

FOR SALE ±2.902 ACRES
5549 McNeil Drive
Austin, TX 78729



MATHIASPARTNERS.COM

3660 Stoneridge Road,
Building E, Suite 104
Austin, Texas 78746

**A ±2.902-acre Development Site with an
Approved Site Plan for 106 Multifamily Units**

Exclusively Offered By:

Michael Levy, Broker Associate

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The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a tenant. Tenants should conduct their own independent investigation and rely on those results. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, lease or withdrawal without notice.



Executive Summary

An opportunity to acquire a ±2.902 acre development site in the City of Austin 2-mile ETJ with an approved site development plan for 106 multifamily units. The property is strategically located on McNeil Drive directly across the street from McNeil High School and only 0.75 miles from the intersection with Parmer Lane. Easy access to both Loop 1 (MoPac Expressway) and Highway 183 (Research Boulevard). Major area employers include:



Property Overview

Address	5549 McNeil Drive, Austin, TX 78729
Asking Price	Contact Broker
Total Land Area	±2.902 acres / ±126,411 SF
Jurisdiction	City of Austin 2-Mile ETJ
Zoning	None
Watershed	Walnut Creek (Suburban Watershed)
Water	Existing 16" COA water main approximately 960 feet west of site on McNeil Drive
Wastewater	Existing 8" COA gravity wastewater main at Parmer Lane near McNeil Drive
Permitting & Approvals	Approved Site Development Plan for 106 multifamily units

Demographics

(Source: CoStar)	1 Mile	3 Mile	5 Mile
2023 Population	3,629	76,382	232,072
Avg. HH Income	\$90,760	\$103,517	\$108,845



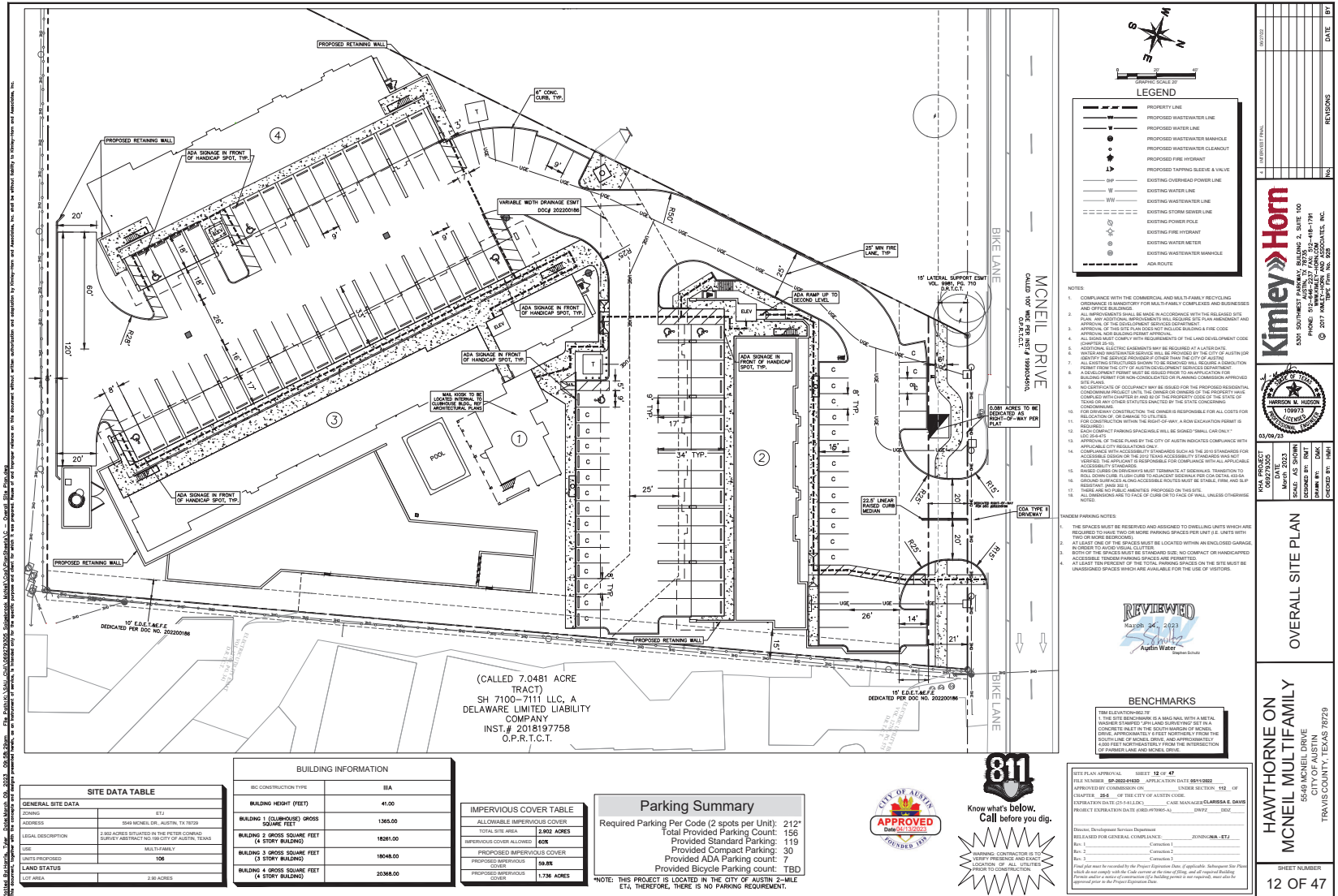


Site Location Map





Approved Site Plan





Building Two Exterior Elevations

SITE PLAN APPROVAL SHEET #2 OF #6
 FILE NUMBER: **SP-2022-0163D** APPLICATION DATE: 08/18/2022
 APPROVED BY COMMISSIONER OR _____ CHIEF SECTION: **STJ** OF
 CHAPTER: **25A** OF THE CITY OF AUSTIN CODE
 SUBMITTED BY: **CLARISSA A. DAVIS** CASE MANAGER: **CLARISSA A. DAVIS**
 PROJECT EXPIRATION DATE: (08/18/2026) AT _____ DWG# _____ DOG _____

Division: Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: **JUNINGYU, ET AL**
 Rev. 1: _____ Containing: 1
 Rev. 2: _____ Containing: 2

Final plan must be recorded by the Project Expedient Date. If applicable, Subsequent Site Plans shall be set on record with the same owner as the first filing, and all required building permits under a single construction file building permit to not require, must also be approved prior to the Project Expedient Date.

BUILDING ELEVATION GUTTER & EXHAUST VENT NOTES

- GUTTER AND DOWNSPOUT LOCATIONS SHOWN IN ELEVATIONS TAKE PRECEDENCE OVER ROOF PLAN LOCATIONS. CONTACT OWNER/ARCHITECT IF ANY QUESTIONS.
- EXHAUST OUTLET LOCATIONS SHOWN IN ELEVATIONS TAKE PRECEDENCE OVER MECHANICAL PLAN LOCATIONS. CONTACT OWNER/ARCHITECT IF ANY QUESTIONS.
- ENVIRONMENTAL AIR EXHAUST (BATHROOM & DRIVER) MUST BE 3 FEET FROM ANY OPERABLE OPENING INTO BUILDING. VERIFY LOCATIONS ON-SITE PRIOR TO FINAL POSITIONING OF EXHAUSTS.

BUILDING ELEVATION LEGEND

- 01 ALIGN ALL EXTERIOR BATHROOM AND DRIVER EXHAUST VENTS HORIZONTALLY AND VERTICALLY. GALVANIZED FINISH ALL VENTS.
- 02 BUILDING NUMBER/ADDRESS SIGNAGE.
- 03 ALL EXTERIOR FINISH MATERIALS/TRANSITIONS SHALL WRAP THE OUTSIDE CORNER AND CHANGE AT THE INSIDE CORNER UNLESS NOTED OTHERWISE. SEE DETAIL BELOW.
- 04 MASONRY OVERHANGS INTO BREEZEWAY 1" – SEE DETAIL C2/A3.20
- 05 TRIMLESS CORNER – SEE DETAIL C3/A3.20

FIBER CEMENT WOOD SIDING & TRIM NOTES

- INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- REFER TO BUILDING EXTERIOR ELEVATIONS, SHEET A2.11, FOR LOCATION OF ALL SIDING AND TRIM ITEMS REFERENCED IN THESE NOTES.
- LAP SIDING SHALL BE "WOODGRAIN" WITH NOMINAL 4" x 10-1/2" EXPOSURE.
- PANEL SIDING SHALL BE "SMOOTH".
- TRIM SHALL BE "WOODGRAIN" THICKNESS (AS NOTED).
- ALL SIDING AND TRIM PRODUCTS SPECIFIED ABOVE SHALL BE PAINTED AS SELECTED BY OWNER.

TYPICAL EXTERIOR FINISHES

- ARCHITECTURAL FIBERGLASS SHINGLE ROOF
- CONCRETE BRICK FRAMA AND VENELED CERAMIC TILE
- TRIMMED WOOD LAP SIDING (4" LAP)
- ENGINEERED WOOD LAP SIDING (10-1/2" LAP)
- ENGINEERED WOOD PANEL SIDING w/ BATTENS
- MASONRY SOLID CLADDING
- MASONRY VENEER

CITY OF AUSTIN APPROVED
 DEVELOPED: 2022

BUILDING TWO - EXTERIOR ELEVATIONS
 SOUTH EAST
 SCALE 3/32"=1'-0" (B4)

BUILDING TWO - EXTERIOR ELEVATIONS
 NORTH WEST
 SCALE 3/32"=1'-0" (A4)



THREE BAR ARCHITECTURE, INC.
3001 S. RICHARDS DRIVE, AUSTIN, TEXAS 78741
4021 302.536.3581

THE HAWTHORNE on MCNEIL

Austin, Texas
Client: The Hawthorne on McNeil, LLC.

PERMIT DOCUMENTS



ARCHITECT'S PROJECT NUMBER: 2021-2
DRAWN BY:

DATE: 02.21.2022
REVISION: DATE DESCRIPTION
01.09.2022

EXTERIOR ELEVATIONS

A2.11
SP-2022-0163D

PL020214ZD0202090402 (04.2) (3.0) Rev. 5/20/2022 1:46:28 PM



Information About Brokerage Services



Texas law requires all real estate license holders 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' written 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Mathias Partners	602940	matt@mathiaspartners.com	(512)330-9111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Mathias	265888	matt@mathiaspartners.com	(512)330-9111
Designated Broker of Firm	License No.	Email	Phone
Matt Mathias	265888	matt@mathiaspartners.com	(512)330-9111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Levy	551310	mlevy@mathiaspartners.com	(512)330-9111
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov