



works

This IH-35 frontage property was brought to Vista to explore what could occur given some challenging market conditions. One positive aspect to the site was the quantity of residential units, both multifamily and single family housing. There was good connectivity east to west across IH-35 extending the potential for local servicing businesses to be successful. The site has less than desirable access from IH-35. The off ramp was too far away and without visibility to the tract. The tract itself was positioned at an IH-35 grade separation adding more impediments to being seen. With these obstacles, Vista conceived a series of uses for the tract that were not impulse dependent but more a mix of destination and neighborhood servicing. As with most projects, Vista developed a series of hand drawn sketches as seen here that contain a high level of accuracy to develop a preliminary set of calculations by which go/no go decisions might be made.

Development Study

Austin, Texas IH-35 Corridor

Commercial Analysis of Uses

Land Use Summary		
9/24/13		
Land Use	SF	Parking
Automotive	7,200	38 Spaces
Drug Store	15,000	97 Spaces
Fast Food	4,500	42 Spaces
Hotel	110 Rms	225 Spaces
C-Store/ Rest/ Gas	7,000	30 Spaces
In-Line Retail	22,000	135 Spaces
Medical Clinic		
Phone Retail		
Laundry		
Liquor Sales		
Coffee/ Retail	6,200	21 Spaces

