



AUSTIN, TX

This Development in Austin Started With 129 Acres. Only 28 Acres Are Left to Sell.

Urban Land Services



The PRESIDIO

Located at the NEC of S.H. 45 & N. Lake Creek Pkwy. in northwest Austin, The Presidio is now one of Austin's premiere mixed-use projects. Originally owned by the Lower Colorado River Authority (LCRA) in the mid-1990s, the LCRA secured significant commercial development rights for The Presidio property. It was then sold to an out-of-state investor.

Transwestern was engaged to market the land in a manner that would be accretive to the balance of the property, and we created a development plan to "phase-in" residential, multi-family, office, medical and retail uses where sale prices increased with each sale.

Transwestern then targeted best-in-class users such as David Weekley Homes, Streetlights Residential, Hilton Garden Inn, Marriott Towne Place Suites and Texas Children's Medical. Sales were closed to each of these users with each sale increasing values.

"My goal is to maximize my client's investment return. To accomplish this, I first help the client design a *real-world* land use plan for their property. I then create a strategic plan to attract best-in-class users to the project. Lastly, I devise a targeted marketing plan to secure these users for the project. The Presidio in Austin shows how my approach truly achieves success for a client."

Steve Williamson, CCIM
Managing Director
Retail and Urban Land Services