

INTERPORT

AUSTIN, TX

FOR SALE
396.98 ACRES OF A PDA

- Located at the interchange of Hwy 71 and SH 130 with physical frontage along Hwy 71, SH 130 and Falwell Lane.
- 2 miles of Colorado River access and frontage.
- City of Austin - Zoned LI-PDA.
- ± 6 miles from downtown Austin.
- 48,000 trips per day along Hwy 71; 15,000 SH 130.
- Adjoins Onion Creek Greenway & “Colorado River Austin to Bastrop Trail” with 1 mile Onion Creek frontage.



FOR MORE INFORMATION CONTACT:

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OFFERING SUMMARY

DESCRIPTION	396.98 acres consisting of commercial retail, industrial, distribution, research and development, hotel and multi-family development sites.
PRICE	\$20,000,000
LOCATION	The subject property is well located along the north side of Highway 71 (Ben White Boulevard), the primary thoroughfare between Austin and Houston. The property is conveniently located just 1.5 miles East of the Austin Bergstrom International Airport. Additionally, State Highway 130, the north/south alternate routing to IH 35, runs directly through the property, creating major corners as well as frontage with access opportunities along both sides.
TERRAIN	The terrain is flat and open with large trees along Onion Creek and the Colorado River, which run respectively along the northeast and northwest boundaries of the property lines.
UTILITIES	All utilities; electric, water and sewer are provided by the City of Austin and are to the site.
ZONING	Planned Development Agreement (PDA) was approved on 9.28.00. LI-PDA per Ordinance No. 00928-24+25.
SCHOOLS	The property is in the Del Valle Independent School District. The new Del Valle High School and administrative office complex is nearby.
ENVIRONMENT	There are no outstanding environmental issues.
COMMENTS	The subject property has frontage on Hwy. 71, SH 130 and frontage on both the Colorado River and Onion Creek. The property is 1.5 miles east of Austin Bergstrom International Airport with an approximate 8.6 million passenger count. The property is directly west and across Onion Creek from newly acquired county parkland, Southeast Metropolitan Park.

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LAND USE

PERMITTED USES

Uses Permitted in LI District
Condominium Residential
Group Residential
Multifamily Residential
Retirement Housing (small site)
Retirement Housing (large site)
Two-Family Residential
Carriage Stable
Cocktail Lounge
Consumer Repair Services
Marina
Pet Services
Recreational Equipment Sales
Research Assembly Services
Research Testing Services
Research Warehousing Services
Stables
Administrative Services
Research Services and Maintenance
and Storage

Aviation Service
Camp
Convalescent Services
Convention Center
Guidance Services
Hospital Services (general)
Hospital Services (limited)
Major Utility Facilities
Major Public Facilities
Postal Facilities
Park and Recreation Services (specific)
Park and Recreation Services (general)
Private Primary Educational Facilities
Private Secondary Educational Facilities
Public Primary Educational Facilities
Public Secondary Educational Facilities
Animal Production
Crop Production
Horticulture
Support Housing

PROHIBITED USES

Adult Oriented Business
Cemetery
Military Installations

Scrap and Salvage Services
Stockyards

SITE SPECIFIC USE AND DEVELOPMENT REGULATIONS

1. The following uses are prohibited on Tracts 1 through 5 of Block G and that portion of Tract 6 of Block G located 300 feet or less from the Colorado River: research assembly services, research testing services, research warehousing services, major utility facilities, aviation facilities, automobile rentals, automotive repair services, automotive sales, automotive washing (of any type), dry cleaning, and any use that stores, produces or utilizes hazardous materials.

2. The following uses are prohibited on property located 500 feet or less from Onion Creek: automotive rentals, automotive repair services, automotive sales, automotive washing (of any type), and dry cleaning. A use that stores, produces or utilizes hazardous materials is prohibited within the water quality transition zone of Onion Creek.

3. The maximum height of development on Block C and Tracts 3 through 8 of Block 1 is 75 feet.

4. The following regulations apply to development of an industrial use on Block A, Block C, Tract 1 and 2 of Block H, and Tracts 3 through 8 of Block 1:

- each building used for an industrial use must include an office use;
- an office use included in a building with an industrial use must have a minimum floor area of 20 percent of the total

building floor area or 1,000 square feet, whichever is less;
c. a truck loading dock may not be located on the side of the building that faces State Highway 71 and;
d. an office use included in a building with an industrial use must face State Highway 71.

5. Site development standards and permitted uses for the multifamily residence medium density (MF-3) district apply to Block B, Tract 1 of Block F and Tract 5 of Block G.

6. The following site development standards apply to development on Tracts 1 through 4 of Block G and the portion of Tract 6 of Block G that is 300 feet or less from the Colorado River:

- the maximum impervious cover is 50 percent; and
- the maximum floor-to-area ratio is 0.6:1

7. Except as otherwise provided in this Section 7, a permanent structure may not be constructed in the floodplain that exists after City-approved floodplain modifications have been constructed. The following permanent structures may be constructed in the floodplain in accordance with City floodplain regulations: utilities, uses permitted in the rural residence (RR) district, community recreational uses (public and private), and driveways. This provision is not a variance of floodplain regulations.

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ONION CREEK GREENWAY

TRAVIS COUNTY NATURAL RESOURCES | ONION CREEK GREENWAY

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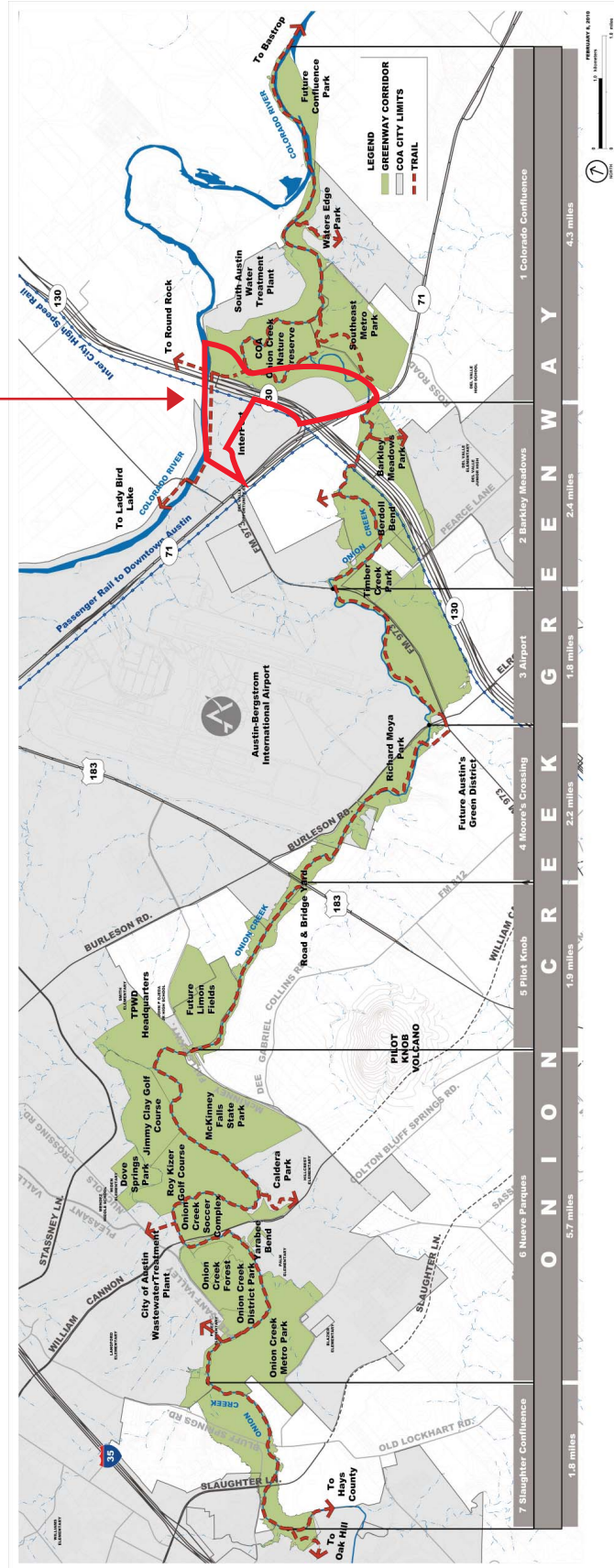


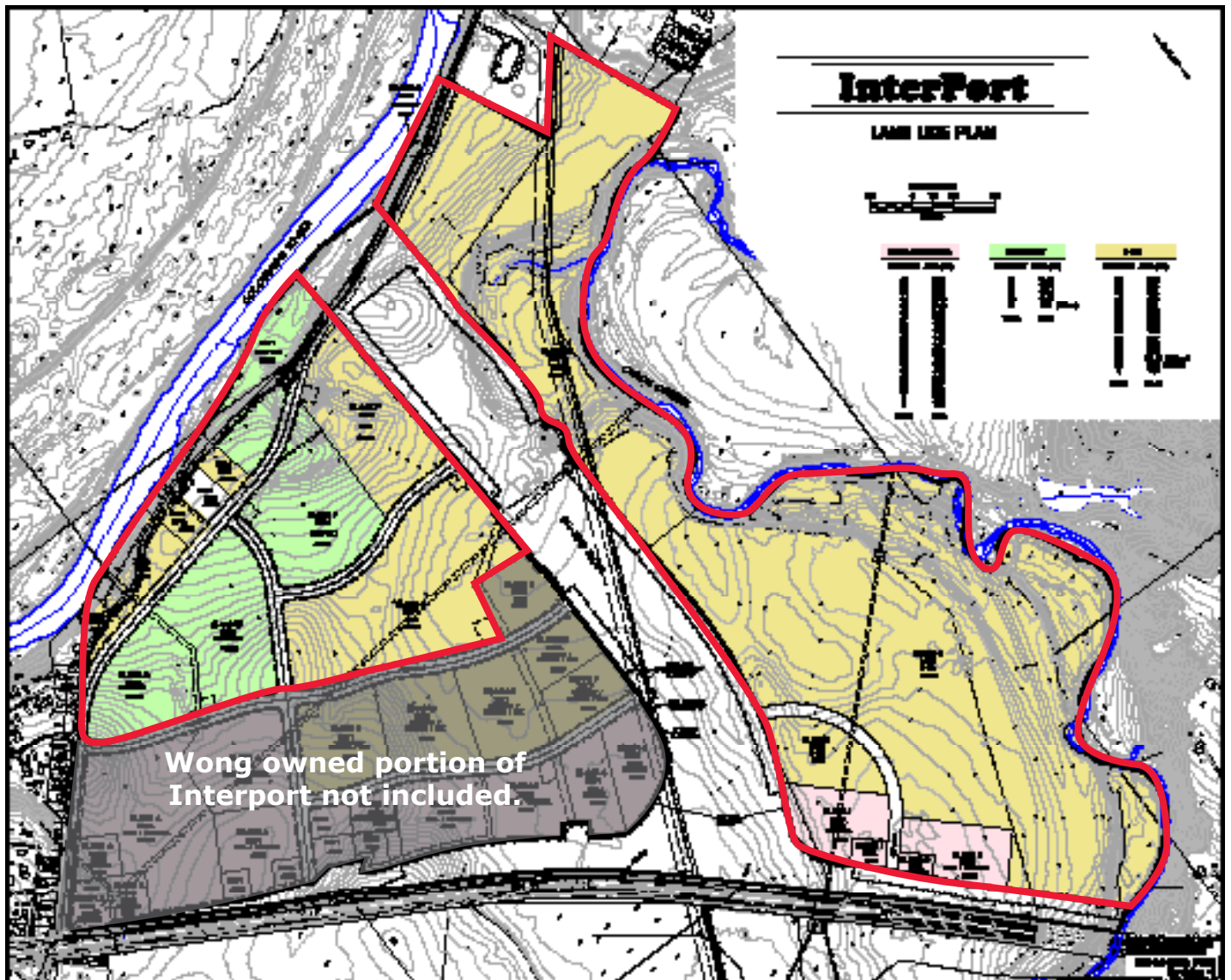
FIGURE 1
Onion Creek Greenway
 Source: State of Texas, Capital Area Council of Governments, City of Austin, Travis County

THE BIG PICTURE | ONION CREEK CONCEPT PLAN

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LAND USE PLAN



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