

SAINT ELMO



P L A Z A

CLASS A OFFICE DEVELOPMENT

4223 S. Congress Avenue | Austin, TX 78745



MAKER *Bros.*



**CUSHMAN &
WAKEFIELD**



SAINT ELMO

P L A Z A

OVERVIEW

ADDRESS

4223 S. Congress Avenue | 78745

SUBMARKET

South Austin

PRODUCT

Creative mixed-use, 4-story, high-clear building

TOTAL SF

105,000 SF creative office

PARKING

4:1,000 SF structured

Ability to expand parking ratio to 5:1,000

SITE PLAN

A PUBLIC MARKET

B 300 UNIT APARTMENT BUILDING

C SAINT ELMO PLAZA OFFICE (Q1 2021)

D OFFICE + MARKET PARKING

E 100 UNIT CONDO

F 150 KEY BOUTIQUE HOTEL

G 48 UNIT CONDO

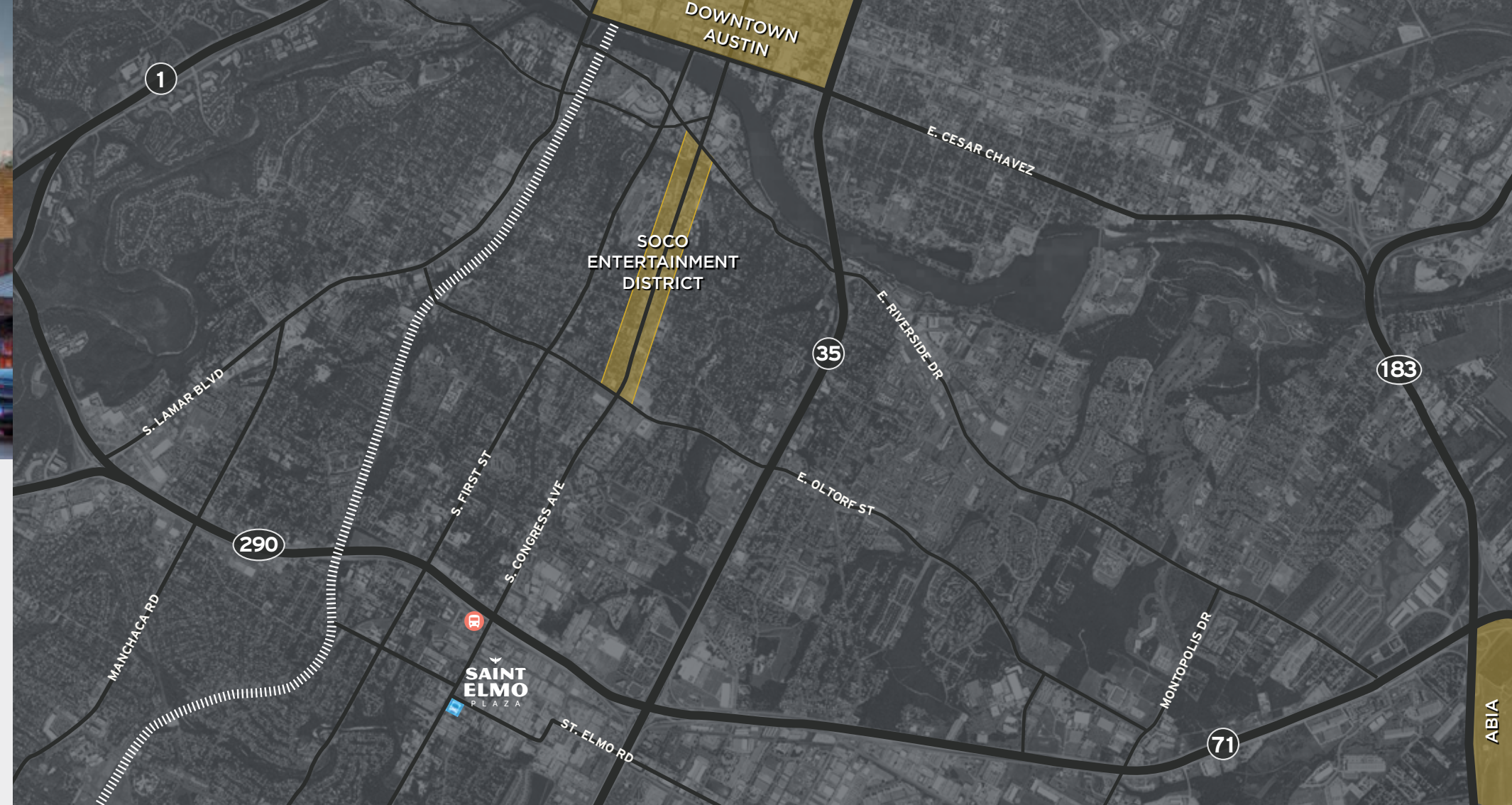
SAINT ELMO PLAZA OFFICE

105,000 SF



THE SOUTH AUSTIN BOOM

SOUTH CONGRESS AVENUE (SOCO) has long been Austin's premier lifestyle corridor filled with eclectic shops, restaurants, food trucks, galleries, and music venues. The idiosyncratic and synergistic nature of the retail contributes to the Bohemian energy throughout the district. Saint Elmo, while an extension of this corridor, will be unique to the market in its location, new product type and concept. By coupling the office with the market, the project will offer tenants a mixed-use environment unmatched outside of the CBD.



NATIVE. CREATIVE. DISTINCTIVELY AUSTIN.

Office tenants will gravitate to Saint Elmo for its location and connectivity to major arterials such as 290/71, I-35 and Mopac Expressway, and of course for the Saint Elmo Public Marketplace. The site is just 10 minutes from the airport and 9 minutes from Downtown. With the expansion of Austin to the South and the desire for employers to locate where the employment base lives, Saint Elmo is poised to take advantage of both.

SOUTH AUSTIN AMENITIES
EAT + DRINK + STAY

SOUTH CONGRESS
EAT+Drink

- Amy's Ice Creams
- Botteccelli's
- Café No Se
- C'Boy's Heart & Soul
- Central Standard
- Continental Club
- Crow Bar
- Doc's Motoworks
- Enoteca
- Fran's
- Freebirds World Burrito
- Guero's
- Home Slice
- Hopdoddy
- Jo's
- Junes All Day
- Little Barrel and Brown
- Lucky Robot
- Lucy's Fried Chicken
- Magnolia Café
- Opal Divine's
- Otoko
- Perla's
- Snack Bar
- South Congress Café
- Southside Flying Pizza
- Stompin' Grounds
- Tom's
- Torchy's Tacos
- Tree House Italian Grill
- Vespaio
- Vinaigrette

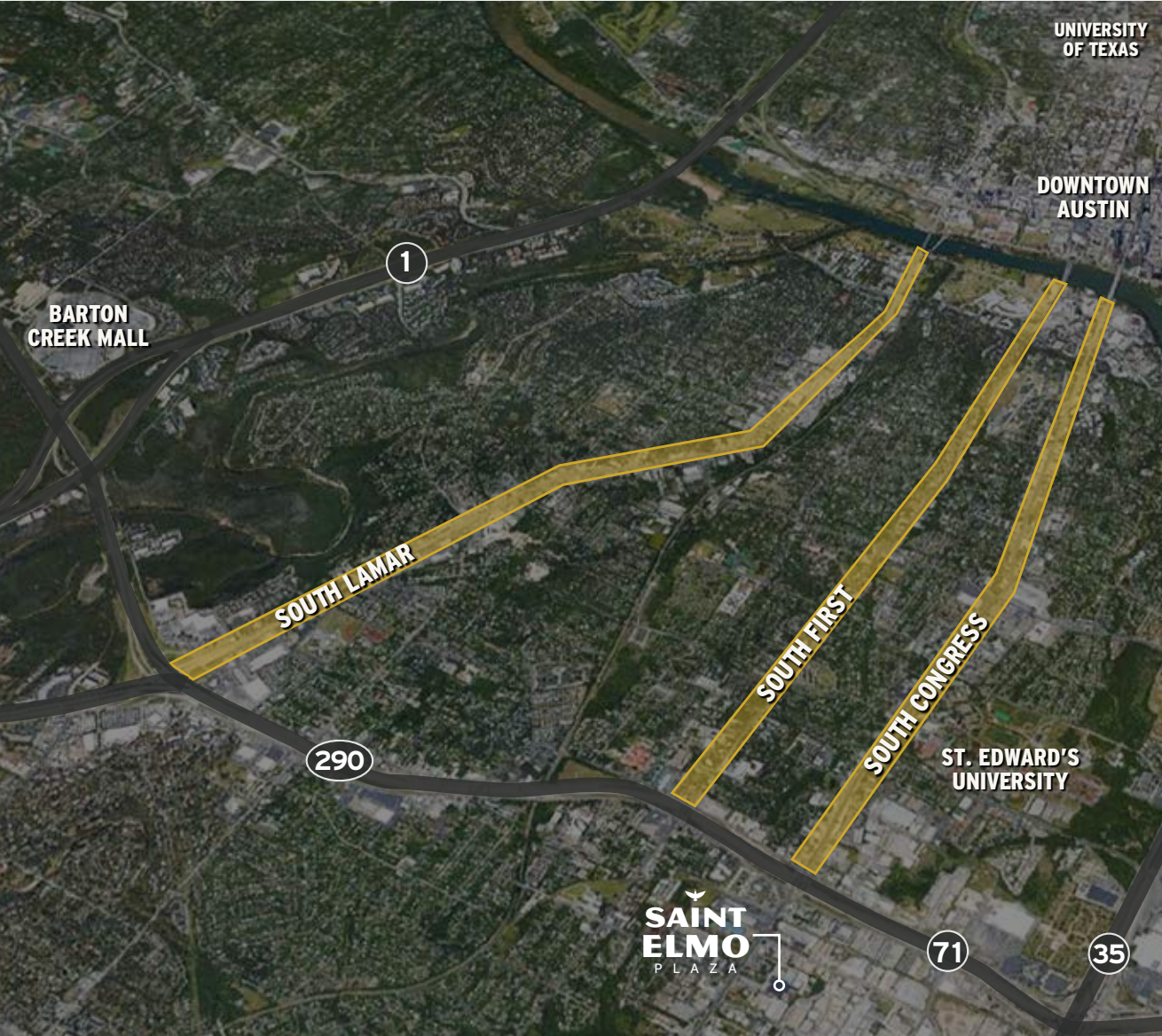
- Broken Spoke
- Cantine
- Chi'Lantro
- Corner Bar
- El Meson
- Flour and Vine
- Gibson Bar
- Juice Society
- Matt's El Rancho
- Maudie's Too
- Mr. Natural
- Odd Duck
- Opa
- P. Terry's
- Papalote Taco House
- Phil's Icehouse
- Phoenicia Bakery
- Picnik
- Ramen Tatsuya
- Red's Porch
- Saxon Pub
- Shake Shack
- Snooze AM Eatery
- Taco Xpress
- The ABGB
- The Golden Goose
- The Highball
- The Park
- Toastie's Sub Shop
- Uchi
- Vox Table
- World of Beer

SOUTH FIRST
Eat+Drink

- Alcomar
- Bananarchy
- Bombay Dhaba
- Bouldin Creek Café
- Conscious Cravings
- Crepes Up
- Dock and Roll Diner
- Dolce Neve
- El Mercado
- El Tacorrido
- Elizabeth Street Café
- Fair Been Coffee
- Fresa's
- G&S Lounge
- Gourdough's

SOUTH LAMAR
Eat+Drink

- Aviary
- Backbeat
- Baker Street Pub & Grill
- Barlata
- Barley Swine
- Black Sheep Lodge



- Green Pastures
- Holy Cacao
- La Mexicana
- La Patisserie
- Lenoir

- Little Mexico
- Mellizoz Tacos
- Pitalicious
- Polvo's
- Porky's Trailer

- Porter Gastropub
- Regal Ravioli
- Ruta Maya Coffee
- Sandy's
- Seventh Flag Coffee

- Soup Peddler
- Sugar Mama's
- Summermoon Coffee Bar
- Sway
- Taqueria Arandas

- Thai Fresh
- Torchy's Tacos
- Toss Pizzeria
- Wine Belly
- Zax Restaurant & Bar



DRIVE TIMES



DOWNTOWN AUSTIN → 9 MIN



AUSTIN-BERGSTROM → 9 MIN



HIGHWAY 183 → 7 MIN



SOCO DISTRICT → 5 MIN



MOPAC → 5 MIN



INTERSTATE 35 → 2 MIN

SAINT ELMO

PLAZA



A TRUE MIXED-USE DEVELOPMENT



35,000 SF
PUBLIC MARKETPLACE



150 KEY
BOUTIQUE HOTEL



MULTIFAMILY CONDOS
AND APARTMENTS



AUSTIN B-CYCLE
STATION



5 MIN WALK TO
METRORAPID



CAPMETRO
BUS LINE



MINUTES FROM
SOCO DISTRICT



EXCELLENT DINING
WITHIN 5 MINUTES



9 MINUTES
TO ABIA

THE HEARTBEAT OF THE NEIGHBORHOOD: SAINT ELMO PUBLIC MARKET

SAINT ELMO PUBLIC MARKET is an old meets new town square, where people can shop, eat and meet right in their own backyard. Celebrating the neighborhood and Austin’s innovative and collaborative food community, it’s the perfect place to meet with friends and neighbors to shop, share a meal and spend time together. Designed by Andersson-Wise Architects, Saint Elmo Public Market is a 35,000 square

foot indoor-outdoor marketplace in eclectic South Austin. The market is inspired by the neighborhood markets from a century ago. Something meaningful happens when people get together. When they hit pause on their daily routines to gather round a table to share a meal, a drink and a story with others. It’s how strangers become friends and a neighborhood becomes a community.



A CURATED EXPERIENCE

The developers have designed Saint Elmo Public Market to create a very strong experience that will serve as an amenity to both the office plaza and the local community. The focus on curating the right mix of retailers and restaurants is undoubtedly going to be attractive for office users. Saint Elmo Public Market values craft, celebrates passion, and embraces experimentation. Featuring a variety of vendors like cheesemongers, fishmongers, bakers, coffee bars, brew pubs, cafes, produce stores, butchers and florists, Saint Elmo Public Market will surely provide a true town square feel.



PUBLIC MARKETS AROUND THE US



FERRY BUILDING MARKETPLACE | SAN FRANCISCO, CA



WEST SIDE MARKET | CLEVELAND, OH



PUBLIC MARKET | PHOENIX, AZ



PIKE PLACE MARKET | SEATTLE, WA



OXBOW PUBLIC MARKET | NAPA, CA



FRENCH MARKET | NEW ORLEANS, LA



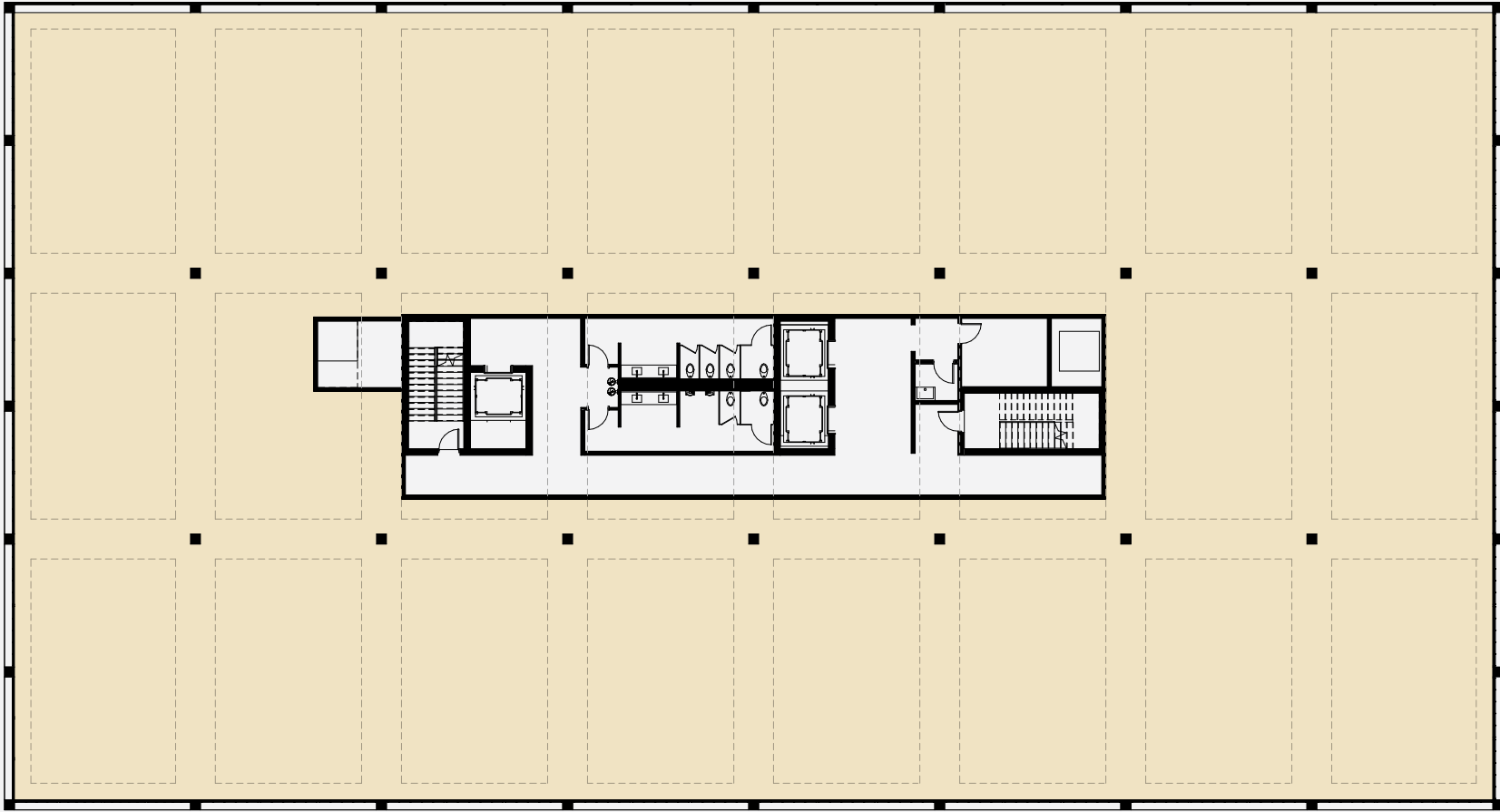
PUBLIC MARKET | MILWAUKEE, WI



PYBUS MARKET | WENATCHEE, WA

TYPICAL FLOORPLAN

SECOND FLOOR
APPROXIMATELY 25,000 SF



ABOUT THE DEVELOPERS



MAKER *Bros.*

MAKER BROS. (“Maker”) is a privately held real estate development and construction company based in Dallas, Texas. Dedicated to providing an exceptional experience and value to its investors, customers, and residents, the Maker partners have spent their careers sourcing, underwriting, zoning, acquiring, building and capitalizing multifamily and other commercial real estate assets in suburban and infill locations throughout Texas. Having built or developed in excess of 18,000 multifamily units, each partner’s expertise plays an important role within Maker’s fully integrated team. You can expect a highly qualified team to execute and deliver quality projects on-time and on-budget.

Maker was founded on a principle that is now rarely found in our industry – provide an exceptional client and investor experience. They accomplish this by partnering with project stakeholders that share in our core values and character. Maker only develops and constructs sustainable communities that provide a sense of place for their residents, while simultaneously exceeding the goals set by their investors and partners.

Bringing a wealth of knowledge to the Saint Elmo redevelopment, Maker Bros. partners Andy Carnahan and Matt Stevens, and GroundFloor Development founder, Brandon Bolin, will be leading the charge for this multifaceted project. With over 21 years experience in commercial and residential development and over 18 years experience in real estate finance and accounting, the Saint Elmo team is dedicated to making this project one of uncompromising quality and will work to achieve a vision beyond expectations.



NYLO HOTEL DALLAS



OMNI HOTEL DALLAS



SOUTH SIDE FLATS



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