



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



EXISTING CONDITIONS

Cedars International Academy | 8416 N IH-35



Main entrance — U.S. and Texas flags



Pylon sign at the I-35 frontage



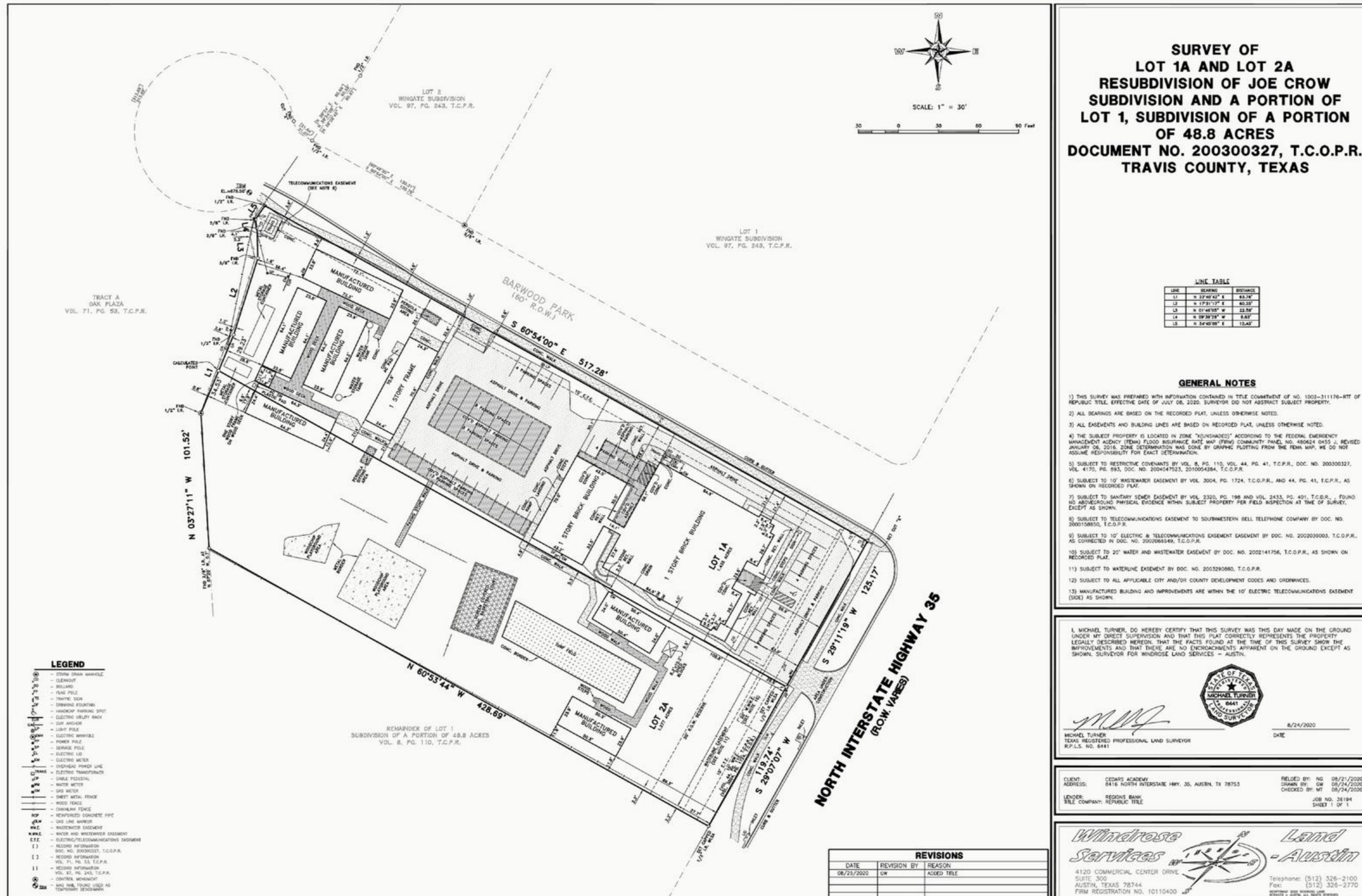
Solar carport — rear lot

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 TABLE

LINE	BEARING	DISTANCE
11	S 60°54'00" E	517.28'
12	S 29°11'19" W	123.17'
13	N 05°27'11" W	101.52'
14	N 60°53'44" W	428.69'
15	S 29°07'07" W	119.74'
16	S 60°54'00" E	134.42'

GENERAL NOTES

- THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 1003-311126-BTT OF REPUBLIC TITLE, EFFECTIVE DATE OF JULY 08, 2020. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- ALL BEARINGS ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "UNSHADED" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48064-0003, REVISED JANUARY 01, 2016. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 8, PG. 110, VOL. 44, PG. 41, T.C.O.P.R., DOC. NO. 200300327, VOL. 4732, PG. 983, DOC. NO. 2004047523, 2010054284, T.C.O.P.R.
- SUBJECT TO 10' WASTEWATER EASEMENT BY VOL. 3004, PG. 1724, T.C.O.P.R., AND 44, PG. 41, T.C.O.P.R., AS SHOWN ON RECORDED PLAT.
- SUBJECT TO SANITARY SEWER EASEMENT BY VOL. 2330, PG. 198 AND VOL. 2433, PG. 401, T.C.O.P.R., FOUND NO ADDITIONAL PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY FOR FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.
- SUBJECT TO TELECOMMUNICATIONS EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY BY DOC. NO. 2000150803, T.C.O.P.R.
- SUBJECT TO 10' ELECTRIC & TELECOMMUNICATIONS EASEMENT BY DOC. NO. 2002030903, T.C.O.P.R., AS CORRECTED IN DOC. NO. 2002066449, T.C.O.P.R.
- SUBJECT TO 20' WATER AND WASTEWATER EASEMENT BY DOC. NO. 2002141756, T.C.O.P.R., AS SHOWN ON RECORDED PLAT.
- SUBJECT TO WATERLINE EASEMENT BY DOC. NO. 2003290980, 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 ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN. SURVEYOR FOR WINDROSE LAND SERVICES, AUSTIN.

Michael Turner
MICHAEL TURNER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 6441

8/24/2020
DATE

CLIENT: CEDARS ACADEMY
ADDRESS: 8116 NORTH INTERSTATE HWY. 35, AUSTIN, TX 78753
FILED BY: NG 08/21/2020
DRAWN BY: CM 08/24/2020
CHECKED BY: MT 08/24/2020

LENDER: REPUBLIC BANK
FILE COMPANY: REPUBLIC TITLE
JOB NO. 38194
SHEET 1 OF 1

Windrose Land Services - Austin

4120 COMMERCIAL CENTER DRIVE
SUITE 300
AUSTIN, TEXAS 78744
FIRM REGISTRATION NO. 10110400

Telephone: (512) 326-2100
Fax: (512) 328-2770
800.775.8844

Resubdivision of Joe Crow Subdivision — Lot 1A & Lot 2A | Travis County, Texas | Windrose Land Services

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
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

Tree Survey



HERITAGE TREES & CANOPY From the Cedars Academy Site Review | Kimley-Horn 2023

Protected Trees

40"+ Live Oak | Heritage

Adjacent to Barwood Park (NW area of site).
Was 39" in 2001 — likely qualifies as heritage tree.
Site work limited within 1/2 CRZ.

20"+ Live Oak

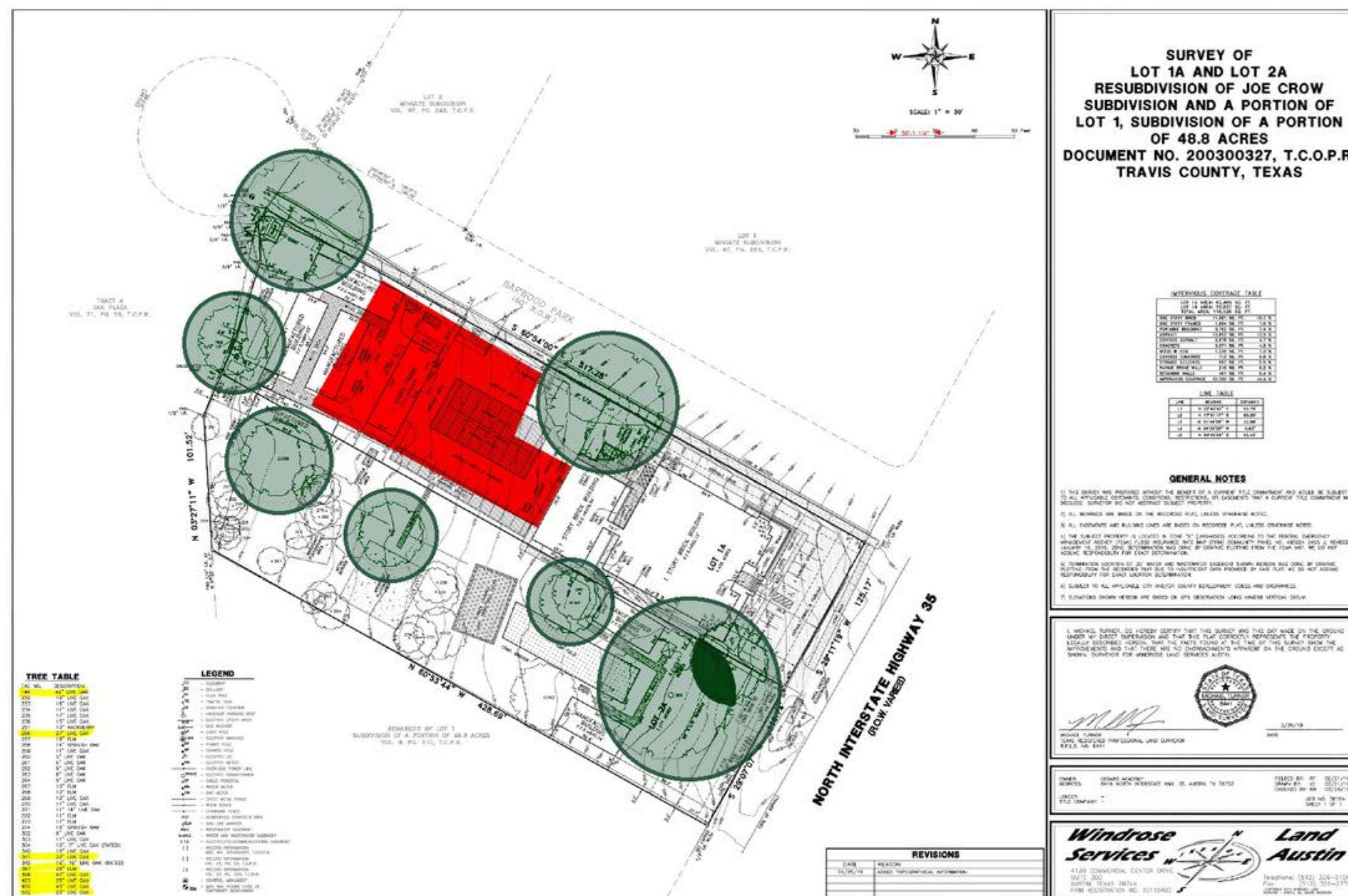
West end of property.
Was 20" in 2001.
Site work limited within 1/2 CRZ.

Canopy — Southerly Lot

Several large canopies present on Lot 2A; not yet surveyed.
Potential development constraint pending an arborist review.

Canopy — NW Corner

Large canopy visible in aerials but absent from prior site plans — verify in field.



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

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

Gil Nuss

Partner

832.454.6494

gil@cottonventures.com

Cooper Ellis

Associate

512.826.3499

cooper@cottonventures.com

502 Baylor Street | Austin, TX 78756

cottonventures.com