

**±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

# 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

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



# 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



# NEARBY AMENITIES



## Southpark Meadows Shopping Center

~1.6 million sq ft 30,900 visitors/day

Walmart Supercenter  
Target (Super Target)  
JCPenney  
Best Buy  
PetSmart  
Hobby Lobby  
Marshalls  
Ross Dress for Less  
Burlington  
Barnes & Noble  
Ashley Furniture

Ulta Beauty  
Old Navy  
Victoria's Secret  
PINK  
T.J. Maxx  
Shoe Carnival  
T-Mobile  
uBreakiFix  
Gamefellas  
Mattress Firm  
The Good Feet Store  
America's Best Contacts & Eyeglasses

Phenix Salon Suites  
Supercuts  
Madalynne's Nails  
Amazing Lash Studio  
Massage Envy  
Escape Nail & Spa  
Studio Nails  
Olde Soul Barbershop  
River Rock Dental  
Simplicity Laser  
GNC  
Scrubs Boutique and More  
Dollar Tree

Pluckers Wing Bar  
Dave & Buster's  
Gen Korean BBQ  
Gabriela's  
Johnny Carino's  
DoubleDave's Pizzaworks  
Brooklyn Pie Co.  
Pho Thai Son  
Jersey Mike's  
Smoothie King  
Teapioca  
Orange Leaf

Any Lab Test Now  
The Joint Chiropractic  
The Soccer Corner  
Starbucks  
Subway  
Jack in the Box  
FedEx  
Little Woodrow's Eyemart Express  
Phenix Salon Suites  
Sam's Club  
Rooms To Go  
OfficeMax / Office Depot

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# LOCATION & ACCESS

