Bouldin Creek Commons provides a rare opportunity to purchase a large infill tract of land with the necessary zoning, and with a site development permit approval scheduled by the end of 2017 – which reduces overall risk and will considerably speed the development timeline from purchase to final completion. The proposed project includes numerous decks overlooking a park-like setting in West Bouldin Creek, and with downtown views from upper floors in a truly walkable urban location. The site is in the heart of close-in South Austin “78704” which is one of the most desirable live/work/play districts within central Austin and home to a large population of Austin’s creative class workforce. The offering includes an existing mix of asset categories. There are several rent houses and a retail building to help with short term holding costs prior to development. In addition, there is a high-profile South Lamar restaurant (Lucy’s On the Fly) designed by Michael Hsu which shall remain as a part of the larger long-term redevelopment of the project.

The site plan has been vetted by a team of professionals that have exceptional qualifications including the Michael Hsu office of Architecture for site programming and concept design, KBGE Engineering for civil engineering and entitlements, and legal representation for land planning and zoning by Metcalfe Wolff Stuart & Williams. The property has an approved Traffic Impact Analysis ("TIA") completed by HDR Engineering, and a Phase I Environmental by Austin EnviroSolutions recommending no further actions required. The Service Extension Requests ("SER") are approved and no off-site utility construction is required based on the current site development permit application. The project has been endorsed by the surrounding neighborhood association. Detailed due diligence information is available to a prospect with the execution of a confidentiality agreement.
3-MILE DEMOGRAPHICS

- **189,532** Total Population
- **264,469** Daytime Population
- **95.9%** Employed Population
- **12,161** Total Businesses

TOTAL POPULATION: 189,532
DAYTIME POPULATION: 264,469
EMPLOYED POPULATION: 95.9%
TOTAL BUSINESSES: 12,161
SITE DEVELOPMENT APPROVALS
Site Development Permit application was submitted in November of 2016 and anticipated completion by year-end 2017. It provides for 149,209 square foot of total commercial building development, which consists of 140,988 square feet of total interior conditioned space and 8,133 square feet of outdoor decking. In addition there is a 107,750 square foot parking garage with 417 total spaces. Parking includes 378 in the structured garage and 39 surface spaces. The property will be developed under a Unified Development Agreement. The Site Development Permit does allow for some potential project phasing.

LAND AREA
Total of approximately 3.13 acres net of flood plain in five legal lots.

ZONING
CS-MU-V and CS-MU

CURRENT INCOME
Existing gross rental income in excess of $304,000 per year from established tenants to assist with near term holding costs.

PRICING
Please contact Eric DeJernett or Michael Bullard

PROPERTY WEBSITE
www.bouldincreekcommons.com (drone footage available on website)
WALKING AMENITIES

RESTAURANTS
1. Uchi
2. Vox Table
3. Shake Shack
4. Lick Honest Ice Cream
5. Alamo Drafthouse
6. Maudie’s Too
7. Ramen Tatsu-Ya
8. Odd Duck
9. Backbeat
10. It’s Italia
11. VertsKebap
12. Barlata Tapas Bar
13. Starbucks
14. Chi’lantra
15. Picnik
16. Snooze
17. Austin’s Pizza
18. Corner Bar
19. Lucy’s
20. El Meson
21. 360 Pizza
22. Opa Coffee & Wine
23. Black Sheep Lodge
24. East Side King
25. Chipotle
26. Patika Wine & Coffee
27. Mr. Natural
28. Maria’s Taco Xpress
29. Matt’s El Rancho
30. Sonic Drive-In
31. Gourdough’s
32. Soup Peddler
33. Thundercloud Subs
34. Papalote Taco House
35. Phoenicia Deli
36. Wholly Cow Burgers
37. Amy’s/Phil’s Ice House
38. Baker Street Pub
39. Kerbey Lane Cafe
40. Torchy’s Taco’s
41. Austin Beer Garden
42. Toss Pizzeria
43. Torchy’s Tacos
44. Habanero
45. Winebelly
46. Starbucks
47. El Tacorrido
48. Once Over Coffee Bar
49. Polvo’s
50. Bouldin Creek Cafe
51. Alcomar
52. Fresa’s
53. Gourdoughs
54. Elizabeth Street Café
55. Snarf’s Sandwiches
56. Sway
57. Torchy’s Tacos
58. El Mercado

APARTMENTS
1. Hanover S. Lamar
2. Lamar Union
3. Gibson Flats
4. Post South Lamar
5. Chimney Park
6. Barton’s Mill
7. Cielo South Lamar
8. Tambaleo Apts
9. Oak Creek Village
BOULDIN CREEK COMMONS

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