



Cedars Academy I-35 Site

For Sale | ±2.58 AC

8408 & 8416 N IH-35 | Austin, TX 78753

I-35 Frontage | Variety of Permitted Uses | ±200,000 VPD

Site Overview



S I T E A E R I A L ±2.58 AC | I-35 Frontage | Austin, TX



Top-down aerial — Cedars International Academy campus | Lot 1A & Lot 2A on Barwood Park, fronting I-35 SBFR

Property Photos



E X I S T I N G C O N D I T I O N S

Cedars International Academy | 8416 N IH-35



Main entrance — U.S. and Texas flags



Pylon sign at the I-35 frontage



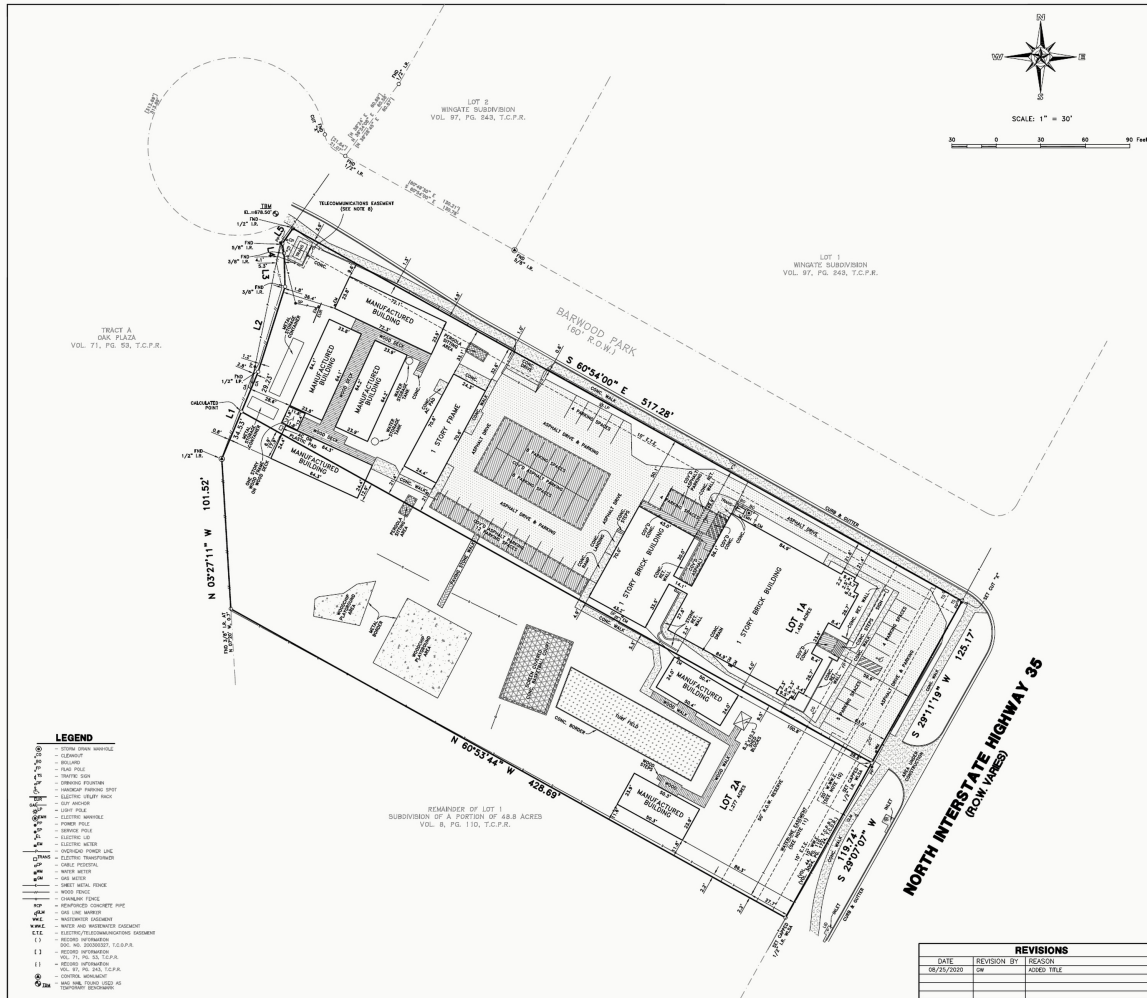
Solar carport — rear lot

Survey & Site Plan



SURVEY

TCAD 568101 + 568102 | ±2.58 AC | Doc. 200300327



**SURVEY OF
LOT 1A AND LOT 2A
RESUBDIVISION OF JOE CROW
SUBDIVISION AND A PORTION
OF LOT 1, SUBDIVISION OF A PORTION
OF 48.8 ACRES
DOCUMENT NO. 200300327, T.C.O.P.R.
TRAVIS COUNTY, TEXAS**

LINE	BEARING	DISTANCE
11	S 89°24'00" E	517.26'
12	S 72°02'00" E	128.17'
13	S 89°48'00" W	128.17'
14	S 89°48'00" E	128.17'

GENERAL NOTES

- THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 1003-31176-RIT OF RECORD TITLE EFFECTIVE DATE OF JULY 08, 2000. SURVEYOR DOES NOT RESPECT ADJACENT PROPERTY.
- ALL BEARINGS AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.
- ALL EXISTING AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "UNINCORPORATED" ACCORDING TO THE FEDERAL INSURURETY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48024 DATED 11/05/2010. REVISION 10/05/2010. COORDINATES WERE OBTAINED BY JOHNNIE ALSTON FROM THE FIRM MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- SUBJECT TO RESERVE EASEMENTS BY VOL. 8, PG. 110, VOL. 44, PG. 41, T.C.P.R., DOC. NO. 200300327, VOL. 41761, PG. 883, DOC. NO. 200407022, 201004024, T.C.P.R.
- SUBJECT TO 10' WATERWAY EASEMENT BY VOL. 3004, PG. 1724, T.C.O.P.R., AND 44, PG. 41, T.C.P.R., AS SHOWN ON RECORDED PLAT.
- SUBJECT TO SANITARY SEWER EASEMENT BY VOL. 2303, PG. 198 AND VOL. 2423, PG. 401, T.C.P.R., FOUND IN RECORDED PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY FOR FURTHER INFORMATION AT THE TIME OF SURVEY, EXCEPT AS SHOWN.
- SUBJECT TO TELECOMMUNICATIONS EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY BY DOC. NO. 200015850, T.C.P.R.
- SUBJECT TO 10' ELECTRIC & TELECOMMUNICATIONS EASEMENT EXERCISED BY DOC. NO. 200303803, T.C.P.R., AS CONNECTED IN DOC. NO. 200306548, T.C.P.R.
- SUBJECT TO 20' WATER AND WASTEWATER EASEMENT BY DOC. NO. 200141756, T.C.O.P.R., AS SHOWN ON RECORDED PLAT.
- SUBJECT TO WATERLINE EASEMENT BY DOC. NO. 200330280, T.C.O.P.R.
- SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.
- MANUFACTURED BUILDING AND IMPROVEMENTS ARE WITHIN THE 10' ELECTRIC TELECOMMUNICATIONS EASEMENT (SEE) AS SHOWN.

I, MICHAEL TURNER, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO ENCUMBRANCES APPARENT ON THE GROUND EXCEPT AS SHOWN. SURVEYOR FOR WINDROSE LAND SERVICES - AUSTIN.

Michael Turner
MICHAEL TURNER
TEAM RECEIVED PROFESSIONAL LAND SURVEYOR
S.P.L.S. NO. 8411
DATE: 6/24/2020

CLIENT: CUSHING ACADEMY
ADDRESS: 8416 NORTH INTERSTATE HWY. 35, AUSTIN, TX 78753
DATE: 05/21/2020
DRAWN BY: CM
CHECKED BY: CM
JOB NO. 20194
SHEET 1 OF 1

Windrose Land Services
4120 COMMERCIAL CENTER DRIVE
SUITE 300
AUSTIN, TEXAS 78744
PHONE: (512) 326-2770
FAX: (512) 326-2770
www.windroseland.com

REVISIONS	
DATE	REVISION BY / TITLE
06/25/2020	CM / ADDED TITLE

- LEGEND**
- 00 - EXISTING IMPROVEMENT
 - 01 - EXISTING CONCRETE
 - 02 - EXISTING BRICK
 - 03 - EXISTING METAL
 - 04 - EXISTING WOOD
 - 05 - EXISTING STEEL
 - 06 - EXISTING MASONRY
 - 07 - EXISTING CONCRETE
 - 08 - EXISTING BRICK
 - 09 - EXISTING METAL
 - 10 - EXISTING WOOD
 - 11 - EXISTING STEEL
 - 12 - EXISTING MASONRY
 - 13 - EXISTING CONCRETE
 - 14 - EXISTING BRICK
 - 15 - EXISTING METAL
 - 16 - EXISTING WOOD
 - 17 - EXISTING STEEL
 - 18 - EXISTING MASONRY
 - 19 - EXISTING CONCRETE
 - 20 - EXISTING BRICK
 - 21 - EXISTING METAL
 - 22 - EXISTING WOOD
 - 23 - EXISTING STEEL
 - 24 - EXISTING MASONRY
 - 25 - EXISTING CONCRETE
 - 26 - EXISTING BRICK
 - 27 - EXISTING METAL
 - 28 - EXISTING WOOD
 - 29 - EXISTING STEEL
 - 30 - EXISTING MASONRY
 - 31 - EXISTING CONCRETE
 - 32 - EXISTING BRICK
 - 33 - EXISTING METAL
 - 34 - EXISTING WOOD
 - 35 - EXISTING STEEL
 - 36 - EXISTING MASONRY
 - 37 - EXISTING CONCRETE
 - 38 - EXISTING BRICK
 - 39 - EXISTING METAL
 - 40 - EXISTING WOOD
 - 41 - EXISTING STEEL
 - 42 - EXISTING MASONRY
 - 43 - EXISTING CONCRETE
 - 44 - EXISTING BRICK
 - 45 - EXISTING METAL
 - 46 - EXISTING WOOD
 - 47 - EXISTING STEEL
 - 48 - EXISTING MASONRY
 - 49 - EXISTING CONCRETE
 - 50 - EXISTING BRICK
 - 51 - EXISTING METAL
 - 52 - EXISTING WOOD
 - 53 - EXISTING STEEL
 - 54 - EXISTING MASONRY
 - 55 - EXISTING CONCRETE
 - 56 - EXISTING BRICK
 - 57 - EXISTING METAL
 - 58 - EXISTING WOOD
 - 59 - EXISTING STEEL
 - 60 - EXISTING MASONRY
 - 61 - EXISTING CONCRETE
 - 62 - EXISTING BRICK
 - 63 - EXISTING METAL
 - 64 - EXISTING WOOD
 - 65 - EXISTING STEEL
 - 66 - EXISTING MASONRY
 - 67 - EXISTING CONCRETE
 - 68 - EXISTING BRICK
 - 69 - EXISTING METAL
 - 70 - EXISTING WOOD
 - 71 - EXISTING STEEL
 - 72 - EXISTING MASONRY
 - 73 - EXISTING CONCRETE
 - 74 - EXISTING BRICK
 - 75 - EXISTING METAL
 - 76 - EXISTING WOOD
 - 77 - EXISTING STEEL
 - 78 - EXISTING MASONRY
 - 79 - EXISTING CONCRETE
 - 80 - EXISTING BRICK
 - 81 - EXISTING METAL
 - 82 - EXISTING WOOD
 - 83 - EXISTING STEEL
 - 84 - EXISTING MASONRY
 - 85 - EXISTING CONCRETE
 - 86 - EXISTING BRICK
 - 87 - EXISTING METAL
 - 88 - EXISTING WOOD
 - 89 - EXISTING STEEL
 - 90 - EXISTING MASONRY
 - 91 - EXISTING CONCRETE
 - 92 - EXISTING BRICK
 - 93 - EXISTING METAL
 - 94 - EXISTING WOOD
 - 95 - EXISTING STEEL
 - 96 - EXISTING MASONRY
 - 97 - EXISTING CONCRETE
 - 98 - EXISTING BRICK
 - 99 - EXISTING METAL
 - 100 - EXISTING WOOD

The Property



C O M M E R C I A L O P P O R T U N I T Y

Variety of Permitted Uses | I-35 Frontage

Central Austin IH-35 Commercial Site

±2.58 AC of rare frontage on I-35 with ±200,000 vehicles per day — a billboard-grade visibility profile that is increasingly scarce inside the City of Austin.

The site supports up to 3 stories with ±54,000 SF total build and ±18,000 SF footprint per the Highmark/Kimley-Horn redevelopment study — accommodating a variety of permitted commercial uses under CS-CO-NP zoning.

22,000+ households within a 1-mile drive ring — dense, multifamily-heavy rooftops in one of North Austin's strongest commercial submarkets.

Concept at a Glance

SITE AREA	±2.58 AC ±112,441 SF
MAX STORIES	3 stories per study
FOOTPRINT	±18,000 SF
TOTAL BUILD	±54,000 SF GBA
USE	Commercial / Variety of Uses
FRONTAGE	I-35 SBFR (Level 4 ASMP)
VISIBILITY	±200,000 VPD on I-35
ZONING	CS-CO-NP 50% IC cap
HOUSEHOLD DENSITY	22,148 within 1 mile
DEMAND PROFILE	Dense, multifamily-heavy infill

Net of ±5,693 SF ROW dedication.

Property Details

Site Specifications

8408 & 8416 N IH 35 | Austin, TX 78753
 8408 & 8416 N IH-35 | Austin, TX 78753
 East side of I-35, between Powell Lane and Rundberg Lane
 Net of ±5,693 SF ROW dedication

Total Size	±2.58 AC ±112,441 SF
Asking Price	\$30 / SF ±\$3,373,230
TCAD Parcels	568101 + 568102 (UDA-tied)
Zoning	CS-CO-NP 50% IC cap (school overlay)
Jurisdiction	City of Austin (full purpose) Travis County
Watershed	Little Walnut Creek Urban Watershed
Frontage	I-35 SBFR Level 4 — ASMP
Visibility	Excellent — ±200,000 VPD on I-35
Existing Improvements	Former Cedars Int'l Academy K-8 campus

Opportunity Highlights

- ±2.58 AC of rare I-35 frontage in North Austin
- ±200,000 VPD on I-35 at this segment
- 22,000+ households within 1 mile drive radius
- Existing school improvements offer redev. flexibility
- City of Austin jurisdiction — full utility access
- Direct visibility from I-35 mainlanes & frontage
- Walking distance to Barwood Park neighborhood
- Capital Express North expansion will widen I-35
- Available for immediate sale — school relocating 2026

Demographics

Source: Esri 2024; 2029 projections

	1 MILE	3 MILES	5 MILES
2024 Pop.	22,148	172,640	388,920
2029 Pop.	23,610	184,975	419,805
Daytime Pop.	20,425	164,800	402,150
Avg HH Inc.	\$62,300	\$78,400	\$95,100
Households	8,360	67,420	152,810

Area & Amenities

DRIVE TIMES & DEMAND DRIVERS *From the Cedars Academy I-35 Site | Austin, TX*

Employment & Retail

The Domain	5.2 mi
Tech Ridge / Apple Campus	4.0 mi
Samsung Austin Semi.	5.7 mi
Walmart — Tech Ridge	1.7 mi
Costco — Tech Ridge	2.3 mi
Q2 Stadium (Austin FC)	3.9 mi
Round Rock Premium Outlets	11.6 mi
UT Austin	8.6 mi
Downtown Austin	9.0 mi
Austin-Bergstrom (AUS)	13.4 mi

Daily Goods & Lifestyle

H-E-B — Tech Ridge	1.9 mi
Target — Tech Ridge	2.0 mi
Home Depot — N Austin	1.5 mi
Lowe's — Tech Ridge	2.2 mi
Sam's Club — N Lamar	2.4 mi
Walmart Neighborhood Mkt.	0.9 mi
Barwood Park	0.1 mi
Walnut Creek Metro Park	1.8 mi
North Lamar Transit Ctr.	2.4 mi
YMCA North Austin	3.5 mi

Transportation & Connectivity

I-35 frontage (direct)	On-site
US-183 / Research Blvd.	1.4 mi
Mopac Expy. (Loop 1)	5.6 mi
SH-45 / Toll 130	5.0 mi
Capital MetroRail — Crestview	3.4 mi
Capital MetroRail — Howard	4.5 mi
Capital Express North — I-35	On-site
ASMP I-35 SBFR (Level 4)	On-site
Powell Lane signal	0.3 mi
Rundberg Lane signal	0.7 mi

North Austin's I-35 Spine

The site sits inside one of the densest commercial submarkets in North Austin — 22,000+ households in a 1-mile drive ring, full City of Austin utilities, and direct frontage on I-35 (±200,000 VPD).



Jimbo Cotton
Partner

512.784.3015
jimbo@cottonventures.com

Austin Cotton
Partner

512.944.7514
austin@cottonventures.com

G i l N u s s
Partner

832.454.6494
gil@cottonventures.com

Cooper Ellis
Associate

512.826.3499
cooper@cottonventures.com

502 Baylor Street | Austin, TX 78756
cottonventures.com