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# 1200 Springdale

Fully Entitled Multifamily Development Site in East Austin, TX



**NEWMARK**

## PROPERTY DETAILS

### Site Information

Address	1200, 1202, and 1208 Springdale Rd. Austin, TX 78721
Acres	Ph I: 2.25 Acres / Ph II: 3.44 Acres
Total Units	348
NRA	257,280 SF
Avg. Unit Size	739 SF
Amenity/Leasing Area	9,041 SF

### Executive Summary

1200 Springdale (the "Site") is a mixed-use multifamily residential development site. Plans for the project include 348 luxury residential units with ground floor retail in a five over three podium wood frame construction product. The Site is conveniently located in East Austin at the NWC of E. 12th St. and Springdale Rd. Notional Development (Owner) is currently in design on a second phase directly adjacent that will provide an additional 244 units with amenities.



SPRINGDALE RD

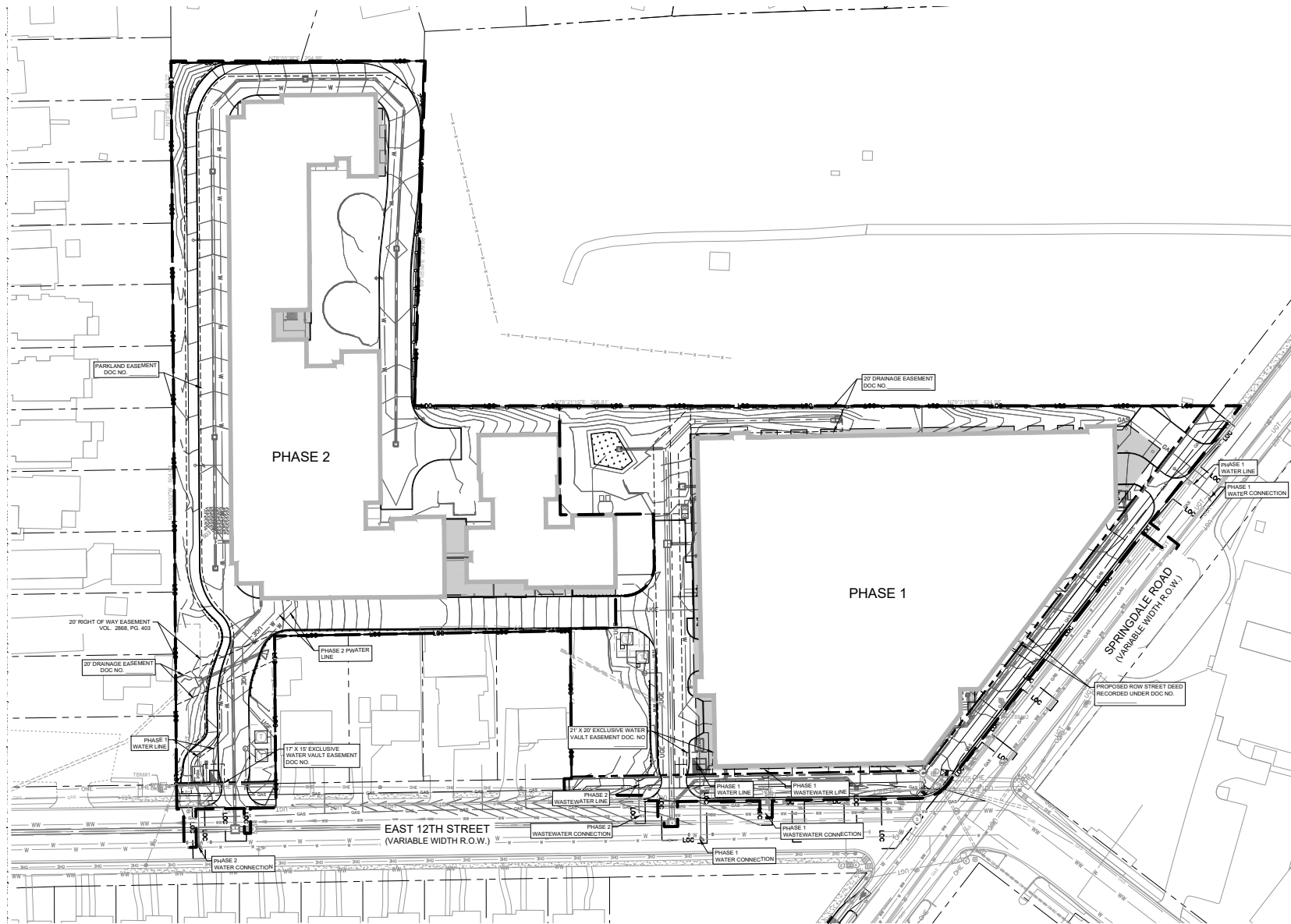


SPRINGDALE GREEN

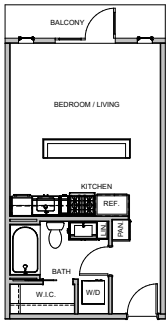


SALTILLO

PHASE I & II SITE PLANS

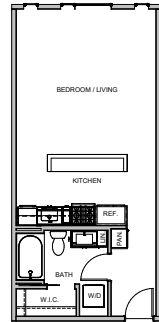


**FLOORPLANS**



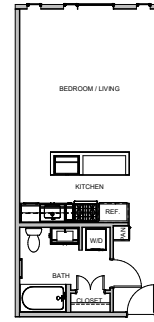
448 SF

1x1



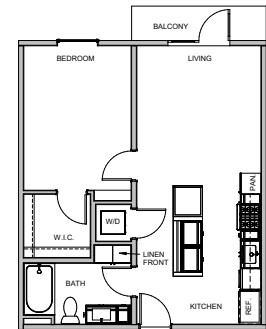
544 SF

1x1



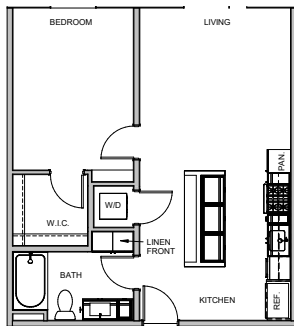
554 SF

1x1



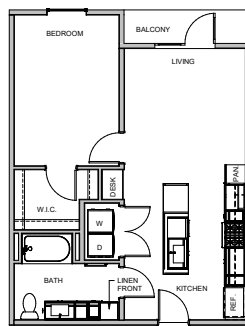
672 SF

1x1



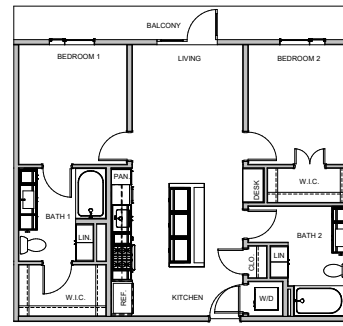
700 SF

1x1



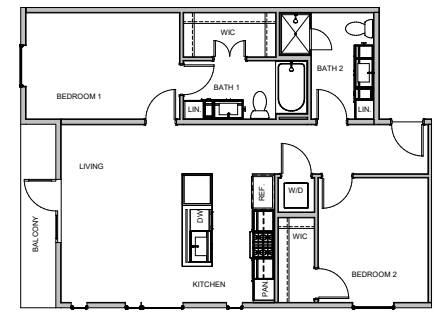
704 SF

1x1



952 SF

2x2



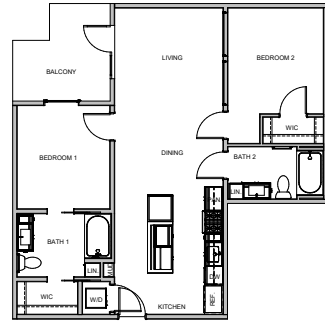
991 SF

2x2

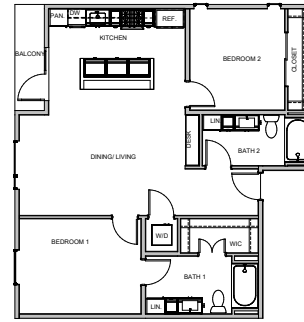
FLOORPLANS



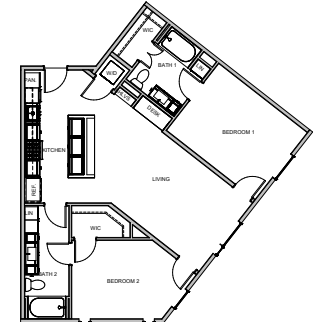
992 SF  
2x2



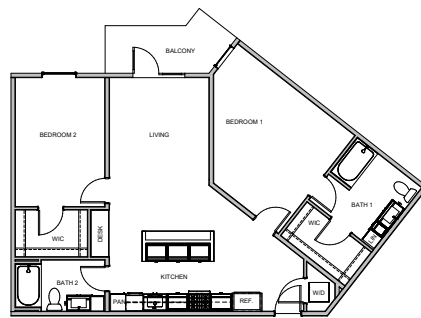
992 SF  
2x2



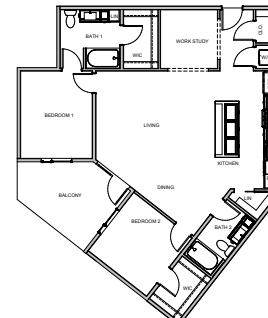
1,055 SF  
2x2



1,092 SF  
2x2



1,169 SF  
2x2



1,379 SF  
2x2

AMENITIES RENDERINGS



Dynamic social spaces with lounge areas, pool tables, and bar area



INTERIOR RENDERINGS



Thoughtfully designed with high-end luxury finishes



Spa-inspired bathrooms with designer touches



Spacious living areas with abundant natural light

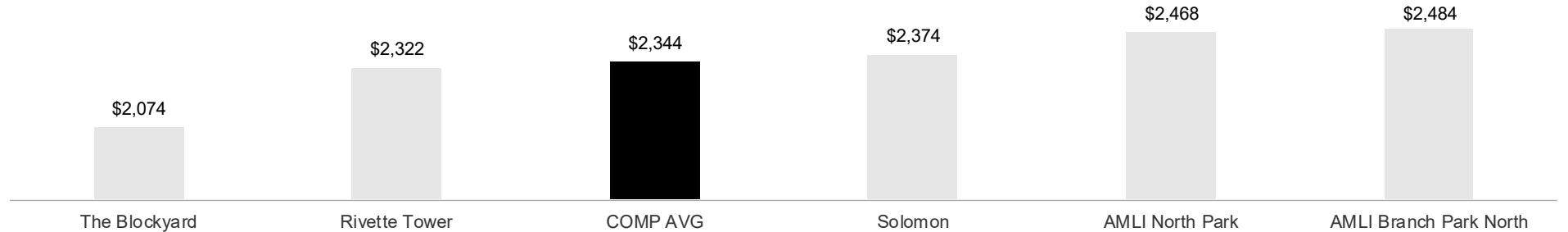
MARKET OVERVIEW

# Rent Comparables Summary

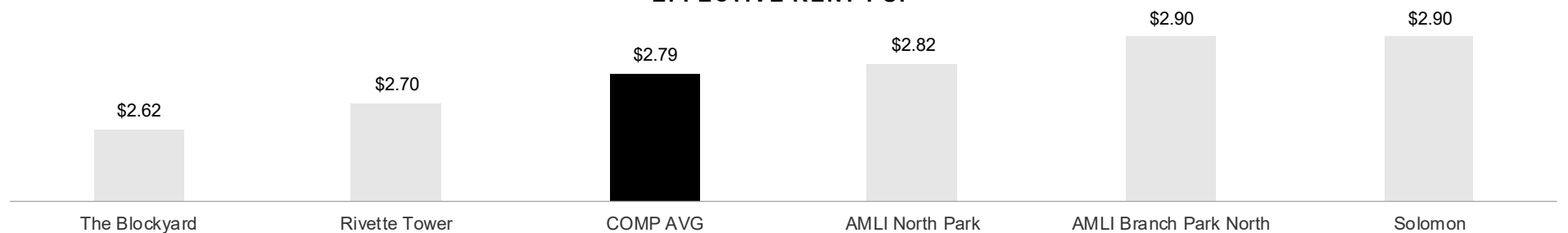
	Property Name	Address	Year Built	# of Units	Avg SF	Eff Rent	Eff Rent PSF	Occupancy
1	AMLI Branch Park North	1911 Philomena Street, Austin, TX	2024	237	881	\$2,484	\$2.82	94%
2	AMLI North Park	2300 Aldrich Street	2025	326	852	\$2,468	\$2.90	90%*
3	The Blockyard	1909 Alexander Avenue	2024	344	791	\$2,074	\$2.62	92%
4	Solomon	1414 East 51st Street	2024	369	818	\$2,374	\$2.90	87%*
5	Rivette Tower	3901 Berkman Drive	2024	347	861	\$2,322	\$2.70	67%*
<b>TOTALS/AVERAGES</b>				<b>325</b>	<b>841</b>	<b>\$2,344</b>	<b>\$2.79</b>	<b>93%</b>

\*Properties in lease-up excluded from occupancy average

### EFFECTIVE RENT



### EFFECTIVE RENT PSF



MARKET OVERVIEW

# Rent Comparables Map

1

AMLI BRANCH PARK NORTH	
Year Built	2024
Occupancy	94%
Eff. Rent	\$2,484
Eff. Rent PSF	\$2.82

2

AMLI NORTH PARK	
Year Built	2025
Occupancy	90%
Eff. Rent	\$2,468
Eff. Rent PSF	\$2.90

3

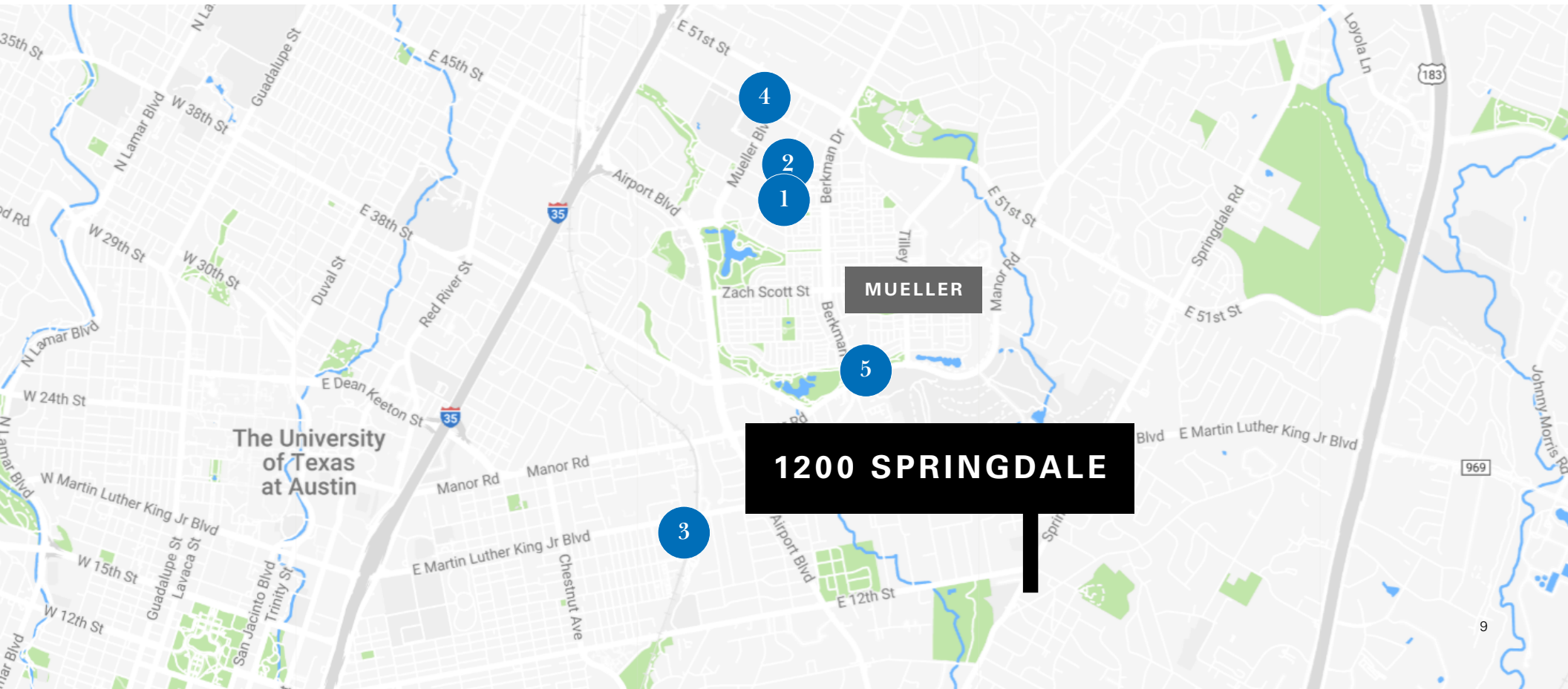
THE BLOCKYARD	
Year Built	2024
Occupancy	92%
Eff. Rent	\$2,074
Eff. Rent PSF	\$2.62

4

SOLOMON	
Year Built	2024
Occupancy	87%
Eff. Rent	\$2,374
Eff. Rent PSF	\$2.90

5

RIVETTE TOWER	
Year Built	2024
Occupancy	67%
Eff. Rent	\$2,322
Eff. Rent PSF	\$2.70

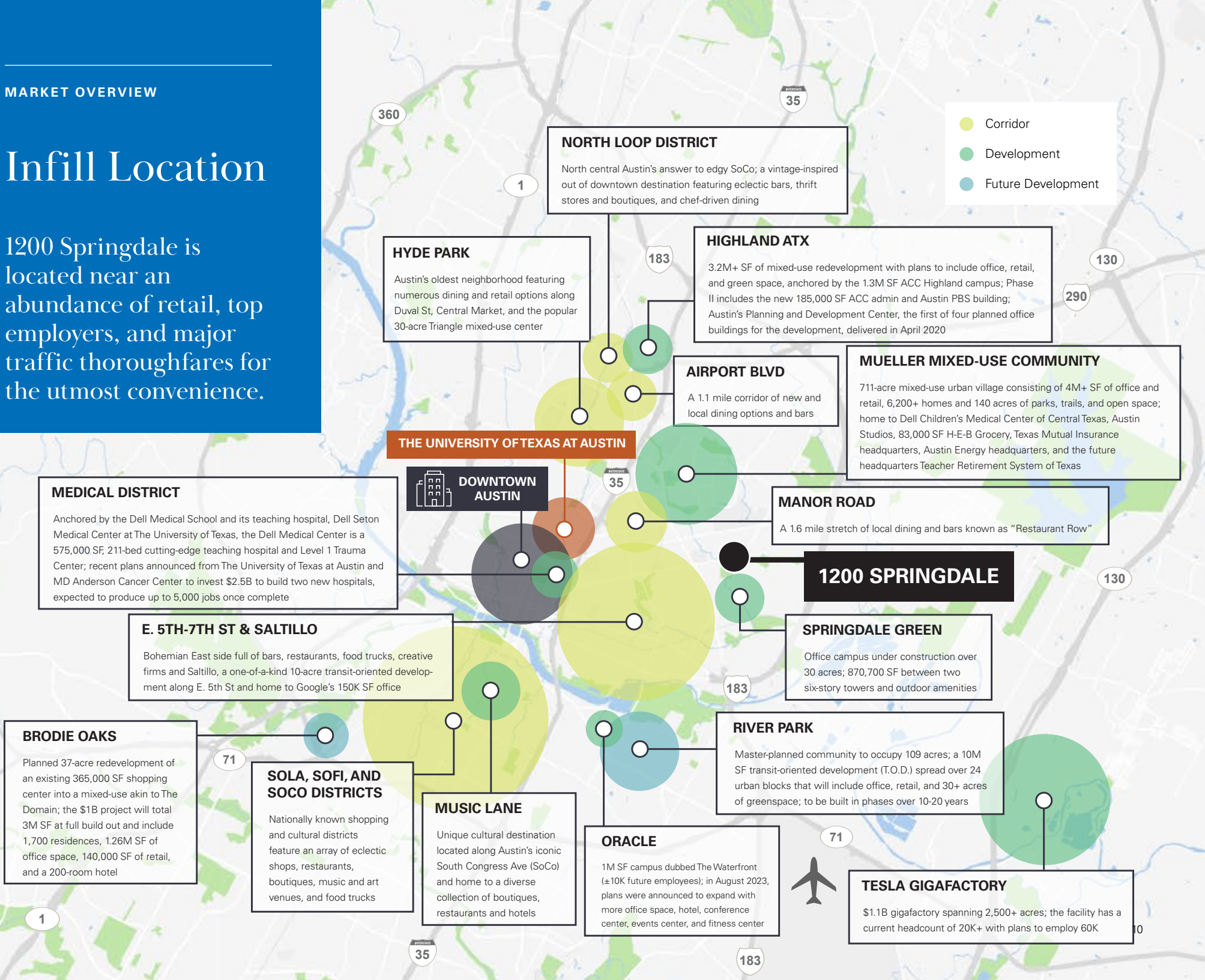


MARKET OVERVIEW

# Infill Location

1200 Springdale is located near an abundance of retail, top employers, and major traffic thoroughfares for the utmost convenience.

- Corridor
- Development
- Future Development



**NORTH LOOP DISTRICT**  
 North central Austin's answer to edgy SoCo; a vintage-inspired out of downtown destination featuring eclectic bars, thrift stores and boutiques, and chef-driven dining

**HYDE PARK**  
 Austin's oldest neighborhood featuring numerous dining and retail options along Duval St, Central Market, and the popular 30-acre Triangle mixed-use center

**HIGHLAND ATX**  
 3.2M+ SF of mixed-use redevelopment with plans to include office, retail, and green space, anchored by the 1.3M SF ACC Highland campus; Phase II includes the new 185,000 SF ACC admin and Austin PBS building; Austin's Planning and Development Center, the first of four planned office buildings for the development, delivered in April 2020

**AIRPORT BLVD**  
 A 1.1 mile corridor of new and local dining options and bars

**MUELLER MIXED-USE COMMUNITY**  
 711-acre mixed-use urban village consisting of 4M+ SF of office and retail, 6,200+ homes and 140 acres of parks, trails, and open space; home to Dell Children's Medical Center of Central Texas, Austin Studios, 83,000 SF H-E-B Grocery, Texas Mutual Insurance headquarters, Austin Energy headquarters, and the future headquarters Teacher Retirement System of Texas

**THE UNIVERSITY OF TEXAS AT AUSTIN**

**DOWNTOWN AUSTIN**

**MEDICAL DISTRICT**  
 Anchored by the Dell Medical School and its teaching hospital, Dell Seton Medical Center at The University of Texas, the Dell Medical Center is a 575,000 SF, 211-bed cutting-edge teaching hospital and Level 1 Trauma Center; recent plans announced from The University of Texas at Austin and MD Anderson Cancer Center to invest \$2.5B to build two new hospitals, expected to produce up to 5,000 jobs once complete

**MANOR ROAD**  
 A 1.6 mile stretch of local dining and bars known as "Restaurant Row"

**1200 SPRINGDALE**

**E. 5TH-7TH ST & SALTILLO**  
 Bohemian East side full of bars, restaurants, food trucks, creative firms and Saltillo, a one-of-a-kind 10-acre transit-oriented development along E. 5th St and home to Google's 150K SF office

**SPRINGDALE GREEN**  
 Office campus under construction over 30 acres; 870,700 SF between two six-story towers and outdoor amenities

**BRODIE OAKS**  
 Planned 37-acre redevelopment of an existing 365,000 SF shopping center into a mixed-use akin to The Domain; the \$1B project will total 3M SF at full build out and include 1,700 residences, 1.26M SF of office space, 140,000 SF of retail, and a 200-room hotel

**SOLA, SOFI, AND SOCO DISTRICTS**  
 Nationally known shopping and cultural districts feature an array of eclectic shops, restaurants, boutiques, music and art venues, and food trucks

**MUSIC LANE**  
 Unique cultural destination located along Austin's iconic South Congress Ave (SoCo) and home to a diverse collection of boutiques, restaurants and hotels

**RIVER PARK**  
 Master-planned community to occupy 109 acres; a 10M SF transit-oriented development (T.O.D.) spread over 24 urban blocks that will include office, retail, and 30+ acres of greenspace; to be built in phases over 10-20 years

**ORACLE**  
 1M SF campus dubbed The Waterfront (±10K future employees); in August 2023, plans were announced to expand with more office space, hotel, conference center, events center, and fitness center

**TESLA GIGAFACTORY**  
 \$1.1B gigafactory spanning 2,500+ acres; the facility has a current headcount of 20K+ with plans to employ 60K

**MARKET OVERVIEW**

# Springdale Road

1200 Springdale is located along Springdale Road, connecting East 51st Street to East Cesar Chavez Street in the heart of what is fast becoming Austin’s creative district. Springdale Road features several mixed-use and recreation destinations, including Springdale General, 979 Springdale, Canopy, and Springdale Green - all minutes away from the community.

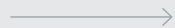
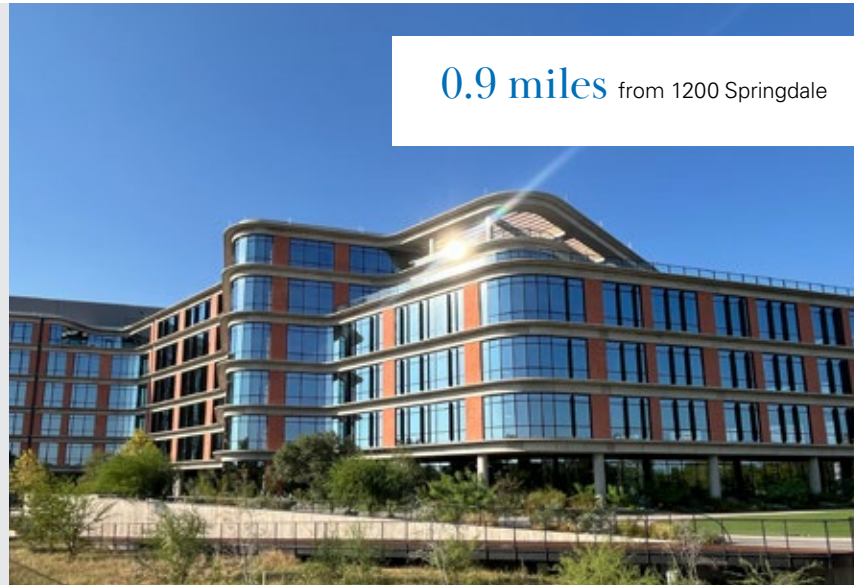
Springdale General is a 165,000 square foot, 15-building commercial campus created by architect Michael Hsu to serve as a permanent home for Austin’s creative class. Bootmakers, ceramicists, caterers, graphic designers and their neighbors gather and collaborate in public spaces. Walkways, covered entries, and a large courtyard connect each building. Notable tenants include Medici Roasting, The Front Page, Uroko, Align East Pilates, The Paper + Craft Pantry, and Pump Studios.

979 Springdale is a former warehouse complex that has been renovated into a lively mixed-use development. Tenants include Austin Bouldering project (a 50,000 square foot climbing facility), Stargazer, Ground Floor Theater, and Bento + Picnic. The complex is also home to Springdale Station, a beautiful nineteenth century railroad station repurposed for art shows, weddings, corporate events, and more.

Canopy is a 40,000 square foot, five-building complex featuring creative office space, art galleries, studios, and a café. It is the pinnacle of the creative community that dominates East Austin and also serves as the headquarters for Big Medium and the East Austin Studio Tour (EAST), a popular annual cultural event.



0.9 miles from 1200 Springdale



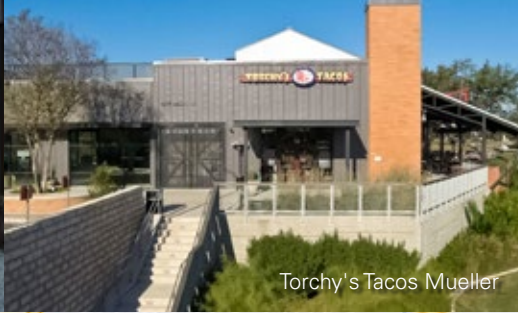
## Springdale Green

- Office campus under construction across 30 acres along Springdale Road in East Austin
- Plans call for 872,500 SF between two six-story towers
- Other planned amenities include multiple outdoor areas, conference space with a dedicated outdoor patio, and dedicated fitness and wellness center

CANOPY



Uroko



Torchy's Tacos Mueller



Southern Heights Brewing Co.

1200 Springdale is located on Springdale Road, connecting East 51st Street to East Cesar Chavez Street in the heart of what is fast becoming Austin's creative district.



Palomino Coffee



Central Machine Works

## MARKET OVERVIEW

1200 Springdale is located 2.6 miles from downtown Austin, which boasts an employment base of nearly 132,000.

Downtown Austin continues to evolve into a 24-hour, live-work-play environment. This is evident by the number of cranes that fill the city's skyline, indicators that a wide range of new developments are planned or already underway.

According to Downtown Austin Alliance's 2025 State of Downtown Report, over 6.6 million square feet is currently under construction downtown with over 11.5 million square feet planned, indicating a continued strong market demand for product in the urban core.

Total downtown employment has grown more steadily over the past four years and is now 14% higher than the high of first quarter of 2020.



State of Downtown Report 2025, Downtown Austin Alliance

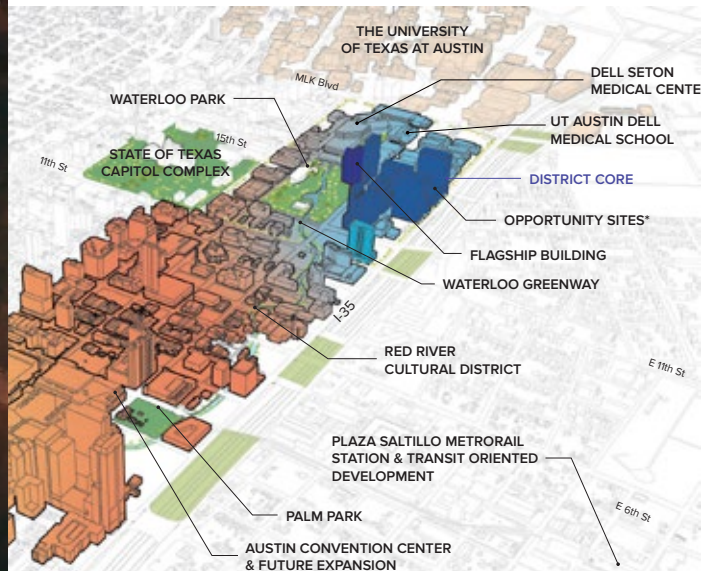


## Waterline

- A mixed-use high-rise tower under construction in downtown Austin's Rainey Street District at 98 Red River St.
- Once completed, the estimated \$520 million tower will rise 1,025 feet (74 floors), making it the tallest building in Austin and the state of Texas
- The 2.3 million square foot tower will include 700,000 square feet of Class A office space, 24,000 square feet of retail/restaurant space, a 251-room 1 Hotel Austin, and 352 luxury apartments
- Construction began in summer 2022, with the tower expected to be open in 2026

## Austin Convention Center Redevelopment

- A \$1.6 billion redevelopment to double rentable space from 365,000 to 620,000 square feet - a 70% increase
- Redevelopment is being funded through revenue from hotel occupancy taxes and by future convention center revenue
- Expected to boost Austin's annual economic impact from \$468 million to \$750 million and generate more than 1,600 new jobs
- Demolition of the venue began in spring 2025 and entered into the construction phase September 2025; the venue is expected to reopen in 2029



## Innovation District

- Planned district focused on advancing health and medical technology and sciences
- \$800 million in economic output and 2,800 new permanent jobs expected over the next 10 years
- Includes the Dell Medical School at The University of Texas at Austin and the Dell Seton Medical Center
- Redevelopment projects are already underway to transform the former University Medical Center Brackenridge Hospital into a new 17-story office building
- Will be a hub of health innovation and the epicenter of a diversified regional economy

## MARKET OVERVIEW

# Mueller Mixed-Use Community

The Mueller Mixed-Use Community (known simply as Mueller) a visionary 700-acre master-planned mixed-use community located in East Central Austin. Positioned just three miles from downtown Austin and two miles from The University of Texas at Austin, this vibrant community was designed to be a transit-oriented and pedestrian-friendly model of new urbanism and sustainability. The joint project between the City of Austin and Catellus Development features residential, commercial, and retail space, including a town center, regional retail center, and several major employment centers. The community features expansive greenspaces and parks, providing a lively atmosphere characterized by outdoor activities and a deep connection to Austin's local culture.

Aldrich Street anchors the development as a bustling town center, home to destinations such as the Alamo Drafthouse and Thinkery Children's Museum. These spaces, combined with community-focused amenities such as local restaurants, shops, parks, and the Texas Farmers' Market, make Mueller a dynamic and engaging neighborhood. Mueller provides an exceptional blend of urban convenience and community spirit, making it a cornerstone of Austin's continued growth and a prime destination for residents and visitors alike.



0.8 miles from 1200 Springdale



700

acres



5.3M+

commercial SF



50+

restaurants & bars



737K

retail SF



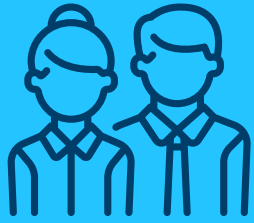
140

acres of greenspace



100K+

combined grocery SF



# 16,500+

employees at full build out

Mueller serves as a dynamic employment hub within Austin, attracting numerous major city employers and contributing to the area's economic vitality.

Mueller is home to many major employers such as the massive Dell Children's Medical Center of Central Texas and the Ascension Seton Healthcare corporate office. It is also home to the creative industry's Austin Studios, Texas Mutual Insurance headquarters, Austin Energy headquarters of Austin Energy, and the future headquarters of Teacher Retirement System of Texas. This concentration leading employers underscores Mueller's role as a pivotal business center, fostering innovation and collaboration in a sustainable, urban environment.



## Notable Office Announcements

- Construction continues on the **Mueller Business District**, a three-phase plan with the capacity for up to 800,000 square feet of office and laboratory space across four buildings. As of May 2024, construction is complete on the first phase, which includes the Alpha and Bravo buildings. The Alpha building, a six-story, 238,000 square foot office building with 26,000 square feet of ground floor retail, was **purchased by The Teacher Retirement System of Texas (TRS) in January 2022 as part of its headquarters relocation**. In March 2024, TRS acquired the nearby Bravo building, a six-story, 248,000 square foot office building, finalizing its move out of downtown Austin. The final phase of the Mueller Business District includes the Charlie and Delta buildings, which will be four stories tall and add approximately 330,000 square feet of Class A office and laboratory space.
- **Austin Energy's \$150 million new headquarters** within Mueller is complete. The new, four-story building encompasses 274,000 square feet with room for up to 1,100 employees.
- **Dell Children's Medical Center of Central Texas** has expanded with the recently completed Dell Children's Specialty Pavilion, the largest addition to the hospital since 2013. Connected to Dell Children's Medical Center, the \$113 million expansion totals more than 161,000 square feet for complex care services, along with two new parking garages. The Pavilion houses world-class cardiovascular, neurosciences, fetal care, and cancer programs.



MUELLER ALPHA

AUSTIN ENERGY HQ



## MARKET OVERVIEW



### East 5th, 6th and 7th Streets

East Austin, once known as the city's working-class industrial district, has evolved into one of the metro's most active live-work-play destinations. The area offers a diverse mix of chef-driven restaurants, art galleries, neighborhood bars, eclectic retail, breweries, and artisan coffee shops.

It is home to the Saltillo District, a one-of-a-kind, 10-acre mixed-use transit-oriented development featuring Google's new 150,000-square-foot office, 115,000 square feet of retail, and 1.8 acres of public park space, along with popular hotspots including Easy Tiger, Whisler's, Suerte, Justine's, Cuvee Coffee, and Zilker Brewing.



1.8 miles from 1200 Springdale



2.3 miles from 1200 Springdale



### Manor Road and Airport Boulevard

Two thriving 2.7-mile corridors in Central Austin, renowned for its diverse mix of restaurants, bars, and coffee shops. This area is a favorite among college students, neighborhood residents, and young professionals.

Notable spots such as Lazarus Brewing Co., JewBoy Burgers, KG BBQ, and Komé Sushi Kitchen stand out, adding unique flavors and experiences to this dynamic and rapidly evolving locale.



## MARKET OVERVIEW

### Saltillo District

Saltillo is a one of a kind mixed-use transit oriented development (T.O.D.). The roughly ten-acre redevelopment includes 150,000 square feet of Class A office space occupied entirely by Google, 115,000 square feet of retail, 800 residential units and 1.8 acres of public park land. Whole Foods is the anchor tenant, occupying 36,000 square feet, and Austin's first downtown Target is an additional anchor tenant. The Lance Armstrong Bikeway will also be extended from the nearby intersection of IH-35 and 4th Street to Saltillo.



2.7 miles from 1200 Springdale



## MARKET OVERVIEW

### Tesla Gigafactory

Located 5.3 miles from 1200 Springdale lies Tesla's \$1.1 billion manufacturing campus.

Tesla, the world's most valuable automaker and the largest manufacturer in Central Texas, moved its corporate headquarters to Austin in 2021 to the site of its \$1.1 billion manufacturing facility, Giga Texas, which held its grand opening in April 2022. This site consists of more than 2,500 acres along SH-130 near the Colorado River in southeast Austin with the facility itself now over 10 million square feet of factory and manufacturing space. As of April 2024, the gigafactory employs more than 20,000 people, making it the second-largest private employer in the region.

As the first electric car factory in Texas (and just the second in the country), the facility started producing cars in late 2021 and delivered the first Austin-made Model Y vehicles in April 2022. The facility rolled out the first of its long-anticipated Cybertruck in November 2023, a key milestone for the company as it continues to ramp up production in Central Texas. Now that the Cybertruck is in production, the employee headcount is expected to triple, according to Jason Shawhan, Tesla's director of manufacturing.

Additional plans for the campus include a public boardwalk and several miles of hike and bike trails, described by Musk as an "ecological paradise". While future development is yet to be finalized, likely plans include buildings for research and development, design facilities, and battery manufacturing plants.

Tesla's expansion into Central Texas has had a massive impact on the region's workforce, in the form of more jobs from Tesla as well as from its many suppliers. More companies continue to purchase land and build out operations centers in proximity of Tesla, often referred to in the press as "the Tesla Effect." Musk continues to be all-in on Austin. In January 2023, plans filed with the Texas Department of Licensing and Regulation indicated that the electric vehicle manufacturer plans to pour \$776 million into constructing roughly 1.5 million additional square feet of space at its Austin Gigafactory. These plans are in addition to those filed in December 2022 which indicated another project on the horizon for a \$58 million, nearly 175,000 square foot project known as "Plastics."



\$1.1B  
gigafactory

10M+  
initial SF

20K+  
current employees

60K  
total future employees



5.3 miles from 1200 Springdale

#### Tesla Gigafactory Expansions

- In January 2023, plans were filed to spend **\$776M into constructing 1.5M additional SF of space across five new projects** at the brand new gigafactory
- In December 2022, Tesla also filed for a **\$58 million, 175,000 SF project known as "Plastics"**

## MARKET OVERVIEW

# Major Companies Moving to East Austin

East Austin is exploding with new Class A office development, attracting a range of boutique creative firms, tech hubs, and major businesses. Over 1.6 million square feet of office space has been recently delivered or is under construction in the immediate area surrounding 1200 Springdale.

Project	Location	Total Office SF	Potential Employees	Status
T3 Eastside	1200 E. 4th St.	93,000	370	Delivered
Centro South	1401 E. 6th St.	164,153	330	Delivered
1515 Cesar Chavez	1515 E. Cesar Chavez St.	71,632	290	Delivered
Springdale Green	1017 Springdale Rd	870,000	2,000	Delivered
Alto	924 E 7th St	110,000	440	Under Construction
The Eclectic	5200 E 5th St	62,987	252	Under Construction
Red Bluff	4713 E Cesar Chavez St	102,752	411	Under Construction
2105 E. MLK Jr. Blvd.	2105 E. MLK Jr. Blvd.	33,000	130	Under Construction
Mueller Charlie Delta Office Building	4901 Mueller Gardens	162,493	650	Under Construction
<b>TOTALS</b>		<b>1,670,017</b>	<b>4,873</b>	

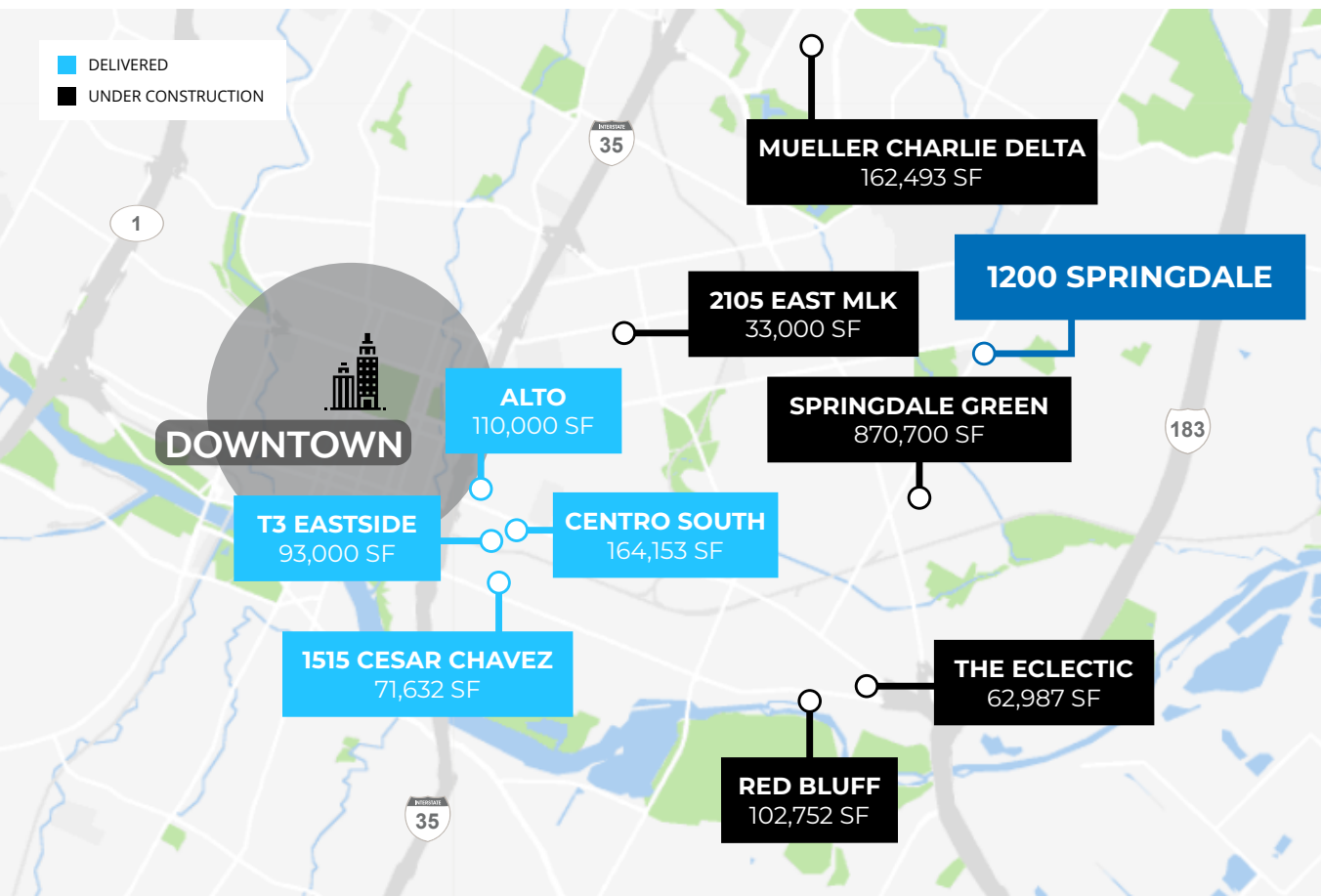


## MARKET OVERVIEW

Historically the city's working-class, industrial area, East Austin is rapidly transforming into one of the most active live-work-play environments in the metro.

According to the Austin Business Journal, "East Austin is a playground for developers big and small, the subject of Austin's gentrification discussions and has offered some of the best real estate investment opportunities in the past decade."

As chef-driven restaurants, art galleries, and creative firms have flocked to East Austin, so have developers looking to capitalize on the area's growing young professional demographic. With over 1.5 million square feet of office development recently delivered or under construction, East Austin has become a viable option for companies looking for a CBD-adjacent location at lower rents.



The addition of Class A office options in East Austin is expanding the downtown footprint eastward.

**4K+**  
potential employees

**1.6M+**  
SF of office space

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# 1200 Springdale

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**NEWMARK**

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