

801 & 821 Woodward Street

801 & 821 Woodward
Austin, TX 78704

15.845 ACRE SITE | PREMIER DEVELOPMENT OPPORTUNITY



South Lamar Retail District
±4 Miles

Downtown Austin
±4 Miles

SoCo Retail District
±3 Miles

801 & 821
Woodward St.

SOUTH CONGRESS AVENUE

ST. EDWARD'S
UNIVERSITY

WOODWARD STREET

WAL*MART
SUPERCENTER

THE HOME
DEPOT

INTERNAL
REVENUE SERVICE



Investment Summary

CBRE is pleased to present 801 & 821 Woodward Street, a premier development site adjacent to the distinguished St. Edwards University in highly coveted South Central Austin.

A recent massing study shows 5-story wrap product yielding 1,027 potential units resulting in 837,0005 buildable square feet. The site provides a rare opportunity to develop significant scale near Austin's urban core north of US-290. Future residents at the site are less than 10 minutes from the Austin CBD, 8 minutes from high-end retail along South Congress, and within walking distance of St. Edwards University. The site is primed for a landmark development.

- + 15.845 Acre / 690,208 Square Foot Site
- + Location on Woodward Street allows quick access to IH-35, US-290, South Congress, and South 1st Street
- + Rezone to LI-PDA – Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan (GR-V-CO-NP) - underway by Drenner Group - Fall 2023 Completion Target. This rezoning will allow for multifamily development including increased density and building heights at the property.
- + Yield studies on the site completed by STG Design show 5-story multifamily over 2-story podium resulting in 1,027 units and 837,005 buildable square feet. Lower density wrap construction and surface parked scenarios are also available in the property document center.
- + The property is available on an All Cash basis. The current owner desires a 2-year leaseback on the 3.5-acre portion of the property at 821 Woodward that includes the SACHEM facility.
- + There is a significant amount of property information available in the Document Center including a clean Phase I ESA.



Property Overview

Location	South of Woodward St. & West of IH-35
Address	801 & 821 Woodward Austin, TX 78704
Tax Parcel ID's	Tract 1 - 313578 - 3.526 Acres Tract 2 - 464991 - 12.319 Acres
2022 Proposed Tax Rate	1.974923%
Legal Description	Tract 1 - LOT A S A C ADDN Tract 2 - LOT @ BLK A PENICK SUBD RESUB OF A PORTION OF TRACT 2
Total Site Area	15.845 Acres
Total Site Square Footage	690,208 Square Feet
Projected Site Use	Multifamily - Rezoning in Progress
County	Travis
City	City of Austin
Zoning	Tract 1 - LI-NP, Tract 2 - LI-PDA-NP Limited Industrial Services - Neighborhood Plan Combining District, Limited Industrial Services - Planned Development Area - Neighborhood Plan Combining District
Rezoning	Rezone to - Community Commercial - Verti- cal Mixed Use - Conditional Overlay - Neigh- borhood Plan (GR-V-CO-NP) - underway by Drenner Group - Fall 2023 Completion Target.



Property Details

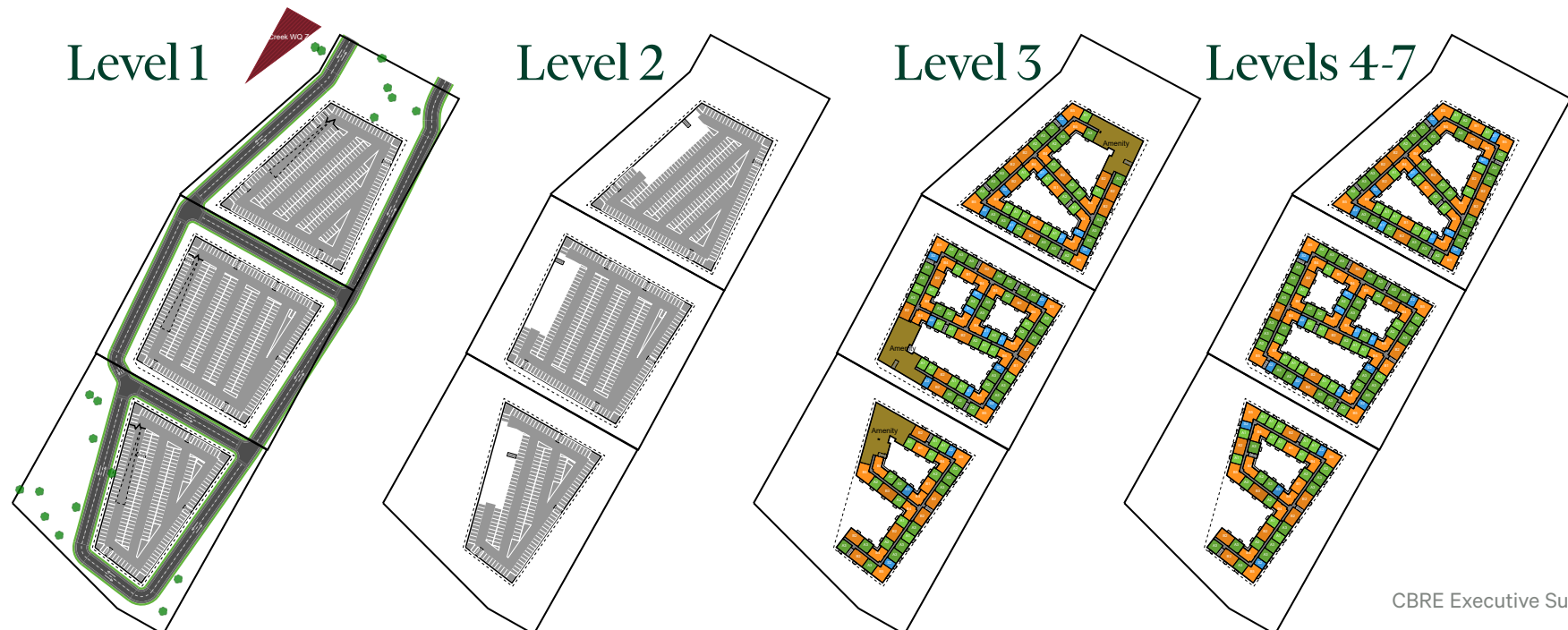
Zoning	Tract 1 - LI-NP, Tract 2 - LI-PDA-NP Limited Industrial; Limited Industrial - Planned Development Agreement
Rezoning	Rezone to Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan (GR-V-CO-NP) - Fall 2023 Completion Target.
Maximum Height	LI-PDA - 55 Feet, LI - 60 Feet - per current Zoning. Rezone underway.
Floodplain	According to FEMA Panel No. 48453C0585H - the northwest corner of Tract 2 (0.38 Acres) lies within the 100 year floodplain
Impervious Cover	80%
Building Coverage	75%
Water Quality & Detention	Required
Terms	Available on an All Cash Basis with a 2-Year Leaseback of Sachem Plant Site at 821 Woodward

Utilities

Availability	Utilities Available at Site
Electric	Austin Energy
Water/Wastewater	Austin Water
Gas	Texas Gas

Schools

District	Austin ISD
Elementary	Galindo Elementary School
Middle	Lively Middle School
High School	Travis High School



Yield Study Summary - Multifamily

5-Story Multifamily over 2-Story Podium



1,027
Multifamily Units

1,368
Beds



Density	69.2 Units per Acre
Total Parking Spaces (Podium)	1,522 Parking Spaces
Parking Ratio	1.11 Parking Spaces per Bed / 1.48 Spaces per Unit
Yield Study	See Document Center for STG Yield Study Including Wrap & Surface Parked Scenarios
Engineering Study	See Document Center for KBGE Site Study

Location Overview

Future residents at the site are less than 10 minutes from the Austin CBD, 8 minutes from high-end retail along South Congress, and within walking distance of St. Edwards University.



UNIVERSITY OF TEXAS AT AUSTIN
51,000+ Enrollment

AUSTIN CBD
13.5 Million SF Office
110,000 Employees

EAST AUSTIN
Entertainment District Featuring Some of the City's Most Popular Bars and Restaurants

ORACLE
Corporate Headquarters
6,000 Employees

SOUTH CONGRESS RETAIL

Equinox	Everlane
Nike	Allen's Boots
Sweetgreen	Lululemon
Madewell	Warby Parker
Tecovas	Reformation

H-E-B
New 145,000 SF Multi-Level Store With Over 600 Parking Spaces

BLUNN CREEK NATURE PRESERVE
38.52 ACRES

MABEL DAVIS DISTRICT PARK
52.75 ACRES

801 & 821 WOODWARD

THE HOME DEPOT

IRS SERVICE CENTER

WALMART SUPERCENTER

Located in the Coveted 78704 Zip Code

The site is located in the 78704 zip code just south of Travis Heights and Bouldin Creek, two of Austin's highest-end single family neighborhoods. Per Redfin, the median home sale price in 78704 is \$850,000, and nearly 60% increase over the City of Austin average of \$533,000 as of December 2022.

A recent study by Florida Atlantic University showed that Austin is the #2 ranked metro in the country where renting is more financially beneficial than buying, based on the premium of home prices to average rental rates. This study highlights the runway the Austin market has for rental rate increases prior to renters transitioning to home buyers.

South Congress Avenue

Only a short walk from downtown, South Congress Avenue attracts a high volume of foot traffic due to its high concentration of chic boutiques, trendy lodging options, and local bars and restaurants. Commonly referred to as “SoCo” - this famous shopping district offers a diverse mix of tenants. Live music shows are frequent at SoCo’s many venues including the world-renowned Continental Club, Guero’s Taco Bar, and C-Boys Heart & Soul. SoCo is home to some of the Austin’s best locally-owned eateries such as Perla’s, Home Slice Pizza, Hopdoddy Burger Bar, Torchy’s Tacos, and Magnolia Cafe. The famous “I Love You So Much” mural can be found at Jo’s Coffee. Local favorites Cosmic Coffee + Beer Garden and Crux Climbing Center are both located on the south end of South Congress within walking distance of the site.

Music Lane Development

Located on South Congress Avenue less than 4 miles from the site, Music Lane is a unique cultural destination home to a diverse collection of boutiques, restaurants, and hotels serving as a gateway between downtown and South Austin. Some of the highest-end and most popular retail destinations in the city can be found here, including Hermès, Equinox, the exclusive Soho House, Reformation, and many more. The development is home to one of Austin’s hottest restaurants, Aba, and lunch staple Sweetgreen. The center also totals 50,000 square feet of office space with name brand tenants including Deloitte, Genseler, and Tritium Partners.



±600

Businesses

\$13.9M

Total Retail Sales

58,650

Daytime Population

Area Demographics

	RADIUS FROM 801 WOODWARD		
	1 MILE	3 MILES	5 MILES
2022 POPULATION	13,629	163,469	347,167
2027 PROJECTED POPULATION	14,120	173,459	368,651
PERCENT POP CHANGE: 2022 TO 2027	0.71%	1.19%	1.21%
2022 ESTIMATED HOUSEHOLDS	6,162	77,295	154,258
2027 PROJECTED HOUSEHOLDS	6,478	83,167	166,059
2022 AVERAGE HOUSEHOLD INCOME	\$84,053	\$104,421	\$106,667
2027 AVERAGE HOUSEHOLD INCOME	\$97,876	\$119,728	\$121,645
2022 MEDIAN AGE	30.3	32.1	31.0
2022 BUSINESSES	1,307	8,325	21,815
2022 EMPLOYEES	13,285	96,155	292,444



Population - 3 Miles
163,469



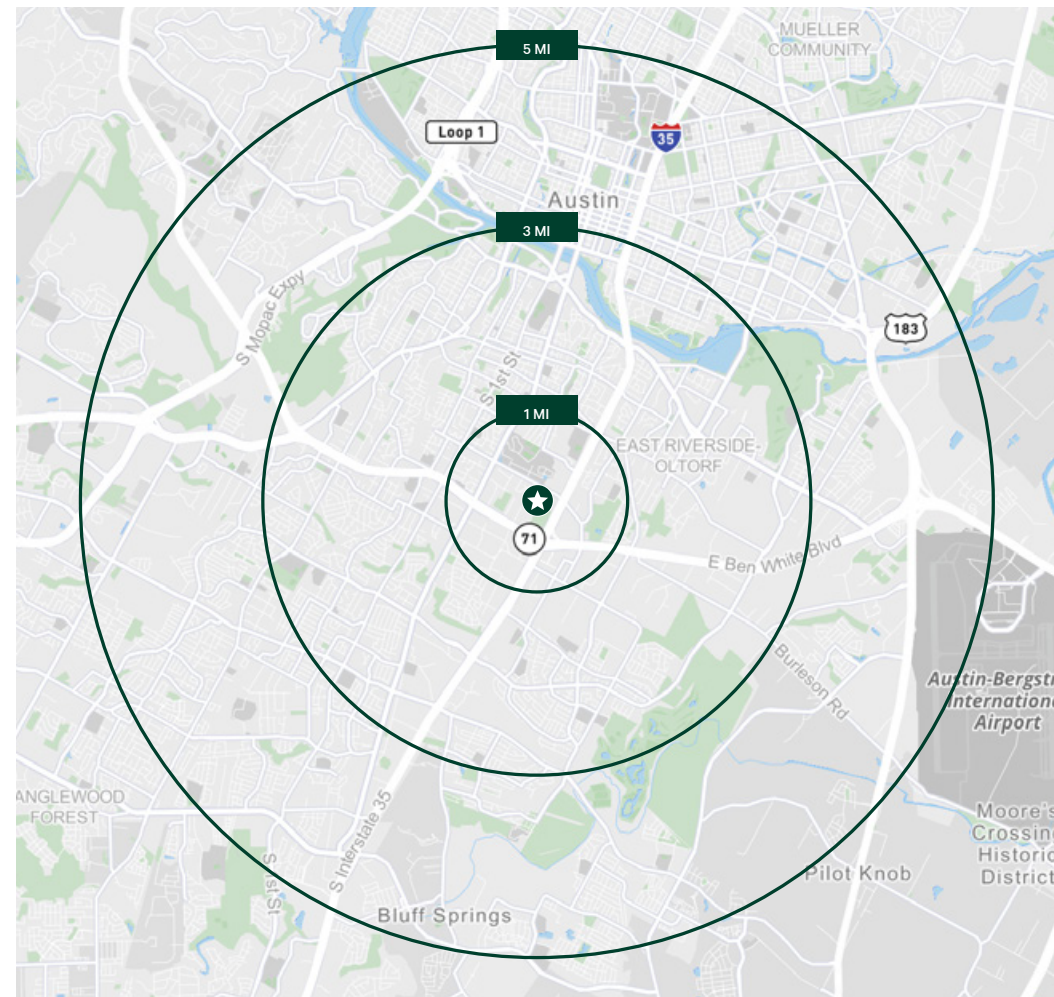
Population Growth - 3 Miles
1.19%



Businesses - 3 Miles
8,325



Employees - 3 Miles
96,155



An aerial photograph showing the St. Edward's University campus in the foreground, characterized by its red-roofed buildings and green fields. In the background, the dense urban skyline of Austin, Texas, is visible under a clear sky.

St. Edward's University

Founded in 1885, St. Edward's is a nationally ranked, Holy Cross university serving nearly 3,000 undergraduate students across its 160-acre campus. St. Edward's University is ranked #8 out of 120 Regional Universities West and boasts a 15 to 1 student to faculty ratio. The university was named the nation's #1 producer of Fulbright U.S. Students among master's-granting institutions in 2018–2019 and 2015–2016. To date, St. Edward's has been named a top producer of Fulbright Students by the U.S. Department of State 12 times, with 78 winners since 2008.

Austin National Recognition

#1

**Fastest Growing Economy
Through 2027**

U.S. Conference of Mayors - June 2022

**Best Job Market in America
(Third Straight Year)**

Wall Street Journal - April 2022

**Best Market for Commercial Real
Estate Investing in 2022**

CrowdStreet - January 2022

**Market for Real Estate Capital
Deployment in 2021**

CBRE Research - April 2021

#2

**#2 Market in the Country Where
Renting is a Better Financial Option
Than Buying**

Florida International University - July 2022

**Where America's Jobs are Created &
Sustained**

Milken Institute - March 2022

Top 10 Real Estate Markets for 2021

PwC/Urban Land Institute - October 2020

**Cities That Will Be Leading
Technology Innovation Hubs Over
Next 4 Years**

KPMG - January 2020

#3

**Where America's Jobs are Created
& Sustained**

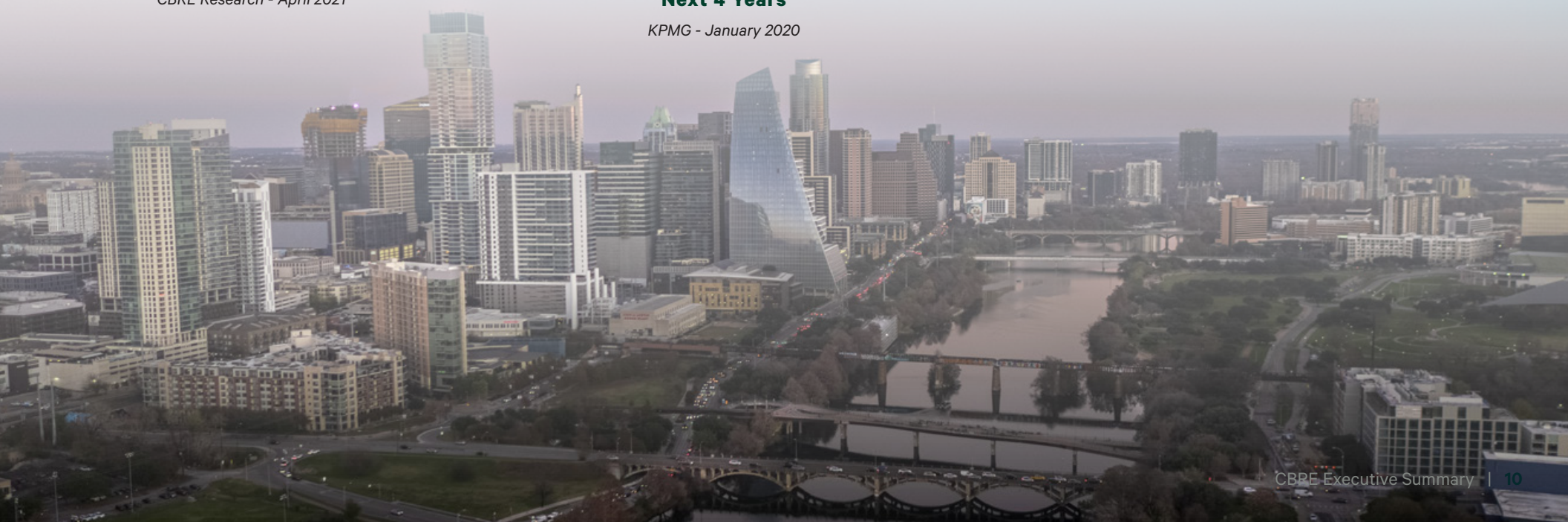
Milken Institute - February 2021 & 2020

**Top Emerging Life Science
Cluster in the U.S.**

CBRE Research - October 2020

High Tech Job Growth

CBRE Research - March 2020



About SACHEM

Founded in 1950, SACHEM Inc is a privately held, chemical science company. With a strong focus on the development of high purity, high performance products and services for our high technology customers, the company provides customized services, production and support to the global community.

SACHEM operates under world-class manufacturing standards at five facilities located in Austin, Cleburne, TX, Zaltbommel (The Netherlands), Higashi Osaka (Japan), and Wuxi (China). The company offers global teams of scientists, engineers, operators, service associates, and business professionals to meet the exacting, evolving needs of its customers.

SACHEM owns the land site and operates the facility on the property.



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