

**APARTMENTS AT TECH RIDGE**  
**CLASS A MULTIFAMILY DEVELOPMENT**  
**AUSTIN, TEXAS**



**EMBREY**  
Development | Construction | Management



# PROJECT OVERVIEW

Apartments at Tech Ridge is a 311-unit Class A multifamily development located in Austin, Texas at the intersection of I-35 and Tech Ridge Blvd. North Austin is a high-growth area offering convenient access to nearby retail and job centers that includes The Domain and the newly announced \$1 billion Apple campus. The project will be surface parked, with 3 and 4-story buildings consisting of one, two, and three-bedroom floor plans.



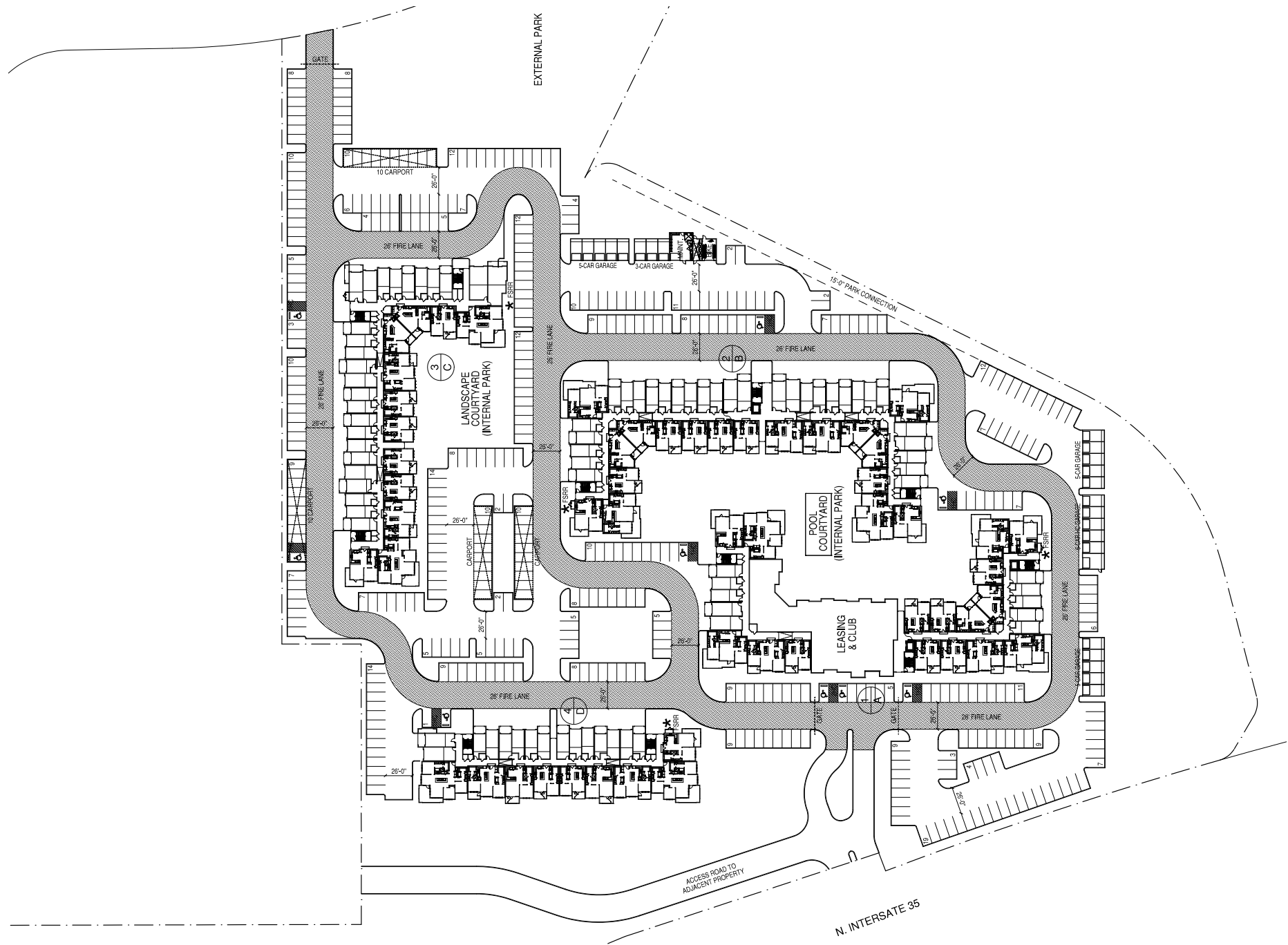
<b>LOCATION</b>	Tech Ridge Blvd and I-35, Austin, TX
<b>BUILDING / PARKING</b>	3-4 Stories 565 Total Spaces
<b>NUMBER OF UNITS</b>	311 Units
<b>NET RENTABLE SQUARE FEET</b>	274,047 Total SF 881 SF Average
<b>TOTAL PROJECT COST</b>	\$61,053,064

UNIT MIX			
FLOOR PLAN	TYPE	SIZE	TOTAL UNITS
A1	1-Bed	696	115
A2	1-Bed	790	36
A3	1-Bed	837	26
A4	1-Bed	854	27
B1	2-Bed	1,054	61
B2	2-Bed	1,108	26
B3	2-Bed	1,261	4
C1	3-Bed	1,391	16
<b>TOTAL UNITS</b>			<b>311</b>

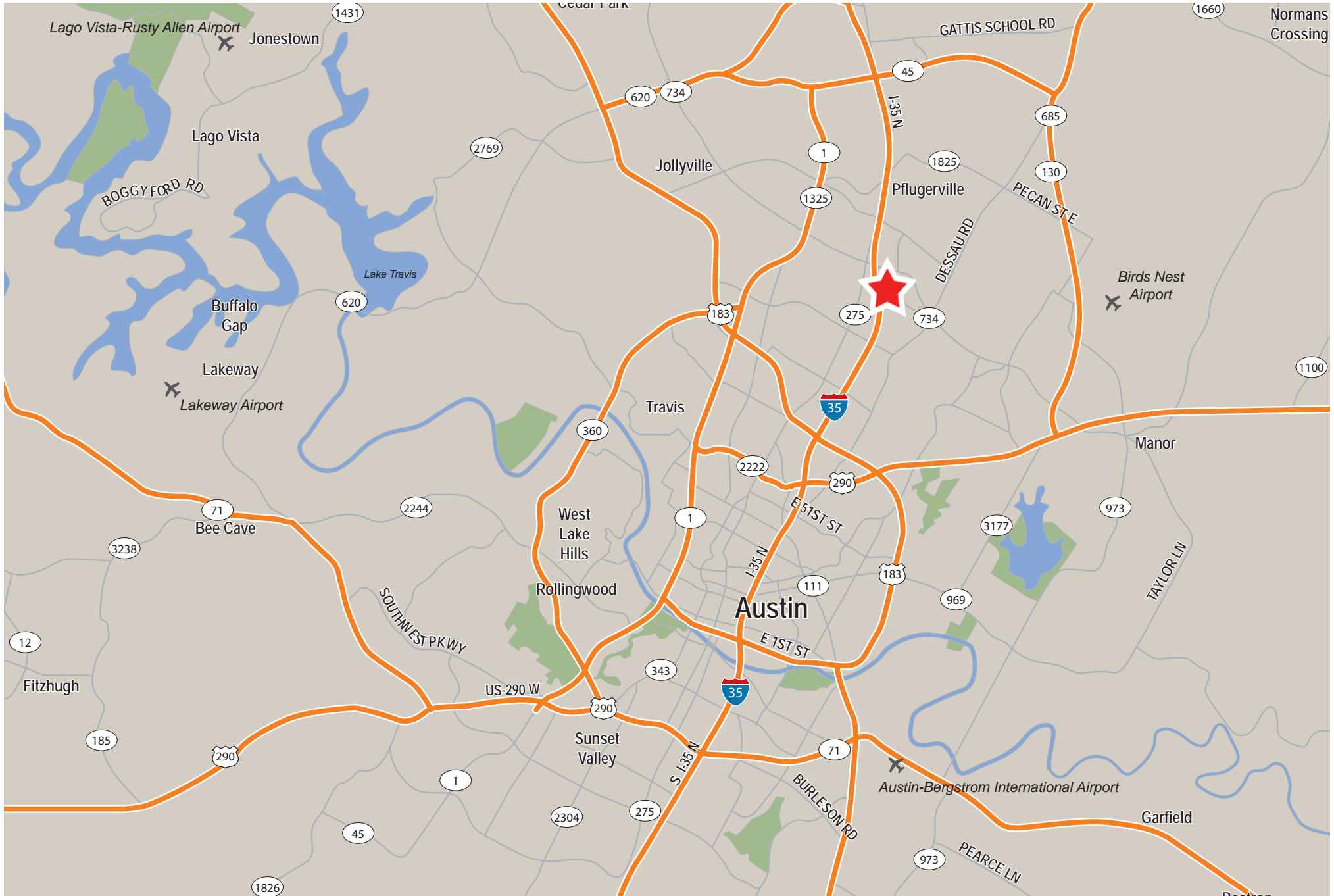
## EXHIBIT A - SITE PLAN



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# LOCATION





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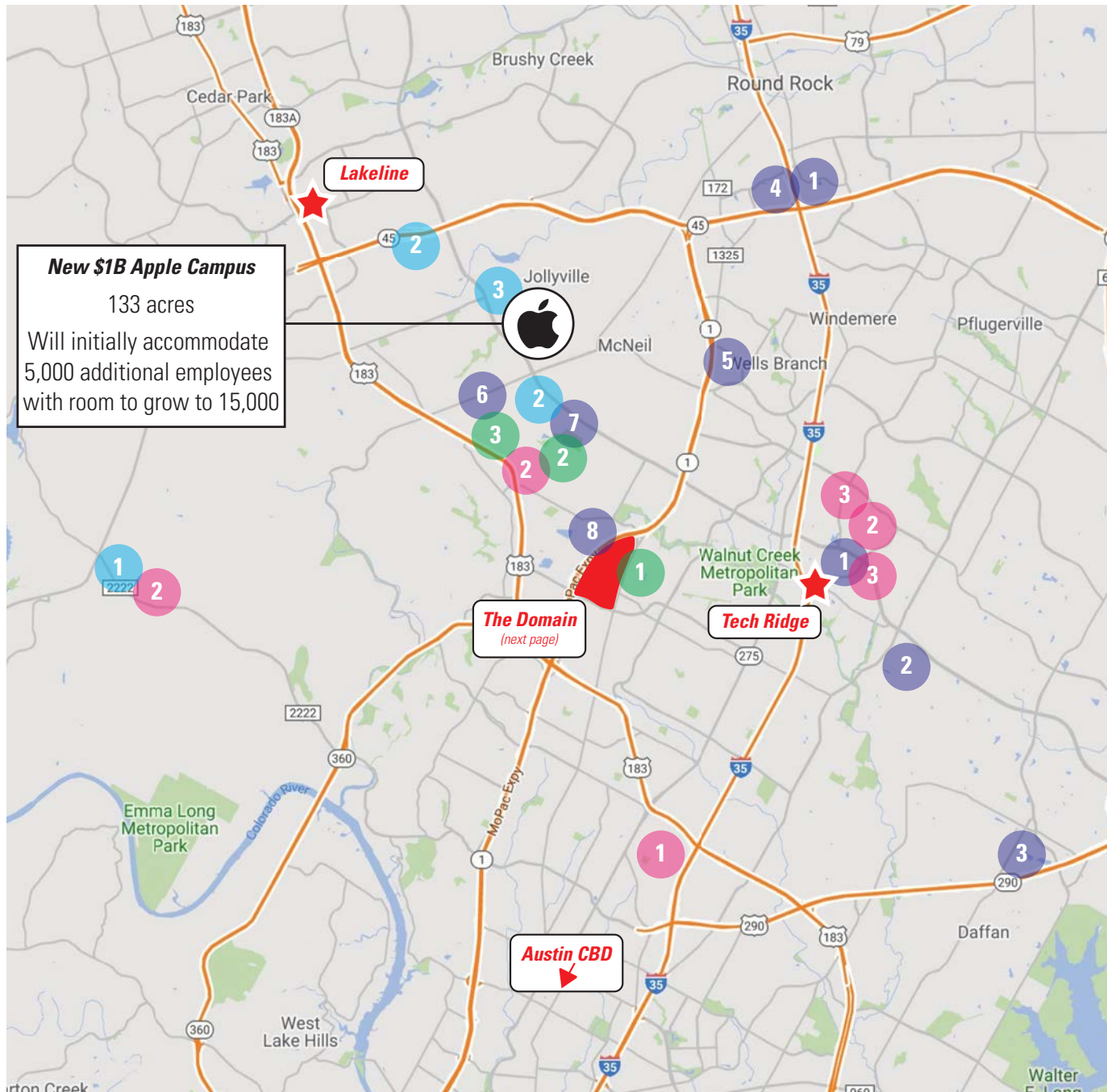


# LOCATION





# AREA EMPLOYMENT



## Advanced Manufacturing

- 1 **DELL** 13,000 Employees
- 2 **SAMSUNG** 9,000 Employees
- 3 **APPLIED MATERIALS** 3,200 Employees
- 4 **NXP** 4,000 Employees
- 5 **hp** 1,100 Employees
- 6 **flex** 1,600 Employees
- 7 **Apple** 6,200 Employees
- 8 **NATIONAL INSTRUMENTS** 2,200 Employees

## Software Development

- 1 **vmware** 800 Employees
- 2 **ORACLE** 2,500 Employees
- 3 **EA** 2,500 Employees

## Financial Services

- 1 **charles SCHWAB** 2,400 Employees
- 2 **accenture** 3,200 Employees
- 3 **VISA** 1,700 Employees

## Other

- 1 **AT&T** Communications 2,800 Employees
- 2 **3M** Conglomerate 600 Employees
- 3 **GM** Auto Manufacturing 2,300 Employees











