

Downtown Austin

EMERGING PROJECTS

10TH EDITION - 2023



Independence
Title

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1 6th & Rio Grande

Proposed

In the first quarter of 2020, San Antonio developer Kairoi Residential purchased a 0.44-acre lot at 701 West 6th St., with the intention of constructing a 53-story apartment tower. Kairoi has partnered with GDA Architects to produce a unique, prism shaped tower to accommodate Capitol View Corridors that overlay the site.

2 305 South Congress

Planned

Austin-based Endeavor Real Estate, in collaboration with the Cox family, is planning a massive redevelopment of the 18.9-acre Austin American Statesman site at 305 South Congress. The vision calls for six high-rise towers with 1.5 million sq.ft. of office space, 1,378 residential units, 275 hotel rooms, 150,000 sq.ft. of retail space, a 6.5-acre waterfront park, trail improvements, an amphitheater, and a bat-watching area.

3 311-315 South Congress

Proposed

Tishman Speyer is proposing a mixed-used development adjacent to the former Statesman site. Plans show a 400-foot tower with 30,000 sq.ft. of office space, 7,500 sq.ft. of ground-floor retail, and 450 residential units.

4 300 Block Congress

Proposed

Early plans for a 55-story, 450-unit residential tower at 308-316 Congress have been submitted to the Historic Landmark Commission. Currently, multiple 19th-century historic buildings occupy the site, including the former location of the famed Vulcan Gas Company music venue. Any successful design would have to incorporate and preserve these historic structures.

5 415 Colorado

Under Construction

Stonelake Partners, with Ziegler Cooper Architects, is planning a 47-story mixed use tower with 328 residential units, 110,000 sq.ft. of office space, and a ground-level retail space. **Delivery is expected in 2025.**

6 506 West Residential

Proposed

Manifold Real Estate is proposing a 47-story, 359-unit apartment project at 506 West Ave. The site is unencumbered by Capitol View Corridors, but developers are seeking a rezoning request from mixed-use to CBD to maximize the vertical height of the project.

7 600 West Fifth

Under Construction

Horizon Bank is constructing a 16-story office tower on the site of its downtown drive-through bank. The new structure will maintain a bank drive-through, while offering 150,000 sq.ft. of office space and a parking garage. **Delivery is expected in June 2023.**

8 ATX Tower

Under Construction

Minneapolis-based Ryan Companies has partnered with Tishman Speyer to develop a 58-story apartment and office tower at the corner of West Sixth and Guadalupe Streets. The tower will have 370 apartments, 140,000 sq.ft. of office space, and ground-floor retail. **Delivery is expected in 2025.**

9 citizenM Hotel

Under Construction

New York-based Turnbridge Equities is proposing a luxury hotel at the southeast corner of 7th and Colorado Street. The hotel partner for the project is citizenM, an "affordable luxury" Dutch hotel brand. Preliminary documents show a height of 204 feet with 16 floors and 332 rooms. **Estimated completion is July 2023.**

10 Embassy Suites & Tempo

Proposed

Merritt Development Group has proposed a 28-story hotel at the corner of 5th & Lavaca. The hotel will be co-branded Embassy Suites & Motto by Hilton, offering 454 rooms and 15,000 sq.ft. of restaurant and retail space.

11 Hanover 4th & Colorado

Proposed

Hanover Company is proposing their third downtown residential project at 201 West 4th St. Details are still sparse, but the new tower should be around 40 stories tall and contain 400 apartments. A 10,000 sq.ft. street-level nightclub and outdoor space is also part of the project.

12 Mexic-Arte Museum

Planned

Renovation plans are underway for the Mexic-Arte Museum. Funding from voter-approved bonds has raised \$20 million, in addition to \$3.5 million raised by the Museum. Construction is expected to start in 2023 to rehabilitate the 111-year old building.

13 One Ladybird Lake

Planned

Related Companies is planning to build 15-story office tower on the shores of Lady Bird Lake at 208 Barton Springs Rd. Currently the land is a parking lot for the Hyatt Regency Austin. A total of 490,000 sq.ft. is planned, including retail and restaurant space. **Delivery is expected in 2025.**

14 The Republic

Under Construction

Developer Lincoln Property Co. and architect Duda|Paine is building a 48-story office skyscraper overlooking the recently renovated Republic Square. The project will have 800,987 sq.ft. of office space, 19,423 sq.ft. of ground-floor retail space, in addition to a 20,000 sq.ft. ground-level plaza that opens to Republic Square.

15 Seaholm Waterfront

Under Construction

The City of Austin is transforming three former power plant buildings located along Lady Bird Lake into public spaces. Austin Parks Foundation and Trail Foundation are currently working with Cotera + Reed Architects on the design and development of the site. Future construction phases will add amenities like a café, boat dock, and an indoor-outdoor park.

16 Sixth and Guadalupe

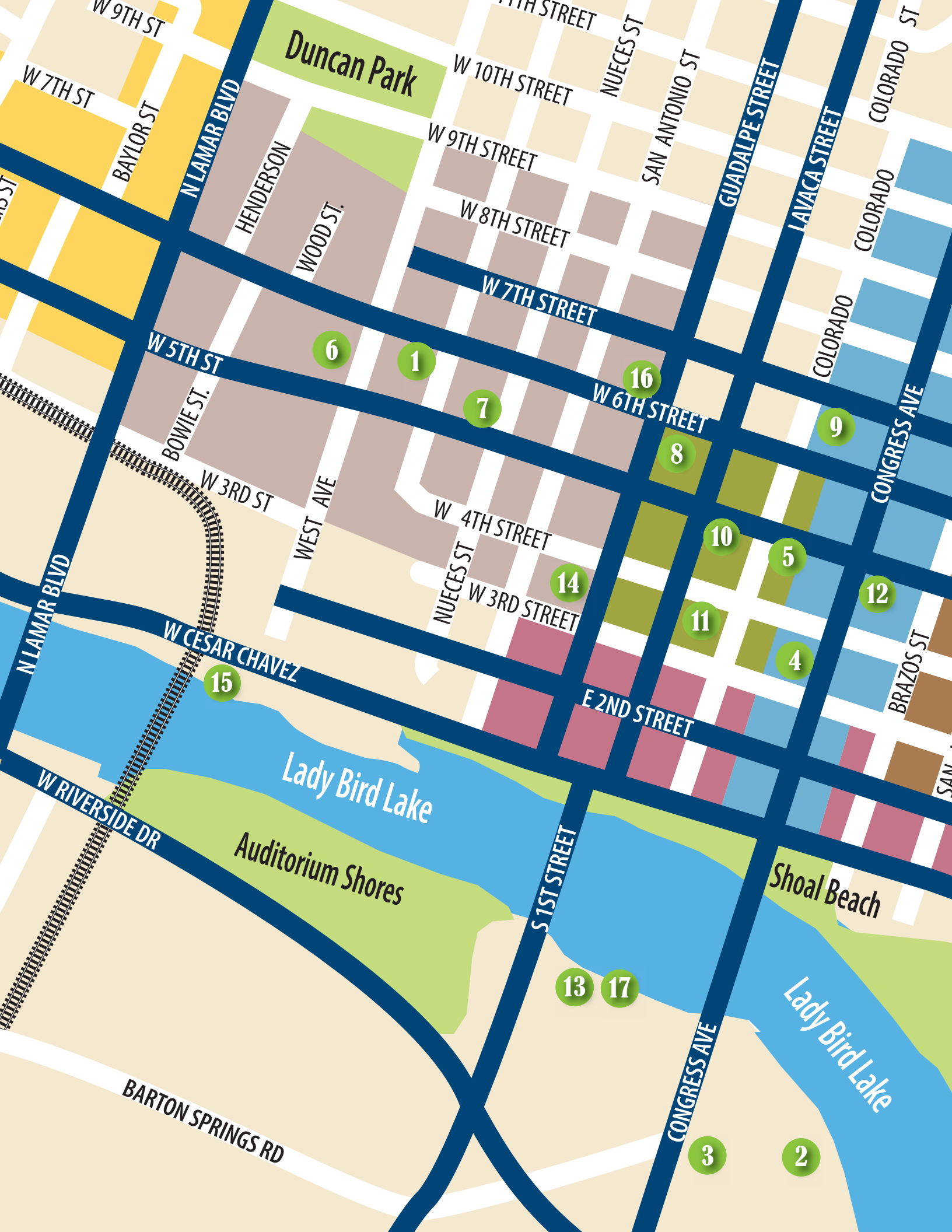
Under Construction

The 1.63-acre site will have 349 apartments, 589,112 sq.ft. of office space, and 10,122 sq.ft. of ground-floor retail. The tower, now topped out, is Austin's tallest at 865 feet with 66 floors. **Estimated completion is in August 2023.**

17 South Central Waterfront

Planned

The South Central Waterfront (SCW) encompasses 118 acres, comprised of 32 separate properties, between Lady Bird Lake and Riverside Drive, stretching east from South First Street. A Vision Framework Plan was adopted by Austin City Council in 2016 to guide development. Priorities include creating an attractive pedestrian environment, expanding open space, creating great public spaces, enhancing connections to and along the waterfront, and including 20% of new housing units as affordable. In late 2022, City Council established a tax increment reinvestment zone (TIRZ) to help fund infrastructure improvements in the area.



Duncan Park

Lady Bird Lake

Auditorium Shores

Shoal Beach

Lady Bird Lake

- W 9TH ST
- W 7TH ST
- W 5TH ST
- W 3RD ST
- W CESAR CHAVEZ
- W RIVERSIDE DR
- BARTON SPRINGS RD
- N LAMAR BLVD
- BAYLOR ST
- HENDERSON
- WOOD ST.
- BOWIE ST.
- WEST AVE
- W 10TH STREET
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- W 3RD STREET
- W 2ND STREET
- 5TH STREET
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- NUECES ST
- SAN ANTONIO ST
- E 2ND STREET
- GUADALUPE STREET
- LAVACA STREET
- COLORADO
- COLORADO
- COLORADO ST
- CONGRESS AVE
- BRAZOS ST
- CONGRESS AVE

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18 700 River Under Construction

A 43-story apartment tower is under construction by River Street Partners and High Street Residential at the corner of Rainey and River Street. The tower will offer studio to 3-bedroom apartments, direct access to the Ann and Roy Butler Hike-and-Bike Trail, and unencumbered western views of Lady Bird Lake.

19 200 East Riverside Proposed

Owners of this four-acre tract on East Riverside have submitted a PUD application to develop two new office towers. If approved, the two towers could rise to 410 feet, with 1.3 million sq.ft. of office space and 29,000 sq.ft. retail space.

20 1300 East Fifth Street Under Construction

A five-story office and retail building is joining development around Austin's Saltillo district. CIM Group is constructing 110,419 sq. ft. of office space with over 10,604 sq. ft. of ground-floor retail. **Estimated completion is March 2023.**

21 Autograph by Marriott Hotel Proposed

White Lodging is proposing a 13-story hotel with 260 rooms at 307-311 East 5th St.

22 Block 16 Planned

Austin-based Manifold Real Estate, working with architectural firm Gensler, is planning a 43-story, 738,000 sq.ft. office tower at 2nd and San Jacinto. The block currently houses PF Chang's and Fleming's, and the building will be a stone's throw from the likely-expanding Austin Convention Center.

23 Block 32 Mixed Use Development Proposed

A permit has been filed to develop two towers on the southern half of Block 32 at 3rd & San Jacinto, adjacent to the Convention Center. Early details show 340 residential units, retail, and parking for the first 373,000 sq.ft. tower, and 340 residential units, 276 hotel rooms, retail, and parking for the second 509,000 sq.ft. tower.

24 Cambria Hotel Under Construction

Construction continues on a 14-story, 212 room hotel at 68-72 East Avenue, from the upmarket brand Choice Hotels International and engineering firm VCA Structural. **Scheduled for completion in summer 2023.**

25 Centro Under Construction

A mixed-use development by local firm Riverside Resources recently completed its first phase, bringing a 5-story office building to the western half of the 3.25-acre project bordered by East Fifth, East Sixth, Navasota, and Comal Street. Recent permit filings reveal that the second phase will bring a 9-story apartment building to the eastern half, with 260 units and 20,000 sq.ft. of ground-level retail space.

26 Conrad Residences Austin Planned

Vancouver-based Intracorp has proposed their fourth Austin-area project, a 65-story Hilton Conrad hotel and condo tower adjacent to the Austin Convention Center. The tower will feature 125 condo units, 326 hotel rooms, and ground-level retail.

27 Fairfield Inn & Suites by Marriot Under Construction

Palak Investments is developing a 17-story, 126-room hotel at 76 East Avenue in the Rainey Street District. **Estimated completion is in August 2023.**

28 The Grant Building Proposed

Empire Square Group is planning a redevelopment of the Grant Plaza office building at 611 East 6th St., formerly the home of the Texas Lottery Commission. Their plan would transform the one block site into a 5-10 story apartment building with 259 units and 8,000 sq.ft. of retail space.

29 Hanover Brazos Street Under Construction

A 45-floor apartment tower at the southeast corner of East Third and Brazos Street is under construction by Houston-based multifamily developer Hanover Company. The building will have 308 residential units and 4,628 sq.ft. of retail space on the ground floor. **Completion is expected in 2023.**

30 M2 Luxury Hotel & Mixed-Use Development Proposed

Plans are coming in to focus for a second tower at 80 Red River, where the Travis apartment tower is currently under construction. The new luxury hotel and residential tower will rise 64 stories, offering 250 hotel rooms, 150 condos, and 170 apartments, in addition to 10,000 sq.ft. of retail. **Targeted opening date is Q3 2025.**

31 Mexican American Cultural Ctr Phase 2 Under Construction

The MACC at 600 Rainey St., fronting Lady Bird Lake, has entered the second phase of expansion and rehabilitation. The expansion will double the size of the facility, adding galleries, a teaching kitchen, welcome garden, and improvements to the lake trail. Improvements will create a welcoming outdoor public space while allowing for controlled access during ticketed events. **The MACC is scheduled to re-open in early 2025.**

32 Modern Austin Residences Under Construction

Local developer and Urbanspace CEO Kevin Burns will bring a condo tower with 55 floors, 365 units, and ground and basement level retail space. **Delivery is expected in 2024.**

33 Paseo Under Construction

A food truck lot will make way for a 48-story, 557-unit apartment tower at 78-84 Rainey St. Developed by locals LV Collective and designed by Chicago-based architects Pappageorge Haymes, the project plans to incorporate two original Rainey Street bungalows into its site design. **Delivery is expected in 2025.**

34 Perennial Planned

Cielo Properties is planning two towers on a full city block bordered by 4th, 5th, San Jacinto, and Brazos Street. The south tower, dubbed the Perennial, will be 45 stories with 727,000 sq.ft. of office and 38,000 sq.ft. of retail space. Plans for the north tower have not yet been announced, but it could offer up to 886,200 sq.ft., totaling over 1.6 million sq.ft. for the whole site. **Estimated completion for the Perennial is late 2025.**

35 Rainey Street Trailhead Planned

A 1.58-acre park at the south end of Rainey Street on the Ann and Roy Butler Hike-and-Bike trail is getting a serious facelift. Trail improvements and amenities including a recreational dock, seating, and shade will serve the growing population of Rainey Street. Construction is anticipated to begin in 2023.

36 The Travis Under Construction

Developed by Genesis Real Estate Group and designed by GDA Architects, The Travis will be Austin's tallest apartment tower with 50 stories and 423 units. Plans have been added for a second tower on the 2.3-acre site, which will be developed by M2 Development Partners. **Delivery for The Travis is expected in 2025.**

37 Not Just Another East Tower Planned

Pearlstone Partners is planning to build a 53-story condo tower with 205 units at 62 East Avenue. The strikingly narrow tower will sit between the currently under-construction Cambria Hotel and 700 River projects.

38 Vesper Under Construction

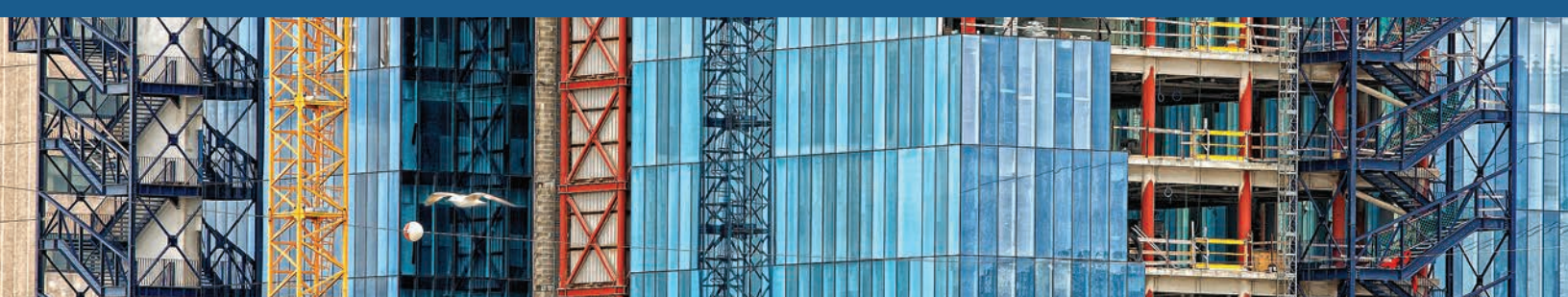
Pearlstone Partners is planning a 284-unit, 41-story residential tower at 82-84 East Avenue in the Rainey Street District. Pearlstone calls it an "attainable" downtown condo project, with prices starting in the low \$600s. **Estimated completion is in 2024.**

39 Waterline Under Construction

Construction on Austin's first "supertall" tower is well underway as developers Lincoln Property Company and Kairoi Residential. Waterline will rise to 1,022ft in height, bringing 700,000 sq.ft. of office space, 352 apartments, 24,000 sq.ft. of retail, and a 251-room hotel from brand 1 Hotels. **Delivery is expected in 2026.**

40 The Wilson Tower Proposed

The Wilson Tower has been proposed at 410 East 5th St by local developer Wilson Capital. Originally conceived as an 80-story "supertall" tower, it now has a scaled down design with a 45-story rise and 350 apartments.





MetroRail



Palm Park

Lady Bird Lake

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RIVER ST

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41 5th + Red River

Planned

Stonlake Capital Partners has filed for permits to develop a 37-story, 242-apartment tower at 504 East 5th St. The 0.61-acre tract is constrained by Capitol View Corridors, which will dictate the size and shape of the project. Plans for the site will preserve and restore the historic landmarked Old Depot Hotel, formerly the home of Carmelo's Italian Restaurant.

42 14th and Guadalupe

Proposed

The tallest downtown tower north of the Texas State Capitol is in planning stages at 400 West 14th St. Cypress Real Estate Advisors is planning a 31-story office and retail tower with 239,710 sq.ft. of office and 3,614 sq.ft. of ground-floor retail.

43 14th & Lavaca Apartment Tower

Planned

Pearlstone Partners is planning a 32-story residential tower with 220 condo units on a half-acre site at 14th & Lavaca. Previously, plans at this site were capped at about 13 floors due to the Capitol Dominance Overlay District, which limits vertical height near the Texas Capitol building. Instead, the development will be allowed to rise 32 floors from participation in the Downtown Density Bonus Program.

44 1800 Guadalupe

Proposed

AJ Capital has submitted a site plan application for an 18-story hotel and residential tower at 1800 Guadalupe, just south of UT Campus.

45 The Annie B

Planned

Local developers Stratus Properties is planning a residential tower at 416 West 12th St., currently the home of Delta Kappa Gamma Society International Headquarters. This residential tower will rise 36 stories, with 316 apartments and ground-floor retail space. **Delivery is expected in Q1 2026.**

46 ATX Tower East & West

Planned

Karlin Real Estate acquired the 1.6-acre low-rise Railyard condo community in 2019 and released plans to redevelop it into two complementary towers, known now as ATX Tower East & West. Combined, the two towers will offer 1.7 million sq.ft., with 500 apartments, 300 condos, 884,000 sq.ft. of office space, and 30,000 sq.ft. of restaurant space.

47 Central Health Brackenridge Campus Redevelopment

Under Construction

Central Health, Travis County's publicly funded health care district, has received approval to create a PUD to redevelop their 14.3-acre campus. Developing a dense, mixed-use district and leasing out space is planned to generate additional revenue for the public service. The 17-story Innovation Tower, with 324,000 sq.ft. of office space, is the first completed part of the project, with more projects to come over the next 10 to 15 years.

48 Denny's Condos

Proposed

Ledgestone Development Group is seeking a rezoning of 1601 North I-35, currently the location of a Denny's restaurant. If approved, it would clear the way to construct an 18-story tower with 250 condo units.

49 The Linden

Under Construction

Reger Holdings LLC is planning its first Austin high-rise, a 28-story condo tower at 1615 Guadalupe Street. The tower is named after West 17th Street's original name. The high-rise will have approximately 117 condos, ranging in size from one-bedroom to a limited number of three-bed, two-story penthouses, as well as ground-floor retail. **Scheduled for completion in June 2023.**

50 Sabine Tower

Proposed

LV Collective has submitted plans to construct a 39-story apartment hotel at 708 East 12th St. The new tower will feature 527 rooms, concierge services, and short to long term stay lengths.

51 State of Texas Capitol Complex Master Plan

Under Construction

The 2016 Texas Capitol Complex Master Plan reimagines the Capitol Complex as a destination that celebrates the Capitol and centralizes all state agencies. Characterized by grand civic spaces, shaded pedestrian friendly streets, and connections to the surrounding community, the first phase of the master plan includes two new office buildings and five levels of underground parking, which will be the base of a new, pedestrian-oriented Texas Mall. This tree-lined promenade will be located on Congress Avenue between 16th Street and Martin Luther King Jr. Boulevard, and will serve as the northern gateway to the Capitol Complex with public green space for tourism, events, and festivals.

52 Symphony Square

Under Construction

Greystar is building a 32-story mixed-use tower (named The Waller) connected to a 7-story office building (named 1121 Symphony Square) surrounding the historic Symphony Square at Red River and 11th Street. In total, the project will have 170,000 sq.ft. of office space, 5,000 sq.ft. of ground-floor retail, and 388 residential units ranging in size from micro-studios to three-bedroom apartments.

Completion is expected in 2023.

53 Texas Banker's Association

Under Construction

TBA plans to demolish its existing HQ building at 203 W. 10th St. near the Capitol and build a nine-story office tower in its place. The building is planned with about 100,000 sq.ft. of leasable space, and TBA plans to use 10,000 sq.ft. for its own employees and lease out the rest. **Delivery is expected in March 2023.**

54 Waterloo Greenway

Planned

The Waterloo Greenway Conservancy has set its sights on transforming 1.5 miles of Waller Creek into a 35-acre linear park. The project will stretch from Waterloo Park to Lady Bird Lake. Creek restoration, three miles of ADA accessible trails and bridges, and a dozen new connections to existing right-of-way are all planned to make this a premier downtown attraction.

55 Waterloo Park Central Mixed-Use Project

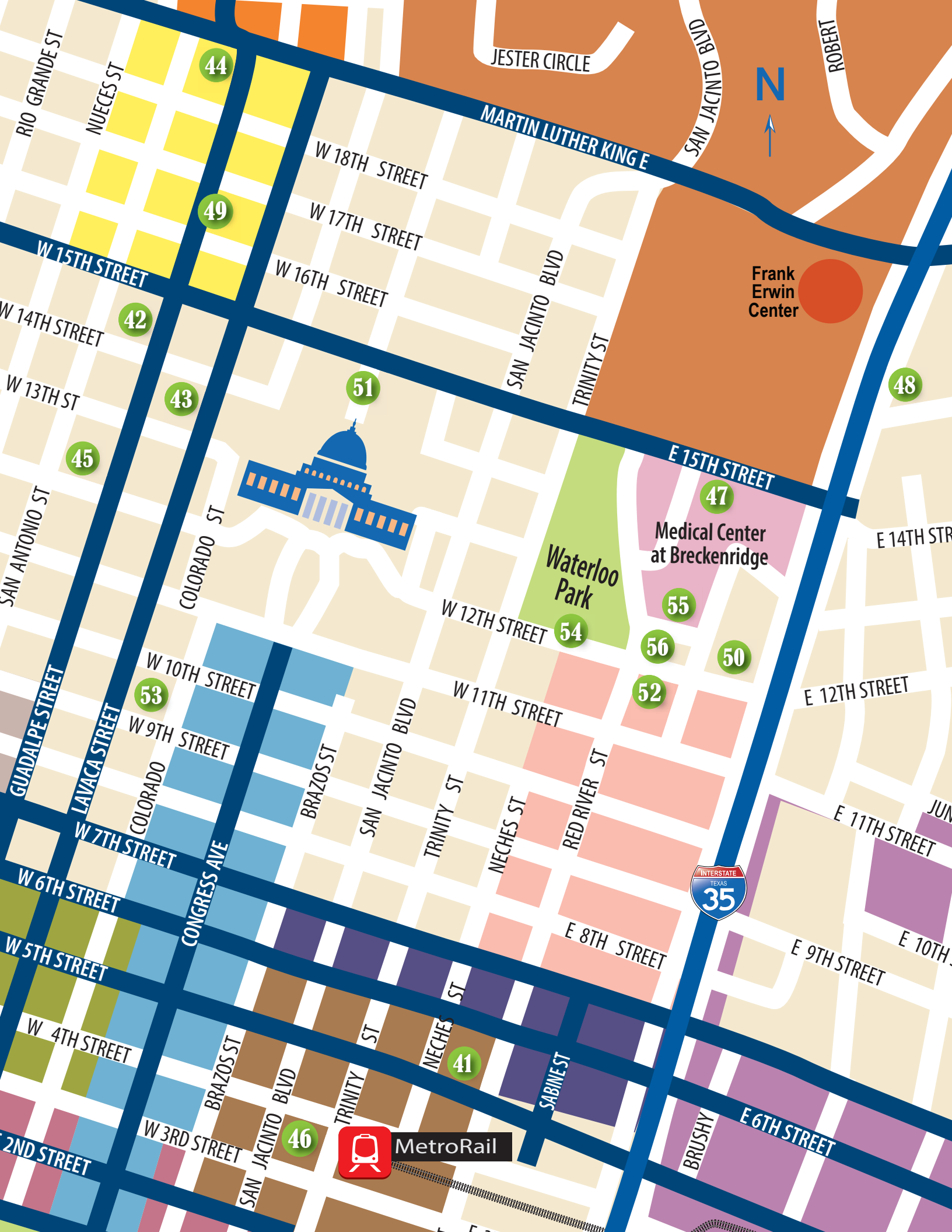
Planned

Aspen Heights Partners is planning two 37-story residential towers at 1215 Red River St., adjacent to Waterloo Park and the larger Central Health campus redevelopment. Plans for the towers include 921 apartments, 28,000 sq.ft. of retail space, and a 30,000 sq.ft. plaza connecting the towers.

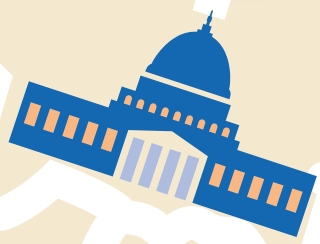
56 Waterloo Park Hotel Austin

Planned

Hesperus Group LLC is now the developer for a Hilton Curio Collection hotel at 1201 Red River St. Current plans call for an upscale 27-story structure with 382 rooms, near Waterloo Park and Dell Seton Medical Center.



Frank Erwin Center



Waterloo Park

Medical Center at Breckenridge

 MetroRail



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THE BEST VIEWS IN
GREATER AUSTIN!



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