



# Expect the Unexpected.

Inspired by Austin's can-do attitude, Velocity is an unconventional place that heralds the next chapter of the city's evolution. Bordered by Onion Creek and adjacent to Austin-Bergstrom International Airport, Velocity embraces a changing Austin, bringing urban density to blackland prairie and then connecting it to the rest of the world.

At Velocity, an expansive network of trails pulls the Onion Creek Greenway North, creating a walking-and-cycling fabric dotted with parklets and punctuated by a half-acre central park. Austin's favorite homegrown breweries, coffee shops and restaurants live in warm, clean storefront. String-lit patios overlook dog parks, pickleball courts and lawns perfect for picnics or games. Velocity's first-class residential community will provide easy access to the airport, highway and grocery store, making day-to-day life in Austin simple.

All in, Velocity is an expansive new expression of the best parts of life in Austin: it's fun, it's laid-back, it's organic, it's genuine and it's unexpected with the kind of warm, hip, engaging culture that has come to define life in the Capitol of Texas.



**55,000**

People Move to Austin Annually



**\$122,300**

Median Family Income for a Family of 4 in Austin



**3.5%**

Unemployment Rate in Austin

## Top Austin Employers

**HEB**  
23,000  
EMPLOYEES

**Tesla**  
20,000  
EMPLOYEES

**Amazon**  
11,000  
EMPLOYEES

**Dell**  
13,000  
EMPLOYEES

**IBM**  
6,000  
EMPLOYEES

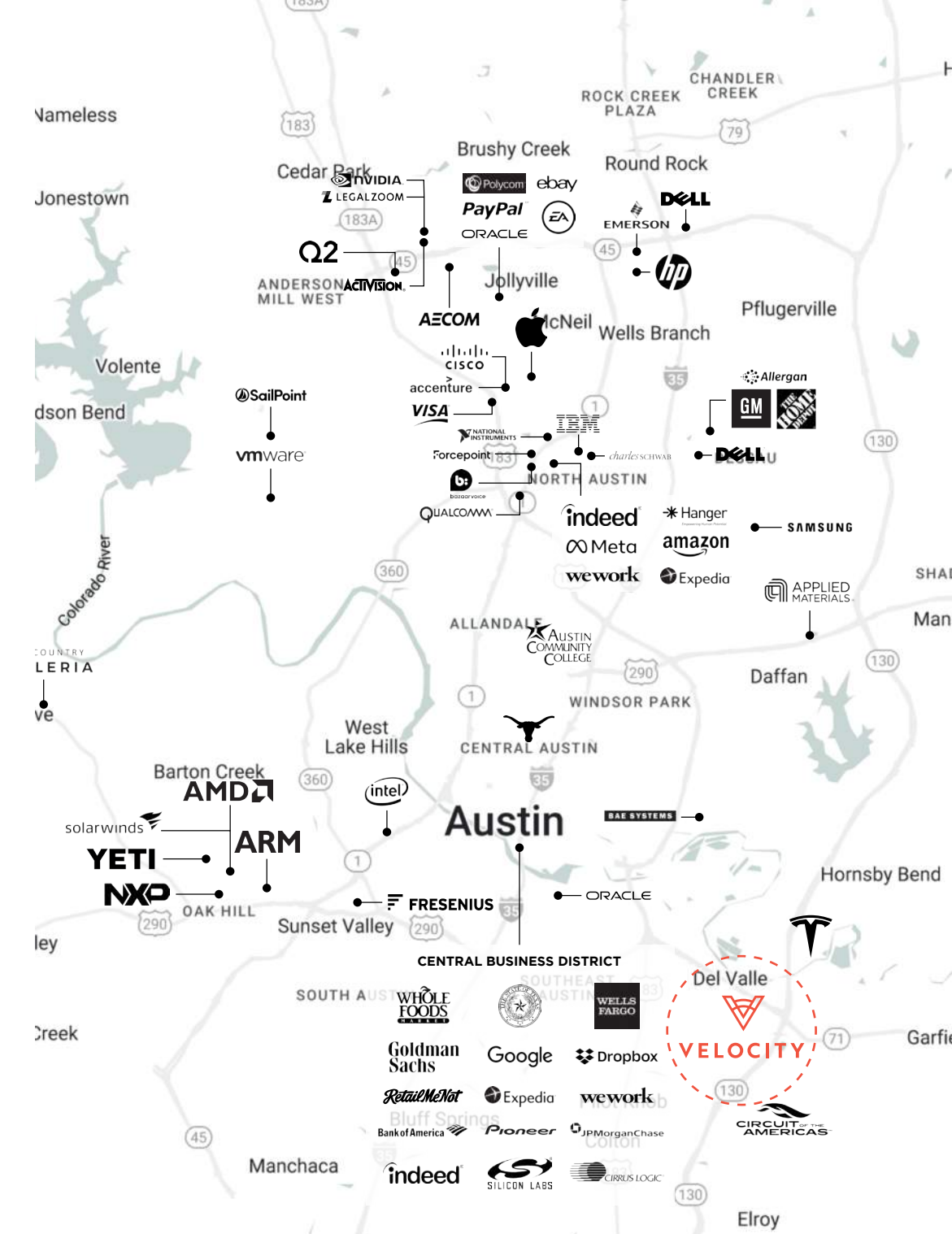
**Apple**  
7,000  
EMPLOYEES

**Indeed**  
2,800  
EMPLOYEES

**Samsung**  
4,500  
EMPLOYEES

**Google**  
2,000  
EMPLOYEES

**Oracle**  
2,500  
EMPLOYEES



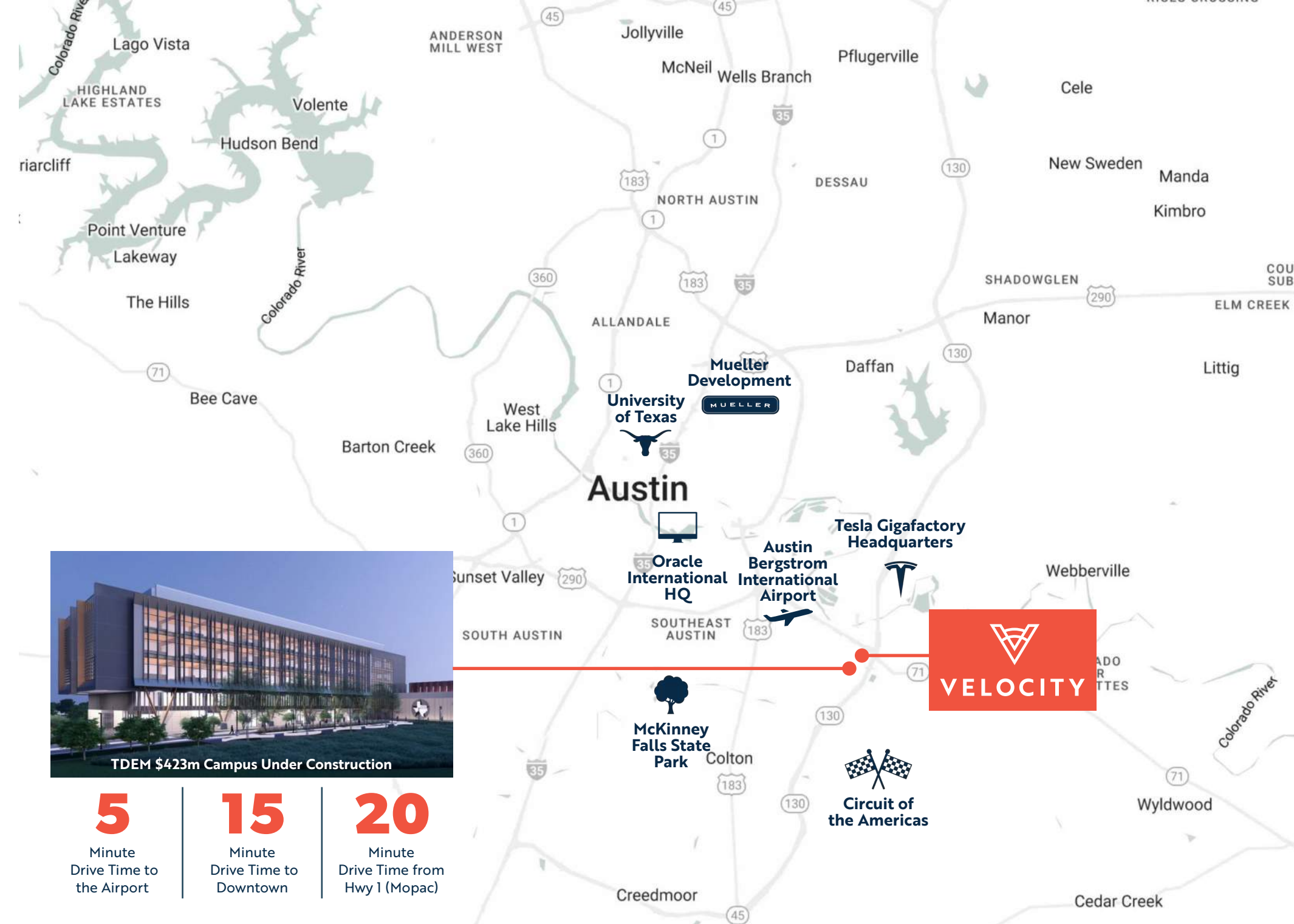
# HIGHLIGHTS

Velocity is well positioned for exponential growth as the southeast corridor continues to attract some of the most disruptive innovators and influencers in business, including Tesla, SpaceX, The Boring Company, and Circuit of the Americas. Situated at the apex of connectivity and convenience, Velocity will establish east Austin as the bridge between local culture + commerce and the rest of the world.

Velocity includes a comprehensive network of trails connecting to the Onion Creek Greenway north, creating a walking and cycling culture with expansive open spaces punctuated by a half-acre central park. A collection of Austin’s favorite homegrown breweries, coffee shops and restaurants will live in a warm, comfortable landscape. Attainable, well-built apartments provide easy access to the airport, roadways and an iconic grocery store making day-to-day life at Velocity simple.

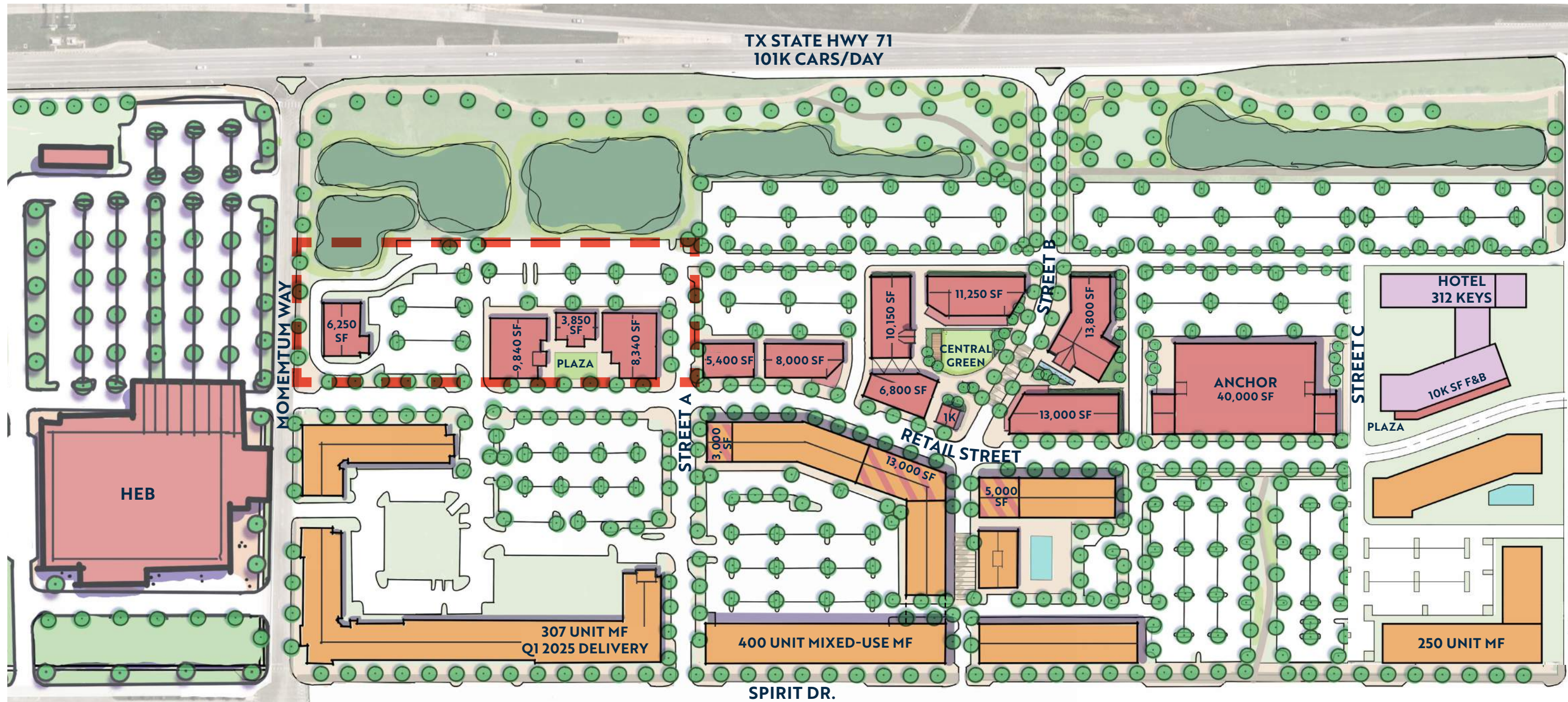
Velocity is poised to be an expansive new expression of the best parts of life in Austin: it’s fun, it’s laid back, it’s genuine, and it’s unexpected with the kind of warm, hip, engaging culture that has come to define life in the capital of Texas.

- Phase 1 of Velocity will include approximately 30,000 SF of retail and restaurants, scheduled for Q1 2026 delivery and, a 307-unit multifamily community, currently under construction and expected to be complete Q1 of 2025. A second 358-unit multifamily community is in permitting and plans to deliver in early 2027.
- Austin Community College is planning a \$200M campus adjacent to our site to accommodate over 10,000+ students, and will focus on advanced manufacturing and skilled trades, such as welding and building construction technology.
- Tesla’s \$1.1 billion Gigafactory, located 1.5 miles north of Velocity, is expected to bring over 20,000 new jobs to the immediate area. Moreover, Elon Musk’s other companies are expected to generate over 100,000 new jobs in the Austin MSA over the coming years.
- Austin-Bergstrom International Airport (ABIA), located 1/2 mile from the project, has begun its \$4 billion expansion that will bring a new terminal to the airport and an additional 30+ gates, significantly increasing passenger traffic.





## CORE DISTRICT PLAN





## PHASE I RETAIL PLAN

### FOOD AND BEVERAGE 62%

F&B 1	6,250 SF
F&B 2	4,360 SF
F&B 3	3,830 SF
F&B 4	3,165 SF

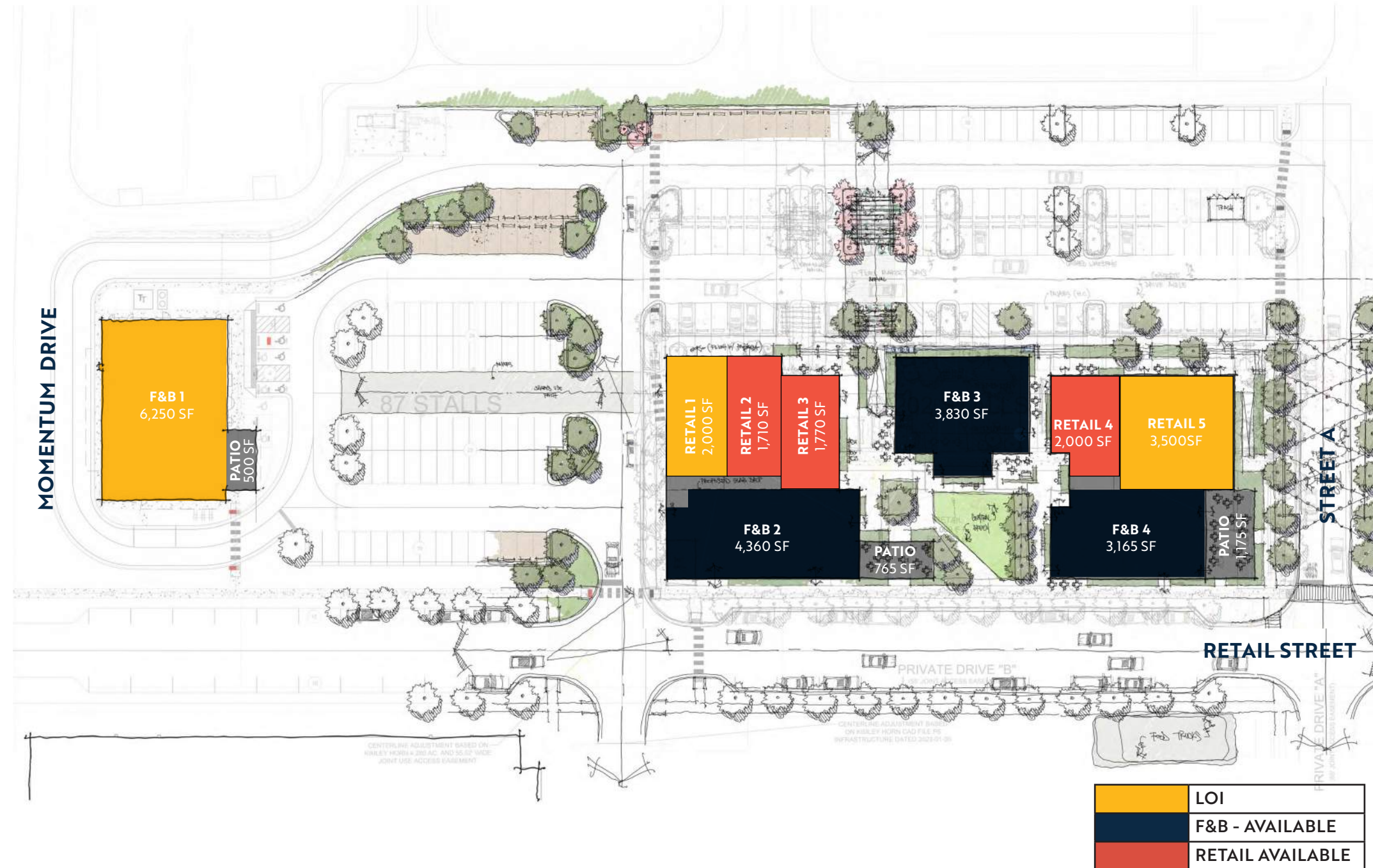
### RETAIL 38%

Retail 1	2,000 SF
Retail 2	1,710 SF
Retail 3	1,770 SF
Retail 4	2,000 SF
Retail 5	3,500 SF

### TOTAL 28,585 SF

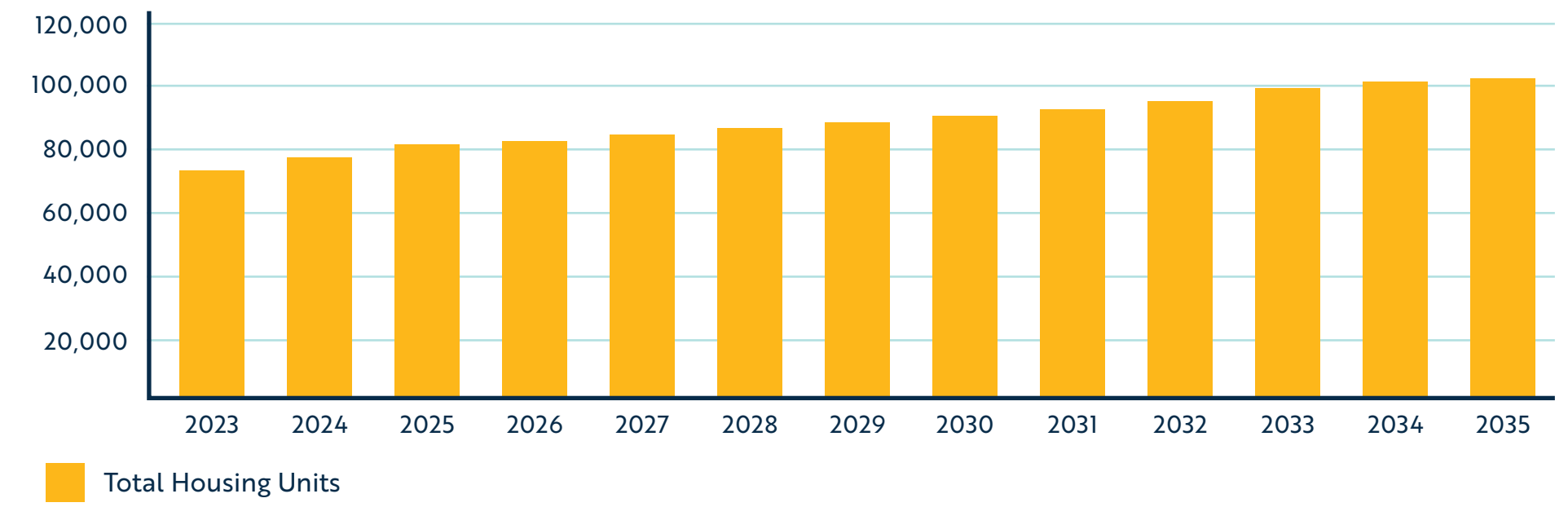
### PARKING

Total Spaces Provided	245 SPACES
Required Spaces	142 SPACES (5 PER 1,000 SF)

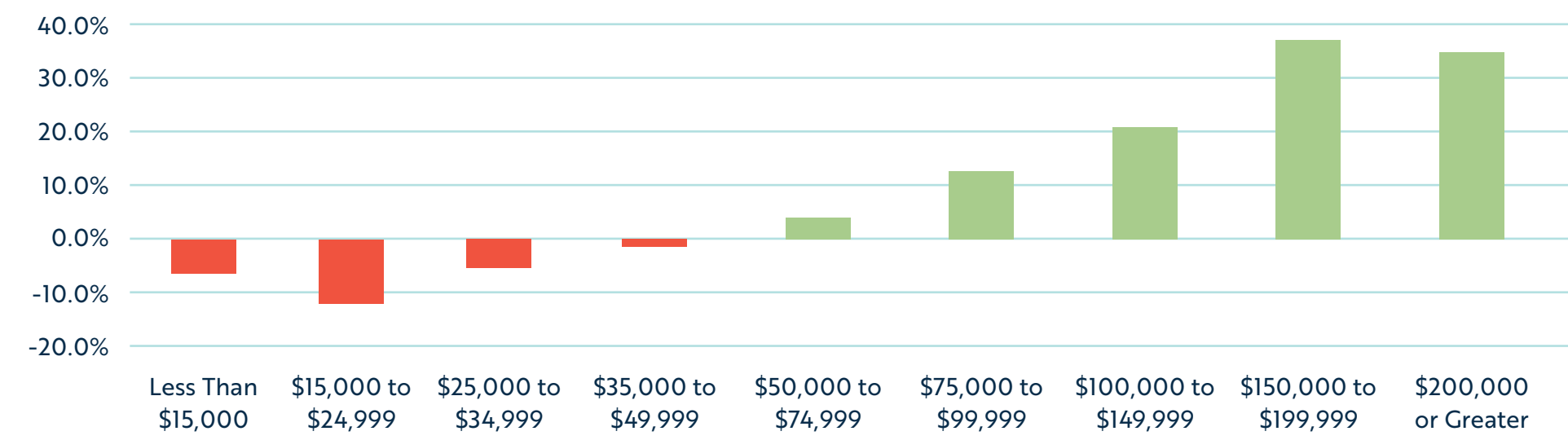




### Total Occupied Housing Units



### Household Growth (2008 vs. 2023) by Household Income Range 7-Mile Radius Around Velocity



# Velocity 15-Min Drive-time Demographics



**Population**  
**313,095**

32% INCREASE SINCE 2010



**Households**  
**125,833**

46% INCREASE SINCE 2010



**Home Value**  
**\$468,655**

AVERAGE



**Household Income**  
**\$101,772**

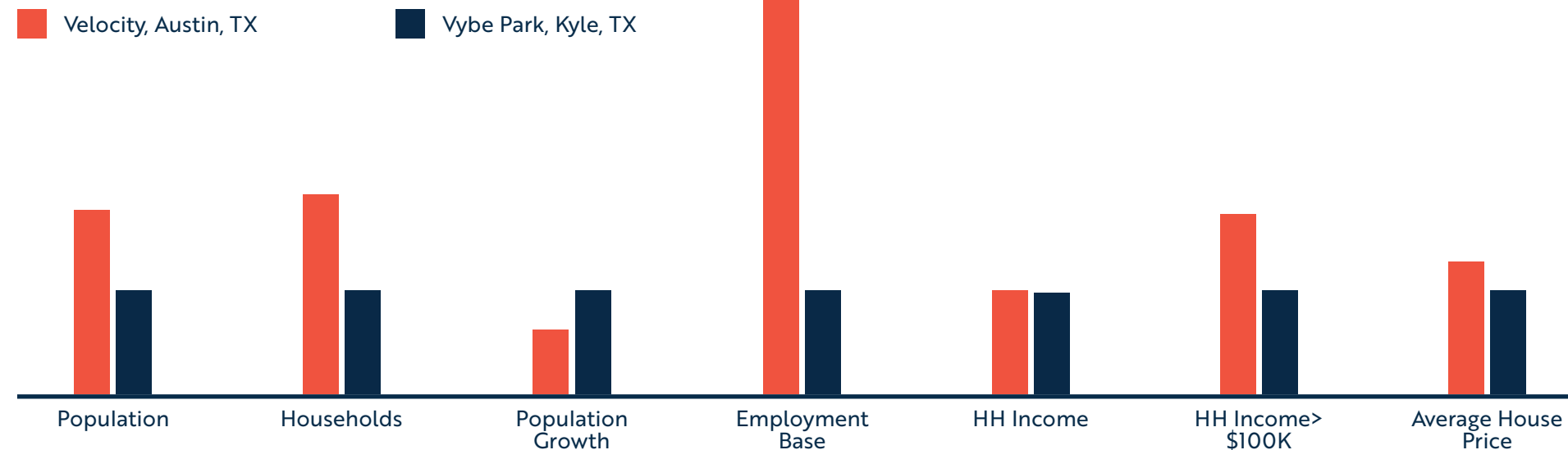
AVERAGE

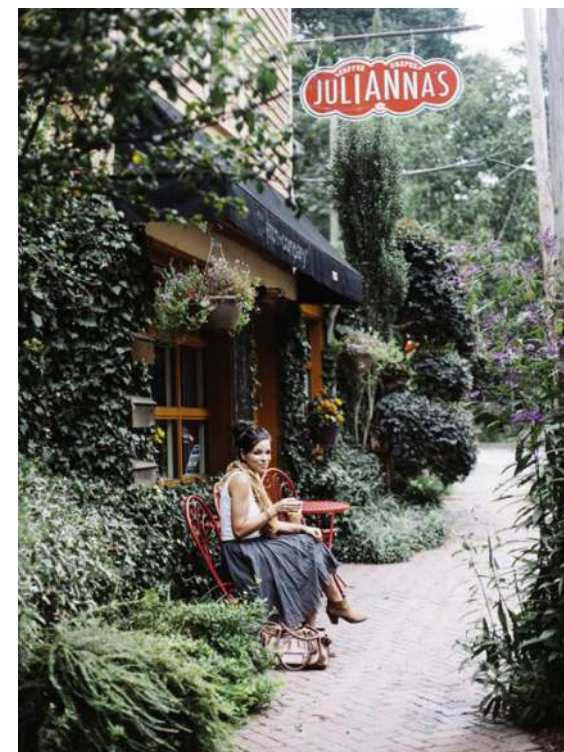


**Age**  
**31.7 years**

AVERAGE

	Velocity Austin, TX	Vybe Park Kyle, TX	Variance	Index Value
Population	313,095	179,420	133,675	1.75
Households	125,833	66,173	59,660	1.90
Population Growth (2022-2028)	8%	13%	-5%	0.62
Employment Base	160,291	41,761	118,530	3.84
HH Income	\$101,772	\$99,634	\$2,138	1.02
HH Income > \$100K	44,832	26,081	18,751	1.72
Average House Price	\$468,655	\$368,205	\$100,450	1.27









# VELOCITY

 PRESIDIUM



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