

The
COLLECTIVE

EAST



DEVELOPED BY
SPARK ROOT



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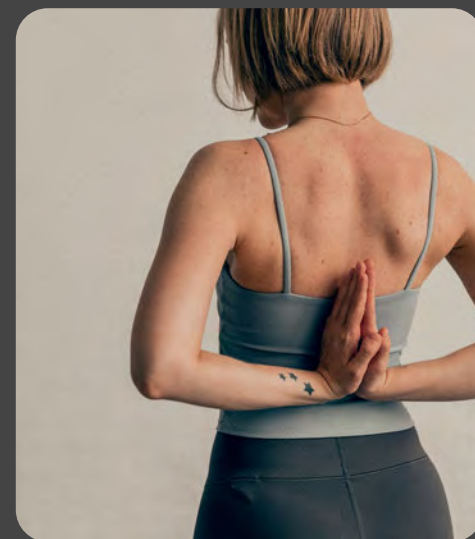


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VENTURE TOGETHER

The Collective East is the ultimate hub for visionaries, crafters, and entrepreneurs - spaces truly made for making & doing. Located within the vibrant, next wave of East Austin, this mixed-use community delivers the perfect blend of convenience, accessibility, and opportunity.





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LOCATION

Sitting at the center of convenience, The Collective East is neighbored by the new sustainable Colony Park community, the Walnut Creek Hike & Bike Trail, and the Travis County Exposition Center. Enjoy effortless access to Downtown Austin and quick connections to major corridors, including I-35 and Highway 130.



COLONY PARK COMMUNITY



WALNUT CREEK TRAIL



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7000 JOHNNY MORRIS RD
AUSTIN, TX 78724



DEMOGRAPHICS

Sources: U.S. Census Bureau (ACS 2019–2023 and 2020 Decennial Census), TxDOT (2024 AADT), and BLS (Consumer Expenditure Survey 2023).

Framed by Colony Park and the Walnut Creek greenbelt, The Collective East puts rooftops and reach at the doorstep, seven miles from downtown Austin.



1 MILE
RADIUS



3 MILE
RADIUS



5 MILE
RADIUS

POPULATION

9,036

61,312

176,383

HOUSEHOLDS

3,017

23,575

75,568

AVG. HH INCOME

\$109.6K

\$108.3K

\$108.0K

MEDIAN AGE

33.5

34.4

34.7

CONSUMER SPENDING POWER

\$8.2B

TOTAL ANNUAL HOUSEHOLD INCOME

DINING OUT

\$297M

/YEARLY

GROCERIES

\$457M

/YEARLY

ENTERTAINMENT

\$274M

/YEARLY

APPAREL

\$154M

/YEARLY

GROWTH
TRENDS
WITHIN
A 5-MILE
RADIUS

POPULATION

139,336 (2010) TO 168,957 (2020)

UP 21.3%

HOUSING UNITS

57,086 TO 72,248

UP 26.6%

A GAIN OF 15,162 ROOFTOPS

CURRENT ESTIMATE

ROUGHLY

174,500

GROWTH CONTINUED PAST 2020



DAILY TRAFFIC

US-183

99,000 VPD

SH-130

56,000 VPD

FM 969

40,000 VPD

LOYOLA LN

22,000 VPD

Covers the full trade area of all households within the 5-mile radius. Specifically, it is the total annual household income of the 75,568 households (roughly 176,000 residents) within 5 miles, totaling \$8.2B. The four category figures (dining out, groceries, entertainment, apparel) are the estimated annual spend of those same households.

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EAST AUSTIN'S NEW WAVE

The Johnny Morris Road corridor is undergoing a massive transformation, driven by infrastructure expansions, and residential & commercial growth.

RESIDENTIAL PIPELINE

BOOMING EMPLOYMENT

ENHANCED TRANSIT

HIGH-VOLUME TRAFFIC

MUNICIPAL INVESTMENT

 New Developments





DESIGN FEATURES

Adaptable spaces in a wide variety of suite sizes to perfectly match your business needs. Each suite features ample natural light and robust electrical service.

With Commercial Services (CS) zoning, The Collective East offers ultimate flexibility - ideal for a mix of uses including warehouse, workshop, office, and retail.

OPEN-PLAN LAYOUTS

UP TO 20' CEILINGS

GARAGE DOORS *

MEZZANINE LEVELS *

** Select Suites*



SITE PLAN

The Collective East offers a dynamic environment across 7 buildings on 9 acres. Enjoy easy community access with two dedicated entries and abundant parking. Tucked inside the campus is a communal courtyard, perfect for breaks and casual meetings.

152,000

TOTAL SF

100+

FLEX SUITES

387

PARKING SPACES

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WALNUT CREEK
HIKE & BIKE TRAIL

FUTURE
MULTI-FAMILY

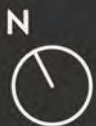
COURTYARD

PATIO

P.

PATIO

- PHASE 1 RETAIL SUITES
- FULLY-CUSTOMIZABLE FLEX SUITES
- CREATIVE MAKER SUITES



JOHNNY MORRIS ROAD



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BUILDING 1

SUITE OPTIONS (SF):

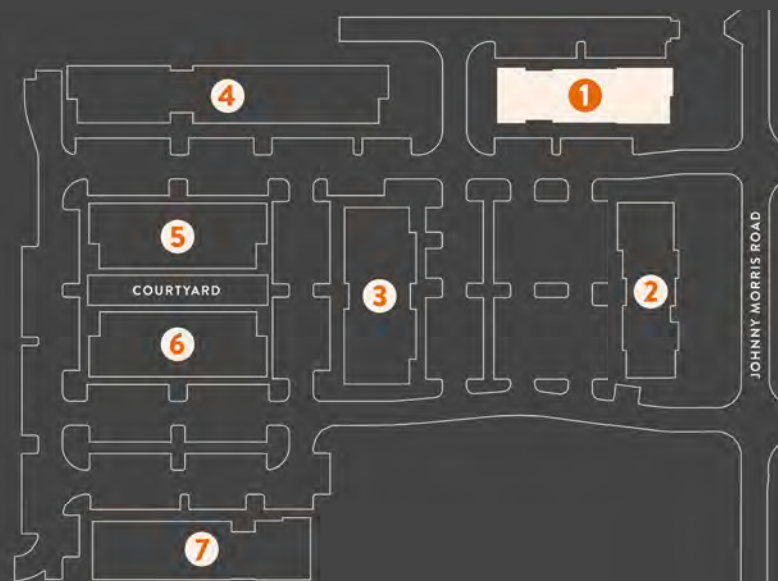
1,288 - 4,711

SUITE DEPTH:

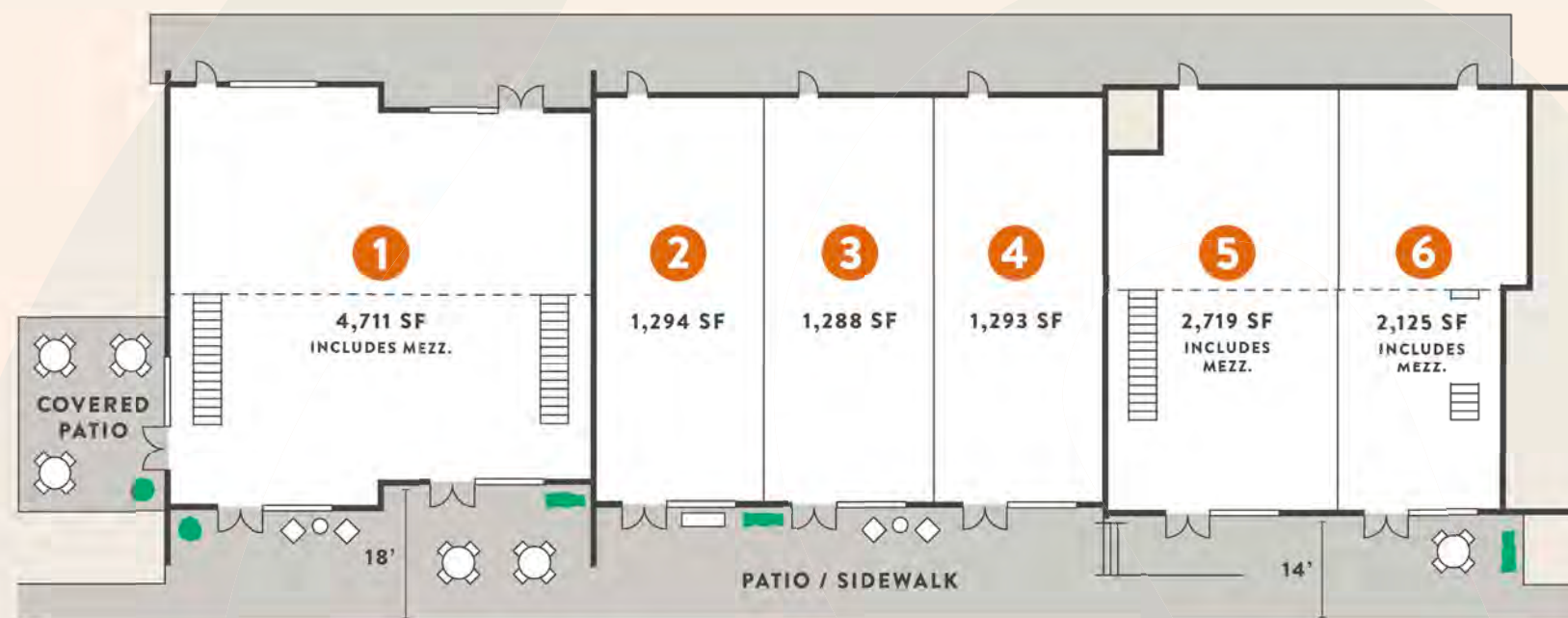
55' - 57'

SUITE HEIGHT:

14' - 20' (MEZZANINE: 12' AFF)



PHASE 1 RETAIL SUITES



FOR MORE INFORMATION

RYAN WILSON
rwilson@ecrtx.com
512.505.0006

HANNAH HUSKEY
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512.635.7760

CORY CAMP
ccamp@ecrtx.com
512.505.2761





BUILDING 2

SUITE OPTIONS (SF):

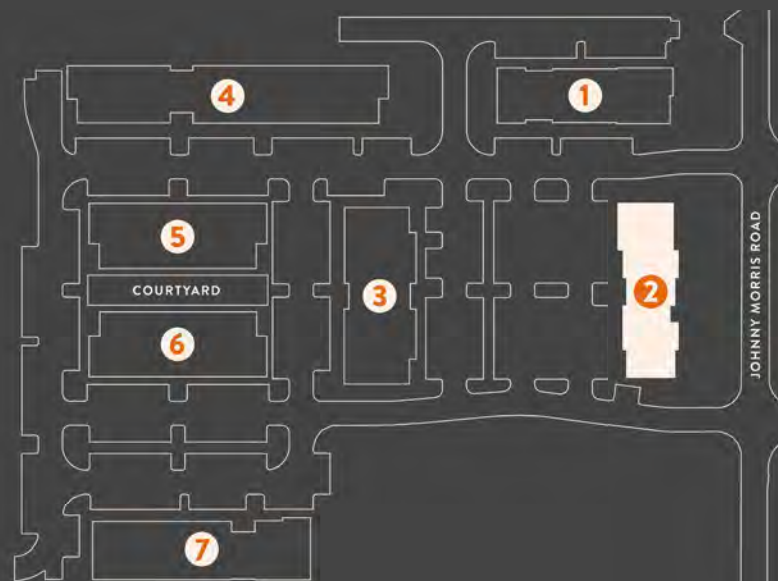
862 - 2,872

SUITE DEPTH:

58'

SUITE HEIGHT:

16' - 20' (MEZZANINE: 12' AFF)



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BUILDING 3

SUITE OPTIONS (SF):

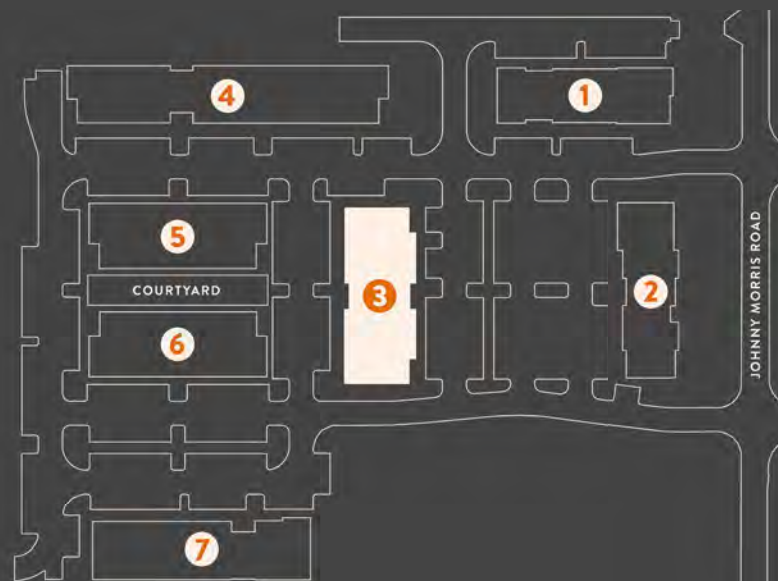
1,739 - 5,729

SUITE DEPTH:

75'

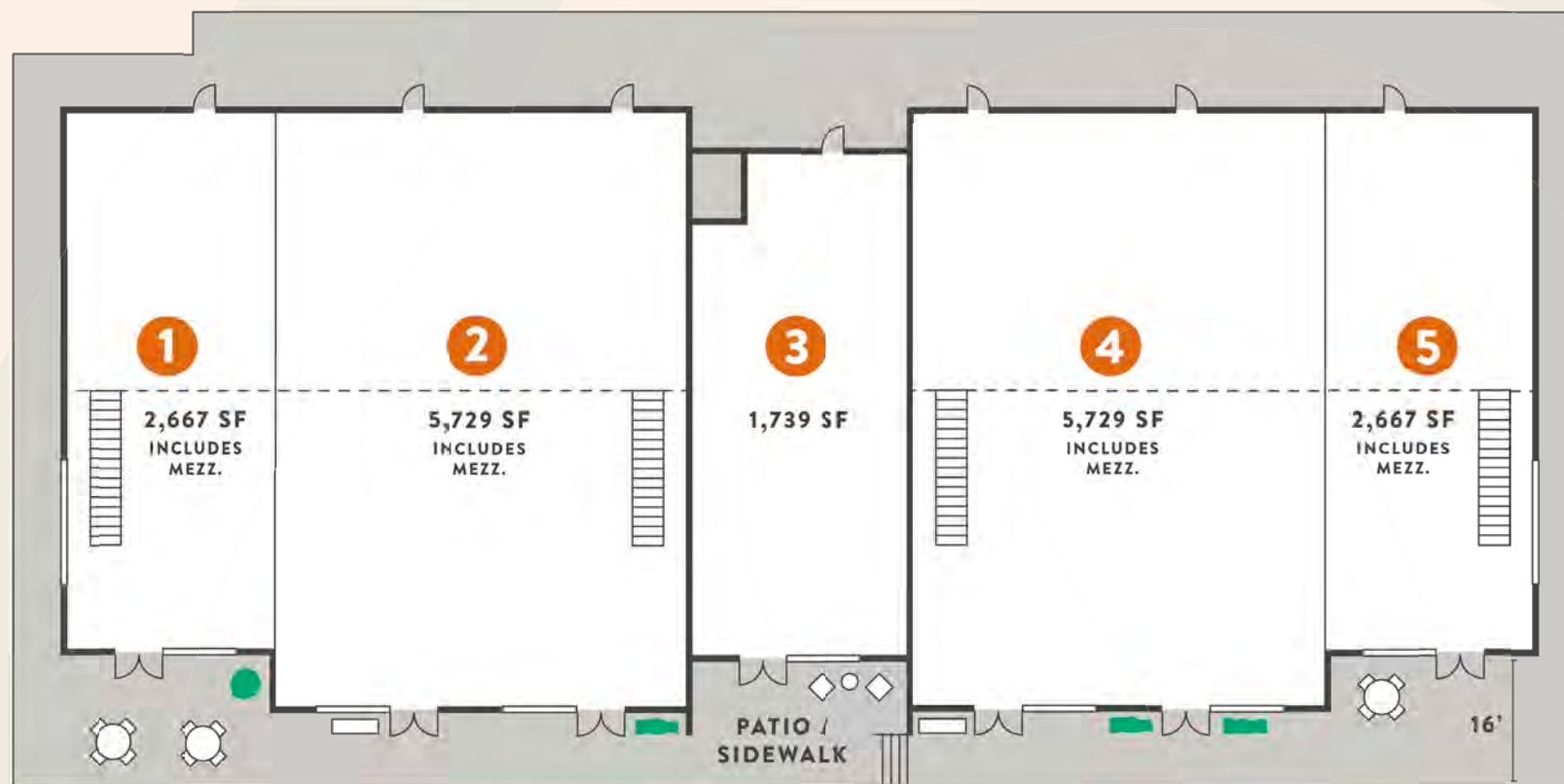
SUITE HEIGHT:

16' - 20' (MEZZANINE: 12' AFF)



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BUILDING 4 LEVEL 1

SUITE OPTIONS (SF):

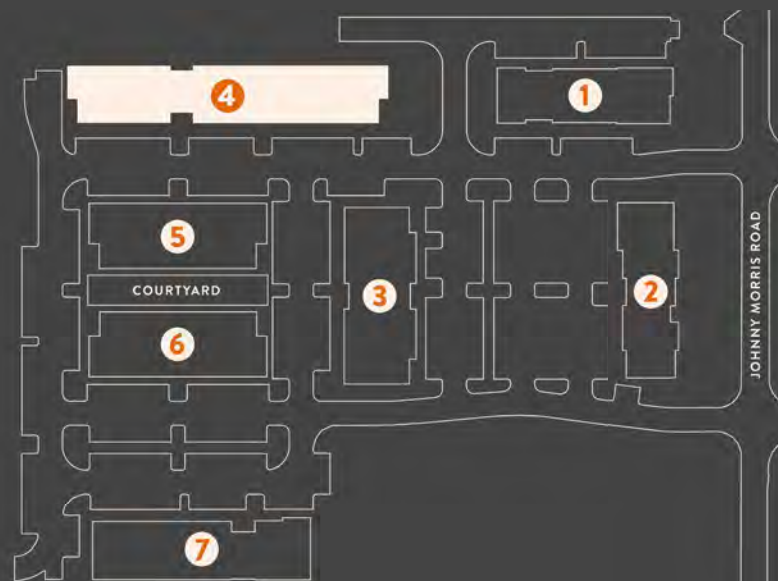
1,440 - 19,031

SUITE DEPTH:

58'

SUITE HEIGHT:

15' +



FULLY-CUSTOMIZABLE FLEX SUITES



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BUILDING 4 LEVEL 2

SUITE OPTIONS (SF):

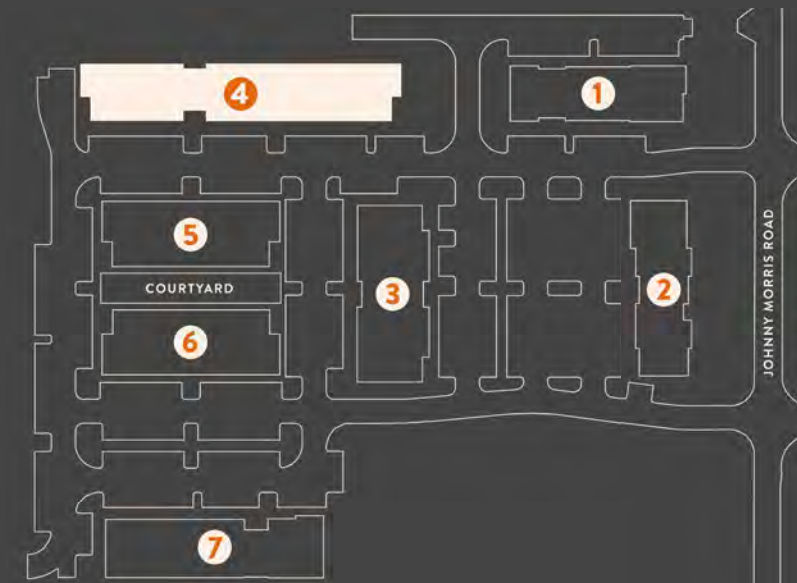
1,440 - 19,031

SUITE DEPTH:

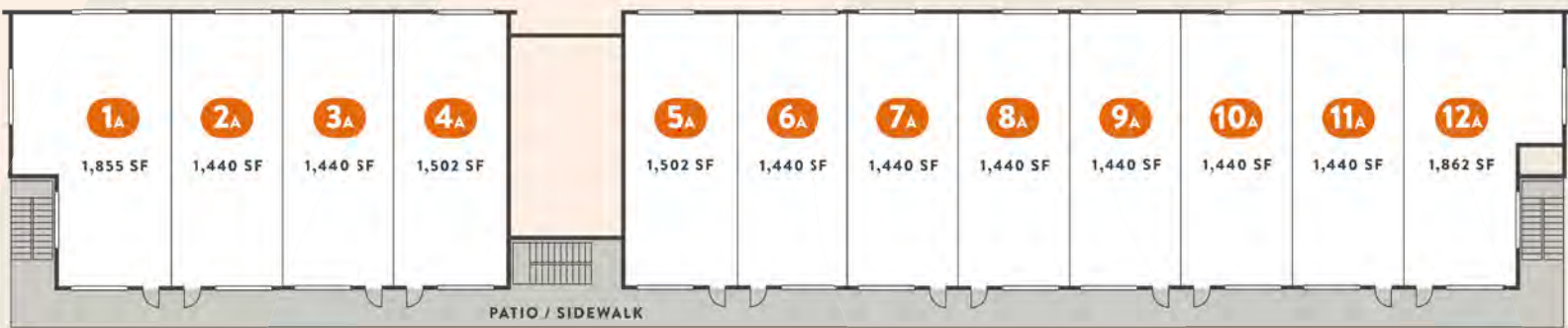
58'

SUITE HEIGHT:

10' +



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BUILDING 5 LEVEL 1

SUITE OPTIONS (SF):

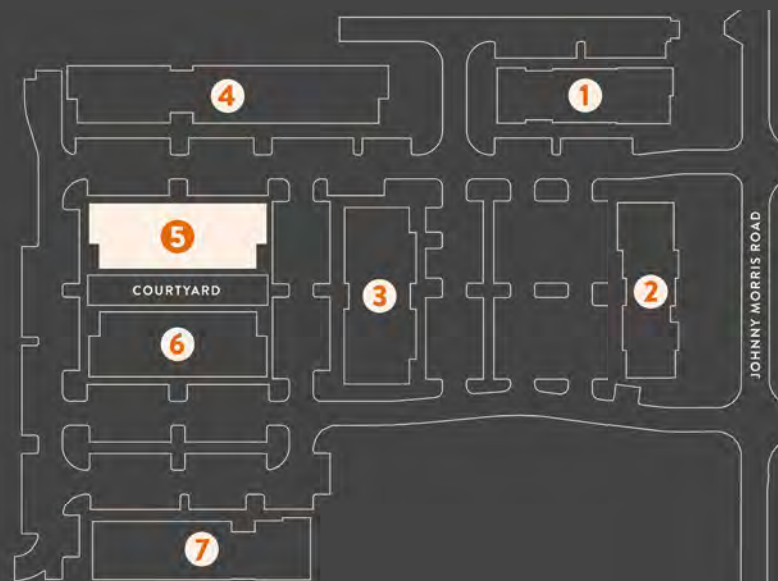
816 - 1,224

SUITE DEPTH:

68'

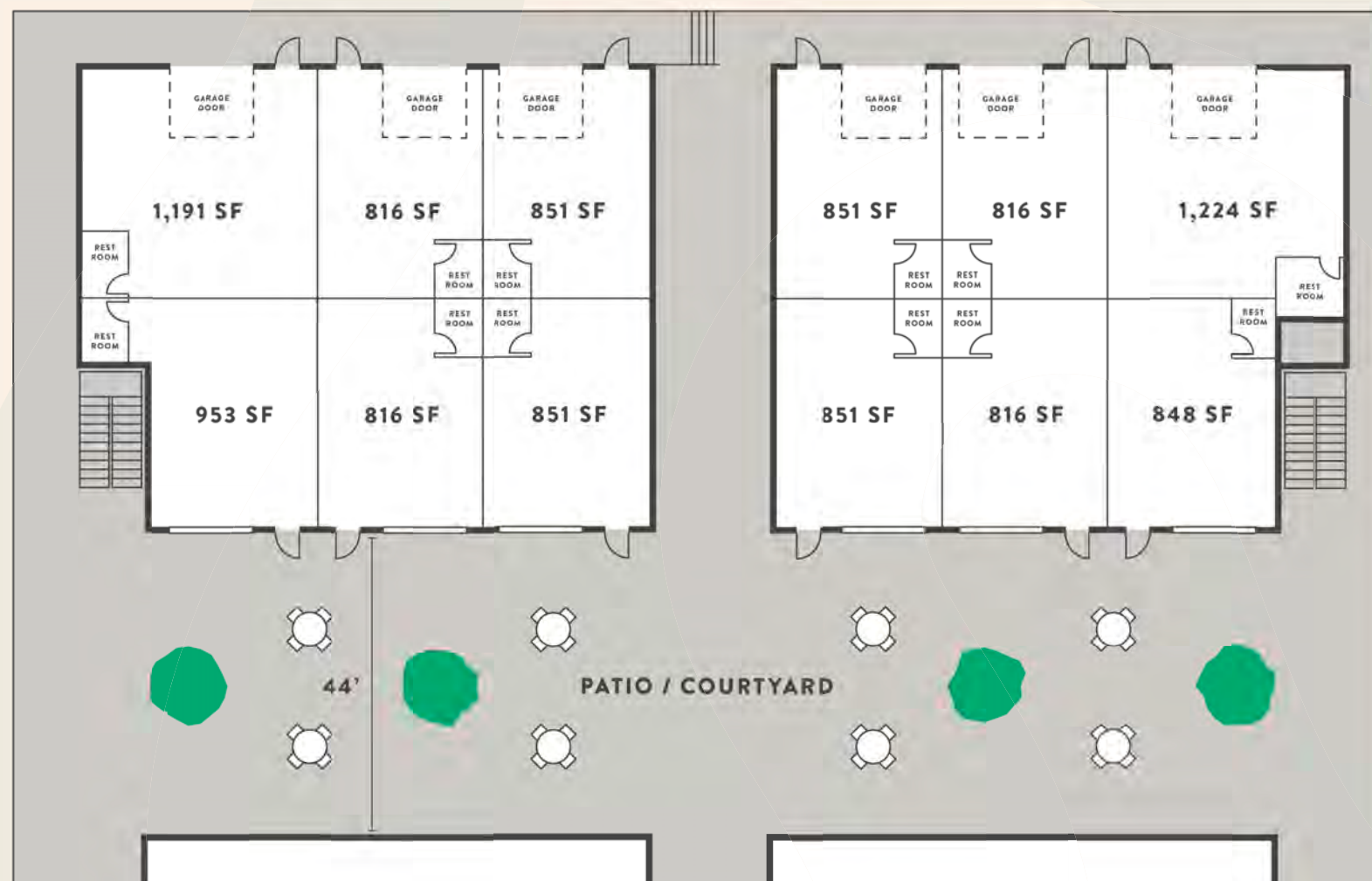
SUITE HEIGHT:

15' +



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CREATIVE MAKER SUITES



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BUILDING 5 LEVEL 2

SUITE OPTIONS (SF):

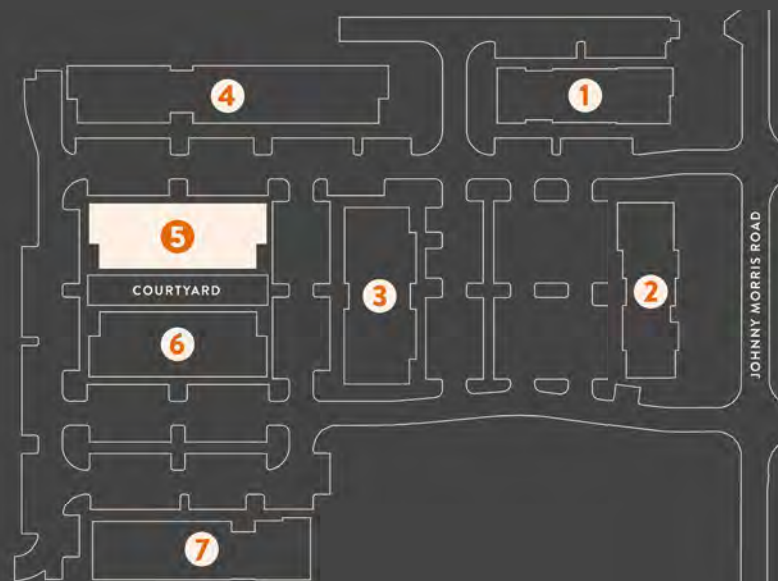
746 - 1,177

SUITE DEPTH:

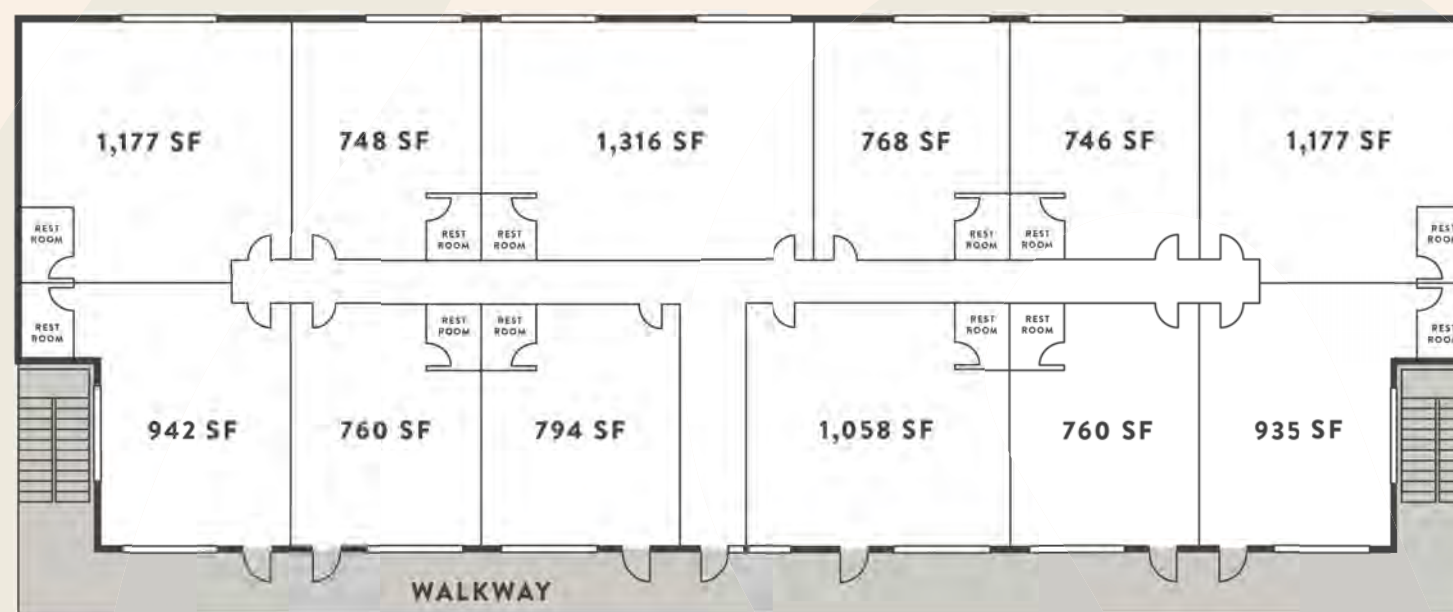
68'

SUITE HEIGHT:

10' +



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BUILDING 6 LEVEL 1

SUITE OPTIONS (SF):

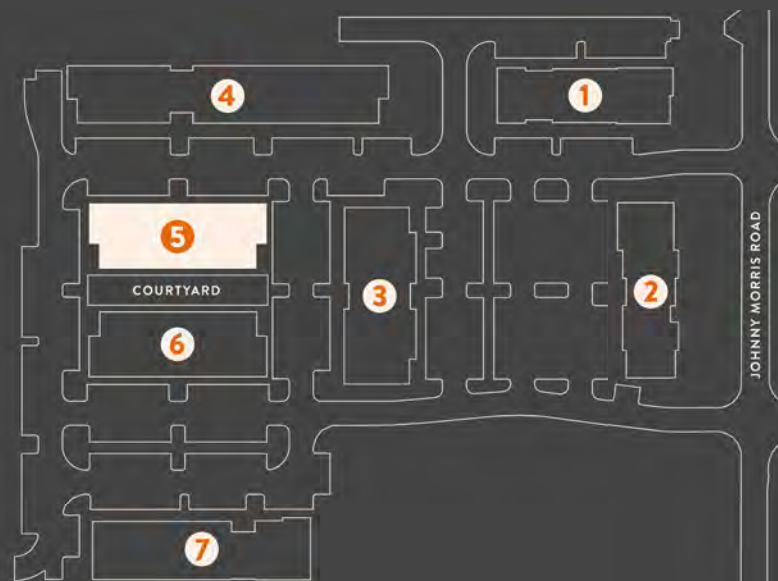
816 - 1,224

SUITE DEPTH:

68'

SUITE HEIGHT:

15' +



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BUILDING 6 LEVEL 2

SUITE OPTIONS (SF):

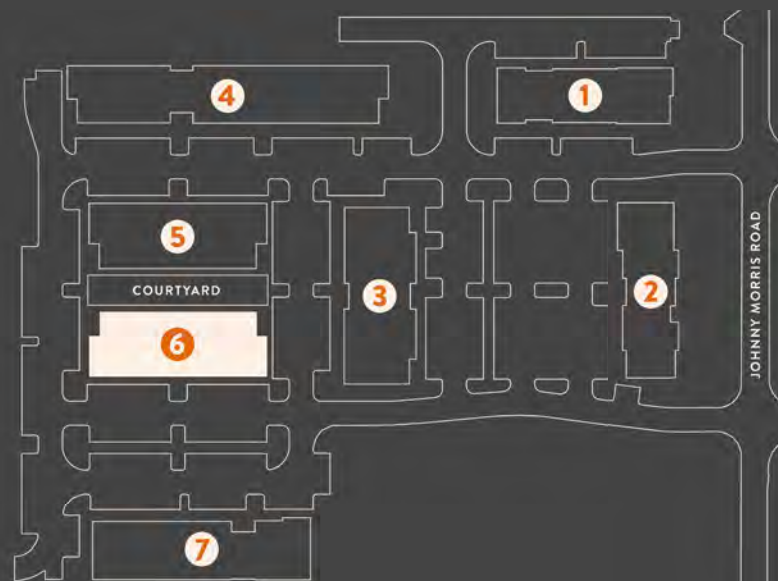
547 - 1,177

SUITE DEPTH:

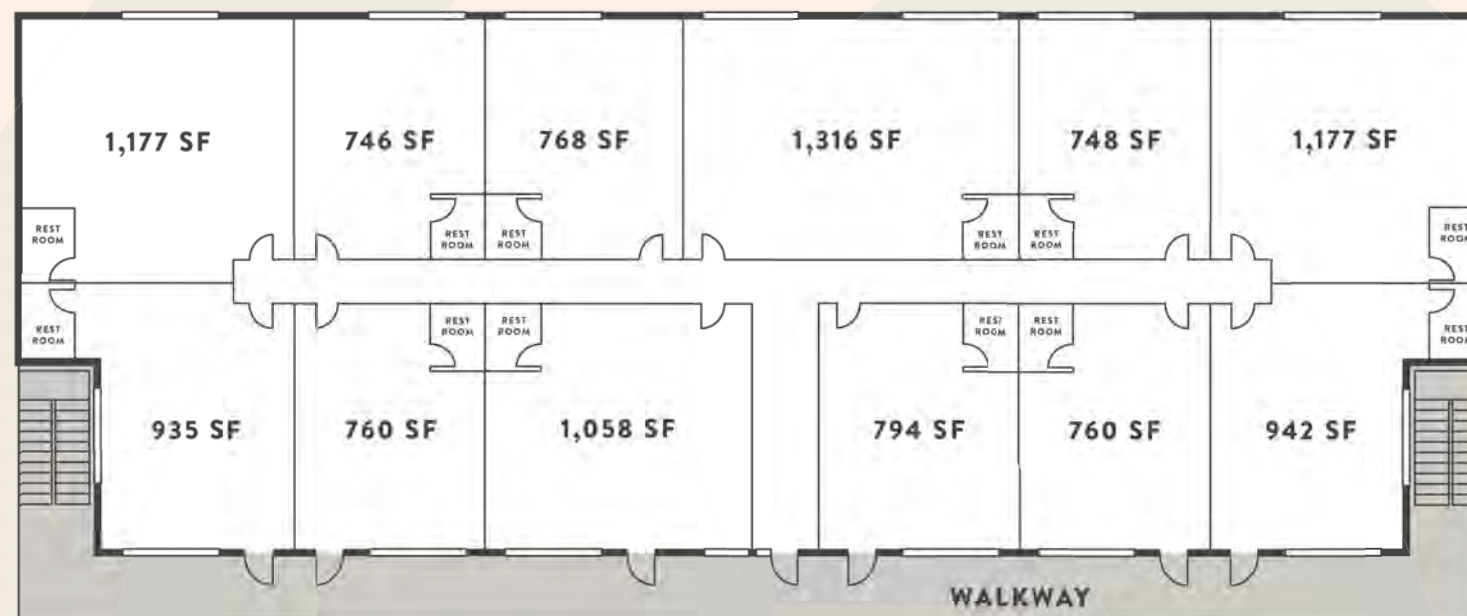
68'

SUITE HEIGHT:

10' +



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BUILDING 7 LEVEL 1

SUITE OPTIONS (SF):

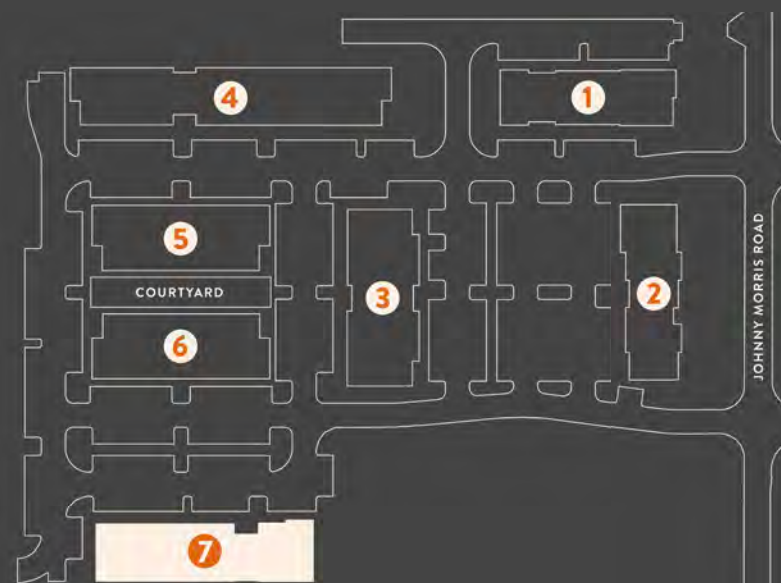
1,440 - 13,509

SUITE DEPTH:

60'

SUITE HEIGHT:

12' (MEZZANINE: 12' AFF)



FULLY-CUSTOMIZABLE FLEX SUITES



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BUILDING 7 LEVEL 2

SUITE OPTIONS (SF):

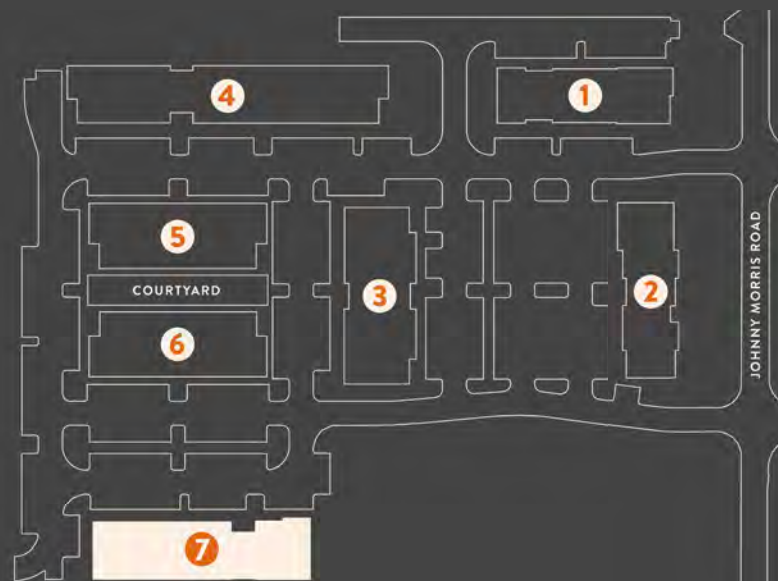
1,440 - 13,509

SUITE DEPTH:

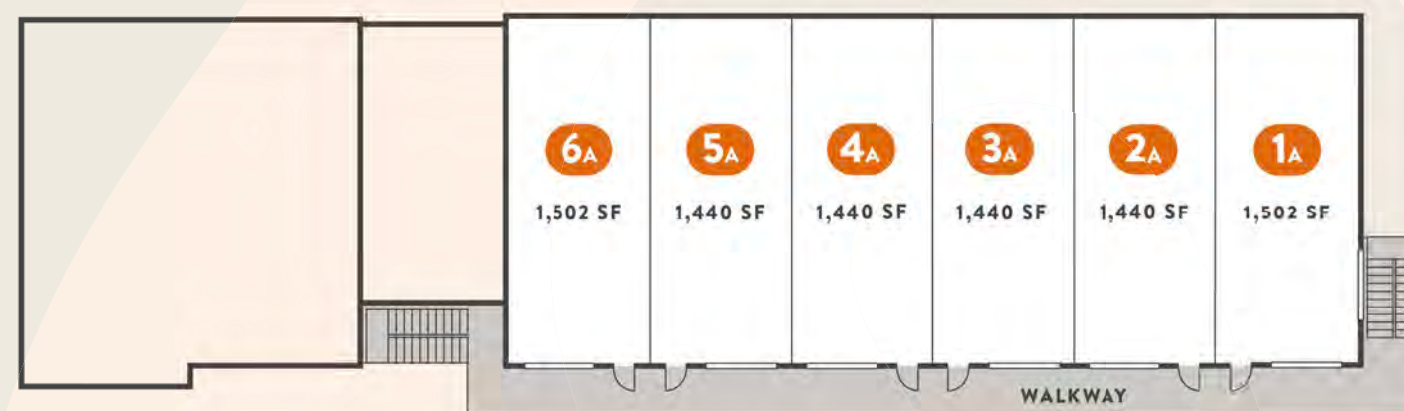
60'

SUITE HEIGHT:

10' (MEZZANINE: 12' AFF)



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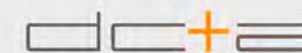


SPARK ROOT

Spark Root continues to create premier commercial spaces across Austin, driven by a deep commitment to thoughtful design that encourage both self-exploration and business success.

Thrower Design

CIVIL ENGINEER
THROWER DESIGNS



ARCHITECT
DICK CLARK + ASSOCIATES

BACORN BROS.

MEP ENGINEER
BACORN BROS.

EDCI
ENGINEERS

STRUCTURAL ENGINEER
DCI



LET'S CONNECT

Don't miss the chance to be among the select few to secure your spot at The Collective East.

Take the first step to claim your place in this dynamic new community by contacting the sales team below.

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