

**FOR SALE OR
GROUND LEASE**

2.15 AC Development Opportunity

**1509 Dessau Ridge
Ln, Austin,
TX 78754**



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Executive Summary

The 2.15-acre development site zoned MF3-CO in NE Austin presents an exceptional residential infill opportunity. Located adjacent to both an elementary and middle school, tree-free land is approved for 77 multi-family units, offering significant development potential. Its prime location provides easy access to major thoroughfares, including Parmer Lane, I-35, and the 130 Tollway, ensuring convenient connectivity for future residents. This site promises to be an ideal investment for developers aiming to capitalize on Austin's growing demand for residential housing in a family-friendly environment.

Highlights

- Great Residential Infill Location Adjacent to Elementary & Middle Schools
- Potential Commercial/Office Development
- NE Austin Location
- Zoned MF3-CO
- Approved for 77 MF units
- Easy Access to Parmer, I-35 & 130 Tollway

Listing Details

Sale Price/Lease Rate:	Contact for Price/Rate
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Property Type:	Land
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Total AC:	2.15 AC
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Topography:	No Trees
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Buildable:	Up to 77 MF units
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Available:	Immediately
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Zoning:	MF3-CO
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Lease Term:	Negotiable
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Neighborhood:	Dessau
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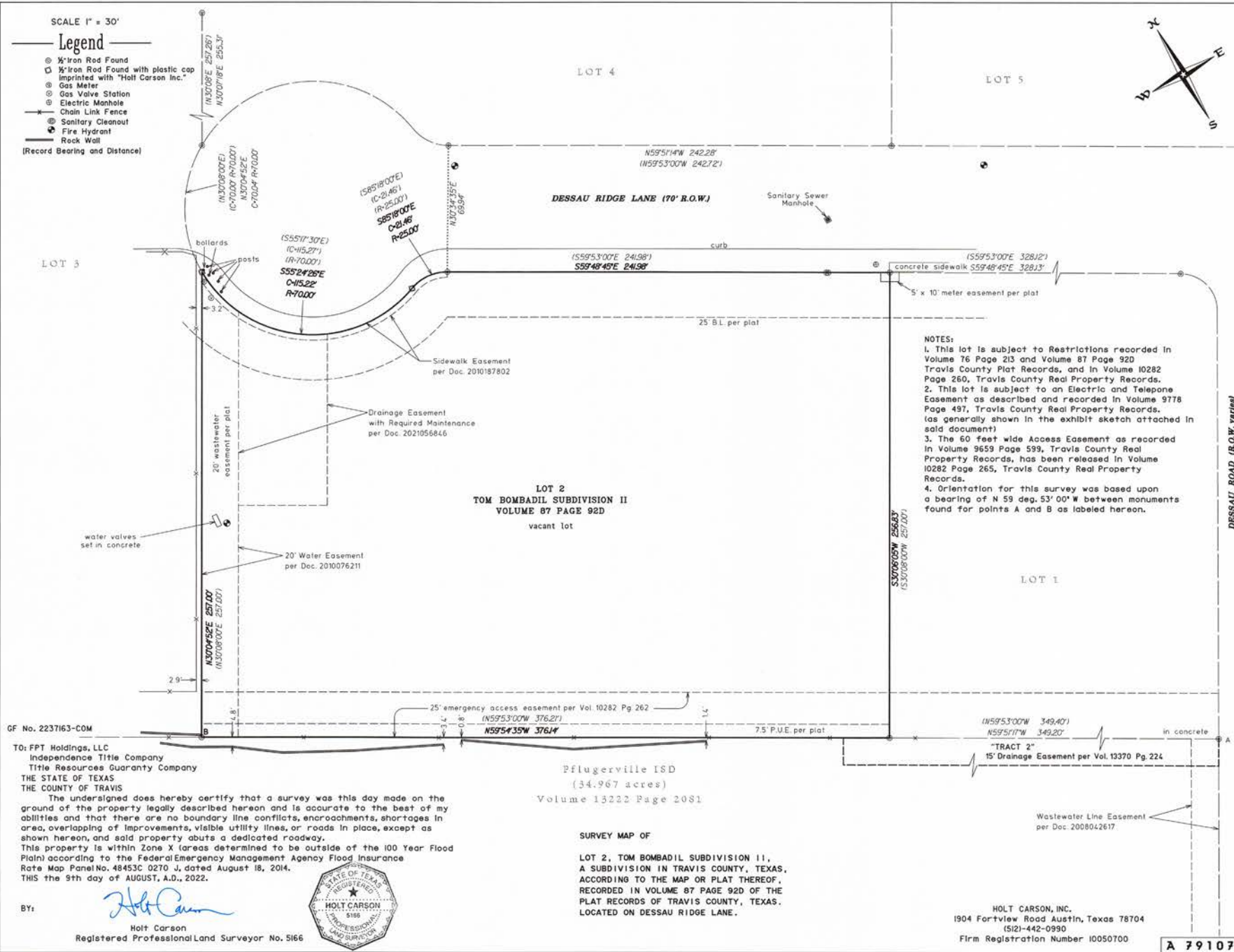


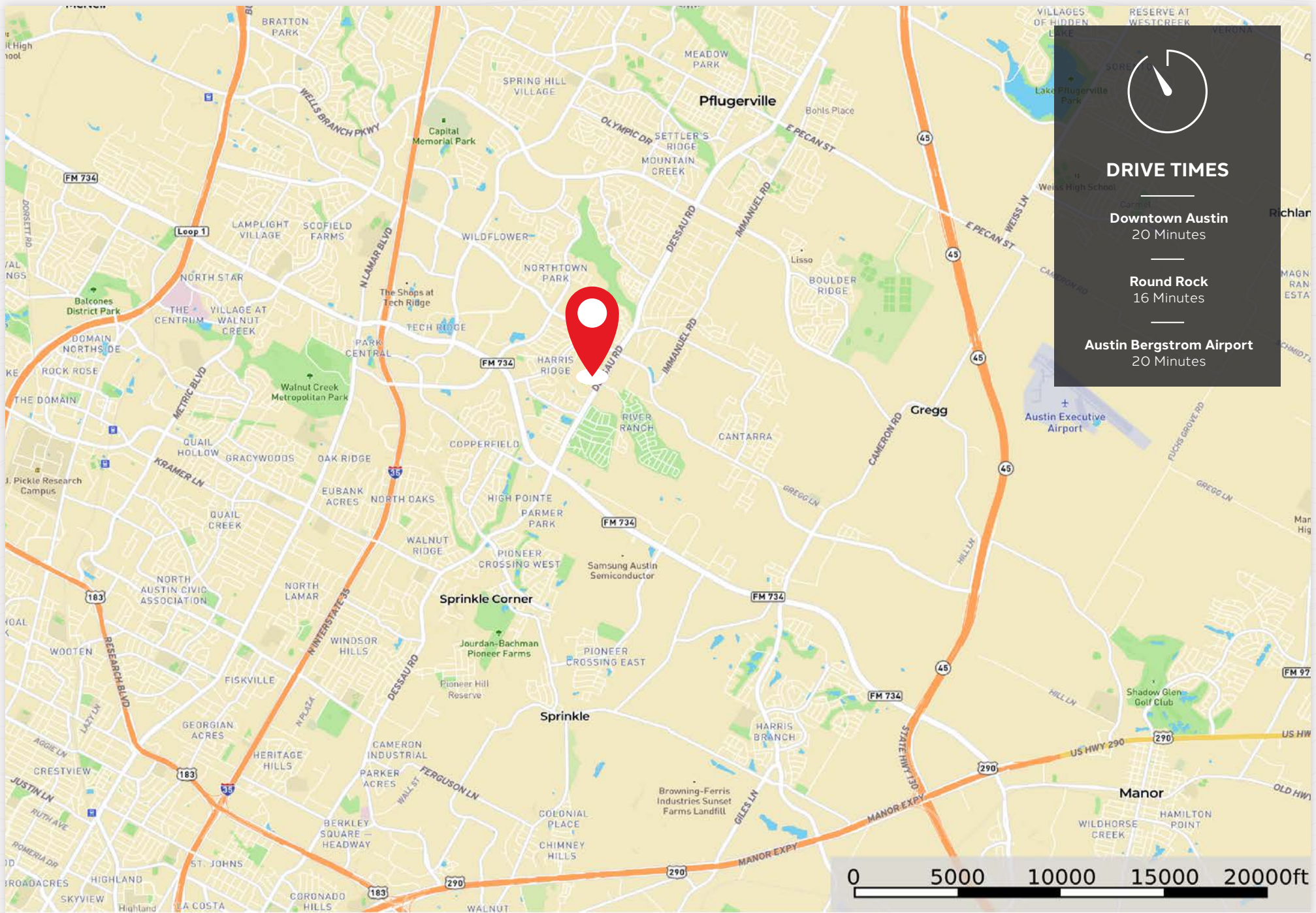


SCALE 1" = 30'

Legend

- ⊙ 1/2" Iron Rod Found
 - ⊙ 1/2" Iron Rod Found with plastic cap imprinted with "Holt Carson Inc."
 - ⊙ Gas Meter
 - ⊙ Gas Valve Station
 - ⊙ Electric Manhole
 - Chain Link Fence
 - ⊙ Sanitary Cleanout
 - ⊙ Fire Hydrant
 - Rock Wall
- (Record Bearing and Distance)





Location Demographics



Population

	1 Mile	5 Miles	10 Miles
	14,142	238,318	796,418
Estimated annual population growth of 1.75%			



Avg Household
Income

	1 Mile	5 Miles	10 Miles
	\$86,203	\$88,909	\$103,350



Information obtained from third-party resource, subject to change.

Radius	1 Mile	5 Miles	10 Miles
Households	5,240	94,750	322,078
Households by Marital Status			
Married	2,236	38,019	131,513
Married No Children	980	17,862	63,446
Married w/Children	1,256	20,157	68,067
Education			
Some High School	12.54%	13.52%	10.07%
High School Grad	22.46%	20.89%	17.09%
Some College	22.37%	23.94%	23.51%
Associate Degree	7.28%	7.29%	6.77%
Bachelor Degree	24.22%	23.29%	27.09%
Advanced Degree	11.13%	11.07%	15.47%
Annual Consumer Spending (\$000s)			
Apparel	\$8,899	\$156,227	\$555,862
Entertainment	\$22,389	\$397,135	\$1,494,811
Food & Alcohol	\$44,502	\$790,214	\$2,841,421
Household	\$25,908	\$447,816	\$1,746,172
Transportation	\$45,469	\$743,735	\$2,692,802
Health Care	\$6,512	\$119,236	\$448,855
Education/Day Care	\$9,598	\$174,606	\$726,565

AUSTIN'S 2023 RANKINGS

#1

FASTEST GROWING
MAJOR METRO
U.S. CENSUS BUREAU

#1

BEST PLACE TO START
A BUSINESS
CNBC

#2

BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB

#5

COLLEGE EDUCATED
ADULTS
CITYLAB

#1

PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK

#1

BEST PERFORMING
LARGE CITY IN THE US
BUSINESS WIRE

#2

BEST MARKET FOR
REAL ESTATE
WALLETHUB

#7

MOST FUN CITY IN
THE US
WALLETHUB

#1

BEST JOB
MARKET
WALL STREET JOURNAL

#2

BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES

#5

MOST RECESSION
RESISTANT CITY
SMARTASSET

#9

BEST EDUCATED
MAJOR METRO
WALLETHUB

#1

BEST STATE CAPITAL
TO LIVE IN
WALLETHUB

#2

BEST CITY FOR JOB
OPPORTUNITIES
BUSINESS INSIDER

#6

SAFEST LARGE
CITY IN U.S.
SAFEWISE

#7

HEALTHIEST CITY
IN AMERICA
WALLETHUB

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Market Overview

Austin

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

Contact



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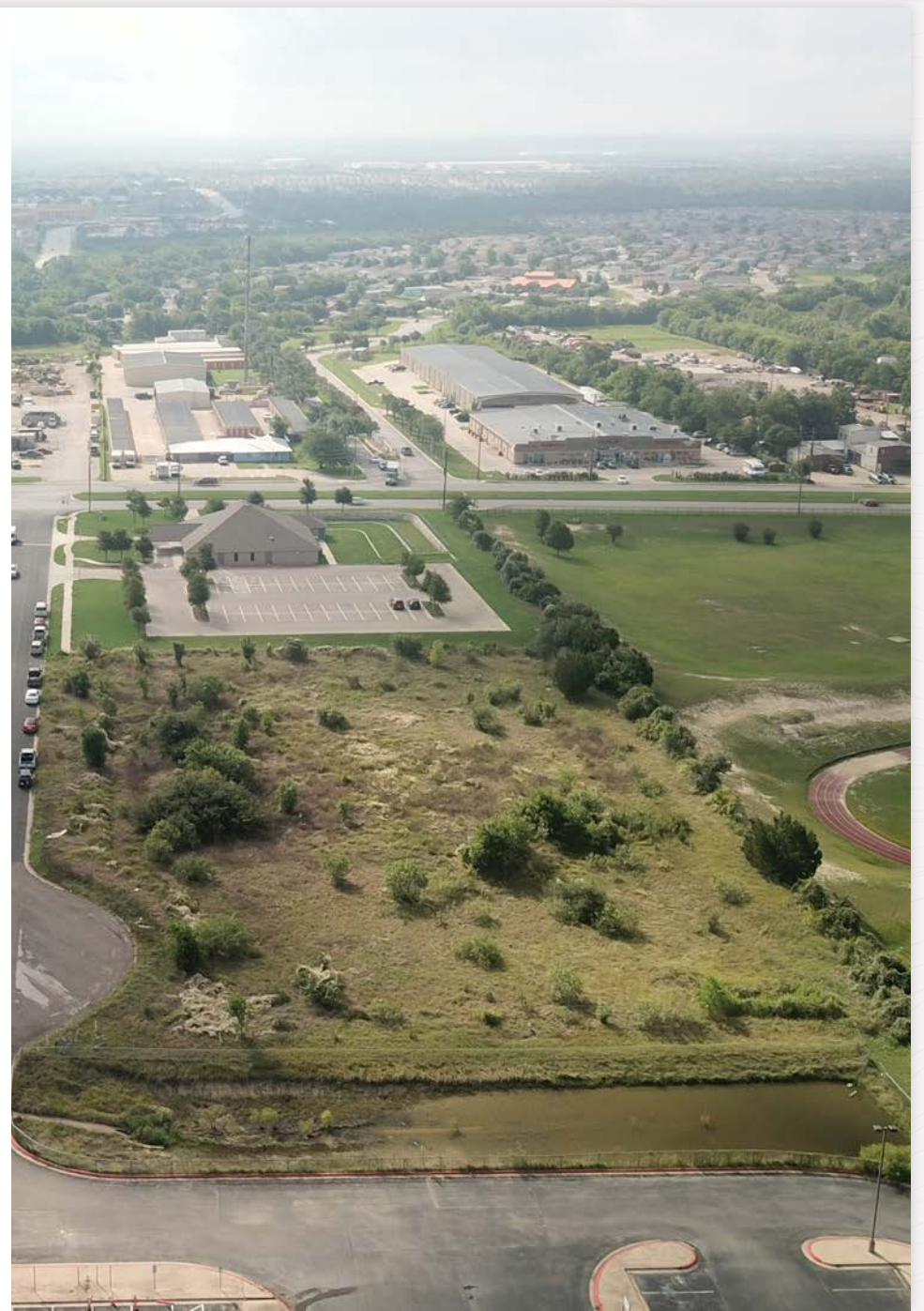


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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner. We are passionate about what we do.



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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