

SPRINGDALE GENERAL

1023 Springdale Rd · Austin, TX



LEASING CONTACT
Courtney Landers
Director of Leasing
clanders@topo-dg.com
512.626.2752

A Community of Makers & Creators

The mission of Springdale General is to keep the creative class in Austin. Our campus is made up of affordable maker studios, creative office space, test kitchens, and workshops. With over 165,000 square feet of space on 10 acres, this development accommodates a variety of small to medium businesses from coffee roasters to tech startups.



Medici Roasting @MEDICIROASTING

REASONS TO JOIN

In the heart of East Austin's creative district

Walk or bike to nearby restaurants, breweries, and fitness facilities

On-site coffee shop, café and pub

24-hour access

Parking ratio of 2.79 to 1,000 SF

Located in an Opportunity Zone

Thoughtfully designed by Michael Hsu Office of Architecture

2019 Urban Land Institute Impact Awards



Align Pilates Studios @ALIGNPILATESSTUDIOS



Lionheart Places @LIONHEART_PLACES



Community Spotlight



Photography credit @_LEONIDFURMANSKY

Medici Roasting

A family-owned coffee roaster

FOLLOW @medicroasting

VISIT www.medicroasting.com

"We are fortunate to have a business at Springdale General. It's inspiring to be surrounded by so many creatives and entrepreneurs. Also they have created a great community gather place in Building 1 with great food, beverages, and amenities. Pretty awesome!"

CO-FOUNDER & CEO OF MEDICI ROASTING
Michael Vaclav

The Paper + Craft Pantry

Stationery shop + workshop studio

FOLLOW @thepapercraftpantry

VISIT www.thepapercraftpantry.com



Photography credit @MAGGIEENTRY_

Clover & Maven

100+ Local Women & LGBTQIA+ artisans

FOLLOW @cloverandmaven

VISIT www.cloverandmaven.myshopify.com



Meet Our Community



Medici Roasting

FOLLOW @medicroasting

VISIT www.medicroasting.com



The Paper + Craft Pantry

FOLLOW @thepapercraftpantry

VISIT www.thepapercraftpantry.com



Damn Glam

FOLLOW @damn__glam

VISIT www.damnglam.cool



Small's Pizza

FOLLOW @smallspizza

VISIT www.smalls.pizza

Clover + Maven

Clover & Maven

FOLLOW @cloverandmaven

VISIT www.cloverandmaven.myshopify.com



Align Pilates

FOLLOW @alignpilatesstudios

VISIT www.alignpilatesstudios.com



The Front Page

FOLLOW @thefrontpageatx

VISIT www.thefrontpage.pub

TONARI

Tonari

FOLLOW @urokonotonari

VISIT www.exploretock.com/uroko



Sky Candy

FOLLOW @skycandyaustin

VISIT www.skycandyaustin.com



Emily Eisenhart

FOLLOW @emily.eisenhart

VISIT www.emilyeisenhart.com



Latinitas

FOLLOW @latinitas

VISIT www.latinitasonline.org



Settle Ceramics

FOLLOW @settle_ceramics

VISIT www.settleceramics.com



No Good Tattoo

FOLLOW @nogoodtattoo

VISIT www.nogoodtattoo.com



Uroko

FOLLOW @urokoaustin

VISIT www.urokoaustin.com



Zhi Tea

FOLLOW @zhitea

VISIT www.zhitea.com



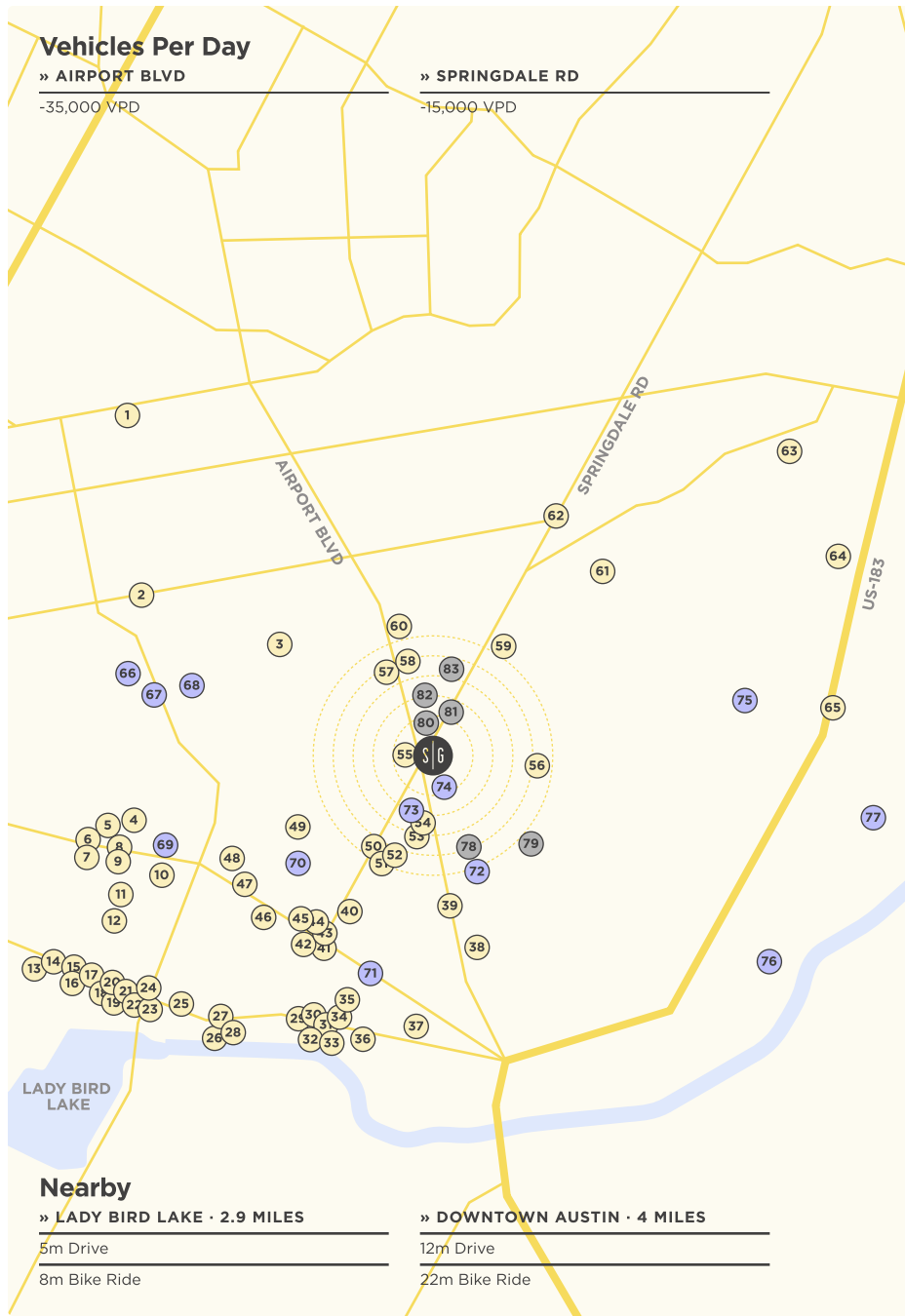
CENTRAL ATHLETE

Central Athlete

FOLLOW @centralathlete

VISIT www.centralathlete.com





East Austin's Creative Hub

FOOD & DRINKS

- | | | | |
|---------------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| 1. Bird Bird Biscuit | 17. Blue Owl Brewing | 34. Central Machine Works | 51. Papa Joe's Tex-Mex |
| 2. Nixta Taqueria | 18. Sweet Chive | 35. Justine's | 52. OMG Squee |
| 3. Oscar's Backyard | 19. JuiceLand | 36. La Taqueria Chilanga | 53. Friends and Allies Brewing |
| 4. Veracruz All Natural | 20. Sushi Bar ATX | 37. Taqueria Shelly's | 54. Austin Eastciders Collaboratory |
| 5. Gourmands Neighborhood Pub | 21. Intero Restaurant | 38. El Secreto de Abuela | 55. Sopas Y Mas La Ceiba |
| 6. Kitty Cohen's | 22. Catedral Del Marisco | 39. Dan's Hamburgers | 56. Rattlesnake Kitchen |
| 7. Joe's Bakery & Coffee Shop | 23. Tacos Guerrero | 40. Eden East | 57. Las Mangonadas |
| 8. Saigon Le Vendeur | 24. Kemuri Tatsu-Ya | 41. Sunny's Backyard | 58. Tropicana |
| 9. Casa Colombia | 25. Lustre Pearl East | 42. Kinda Tropical | 59. Fat Daddy's Chicken |
| 10. El Sunzal Restaurant | 26. Tillery Kitchen and Bar | 43. Beto's Restaurants | 60. LeverCraft Coffee |
| 11. La Holly | 27. Grizzleda's | 44. Distant Relatives | 61. Josh's Place |
| 12. Greater Goods Coffee Roasting Co. | 28. Jacoby's Restaurant & Mercantile | 45. B Cooper Barbecue | 62. Palomino Coffee |
| 13. Capital City Bakery | 29. Llama Queen | 46. Flitch Coffee | 63. Austin Jazz Society |
| 14. Juan in a Million | 30. Bella's Tacos & Tortas | 47. Happy Foods + SWOOP Wine Garden | 64. Southern Heights Brewing Co. |
| 15. la Barbecue | 31. East First | 48. Teddy V. Pâtisserie | 65. Taqueria |
| 16. Juniper | 32. De Nada Cantina | 49. Marcelino's | |
| | 33. Sawyer & Co | 50. Sa-Tén | |

OUTDOOR

- | | |
|------------------------------|---------------------------------|
| 66. Rosewood Courts | 72. Southern Walnut Creek Trail |
| 67. Boggy Creek Greenbelt | 73. Austin Boulderding Project |
| 68. Yellow Jacket Stadium | 74. Lift ATX |
| 69. Parque Zaragoza Park | 75. Red Bluff Nature Preserve |
| 70. Squatch Frontier Fitness | 76. Bolm District Park |
| 71. Kawi Crossfit | 77. Delwau Lane Trail Head |

MULTIFAMILY

- | | |
|---------------------------------|-------------------------------|
| 78. Trailhead | 81. Lupine Terrace Apartments |
| 79. Thinkeast Apartments | 82. Lupine Terrace Apartments |
| 80. The Goodwin Apartment Homes | 83. Springdale Estates |

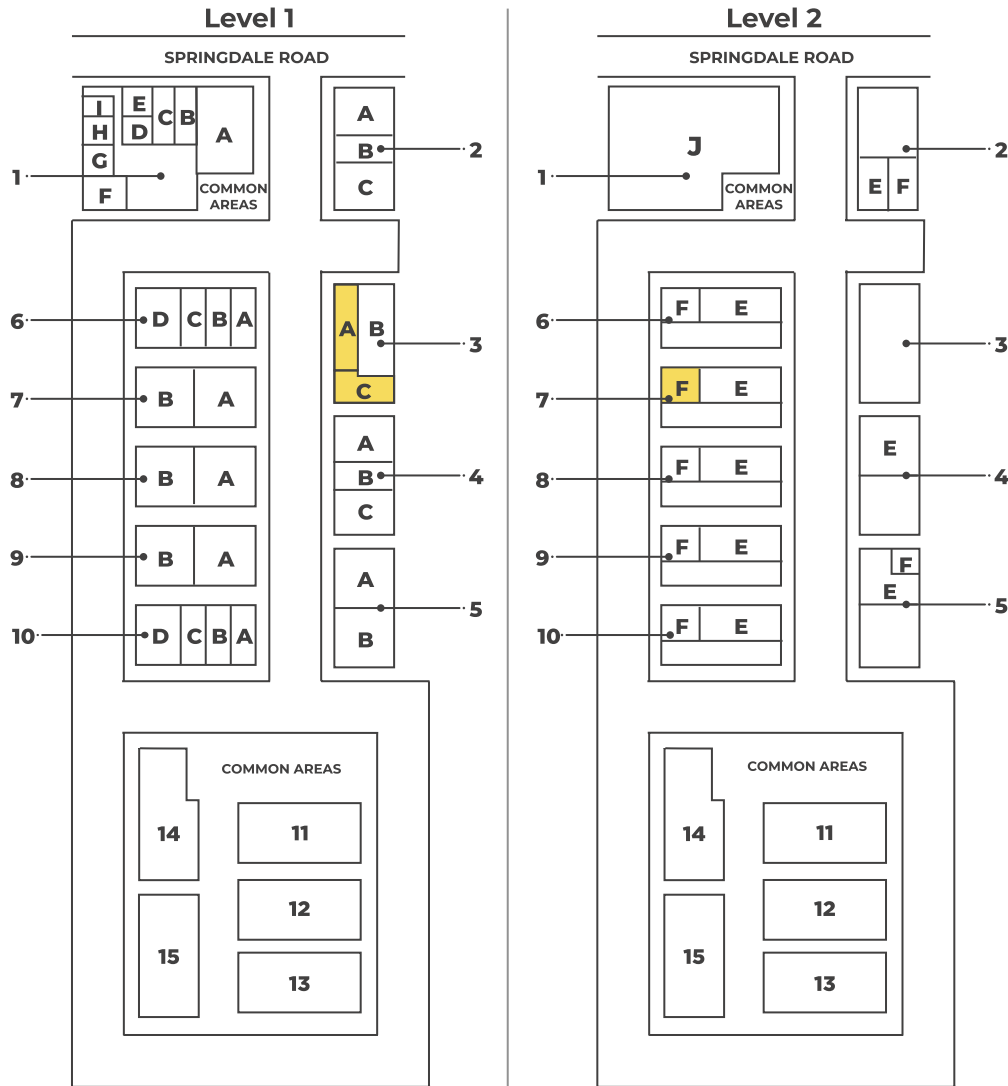


Site Plan

LAND AREA
10 Acres

TOTAL RSF
165,000 RSF

PARKING RATIO
2.79 : 1000 SF



■ = Available Spaces

Current Tenants & Availability

Building 1

- _____ A. Caffe Medici
- _____ B. Uroko
- _____ C. Tonari
- _____ D. Small's Pizza
- _____ E. Small's Pizza
- _____ F. The Front Page
- _____ G. Damn Glam! Salon
- _____ H. The Barbashop
- _____ I. Wingman Kitchens
- _____ J. Notley

Building 2

- _____ A. Art for the People
- _____ B. ALIGN Pilates East
- _____ C. Latinitas
- _____ E. Propulsion Design, LLC
- _____ F. ALIGN Pilates East

Building 3

- _____ **A. AVAILABLE SPACE | 1,995 RSF**
- _____ B. Lionheart Places
- _____ **C. AVAILABLE SPACE | 2,078 RSF**

Building 4

- _____ A. Pump Studios
- _____ B. Radiant RFID
- _____ E. Idea Peddler

Building 5

- _____ JDI

Building 6

- _____ A. The Paper + Craft Pantry
- _____ B. Roommate Collective
- _____ C. R. F. Alvarez
- _____ D. Clover & Maven
- _____ E. Toole Design
- _____ F. Settle Ceramics / Eliana Bernard

Building 7

- _____ A. Zhi Tea
- _____ B. Wonderkind
- _____ E. Civilization
- _____ **F. AVAILABLE SPACE | 777 RSF**

Building 8

- _____ A. Sky Candy
- _____ E. Central Athlete
- _____ F. Emily Eisenhart

Building 9

- _____ A. Pocketworld
- _____ B. Central Athlete
- _____ E. Workweek Media
- _____ F. ALIGN Pilates East

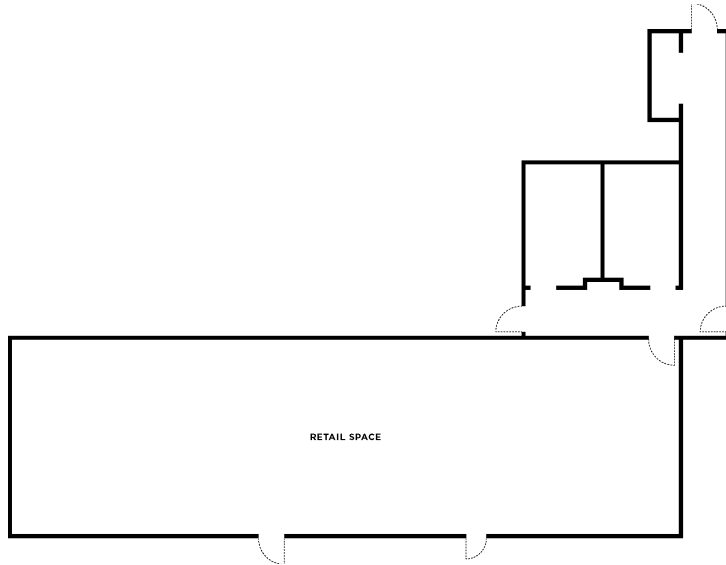
Building 10

- _____ A. Wonderkind Co.
- _____ B. No Good Tattoo
- _____ C. Picturebox Productions
- _____ D. Austin Parks Foundation
- _____ E. Wonderkind Co.
- _____ F. Wonderkind Co.

Building 11-15

The Center for Social Innovation

BUILDING **3** SPACE **A** LEVEL **L1** SIZE **1,995 RSF**



USE
Retail

AVAILABILITY
Coming October 2026

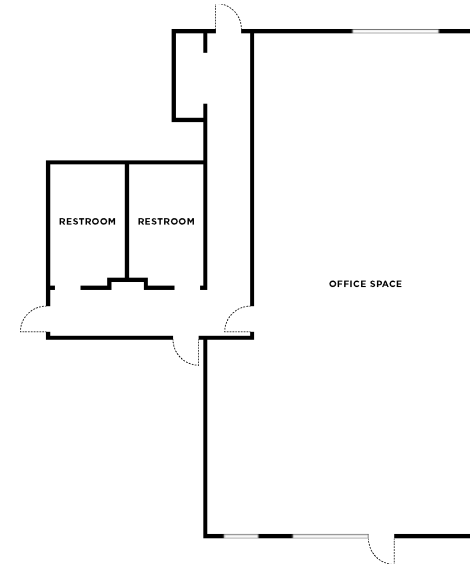
FEATURES

Open concept
Abundant natural light

LEASING DETAILS

RATE \$34 / RSF / Year
NNN \$11.25 / RSF / Year

BUILDING **3** SPACE **C** LEVEL **L1** SIZE **2,078 RSF**



USE
Creative Office

AVAILABILITY
Coming October 2026

FEATURES

Open concept
Abundant natural light

LEASING DETAILS

RATE \$33 / RSF / Year
NNN \$11.25 / RSF / Year



LEASING CONTACT Courtney Landers EMAIL clanders@topo-dg.com PHONE 512.626.2752

BUILDING

9

SPACE

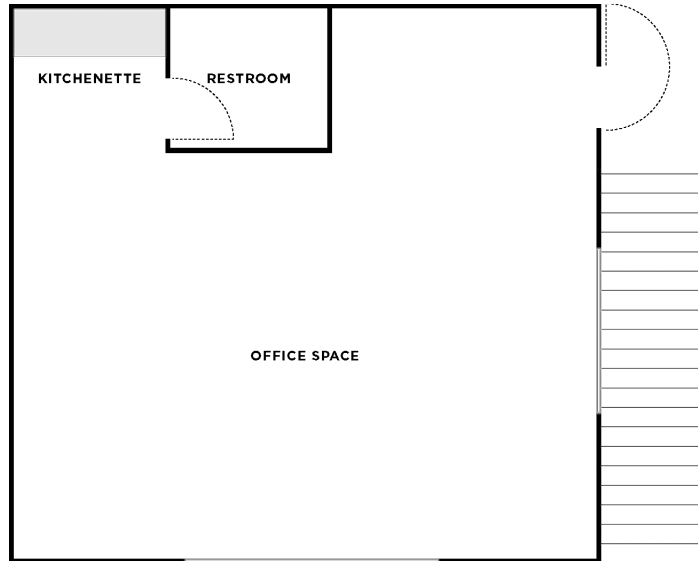
F

LEVEL

L2

SIZE

777 RSF



USE

Creative Office

AVAILABILITY

Coming October 2026

FEATURES

Open concept

Abundant natural light

LEASING DETAILS

RATE \$31 / RSF / Year

NNN \$11.25 / RSF / Year



LEASING CONTACT Courtney Landers EMAIL clanders@topo-dg.com PHONE 512.626.2752

About

A nod to topography, we embrace the challenges of a site and turn *obstacles* into *opportunities*.



OUR MISSION

We are a full-service commercial real estate development company in Austin, TX. We develop dynamic properties that are additive to and reflective of the communities in which they're located. We believe that responsible growth means creating spaces that both grow our community and pay tribute to its roots.

ADDRESS

Springdale General
1023 Springdale Rd
Austin, TX 78721

WEBSITE

springdalegeneral.com

LEASING CONTACT

Courtney Landers
Director of Leasing
clanders@topo-dg.com
512.626.2752

