



Gold Eagle Investments

AFFORDABILITY UNLOCKED MULTIFAMILY DEVELOPMENT OPPORTUNITY

9052 GALEWOOD, AUSTIN, TRAVIS COUNTY, TX 78758

UP TO 207 UNITS

Mid-rise apartment development opportunity under the City of Austin's Affordability Unlocked Program.



[View Regulatory Information](#) >

*Conceptual rendering of the previous design prepared prior to the Affordability Unlocked Program instituted by the City in March 2026.

Please contact broker for pricing

LARRY W. HATHORN

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Gold Eagle Investments

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PROPERTY OVERVIEW & DEVELOPMENT POTENTIAL

9052 Galewood presents a multifamily development opportunity under the **City of Austin's Affordability Unlocked Program**, with the potential to develop and build an apartment project of **up to 207 units**.

The property's **GR-MU** mixed-use designation provides flexibility for future uses without requiring a zoning change. The current height limit is **75 feet**. Under the Affordability Unlocked Program, the allowable height may increase by an additional **50 feet**, and parking requirements are eliminated.

Property Overview			
Address	9052 Galewood Austin, Travis County, TX 78758	Affordability Unlocked Potential	Up to an Additional 50 Feet in Height
Acreage	2.0659 Acres	Parking Requirement	Eliminated Under the Affordability Unlocked Program
Planned Use	Mid-Rise Apartment Project Under the City of Austin's Affordability Unlocked Program	Current Use	Alternative Living Center
Highest & Best Use	Develop and Build a 207-Unit Apartment Project	Utilities	All Utilities to the Site in Sufficient Capacity
Zoning	GR-NP / Mixed-Use Overlay History: GR-MU-NP	Price	Please Discuss with the Broker
Current Height Limit	75 Feet		

ZONING CLASSIFICATION DETAILS

Base Zoning / Mid-Rise District — GR

Community Commercial zoning intended for office, retail, commercial, and service uses serving community-scale needs.

Combining District / Neighborhood Plan — NP

The property falls under the North Austin Civic Association neighborhood plan guidelines.

Mixed-Use Overlay History

The property has undergone rezoning and review discussions, including **Case C14-2009-0027**, to allow mixed-use applications under **GR-MU-NP** and support residential/commercial adaptability.

PROPOSED MID-RISE DEVELOPMENT

Under the **previous development guidelines**, an architect proposed the project illustrated in the accompanying renderings.

The previous design consisted of:

- **7 floors over parking**
- **23 units per floor**
- **161 total units**
- **Approximately 1,100 SF average unit size**

Under the new Affordability Unlocked Program, an additional two floors could be added, providing approximately 46 additional units.

POTENTIAL UNIT COUNT

161 Previous Design Units + 46 Additional Units = Up to 207 Units

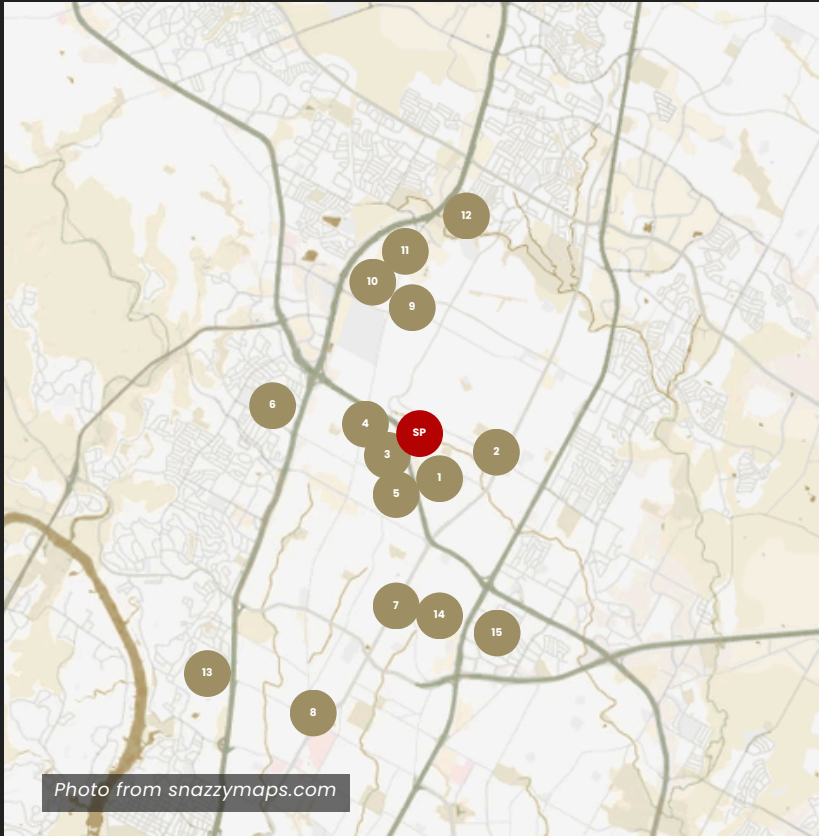
The primary development opportunity is the ability to potentially build **up to 207 apartment units** under the updated regulations.

Investment Highlights

- Potential for **up to 207 apartment units**
- Mid-rise multifamily development opportunity
- Approximately **2.0659-acre site**
- GR zoning with mixed-use overlay history
- Current **75-foot height limit**
- Potential for an additional **50 feet of height** under the Affordability Unlocked Program
- Parking requirements eliminated under the program
- Utilities reported to be available to the site in sufficient capacity
- **CapMetro Route 324** service along the Galewood corridor



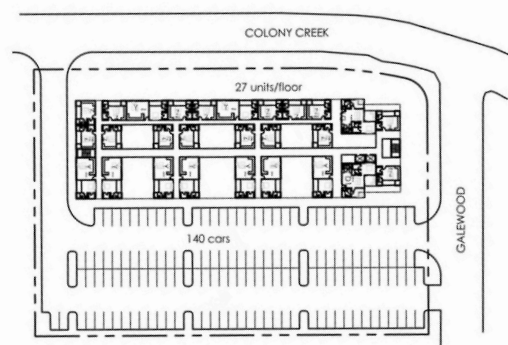
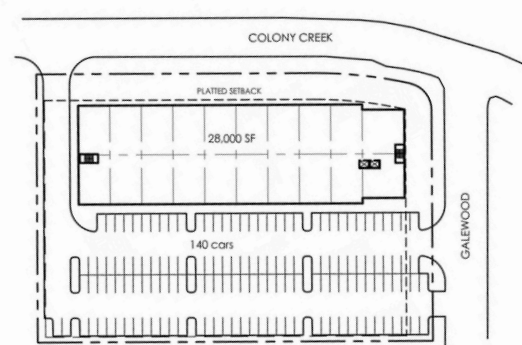
**Conceptual rendering of the previous 161-unit design prepared prior to the Affordability Unlocked Program instituted by the City in March 2026.*



BUSINESS MAP

- | | |
|----|------------------------------------|
| 01 | Target |
| 02 | H-E-B |
| 03 | Los Vaqueros Supermercado |
| 04 | Public Storage |
| 05 | Toyota North Austin |
| 06 | Lowe's Home Improvement |
| 07 | ACC Highland |
| 08 | Ascension Seton Medical Ctr Austin |
| 09 | Q2 Stadium |
| 10 | Museum of Illusions Austin |
| 11 | Whole Foods Market |
| 12 | St David's North Austin Medical |
| 13 | Texas Military Forces Museum |
| 14 | The Home Depot |
| 15 | Capital Plaza |

PREVIOUS CONCEPTUAL SITE/FLOOR PLAN



Conceptual plans and renderings depict a previous design and are for illustrative purposes only. Development potential, unit count, height, zoning, program eligibility, parking requirements, utility capacity, and all other property information should be independently verified by prospective purchasers.

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