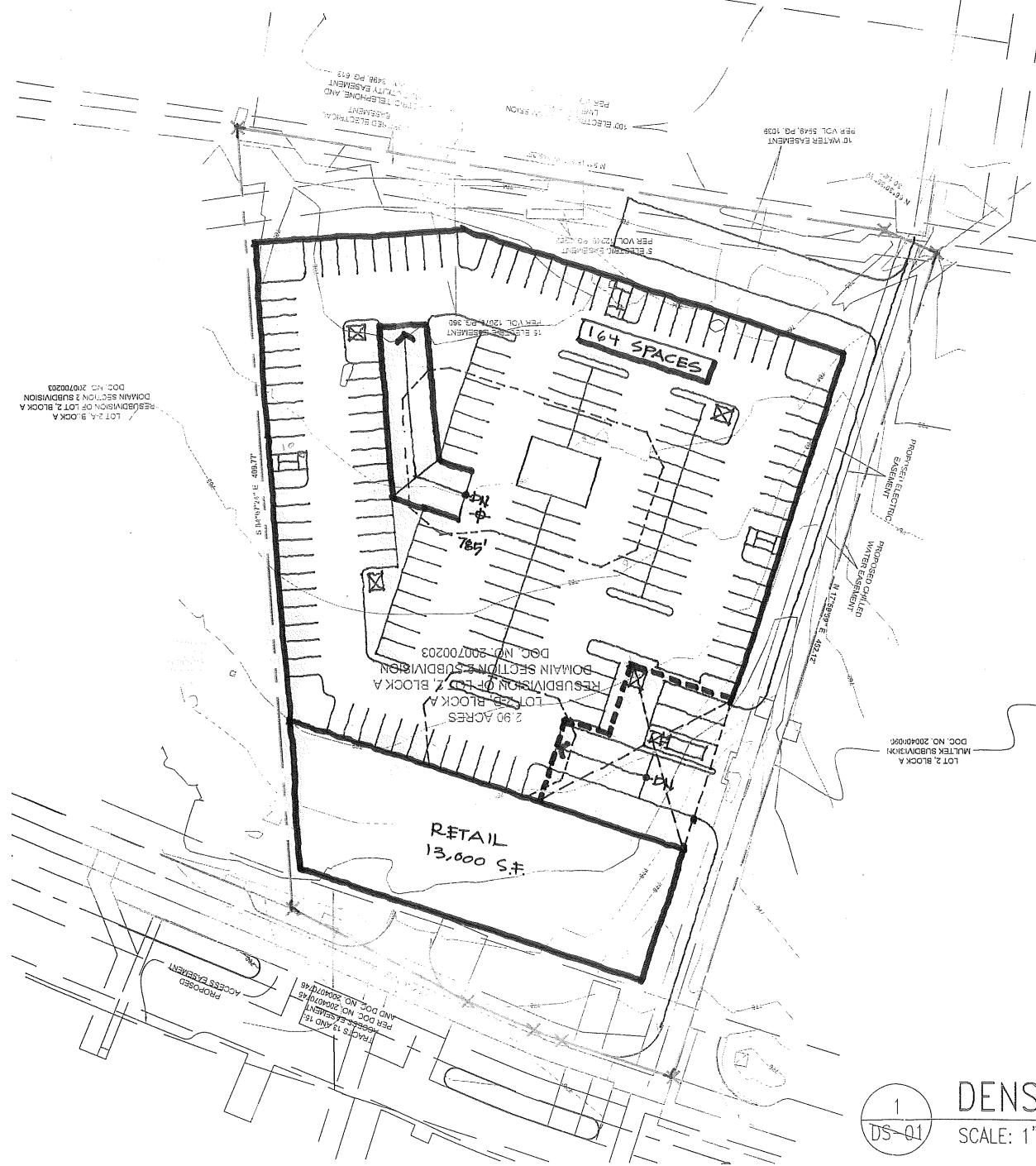
Total Parking:

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).



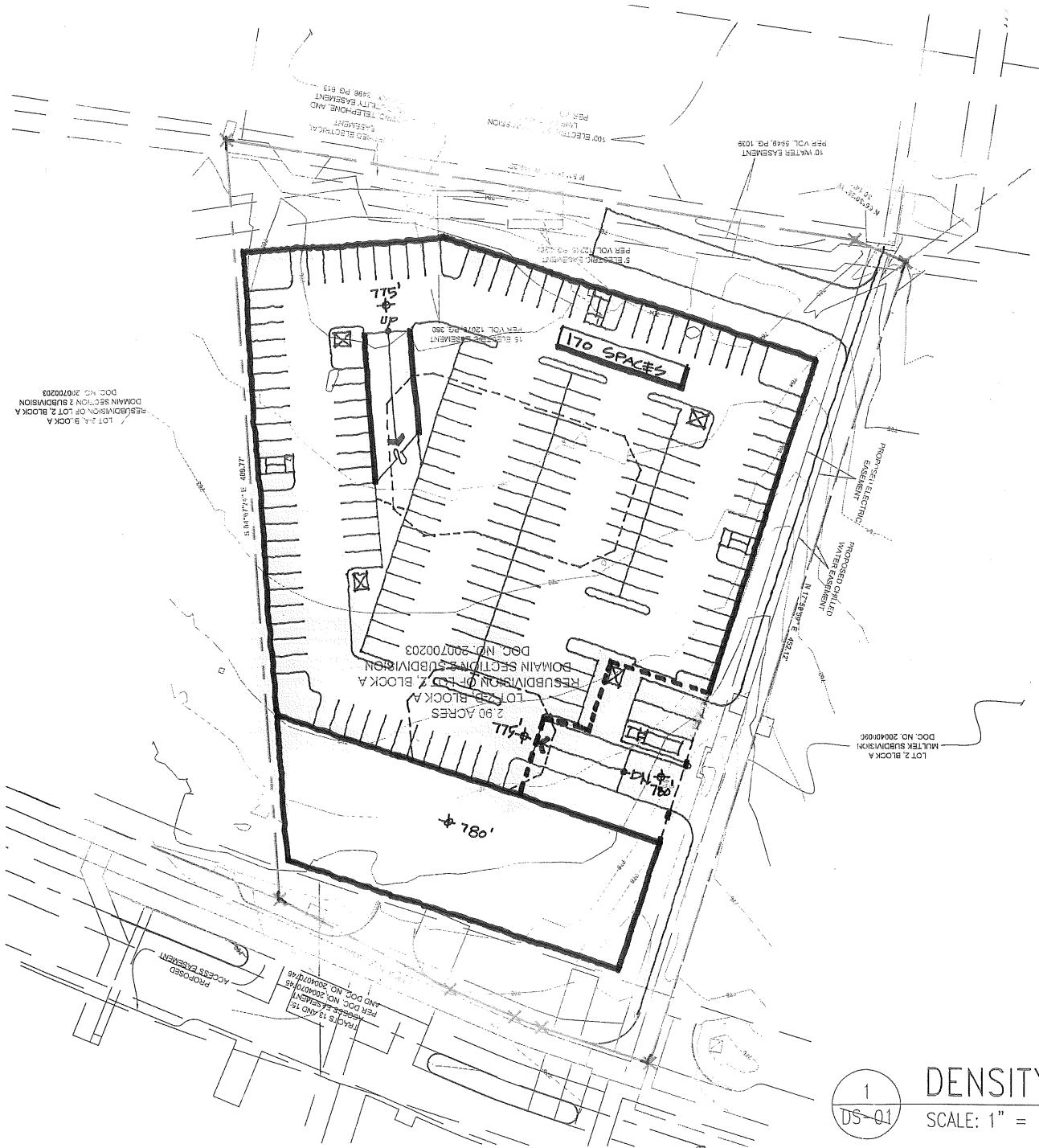
Density Study



DENSITY STUDY



Density Study



DENSITY STUDY

0 30' 60' 120'

SCALE: 1" = 60'-0"

