

# 2205 GARDENIA DR, AUSTIN, TX 78727

LOCATED BETWEEN GARDENIA DR & AVENUE N WEST OF OF W HOWARD LN

2205 Gardenia Drive Austin, TX 78727



**FOR  
SALE**

**AVAILABLE**  
0.43 Acres

## RATE

\$850,000 [Fully Permitted, Shovel Ready]

\$500,000 [No Permits in place, Land Only]

**Zach Roesinger**

zroesinger@resolutre.com

512.949.1418



## PROPERTY HIGHLIGHTS

- **ALL PLANS, PERMITS, ENTITLEMENTS IN PLACE. SHOVEL READY FLEX INDUSTRIAL. MARKET RATE RENTS ADJACENT: \$30 PSF + NNN**
- Existing conditions. Vacant site; OSSF solution permitted; geotech completed (expansive clays; foundation recommendations included)
- Jurisdiction. City of Austin (limited-purpose); Walnut Creek watershed
- Entitlements & Plans. Site Plan Permit SP-2022-0388C issued 12/12/2023, expires 12/12/2026 unless substantial start; final stamped plan set recorded (Doc #2023133953). MEP, Structural, Fire Marshal permits/approvals obtained per plan set; architectural building approval 04/01/2024; mechanical 01/09/2024; plumbing 03/28/2024; structural 04/12/2024
- Program (per plans). ~8,330–8,344 SF (office ±344 SF + warehouse), Type IIB, S-2, nonsprinklered, 18'-10" clear, paved
- Parking ±20–25 stalls, on-site detention, truck court/turnaround
- Utilities/WW. Austin Water connections approved; OSSF Permit (12/14/2023) aerobic system + drip field, license to operate upon installation/inspection
- [View on YouTube](#)



## AREA TRAFFIC GENERATORS



**Zach Roesinger**

zroesinger@resolutre.com | 512.949.1418

## DEMOGRAPHIC SNAPSHOT 2025



**104,117**  
**POPULATION**  
3-MILE RADIUS



**123,151**  
**AVG HH INCOME**  
3-MILE RADIUS



**57,648**  
**DAYTIME POPULATION**  
3-MILE RADIUS



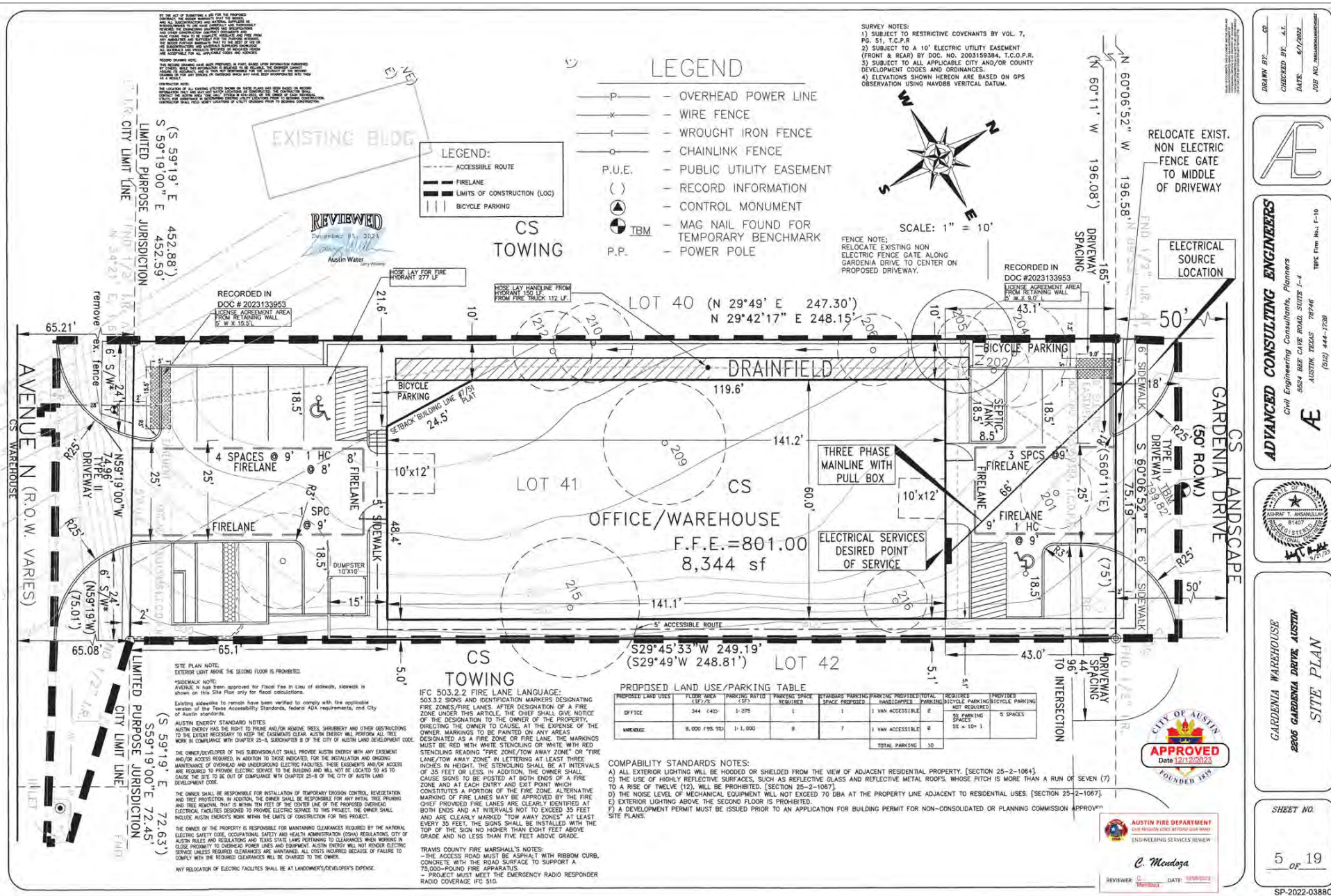
**TRAFFIC COUNTS**  
Avenue N: 1,132 VPD  
(CoStar 2025)



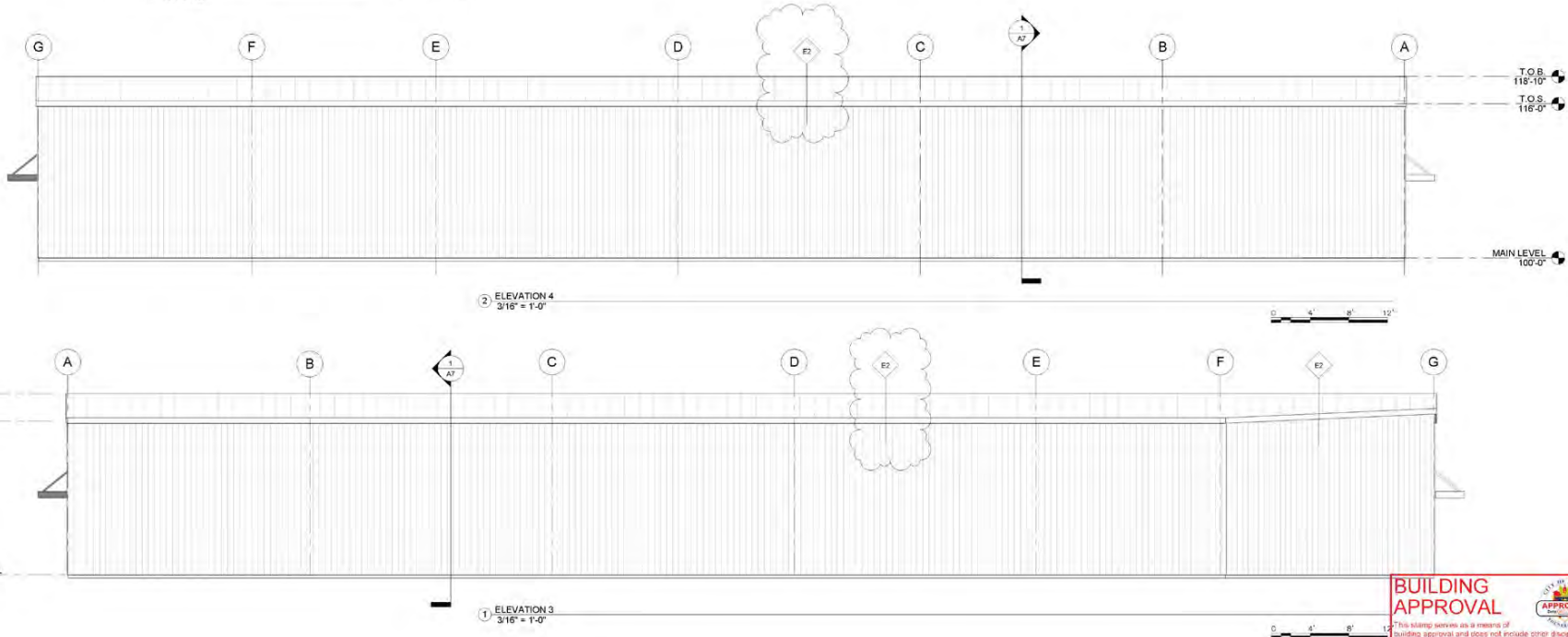
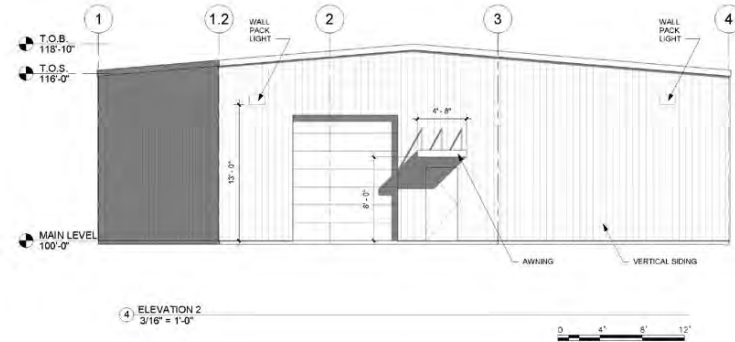
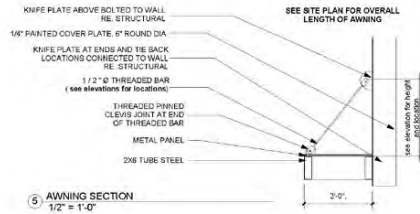
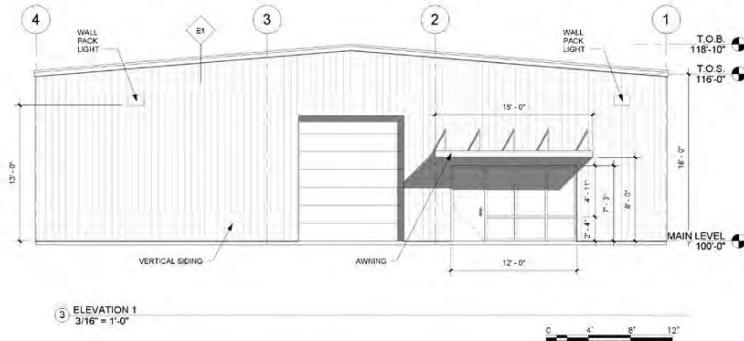




**2205 GARDENIA DR - 0.43 ACRES** | 2205 Gardenia Drive Austin, TX 78727



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GARDENIA WAREHOUSE

## ELEVATIONS



**BUILDING  
APPROVAL**

PERMIT SET  
DATE: 9-14-2023  
DRAWN BY: IP  
CHECKED BY: DE  
**A6**



## BUILDING CODE REVIEW

CITY OF AUSTIN, TEXAS  
INTERNATIONAL BUILDING CODE, 2021  
INTERNATIONAL FIRE CODE, 2021  
INTERNATIONAL PLUMBING CODE, 2021  
INTERNATIONAL FUEL GAS CODE, 2021  
INTERNATIONAL MECHANICAL CODE, 2021  
INTERNATIONAL ENERGY CONSERVATION CODE, 2021  
INTERNATIONAL ELECTRICAL CODE, 2021  
NATIONAL ELECTRICAL CODE, 2009  
UNIFORM PLUMBING CODE, 2021

### CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

GROUP S-2 - LOW-HAZARD STORAGE (SECTION 311.3)

### CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

S-2 OCCUPANCY - NOT APPLICABLE

### CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

TYPE I-B (NON-SPRINKLERED) CONSTRUCTION

TABLE 504.3 ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE

GROUP S-2  
ALLOWED HEIGHT = 50'-0"  
PROPOSED HEIGHT = 10'-10"

TABLE 504.4 ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE

GROUP S-2  
STORIES ALLOWED = 3  
STORIES PROPOSED = 1

TABLE 506.2 ALLOWABLE AREA FACTOR

ALLOWABLE AREA (S-2, 1 STORY NON-SPRINKLERED) = 28,000 S.F.  
PROPOSED AREA = 8,330 S.F.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

GROUP S-2 - BUSINESS OCCUPANCIES - NO SEPARATION REQUIRED  
PROVIDED - NO SEPARATION PROVIDED

### CHAPTER 6 - TYPES OF CONSTRUCTION

SECTION 602.2 TYPE I-B (NON-SPRINKLERED)

TYPE I-B CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS SPECIFIED IN TABLE 601 ARE OF NON-COMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED IN SECTION 603 AND ELSEWHERE IN THIS CODE.

TABLE 601: FIRE-RESISTANT RATINGS REQUIRED FOR BUILDING ELEMENTS

BEARING WALLS  
(EXTERIOR) - TYPE I-B = 2 HR RATING  
(INTERIOR) - TYPE I-B = 0 HR RATING

NON-LOAD BEARING WALLS AND PARTITIONS EXTERIOR (SEE TABLE 705.5)  
NON-LOAD BEARING WALLS AND PARTITIONS INTERIOR (0 HR RATING)

### CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

OPEN BUSINESS SPACE - NONE REQUIRED  
UN-SPRINKLERED

TABLE 705.5 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON

FIRE SEPARATION DISTANCE  
S ≤ 10' (10) = 1 HR RATED (EAST AND WEST WALLS) WALL TYPE E2  
10 < S ≤ 30' (30) = 0 HR RATED (NORTH AND SOUTH WALLS) WALL TYPE E1

### SECTION 710.4 DRAFT STOPPING

IF OTHER GROUPS DRAFT STOPPING SHALL BE INSTALLED IN ATTICS AND CONCEALED

ROOF SPACES SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQUARE FEET

(NO UNCONSOLIDATED ROOF SPACES TO BE > 3,000 S.F.)

### CHAPTER 8 - INTERIOR FINISHES

TABLE 801.1 INTERIOR WALL AND CEILING FINISH REQUIREMENTS (NON-SPRINKLERED)

GROUP S-2 - LOW-HAZARD STORAGE OCCUPANCY

EXIT ENCLOSURES AND EXIT PASSAGEWAYS B  
CORRIDORS B  
ROOMS AND ENCLOSED SPACES C

### SECTION 801.4 INTERIOR FLOOR FINISH

ON 4 INTERIOR FLOOR FINISH REQUIREMENTS -

MATERIALS IN EXIT ENCLOSURES, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR

SPACES NOT SEPARATED FROM CORRIDORS BY FULL HEIGHT PARTITIONS

MINIMUM CRITICAL RADIANT FLUX = NOT LESS THAN CLASS II

MATERIALS IN ALL AREAS SHALL COMPLY WITH THE DOCS-1 "FILL TEST"

(FLOOR 14 COR PART 100)

### CHAPTER 9 - FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER SYSTEMS

REQUIRED = NO  
PROVIDED = NO

PORTABLE FIRE EXTINGUISHERS

REQUIRED = YES  
PROVIDED = YES

SEE EXISTING / ACCESSIBILITY PLAN FOR LOCATIONS

FIRE ALARM AND DETECTION SYSTEMS

REQUIRED = YES (BETWEEN 500-2500 S.F. OF HIGH PILE STORAGE AREA)  
PROVIDED = YES

### CHAPTER 10 - MEANS OF EGRESS

SECTION 1004 OCCUPANT LOAD

GROUP S-2 - LOW-HAZARD STORAGE OCCUPANCY (WAREHOUSE)

(8,330 S.F. / 1 PER 50 SQUARE FEET) = 17 OCCUPANTS

SECTION 1005 MEANS OF EGRESS SIZING

GROUP S-2 - LOW-HAZARD STORAGE OCCUPANCY (WAREHOUSE)

(17.2) (5.4) (REQUIRED) > 5.4" (PROVIDED)

### SECTION 1006 MEANS OF EGRESS ILLUMINATION

1006 ILLUMINATION REQUIRED - THE MEANS OF EGRESS

INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES

THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

### SECTION 1011 EXIT SIGNS

1011.1 WHERE REQUIRED - EXITS AND EXIT ACCESS DOORS SHALL

BE MARKED BY AN APPROVED EXIT SIGN READABLE FROM ANY

DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY

READILY VISIBLE EXIT SIGNS AND WHERE THE EXIT OR THE PATH OF

EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS EXIT

SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS

CORRIDOR IS MORE THAN 100 FT OR THE LISTED VIEWING DISTANCE FOR

THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN

(SEE PLAN FOR LOCATIONS)

### CHAPTER 11 - PLUMBING SYSTEMS

SECTION 2102.3 SEPARATE FACILITIES

EXCEPT AS SPECIFICALLY REQUIRED, SEPARATE FACILITIES SHALL NOT BE REQUIRED IN

STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD

INCLUDING BOTH EMPLOYEES AND CUSTOMERS OF 15 OR FEWER

1 PER 100 = 17 OCCUPANTS

1 PER ROOM REQUIRED - 1 SINGLE USE RESTROOM PROVIDED

DRINKING FOUNTAINS 1 PER 100

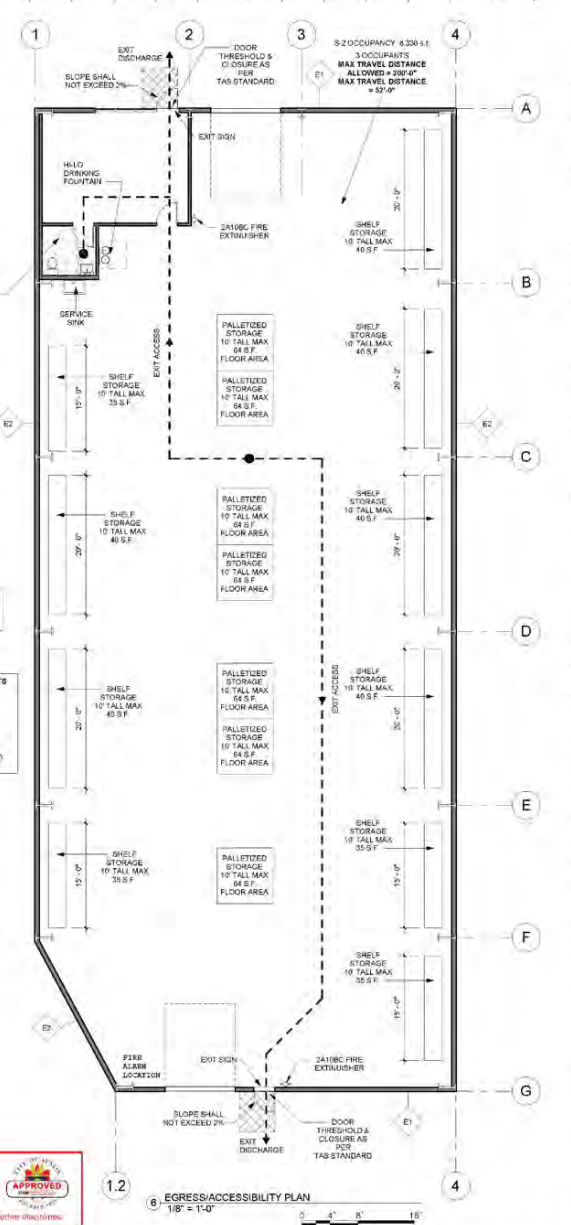
REQUIRED = 1  
PROVIDED = TENANT TO PROVIDE WATER BOTTLE

SERVICE SINK  
REQUIRED = 1  
PROVIDED = 1 SEE PLAN FOR LOCATION

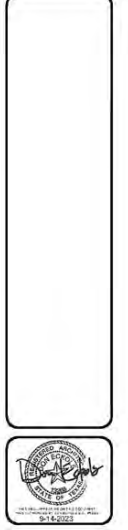
STORAGE NOTE:  
NO STORAGE DESIGNED  
PROPOSED TO BE  
GREATER THAN 12" IN  
HEIGHT  
(CLASS 1-4 COMMODITY)  
TOTAL FLOOR AREA OF  
STORAGE  
821 S.F.

STORAGE NOTE:  
COMMODITY = CLASS 1-4  
STORAGE HEIGHT = MAX 10' TALL  
ROOF HEIGHT = 10' 7"

TABLE 3206.2 IFC GENERAL FIRE PROTECTION AND LIFE SAFETY REQUIREMENTS  
COMMODITY CLASS = 1-4  
SIZE OF HIGH PILE STORAGE AREA (101-200) = 530  
AUTOMATIC EXTINGUISHING SYSTEM  
FIRE DETECTION SYSTEM  
FIRE DEPARTMENT ACCESS DOOR  
SMOKE AND HEAT REMOVAL  
MAX PILE DIMENSION:  
MAX STORAGE HEIGHT  
MAX PILE VOLUME  
= 10' 7" (MAX 20'-0")  
= 40' (MAX ROOF HEIGHT 10'-7")  
= 100,000 CU FT (100,000 CU FT)



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PERMIT SET  
DATE: 5/14/2023  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
A2



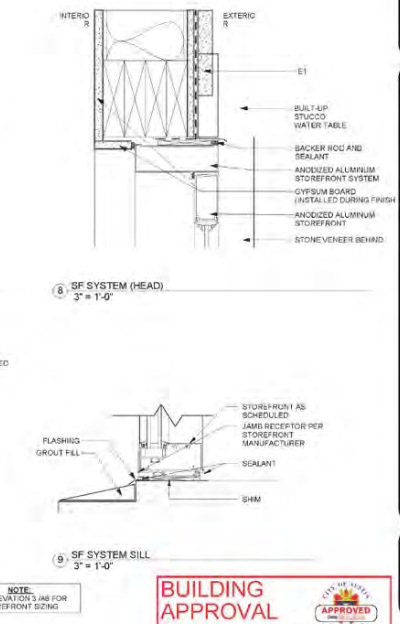
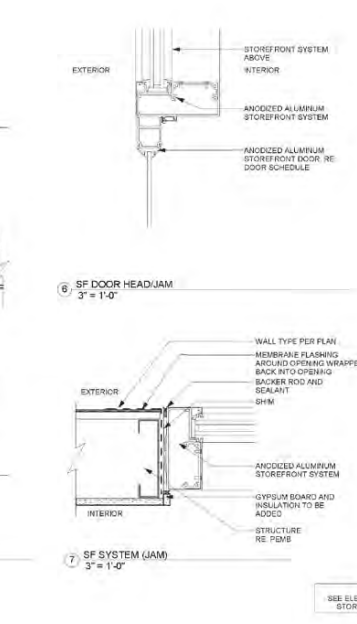
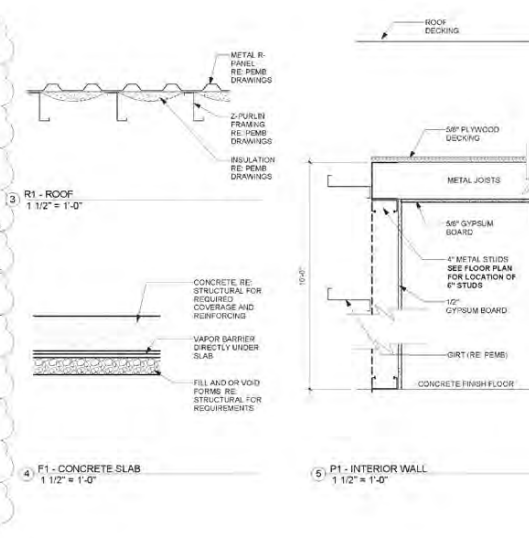
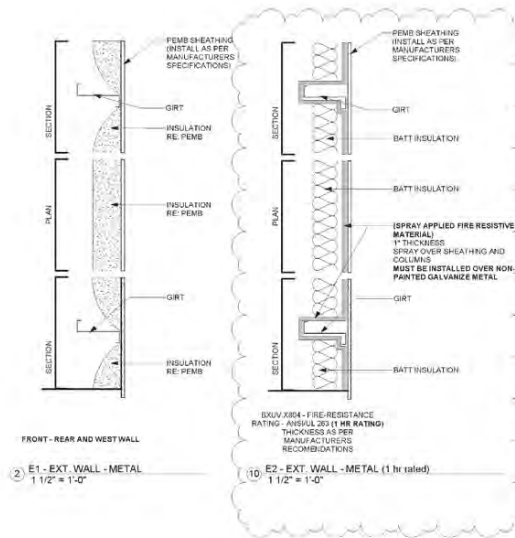
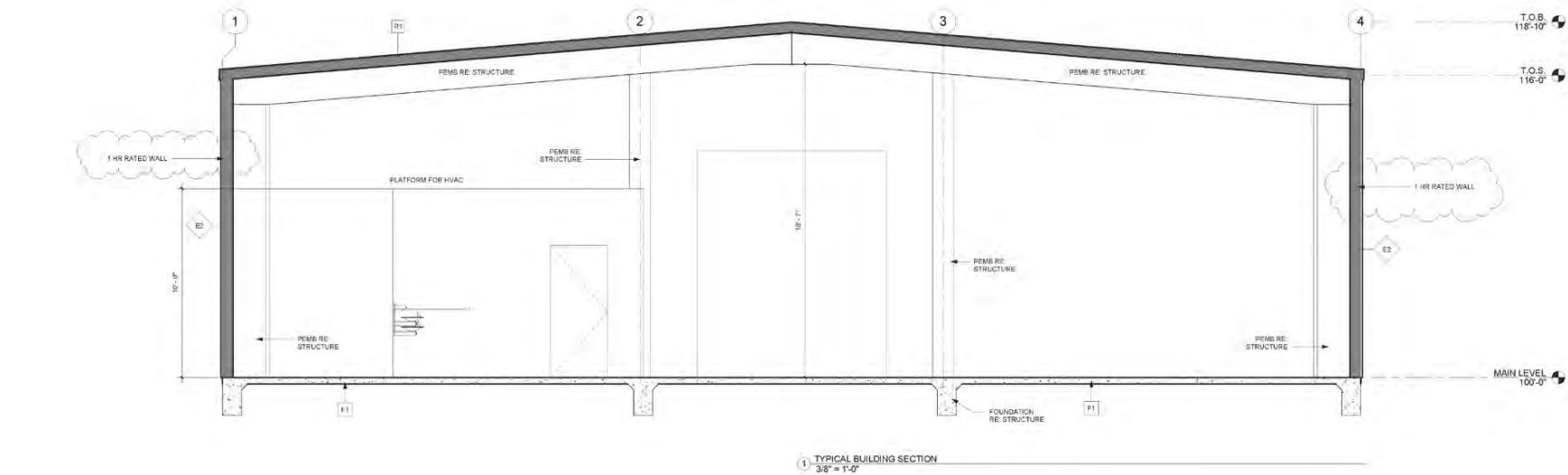
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GARDENIA WAREHOUSE

SECTIONS/ CONSTRUCTION ASSEMBLIES

PERMIT SET  
DATE: 5-14-2023  
DRAWN BY: JP  
CHECKED BY: DE  
**A7**





## TRAVIS COUNTY FIRE MARSHAL'S OFFICE

Tony Callaway, Fire Marshal  
5555 Airport Blvd., Suite 400  
Austin, Texas 78751  
(512) 854-4621, fax (512) 854-6471



October 26, 2023

Gardenia Warehouse  
2205 GARDENIA DR  
Austin, TX 78727

Good afternoon,

The review of the submitted plan has been reviewed and permitted with approval of on-site inspection. The permit is attached to the online system, and as a part of the requirements, you must print and keep a copy of the stamped plans and the permit on-site.

Further submittal or inspection request must be submitted using the new on-line portal. Go to TCFMO.com

### Additional Notes:

- The plans and the permit must be on-site and available at the Inspector's request.

Respectfully,

*Gary W. Howell*

**Gary W. Howell**  
Assistant Fire Marshal - Travis County Fire Marshal's Office  
5555 Airport Blvd.  
Austin, TX. 78751

Website: [www.traviscountytexas.gov/fire-marshal](http://www.traviscountytexas.gov/fire-marshal)  
Main Phone: 512-854-4621  
Direct Phone: 512-854-4656



**Development**  
CITY OF AUSTIN  
SERVICES DEPARTMENT

*Building a Better and Safer Austin Together*

## Statement of Special Inspections

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [austintexas.gov/digitaldevelopment](http://austintexas.gov/digitaldevelopment)

This form is provided as a way to list aspects of the project that require special inspection and testing in accordance with International Building Code (IBC) Sections 107.1, 1704, and 1705 and define duties and responsibilities of parties involved in the project.

**Instructions:** The Registered Design Professional in Responsible Charge must complete this form, sign and date the form and submit for review and approval by the Commercial Plan Review Division prior to the issuance of the Building Permit. The form shall be signed and dated by both the architect and structural engineer of record.

**Duties and Responsibilities:** The Owner and Contractor acknowledge assignment of the following duties, responsibilities, and conditions applicable to special inspection or testing:

### Owner/Owner's Agent

- Responsible for contracting with and paying the special inspection agency. To prevent a conflict of interest in the inspection process, the special inspection agency cannot be employed by or paid by the contractor unless the contractor is the property owner.
- IAS "Table 1 - Minimum Qualifications for Special Inspectors" is provided on pages 8-9 of this form as a guideline for selecting special inspectors.

### Contractor

- Responsible for knowing which special inspections are required for the project and ensures that construction complies with the approved permit documents.
- Ensures proper notification to the special inspection or testing agency for the items listed herein.

### Special Inspection/Testing Agency

- Complete the City of Austin (COA) *Special Inspections Log* upon each site visit.
- Bring nonconforming items to the immediate attention of the contractor and note all such items in the COA *Special Inspections Log*. If any item is not resolved in a timely manner or is about to be incorporated in the work, the special inspector shall immediately notify the building inspector by phone or in person, notify the registered design professional in responsible charge, and post a *Special Inspection Discrepancy Notice*. Blank discrepancy notice forms can be found in the yellow special inspections log folder kept on site.
- Initial next to each required special inspection on the following "Summary of Special Inspections" table as each item is completed.
- Submit a signed *Special Inspection Final Report* to the building inspector stating that all items requiring special inspection and testing were fulfilled. Blank final report forms can be found in the yellow special inspections log folder kept on site.
- Submit a final letter, sealed by a Texas Registered Engineer, at the conclusion of the work for each testing agency stating that all special inspections, for which that testing agency is responsible, have been completed. All final letters must be submitted and approved by COA before the Certificate(s) of Occupancy for the project will be issued.

☐ **Special Inspections Not Required for This Project** (check box, if applicable, to waive form)

Plan review staff may ask for a Special Inspections form to be completed if deemed necessary during review.

### Project Information

Project Name: Gardenia Warehouse - Austin	Plan Review #:
Project Address: 2205 GARDENIA DR. AUSTIN, TX	
Name of Person Completing Form: James Gatlin	

### Project Team Information

Registered Design Professional in Responsible Charge (RDPiRC) Name Printed:		
Owner Name Printed: Raschid Ahsanullah		
Architect of Record Name Printed: Don Eckols	Architect Signature: <i>Don E. Eckols</i>	Date: 10/10/2023
Structural Engineer of Record Name Printed: Marcos Dequeiroga (Foundation Engineering)	Structural Engineer of Record Signature: <i>Marcos Dequeiroga</i>	Date: 10/10/2023



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2205 GARDENIA DR - 0.43 ACRES | 2205 Gardenia Drive Austin, TX 78727

Properties

27

Square Feet

6,693,781

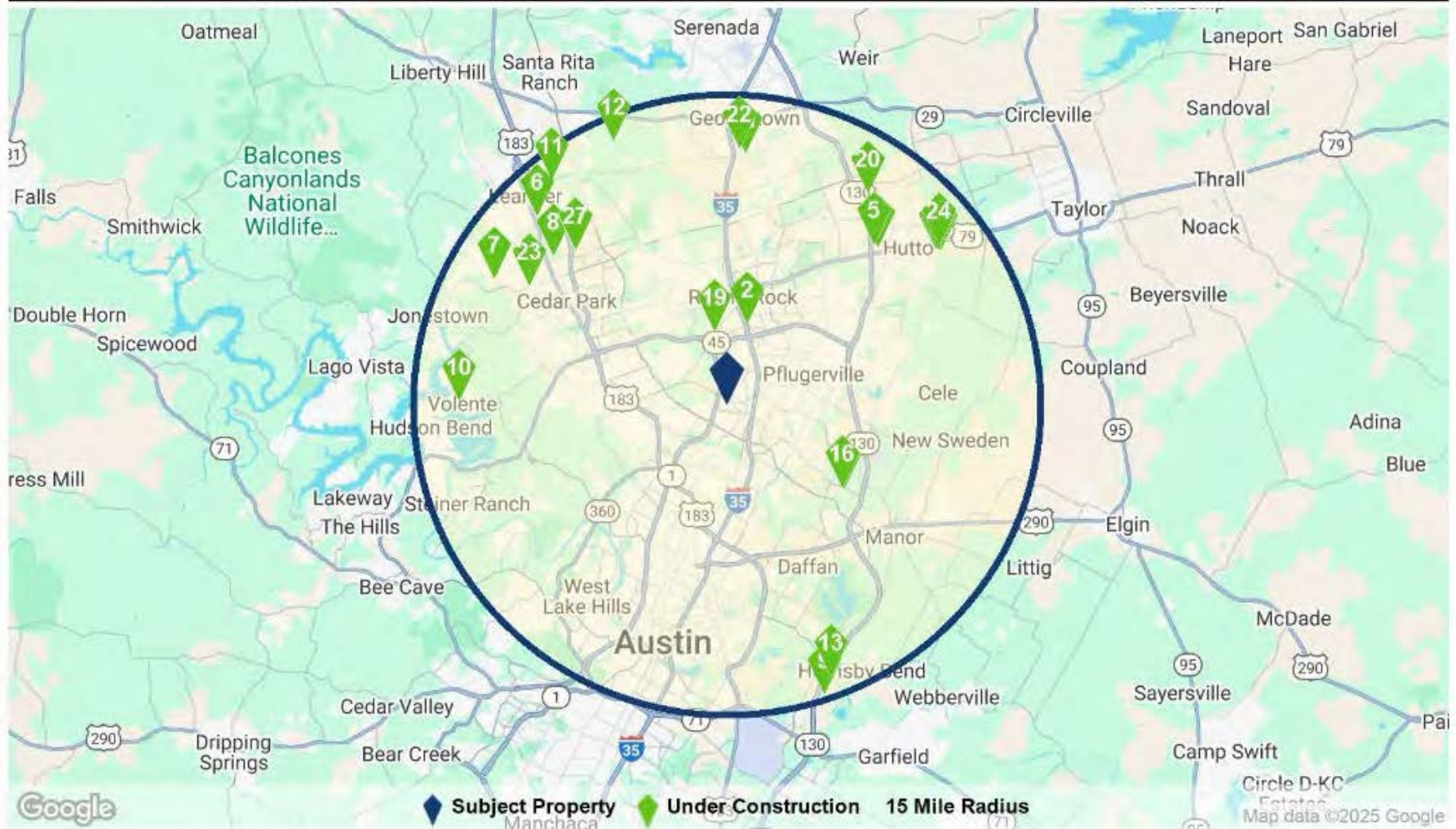
Percent of Inventory

8.3%

Preleased

80.5%

## UNDER CONSTRUCTION PROPERTIES



## Demographic Market Comparison Report

1-Mile Radius

Type: Industrial/Warehouse  
County: Travis





INVENTORY SF

399K +4.4%

Prior Period 383K

UNDER CONSTRUCTION SF

0 -100.0%

Prior Period 16.7K

12 MO NET ABSORPTION SF

(27.4K) -361.2%

Prior Period 10.5K

VACANCY RATE

12.6% +11.0%

Prior Period 1.6%

MARKET ASKING RENT/SF

\$18.68 -1.1%

Prior Period \$18.88

MARKET SALE PRICE/SF

\$181 +2.6%

Prior Period \$177

MARKET CAP RATE

7.5% +0.1%

Prior Period 7.4%

## Availability

Vacant SF:	50.4K ↑
Sublet SF:	0
Availability Rate:	22.4% ↑
Available SF Total:	89.4K ↑
Available Asking Rent/SF:	\$25.84 ↑
Occupancy Rate:	87.4% ↓
Percent Leased Rate:	87.9% ↓

## Inventory

Existing Buildings:	30 ↑
Under Construction Avg SF:	—
12 Mo Demolished SF:	0
12 Mo Occupancy % at Delivery:	40.1% ↑
12 Mo Construction Starts SF:	0 ↓
12 Mo Delivered SF:	16.7K ↑
12 Mo Avg Delivered SF:	16.7K ↑

## Sales Past Year

Asking Price Per SF:	\$165
Sale to Asking Price Differential:	—
Sales Volume:	\$0
Properties Sold:	2
Months to Sale:	10.8
For Sale Listings:	2
Total For Sale SF:	23.8K ↓

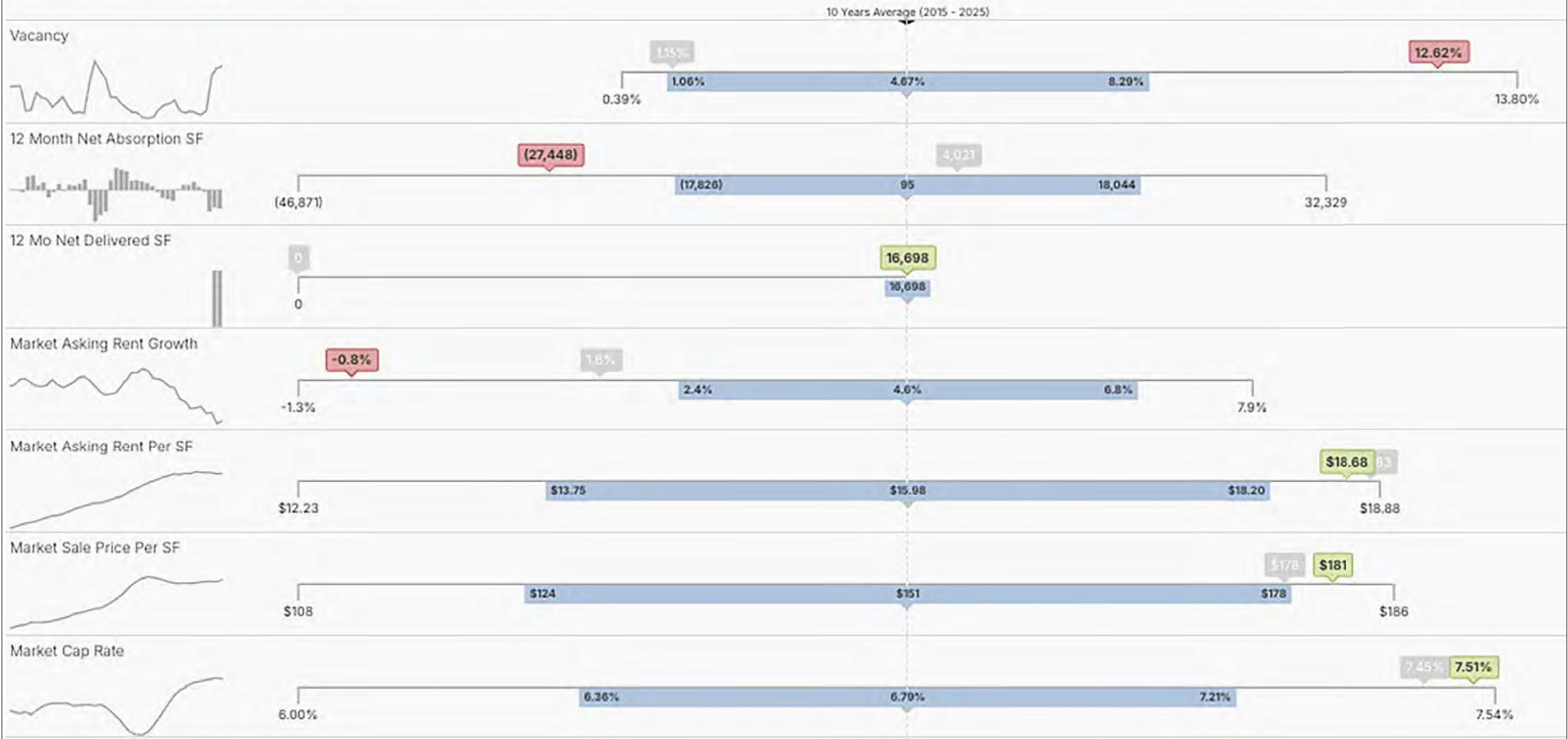
## Demand

12 Mo Net Absorp % of Inventory:	-7.2% ↓
12 Mo Leased SF:	13.1K ↑
Months on Market:	3.5 ↑
Months to Lease:	1.1
24 Mo Lease Renewal Rate:	50.2
Population Growth 5 Yrs:	7.6%

## Key Performance Indicators

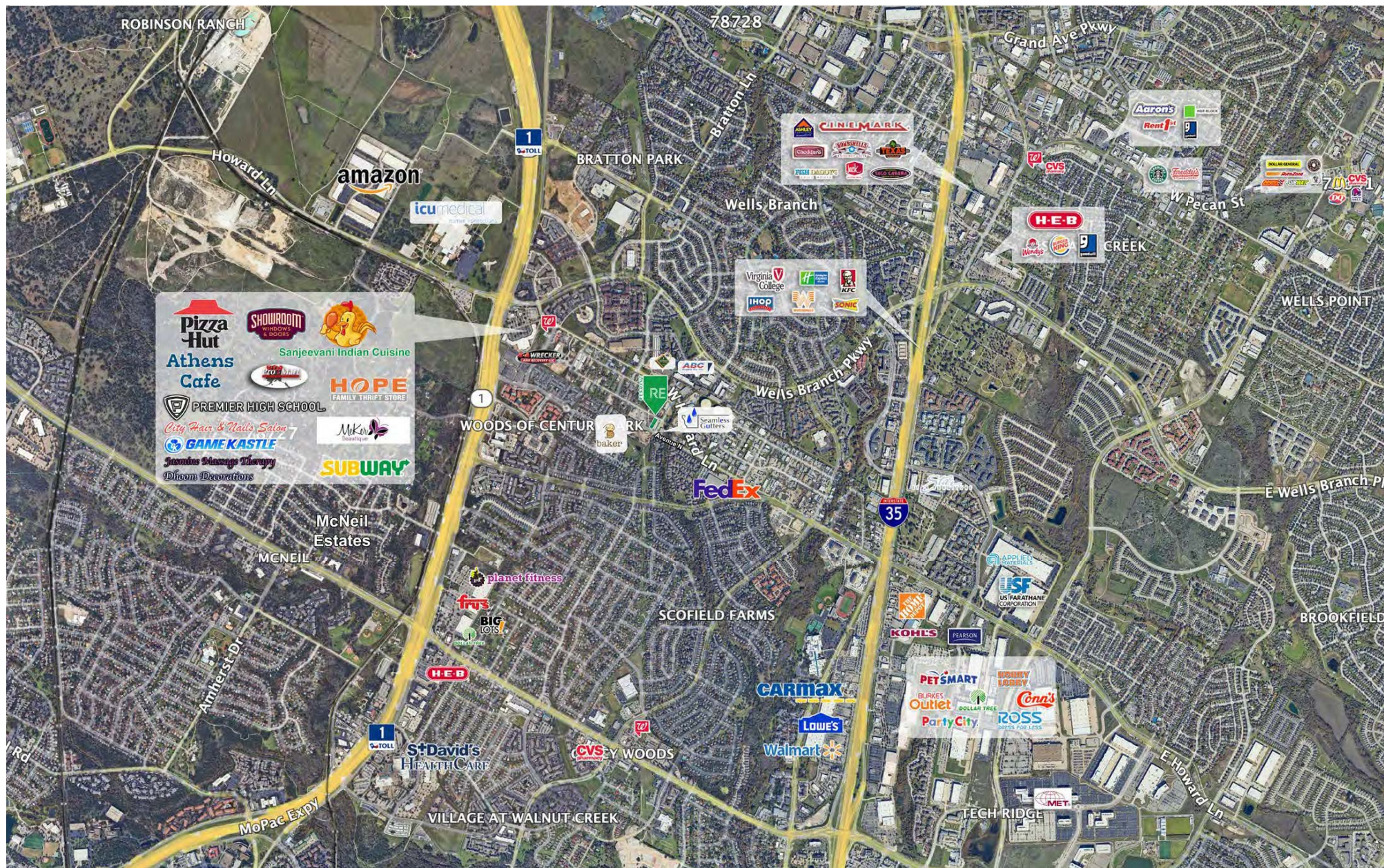
1 Year Ago Current Typical Range Extreme Range ?

☐ Inflation Adjusted | Time Range 1Y 3Y 5Y **10Y** All





2205 GARDENIA DR - 0.43 ACRES | 2205 Gardenia Drive Austin, TX 78727







## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"  
Licensed Broker /Broker Firm Name or Primary Assumed Business Name

603091 OR 9003193  
License No.

leads@resolutre.com  
Email

512-474-5557  
Phone

David J. Simmonds OR Gavin Fite  
Designated Broker of Firm

459263 OR 438039  
License No.

leads@resolutre.com  
Email

512-474-5557  
Phone

David J. Simmonds OR Gavin Fite  
Licensed Supervisor of Sales Agent/Associate

459263 OR 438039  
License No.

leads@resolutre.com  
Email

512-474-5557  
Phone

David J. Simmonds  
Sales Agent/Associate's Name

459263  
License No.

david@resolutre.com  
Email

512-474-5557  
Phone

Buyer/Tenant/Seller/Landlord Initials

Date