

±25.52 Acres | Multi-Family Development Site
Prime South Austin Location Near I-35, Tesla & ABIA

Interstate 35

~180,000 vehicles/day

Brandt Road

**Crossing at
Onion Creek**

+/- 145 Homes

**Parkside at
Slaughter Creek**

+/- 615 Homes

FOR SALE
2123 Brandt Road
Austin, Texas 78744

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY

2123 Brandt Rd is located in South Austin, one of the city's most active and proven multifamily corridors, with exceptional access to Interstate 35, the primary north-south artery serving the Austin metro. This direct connectivity allows residents to efficiently reach Downtown Austin and the Central Business District, as well as major employment hubs throughout the region. In addition, the property benefits from proximity to Slaughter Lane and William Cannon Drive, two major east-west corridors that enhance connectivity across South Austin and provide seamless access to surrounding neighborhoods and retail concentrations

The site is also positioned near Easton Park, one of Austin's largest and fastest-growing master-planned communities, which continues to drive residential growth, infrastructure investment, and new amenities throughout the immediate corridor. Its location offers convenient access to Austin Bergstrom International Airport and Tesla's Gigafactory Texas, two of the region's most significant economic drivers, both of which continue to fuel job creation and population growth in Southeast Austin. With close proximity to the CBD, major employment centers, and expanding residential communities, 2123 Brandt Rd represents a prime investment opportunity for developers, land bankers, and investors seeking to capitalize on long-term demand and continued growth in the South Austin submarket.



PROPERTY DETAILS

ADDRESS:	2123 Brandt Rd Austin, TX 78747
PROPERTY ID:	431144
LAND SIZE:	±25.52 acres (171 units)
LATITUDE, LONGITUDE:	30.15676, -97.78301
ZONING:	MF-2 (23 units/acre)
WATER:	City of Austin Water CCN 16' Gravity Main to the Site
WASTEWATER:	City of Austin Wastewater CCN 12' Gravity Main to the Site
TAX RATE:	2.045%
SCHOOL DISTRICT:	Austin ISD
FLOODPLAIN:	A portion of the site is located within the FEMA 500-year floodplain
TOPOGRAPHY:	Gently Sloping Approx. 590'–538'
PRICE:	Call for Pricing
<u>DUE DILIGENCE LINK</u>	



INVESTMENT HIGHLIGHTS



±25.52-ACRE FULLY ENTITLED MULTI-FAMILY DEVELOPMENT SITE

Zoned MF-2 and ready for immediate development with an approved site development permit in place, significantly reducing entitlement risk and accelerating timeline to vertical construction.

DEVELOPER OWNED WITH SIGNIFICANT PREDEVELOPMENT INVESTMENT

The property is controlled by an experienced developer who has invested substantial capital into entitlements, engineering, and soft costs, creating a fully vetted and execution ready opportunity.

PRIME I-35 CORRIDOR WITH UNMATCHED CONNECTIVITY

Strategically located with direct access to major employment drivers including Downtown Austin, Tesla Gigafactory, and Austin Bergstrom International Airport.

LOCATED WITHIN A HIGH GROWTH SOUTHEAST AUSTIN CORRIDOR

Positioned adjacent to Easton Park, one of Austin's largest master-planned communities, and surrounded by established and expanding residential development supporting long term multifamily demand.



SITE PLAN



CONCEPTUAL RENDERING



KELLY GROSSMAN



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LOCATION & ACCESS



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