FOR SALE ±1.13 ACRES

4207 Burnet Road

Austin, Texas 78756

MATHIAS PARTNERS

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

Premier Infill Redevelopment Opportunity on ±1.13-acres in West Central Austin/Rosedale Area

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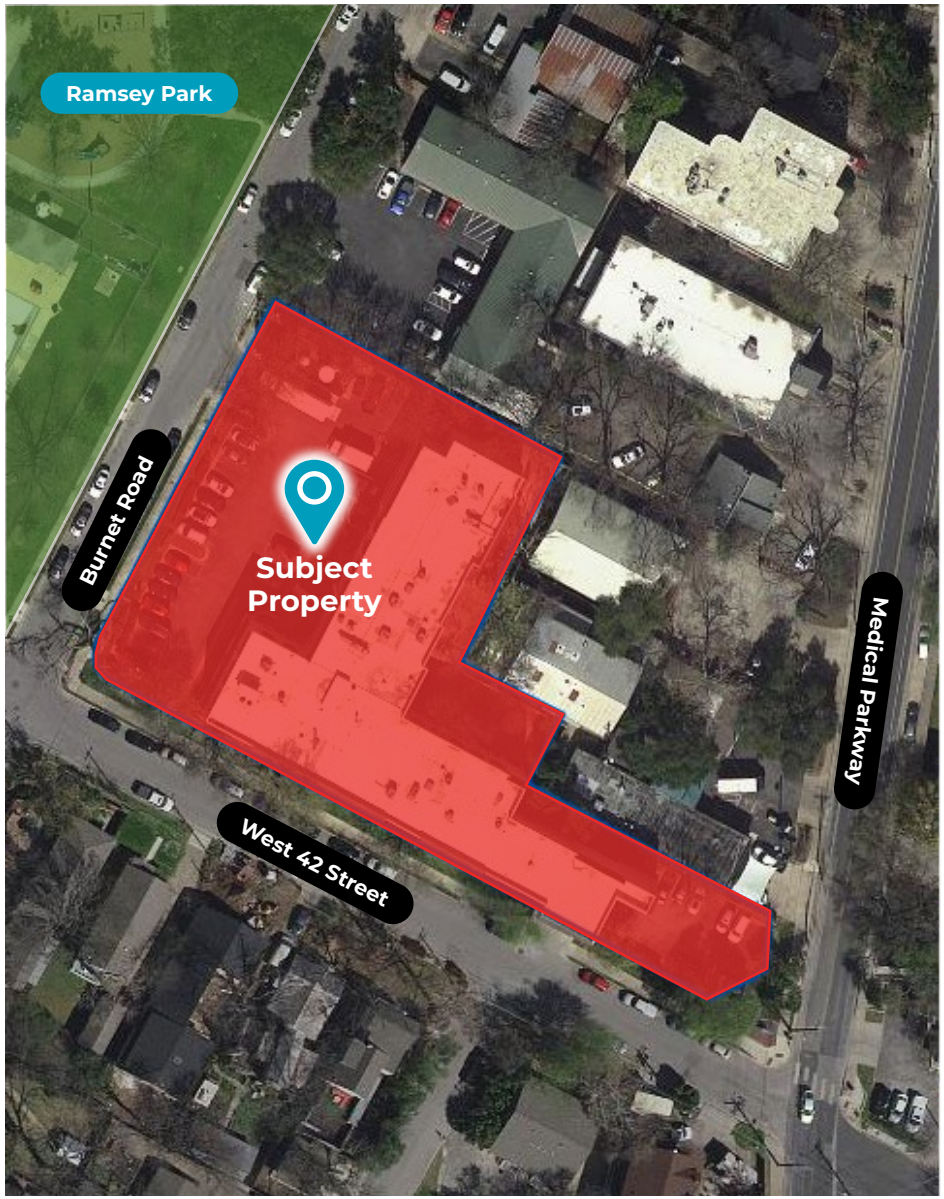
Executive Summary

A rare opportunity to acquire a ±1.13-acre infill development site in affluent West Central Austin, one of Austin's most supply-constrained submarkets. The property is strategically located within the coveted Rosedale neighborhood with access points along both Burnet Rd. and W. 42nd St. and directly across from Ramsey Park which offers a swimming pool, tennis courts, playgrounds, and picnic areas. Proximate to The Grove, The Triangle, Central Market, Ascension Seton Medical Center, and Heart Hospital of Austin.



Property Overview

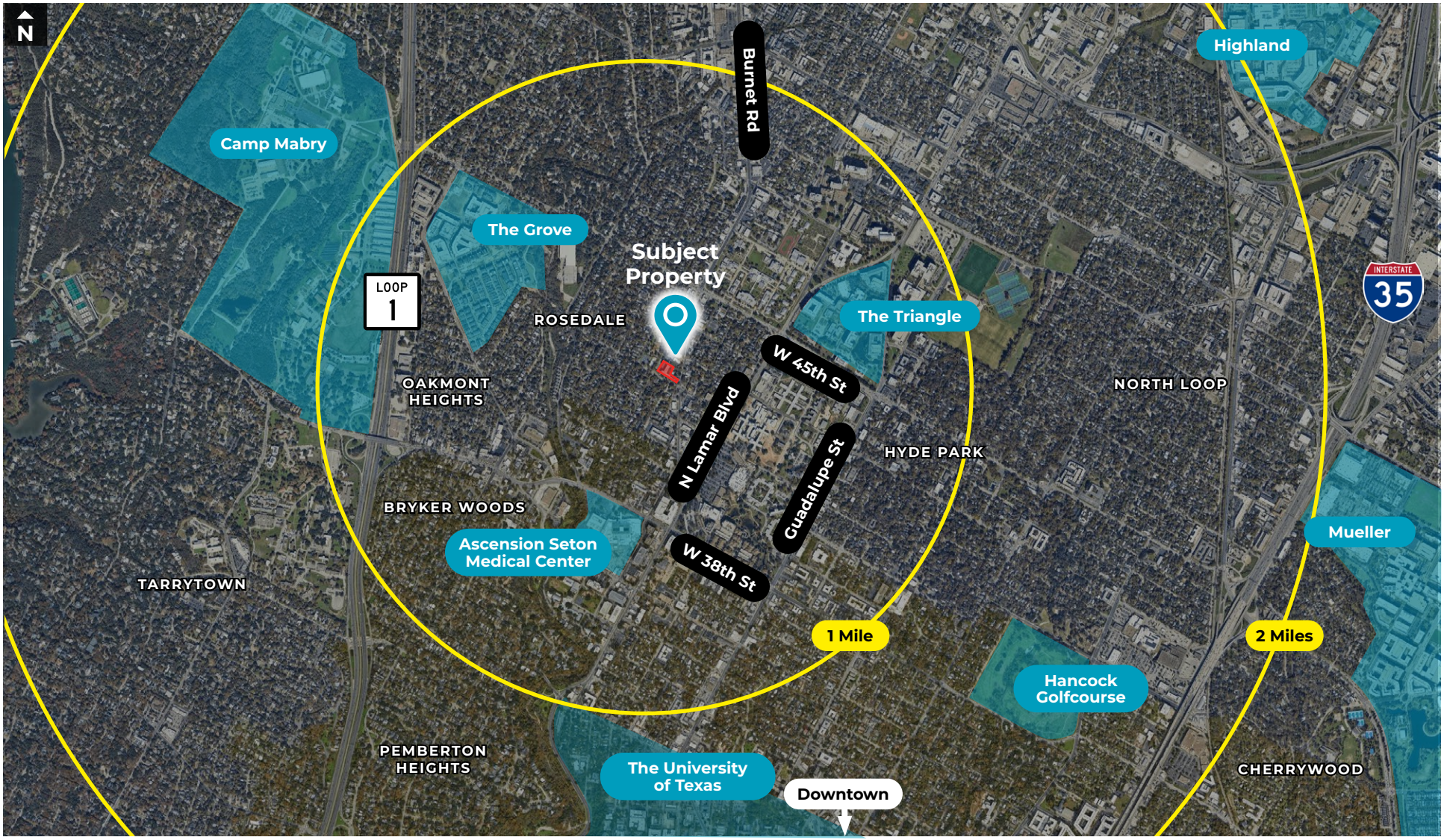
Address	4207 Burnet Road, Austin, Texas 78756
Asking Price	Contact Broker
Total Land Area	±1.13 acres / ±46,815 SF
Jurisdiction	City of Austin Full Purpose
Zoning	General Commercial Services (CS) District
Watershed	Shoal Creek (Urban Watershed)
Utilities	All utilities to site

Demographics

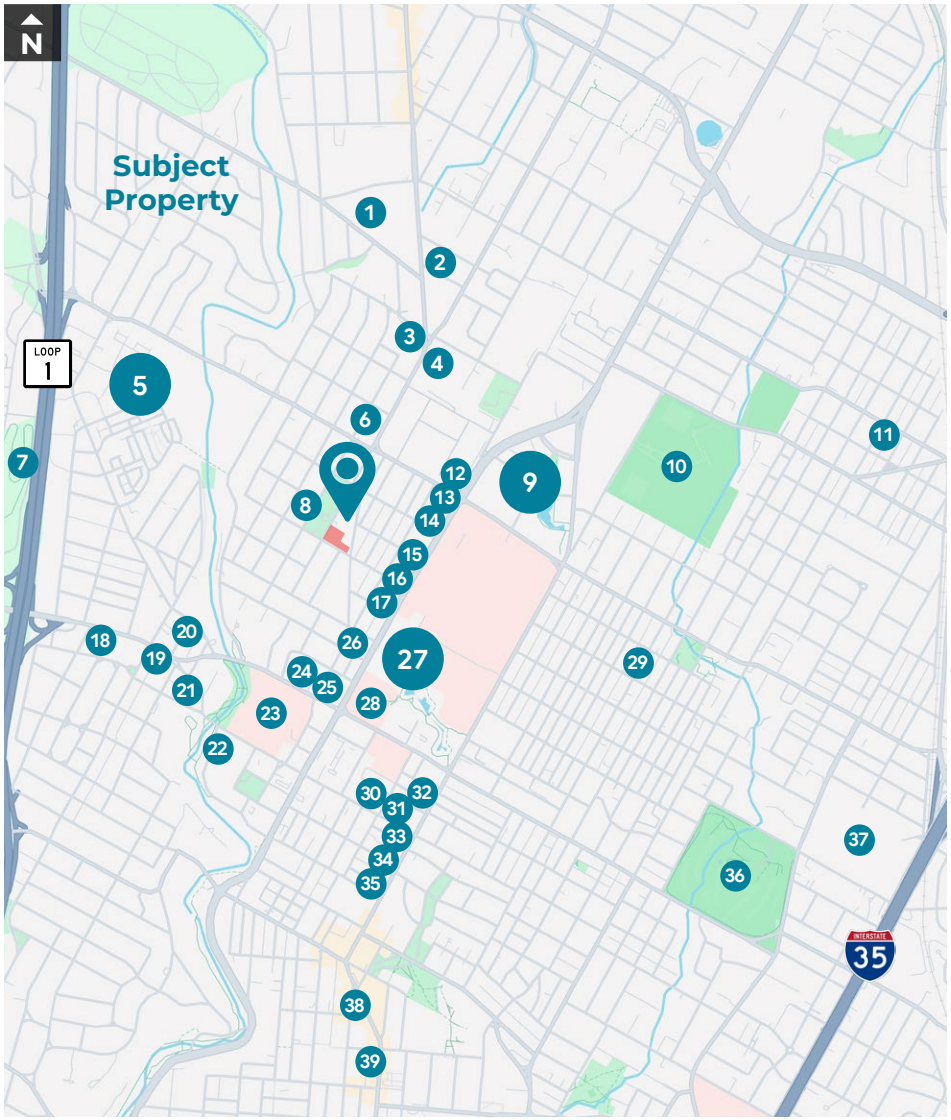
(Source: CoStar)

	1 Mile	3 Mile	5 Mile
2025 Population	18,504	165,385	375,503
Avg. HH Income	$129,596	$123,765	$128,580
Median Home Value	$875,569	$870,483	$827,035

Site Location Map



Area Retailers/Amenity Map



1 Fonda San Miguel
2 Torchy's Tacos
3 Citizens All Day
4 Pinthouse Pizza
5 **The Grove**
Restaurants: **Carve, Ling Wu, Tancho, Verdad** • Health/Wellness: **Sweathouz Sauna, BE Fit Pilates, Body Fit Training, Humanaut Health, Spa Luxe** • Personal Services: **Mirror Mirror Salon, Enamel Dentistry**
6 Upper Crust Bakery
7 Camp Mabry
8 Ramsay Park
9 **The Triangle**
Grocery: **Natural Grocers** • Health/Wellness: **Corepower, Nike Studios, SolidCore, Perspire** • Restaurants/Coffee: **Hopdoddy, Jersey Mike's, Mandola's, The Brass Tap, Merit Coffee Co., Yogurt Planet, Jeni's Ice Creams, MezzeMe**
10 University of Texas Sports Complex
11 Homeslice Pizza
12 Chili's
13 Starbucks
14 Chipotle
15 Uchiko
16 Taco Deli
17 Lamborghini
18 Viva Day Spa
19 Postino
20 Kerbey Lane Cafe
21 Tiny Boxwoods/Milk & Cookies
22 St. Andrews Episcopal School
23 Ascension Seton Medical Center
24 Baretto Bistro
25 Mendocino Farms
26 Rudy's BBQ
27 **Central Park Shopping Center**
Grocery: **H-E-B Central Market** • Shopping: **Gap, Blue Elephant Boutique, Athleta, Williams Sonoma, Warby Parker** • Personal Services: **Organic Nails Spa, Beauty Store Salon & Spa**
28 Heart Hospital of Austin
29 Allday Pizza
30 Honey Moon Spirit Lounge
31 Food Heads
32 Amy's Ice Cream
33 Thundercloud Subs
34 HopFields
35 Black's Barbecue
36 Hancock Golf
37 H-E-B
38 Dirty Martin's
39 Kerbey Lane Cafe

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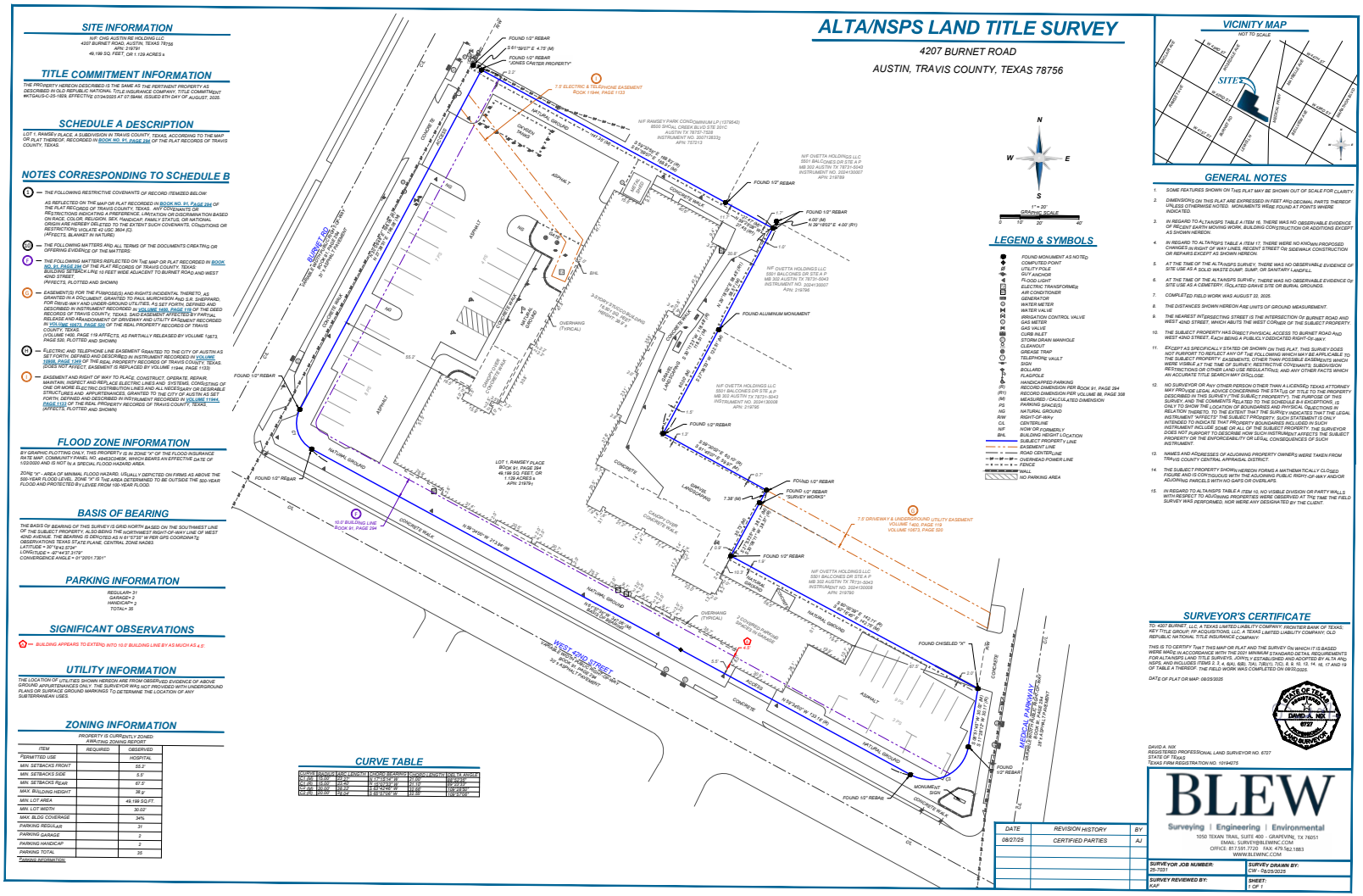
Land Title Survey



Concept A – Townhomes (17 units; Avg +/-2,900 sf)

SITE		HOUSING					PARKING		MASTER PLAN		EARTHWORK	
Acreage	1.13	Units	17	Endcap	8	47%	Efficiency	100.0%	Stalls	34	Cut	93
FAR	1.00	Beds	51				Bldg Height	34.5	Average	273	Fill	199
BLDG CVG%	36.7	Baths	25.5	Inline	9	53%	Average	2,891	Ratio (Units)	2.00	Import	106
IMP CVG%	48.5	Stalls Req.	26						Parking Req.	26	Export	0
DU/AC	15.1										Retention Ponds	0

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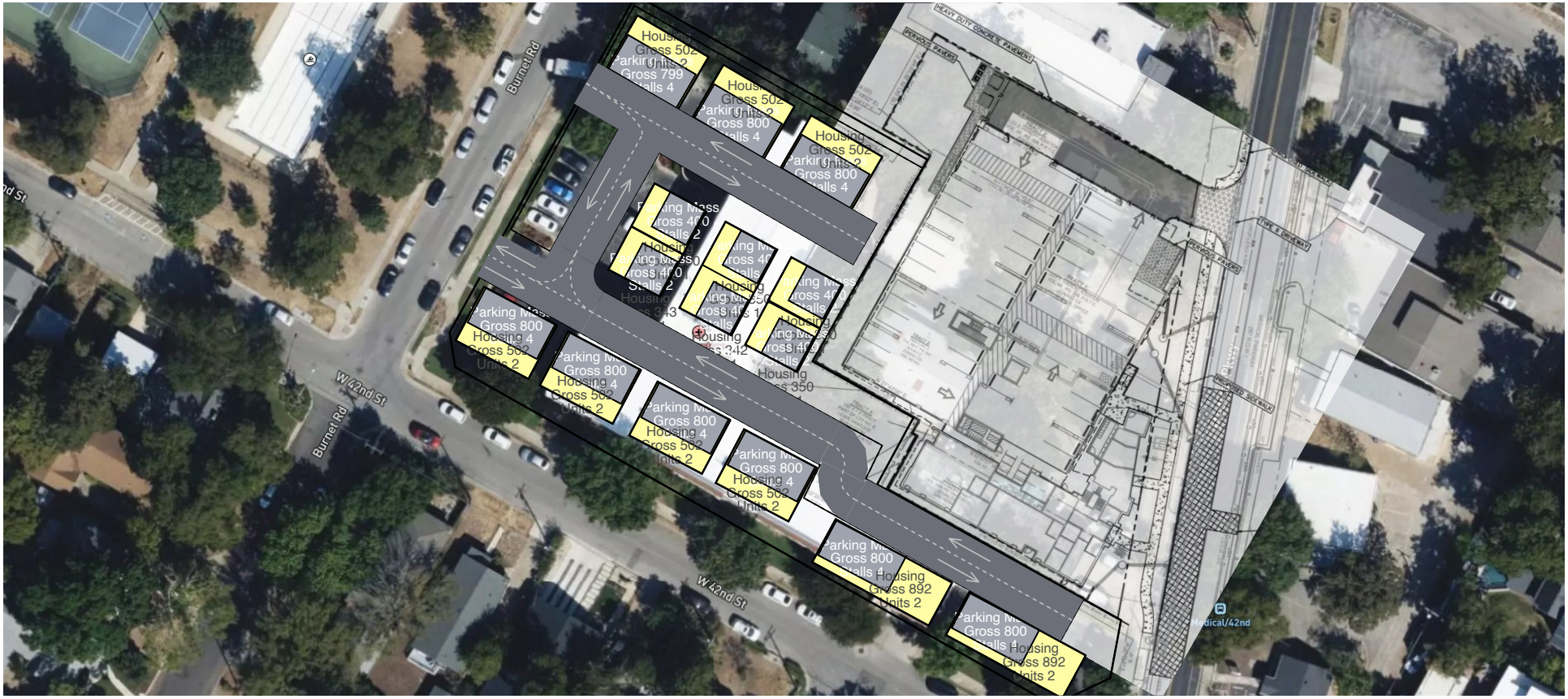
BOOT CIVIL

All renderings, illustrations, and images are conceptual and for illustrative purposes only.

Concept B – Townhomes (24 units; avg +/-1,725sf)



SITE		HOUSING		PARKING		MASTER PLAN		EARTHWORK	
Acreage	1.13	Units	24	Stalls	48	Stalls	48	Cut	75
FAR	0.84	Beds	0	Average	200			Fill	159
BLDG CVG%	34.6	Baths	0.0	Ratio (Units)	2.00	Ratio (Units)	2.00	Import	84
IMP CVG%	63.1	Stalls Req.	48			Parking Req.	48	Export	0
DU/AC	21.3							Retention Ponds	0

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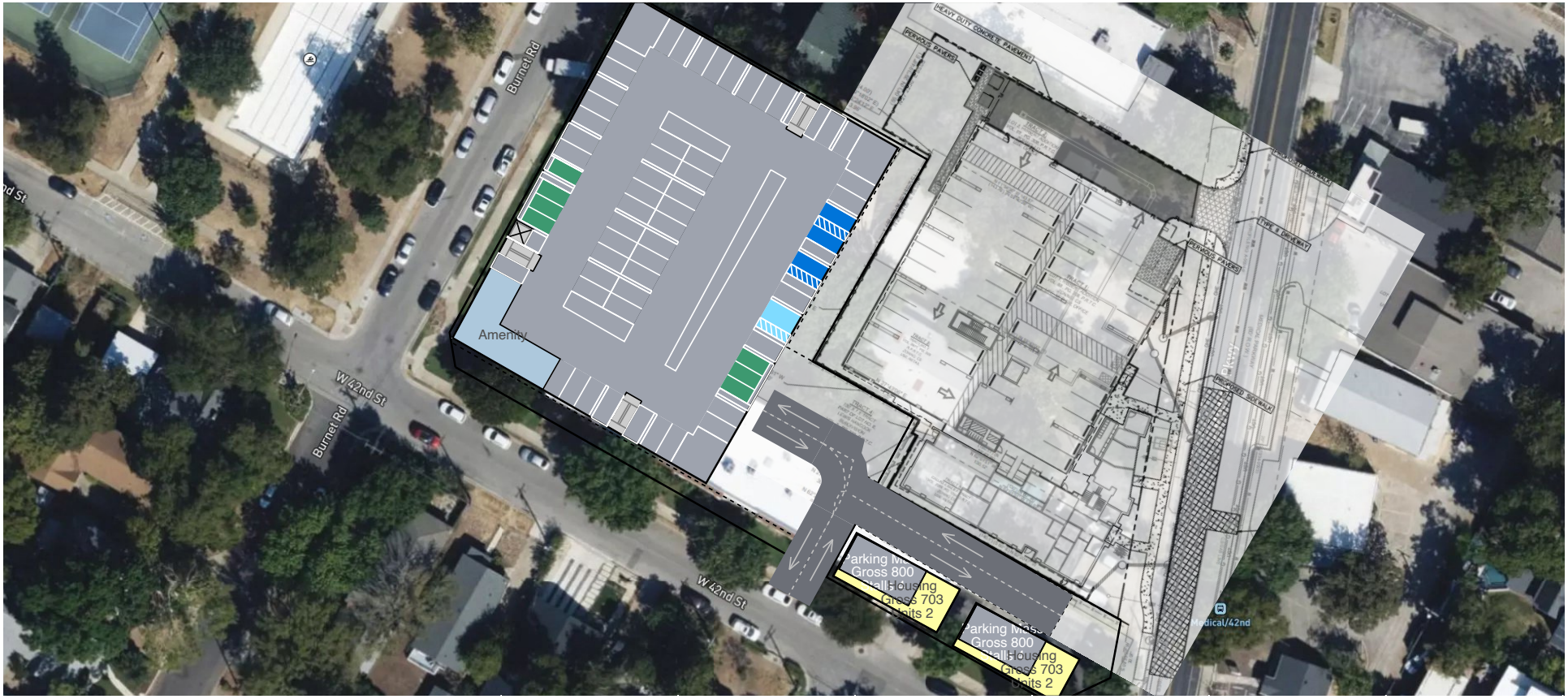
Concept C — MF Podium + TH (63 units + 4 units; SB840)



SITE		MULTIFAMILY		HOUSING		PARKING		MASTER PLAN		EARTHWORK	
Acreage	1.13	Units	63	Units	4	Stalls	68	Stalls	68	Cut	360
FAR	1.59	Beds	0	Beds	0	Average	434			Fill	426
BLDG CVG%	67.1	Baths	0.0	Baths	0.0	Ratio (Units)	1.01	Ratio (Units)	1.01	Import	65
IMP CVG%	73.2	Stalls Req.	0	Stalls Req.	8			Parking Req.	8	Export	0
DU/AC	59.5									Retention Ponds	0

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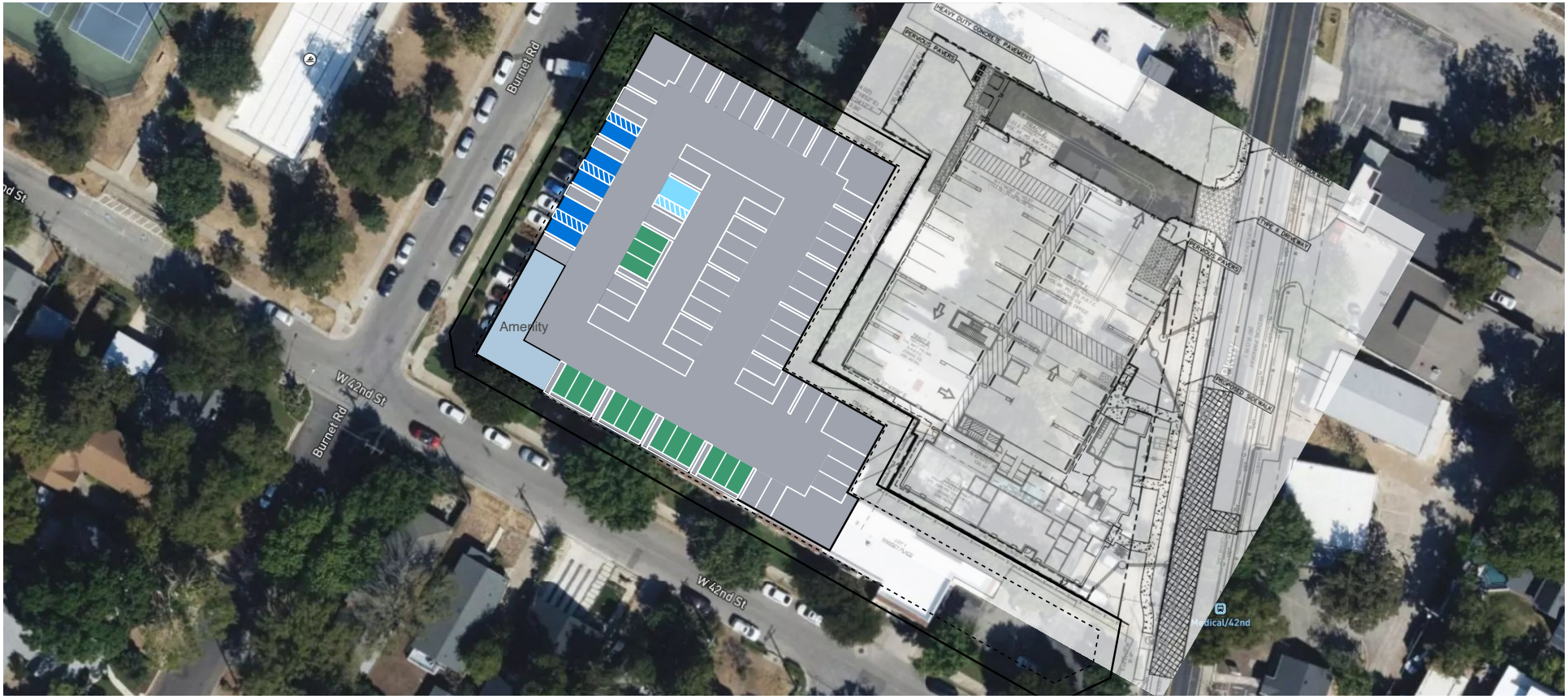
Concept D – MF Podium (92 units; SB840 + DB90)



SITE		MULTIFAMILY					PARKING		MASTER PLAN		EARTHWORK	
Acreage	1.13	Units	92	NRSF	78,972	Efficiency	84.0%	Stalls	142	Stalls	142	Cut	359
FAR	1.92	Beds	0	Gross	94,067	Bldg Height	59.0	Average	422			Fill	491
BLDG CVG%	62.7	Baths	0.0	Spaces	4,515	Average	858	Ratio (Units)	1.54	Ratio (Units)	1.54	Import	132
IMP CVG%	62.7	Stalls Req.	0							Parking Req.	0	Export	0
DU/AC	81.7											Retention Ponds	0

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11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date