



15TH ANNUAL MARKETPLACE

Austin 2025

TITLE
SPONSOR



**IBC
BANK®**



COLLABORATE WITH **AUSTIN ENERGY GREEN BUILDING** ON YOUR NEXT PROJECT

Austin Energy Green Building can support your new construction or major renovation project from the first design meeting to the day your building opens, providing expert advice and helping you get the highest rating possible. AEGB's team of industry professionals will help you:

- » **Plan your project** with sustainability in mind from day one, helping prevent costly redesigns and delays.
- » **Add value to your project** with environmental features that owners, buyers and tenants want.
- » **Distinguish yourself and your project** through environmental leadership and demonstrate your commitment to Austin's future.

Learn more and get started at
greenbuilding.austinenergy.com



PROJECT SHOWCASE

600 CONGRESS LOWYARD & HIGHYARD

Exhibited by Lake Flato | BOKA Powell



This 32-story office building on Congress Avenue transforms an underutilized workplace into an engaging, social environment that moves beyond the traditional office model. Known as the Lowyard & Highyard, the lobby and amenity floor are renovated into modern multifunctional spaces that preserve the building's historic character while modernizing its architectural identity.

Lead Developer: Beacon Capital Partners

600 Congress Ave, Austin, TX 78701

beaconcapital.com/property/600-congress

AUS WEST INFILL

Exhibited by Structures



What began as a pragmatic baggage handling project grew into the transformative West Infill project at Austin's Barbara Jordan Terminal. Through iterations, coordination, and sustainable innovation, the expanded concourse now offers increased security, new office spaces, and a mezzanine lounge—enhancing the passenger experience and maximizing every square inch.

3600 Presidential Blvd, Austin, TX 78719

AUSTIN CONVENTION CENTER REDEVELOPMENT PROJECT

Exhibited by LMN/Page Joint Venture | JE Dunn/Tuner, A Joint Venture



The new Austin Convention Center will nearly double the rentable square footage of the existing facility. The design reimagines traditional event spaces, prioritizing accessibility, flexibility, and sustainability, and will be a cultural hub, showcasing dynamic installations, interactive exhibits, and artist-driven spaces that celebrate Austin's diverse creative community.

Lead Developer: Austin Convention Center Department

500 E Cesar Chavez St, Austin, TX 78701

austinconventioncenter.com/updates

AUSTIN LIGHT RAIL

Exhibited by Austin Transit Partnership



Austin Transit Partnership is the local government corporation leading the planning, design, construction and implementation of Austin Light Rail, and overseeing the Project Connect transit investments. The new light rail system will be an infrastructure improvement unlike any other in Austin's history and will transform how we move around our city.

Lead Developer: Austin Transit Partnership

203 Colorado St, Austin, TX 78701

atptx.org

THE BELVEDERE

Exhibited by Pearlstone Partners | Winstead PC | Summit Design + Build, LLC | KTYG | Kim Lewis Designs



The Belvedere is a two-building condominium development in West Downtown Austin, offering 158 residences and one commercial unit across 236,019 square feet. Spanning over three acres, it provides green space with direct access to the Butler Trail. Amenities include a pool, clubhouse, concierge, fitness center, pet lounge, and co-working space.

Lead Developer: Pearlstone Partners

300 Pressler St, Austin, TX 78703

thebelvedereresidences.com

BLOCK 16/18

Exhibited by Rally Austin | Pleasant Hill Collaborative | Urban Renewal Board



Blocks 16 & 18 on East 11th Street will anchor East Austin and the African American Cultural Heritage District, providing affordable and workforce housing, retail and food-based retail spaces, office space, and cultural venue space. The project addresses historic displacement and could be delivered by 2027–2029.

Lead Developer: Servitas

900 Block E 11th St, Austin, TX 78702

austinedc.org/16and18

BRICK AND MORTAR DISTRICT

Exhibited by City of Kyle – Department of Economic Development



The Brick and Mortar District is an emerging, highly walkable mixed-use destination within the 2,200-acre Plum Creek master-planned community. Located on 138 acres at the northwest corner of FM 1626 and Kohlers Crossing, this vibrant district is anchored by two award-winning parks – La Verde Park and Heroes Memorial Park – which serve as the heart of community life.

Lead Developer: Momark Development

3875 Burnham, Kyle, TX 78640

thebrickandmortardistrict.com

COLONY PARK

Exhibited by City of Austin | Catellus/Arterra



Courtesy of Colony Park

Colony Park is a City and community-led effort, in partnership with Catellus/Arterra, to develop 208 acres of City-owned property in northeast Austin. Colony Park is projected to deliver up to 3,000 residential units (20% workforce affordable housing); approximately 230,000 square feet of mixed-use space; 130,000 SF of retail space; and 42 acres of parks and open space.

Lead Developer: Catellus/Arterra

7201 Colony Park Dr, Austin, TX 78724

coloniyparkplan.com

COLONY PARK HEALTH & WELLNESS CENTER

Exhibited by HKS | Dunaway | Datum Rios | Cleary-Zimmerman+Moose | Edwards & Mulhausen | HSG, Inc. | Ricca Design Studios | Combs Consulting Group | CMPBS | Terracon



This project will create a new health and wellness center to expand services and programs in northeast Austin, including primary care, dental care, laboratory, and pharmacy services; assistance with enrolling in WIC, SNAP, and MAP programs; and community fitness classes, cooking demonstrations, and meeting spaces.

Lead Developer: Central Health

7722 - 1/2 Loyola Lane, Austin, TX 78724

COMMUNITY FIRST! VILLAGE

Exhibited by Structures | Mobile Loaves and Fishes | Square One | Studio8



Community First! Village is a permanent supportive housing community for those experiencing homelessness. The current community includes 550 homes, gathering spaces, gardens, health care, recovery support, and work opportunities. The 76-acre expansion includes 650 more homes and a hub of new community buildings for staff, residents, and visitors to connect with each other.

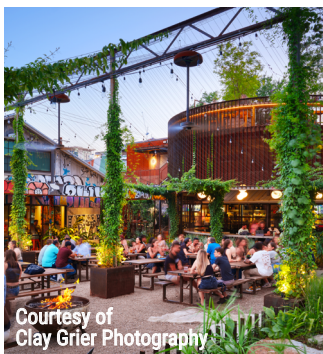
Lead Developer: Mobile Loaves & Fishes

7913 Burleson Rd, Austin, TX 78744

mlf.org/capital-campaign

COSMIC SALTILLO

Exhibited by Ten Eyck Landscape Architects | Solutions GC



Located in a highly developed part of East Austin, two long-abandoned warehouse buildings have been transformed into a thriving city favorite: Cosmic Coffee & Beer. As rare remnants of the area's industrial past, the buildings now serve as a vibrant hospitality space where locals and visitors alike can connect in a laid-back atmosphere, surrounded by nature and art.

Lead Developer: Cosmic Hospitality Group

1300 E 4th St, Austin, TX 78702

cosmichospitalitygroup.com

DOUBLE CREEK CROSSING

Exhibited by David Weekley Homes | KT Civil | SEC Planning



David Weekley Homes is proud to present Double Creek Crossing! Designed by KT Civil and developed by David Weekley Homes, this charming community will feature 330 homesites at full buildout. Phase 1 is complete, and the Amenity Center with a pool, pickleball courts, dog park, and playground opens in July.

Lead Developer: David Weekley Homes

916 Venus Cir, Round Rock, TX, 78664

davidweekleyhomes.com/new-homes/tx/austin/round-rock/double-creek-crossing-city-home-series

THE DPS TRAINING ACADEMY

Exhibited by Flintco | Marmon Mok | Datum | Halff | Broaddus | Texas Facilities Commission | Texas Department of Public Safety



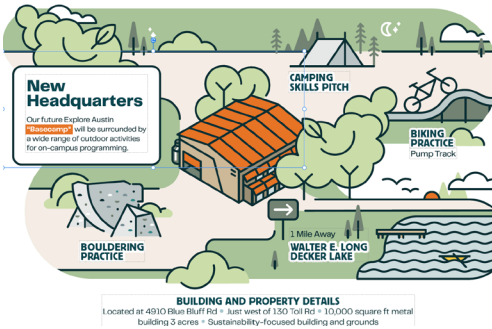
Courtesy of Marmon Mok

The Texas DPS Law Enforcement and Training Academy, being constructed in Florence, Texas, will be a state-of-the-art facility used to train Texas Highway Patrol Trooper recruits as well as local, state and federal law enforcement partners. The \$340M dollar campus is in design and construction of Phase I will begin in late Summer 2025.

Lead Developer: Texas Department of Public Safety
810 Co Rd 240, Florence, TX 76527

EXPLORE AUSTIN HQ

Exhibited by Studio 8 Architects | Pape Dawson | Dunaway | Aptus Engineering | Nudge Design



The Explore Austin Headquarters is more than a building—it's a hub for adventure and sustainability. Designed to meet Austin Energy Green Building Level 3 standards or higher, it reflects a strong commitment to the environment. The facility will house canoes, bikes, vans, and gear, and offer outdoor education opportunities for the local community.

4910 Blue Bluff Rd, Austin, 78724

exploreAustin.org

FOUR SEASONS PRIVATE RESIDENCES LAKE AUSTIN

Exhibited by Page



Courtesy of DBOX

Perched across 145 acres overlooking Lake Austin and the downtown skyline, this ultra-luxury enclave features 189 condominiums and 28 private villas with world-class amenities. The 1,195,000-SF community includes a private Daniel Boulud restaurant, a spa and fitness center, a resort-style pool, an inviting clubhouse, and a 47-slip boat dock.

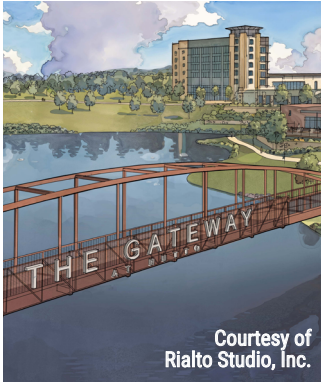
Lead Developer: Austin Capital Partners, Lincoln Property Company

6505 Bridge Point Pkwy, Austin, TX 78730

lakeaustinresidences.com

THE GATEWAY AT HUTTO

Exhibited by Gray Engineering, Inc. | Rialto Studio, Inc. | Armbrust & Brown, PLLC | Sundance Analytics | Metcalfe Wolff Stuart & Williams, LLP



Courtesy of
Rialto Studio, Inc.

The Gateway to Hutto is a visionary mixed-use development set to redefine community living in the heart of Hutto. This innovative project combines modern design with local heritage to create a dynamic destination that blends retail, dining, and leisure spaces. The Gateway offers an inviting environment where residents and visitors can connect and enjoy a vibrant lifestyle.

Lead Developer: Wolfe Property Holdings + Capland Development

1200 CR 137, Hutto, TX 78634

caplandtx.com/project/the-gateway-at-hutto

GREAT SPRINGS PROJECT

Exhibited by Great Springs Project



Great Springs Project aims to create a greenway of protected lands between Austin and San Antonio over the Edwards Aquifer recharge zone. A trail network will connect Barton, San Marcos, Comal, and San Antonio Springs, unifying local efforts to protect water, land, wildlife, and public health across Central Texas.

409 W 14th St, Austin, TX 78701

greatspringsproject.org

HABITAT AT WHISPER VALLEY

Exhibited by Austin Habitat for Humanity | Taurus Investment Holdings | HR Green | Joe Bland Construction | MLAW | Travis County



Whisper Valley is a pioneering sustainable community in eastern Travis County, with Austin Habitat for Humanity expanding its construction efforts there. Positioned between Tesla's Gigafactory and Samsung's \$7B production facility, it's the first fully geothermal neighborhood in the U.S., with homes featuring geothermal heat pumps and solar panels.

Lead Developer: Austin Habitat for Humanity

Radiant Dr, Manor, TX 78653

austinhabitat.org/carter-work-project-2025

HUSTON-TILLOTSON REAL ESTATE CONCENTRATION

Exhibited by ULI Austin | Texas Housing Conservancy | Rally Austin | Live Oak | ATX Capital Construction
PGIM | Arterra Development | STG Design | Husch Blackwell | Smart Digs Austin | CPM Texas

Huston-Tillotson's School of Business offers a Concentration in Real Estate that provides students with a path to a career in real estate. ULI members can provide internships, jobs, funding and adjunct professors to support the program.



Lead Developer: Huston-Tillotson School of Business

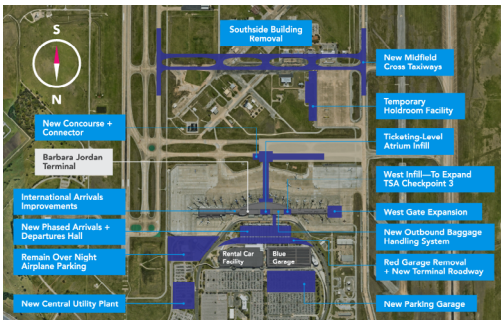
900 Chicon St, Austin, TX 78702

htusbt.net/description-of-real-estate-program

JOURNEY WITH AUS

Exhibited by Austin-Bergstrom International Airport

Journey With AUS is Austin-Bergstrom International Airport's multi-year expansion, development, and improvement program. The program is designed to meet the growing



region's current and future needs while staying true to the area's roots and elevating the passenger journey with an authentic Austin and Central Texas experience.

Lead Developer: Austin-Bergstrom International Airport

3600 Presidential Blvd, Austin, TX 78719

flyaustin.com

LEANDER UNION

Exhibited by TOPO | Michael Hsu Office of Architecture | McFarland Architecture | Navcon



Nestled within the landscape, Leander Union is a reimaging of connection and community. Rooted in the vibrancy of a central gathering place, it creates a harmonious blend where diverse uses surround a textured and layered environment of heritage trees. This 14-acre site delivers 154,000 SF of creative commercial space to Leander and encourages a vibrant atmosphere where both tenants and visitors feel at home, fostering connections and creating lasting memories within the community.

Lead Developer: TOPO

10880 Crystal Falls Pkwy, Leander, TX 78641

leanderunion.com

MULVA HALL

Exhibited by GarzaEMC | Perkins&Will | Austin Commercial



McCombs Business School's new building, Mulva Hall, will consist of classrooms, offices, multipurpose formal and informal event spaces both indoors and outdoors for events of 50 to 400 people. Views from this 400,000-SF, 17-story building will include the UT Tower and the State Capitol, connecting both the campus and City.

Lead Developer: University of Texas System

Between W 20th & W 21st St, Guadalupe St, & University Ave

mulvahall.mcombs.utexas.edu/mulva-hall-news/gallery

NUTRABOLT HEADQUARTERS

Exhibited by Kimley-Horn | The Beck Group | Dunaway Associates | Standard Architects | Nudge Design Group | Mint Engineering | Airco Mechanical



The state-of-the-art Nutrabolt Headquarters serves as a space to inspire and support the wellness of the Nutrabolt community. Nutrabolt hopes to deepen its roots in the Austin market and be an advocate for mental and physical wellness, athletic performance, and influential collaboration.

Lead Developer: Riverside Resources

332 Grace Ln, Austin, TX 78746

nutrabolt.com/news/nutrabort-breaks-ground-on-new-headquarters

RIVETTE TOWER

Exhibited by Ryan Companies



Rivette Tower, a premier multifamily development, is the newest addition to Austin's 700-acre Mueller mixed-use neighborhood. Developed, designed, and constructed by Ryan Companies, the 345-unit community offers a high-end living experience with affordable options and sits adjacent to the iconic Mueller Airport control tower and the brand-new Roger Lavon Taylor Sr. Plaza.

Lead Developer: Ryan Companies

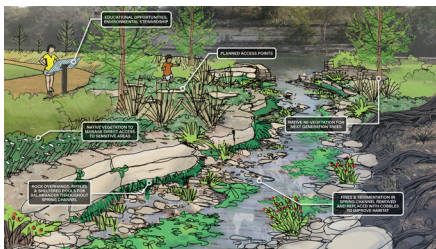
3901 Berkman Dr, Austin, TX 78723

rivettemueller.com

SAN GABRIEL PARK

Exhibited by RVi Planning + Landscape Architecture | Clayton Korte | SPA Skateparks | City of Georgetown

Inspired by rich history, riverside views, and 200-year-old oaks, RVi reimagined Georgetown's beloved San Gabriel Park. Improvements restored three springs to support the endangered Georgetown Salamander, blending public access with habitat protection. The revitalized park offers playscapes, trails, a skatepark, a splashpad, and hosts the Two Step Inn Festival.



Lead Developer: City of Georgetown

445 E Morrow St, Georgetown, TX 78626

georgetowntexas.gov

SIXTH&BLANCO

Exhibited by Page | Herzog & de Meuron | Riverside Resources



Spanning two acres in Austin's historic Clarksville neighborhood, Sixth&Blanco stands as the first and only mixed-use concept of its caliber in Austin. The mass timber project will integrate and connect several buildings along West 6th Street by an internal plaza. There will be ground floor retail and restaurant spaces, topped by a hotel, residential units and office space

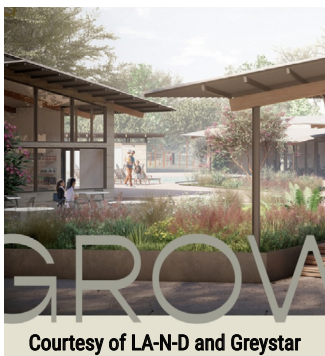
Lead Developer: Riverside Resources

1110 W 6th St, Austin, TX 78703

sixthandblanco.com

SONORA

Exhibited by BGE Inc | Greystar | Market Square Architects | LA-N-D | TBG Partners | Jordan & Skala Engineers | Integrity Structural | David Weekley | BE-CI | Stantec Survey



Sonora is a mixed-use development in Southwest Austin. This 35-acre development is located within the City of Austin Limited Purpose Jurisdiction, Travis County, the Barton Springs Zone, and the Edwards Aquifer Contributing Zone. The development consists of 133 Single Family and Townhomes for rent, with 287 multifamily units, two amenity centers, and over 5 acres of parkland.

Lead Developer: Greystar

8350 E Hwy 290, Austin, TX 78736

livesonora.com

SOUTH SHORE DISTRICT V

Exhibited by KW Landscape Architects | Ziegler Cooper Architects



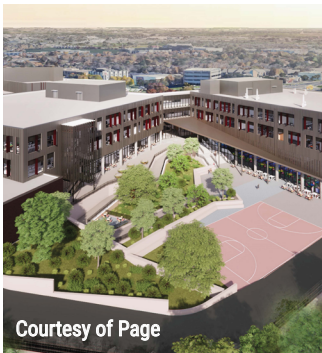
The Grayco South Shore District V is an 8-story mid-rise residential development currently under construction in East Austin. Offering stunning views of downtown, the project features a rooftop pool and a serene interior courtyard. The project emphasizes sustainability through the use of two raingardens to collect and reuse rainwater throughout the property.

Lead Developer: Grayco

1120 Town Creek Dr, Austin, TX 78741

TRAVIS EARLY COLLEGE HIGH SCHOOL

Exhibited by Page | JE Dunn Construction



Travis Early College High School has broken ground on a full modernization of the existing campus at its current location. The new building will feature flexible learning spaces to support a variety of learning styles, designed in partnership with the Travis community. The campus will be modernized and opened in phases with the final phase opening in 2028-29.

Lead Developer: Austin Independent School District

1211 E Oltorf St, Austin, TX 78704

austinisd.org/schools/travis

TRU BY HILTON

Exhibited by Flynn Construction



An adaptive reuse project is transforming an existing student housing building known as "The G" into a tru by Hilton with 185 rooms. The building will be stripped down to the concrete shell and rebuilt with new exteriors, interiors, and a third elevator. The top floor of the parking garage will be converted into lobby space with a bar, lounge, gym, and reception. Completion is projected for March 2026, welcoming UT visitors, parents, and fans.

Lead Developer: Harco Hospitality

1715 Guadalupe St, Austin TX 78701

WESTMINSTER

Exhibited by White Construction | Pi Architects | LCS Development



The Westminster Expansion is a multi-phase project enhancing the senior living campus. Phase 4 includes electrical upgrades, new lounges, dining areas, a coffee shop, improved building connectivity, and new recreational amenities like a bowling alley, rooftop sports court, and dog park—continuing to modernize Westminster and enrich the resident experience.

Lead Developer: LCS Development

4300 Bull Creek Rd, Austin, TX 78731



SCAN FOR A
DIGITAL VERSION
OF THE PROGRAM



SCAN FOR AN
EVENT MAP

2025 ANNUAL IMPACT AWARDS

AUGUST 27, 2025



APPLICATIONS OPEN NOW
SPONSORSHIP OPPORTUNITIES AVAILABLE SOON

Learn more at austin.uli.org/events/impactawards

MARKETPLACE SPONSORS

TITLE



BEVERAGE



STRUCTURES

FOOD



PROGRAM



LIVE MUSIC



RIDESHARE



IN-KIND



LEADERSHIP

MANAGEMENT COMMITTEE

CHAIR

Heidi Cisneros

Structures

CHAIR OF MISSION ADVANCEMENT

Lance Coplin

Frost Bank

TREASURER

Logan Kimble

Columnar Investments

DEI STEERING COMMITTEE CHAIR

Jenell Moffett

Downtown Austin Alliance

EDUCATION CHAIR

Tricia Williamson

Kimley-Horn

LOCAL MEMBER COUNCILS CHAIR

Nina Farrell

JLL

MEMBERSHIP CHAIR

Luci Miller

Miller IDS

ULI NEXT CHAIR

Dan Loss

The NRP Group

PROGRAMS CHAIR

Jeff Nydegger

Winstead

SPONSORSHIP CHAIR

Eric Churchill

Adolfson & Peterson Construction

SPECIAL EVENTS CHAIR

Danea Goldberg

Workplace Solutions

WOMEN'S LEADERSHIP INITIATIVE CHAIR

Lara Burns

Urbanspace

YOUNG LEADERS CHAIR

Danielle Smyth

Marx|Okubo Associates, Inc.

COMMUNICATIONS CHAIR

Patti Larson

Redaptive, Inc

2025 MARKETPLACE PLANNING COMMITTEE

SPECIAL EVENTS CHAIR

Danea Goldberg

Workplace Solutions

MARKETPLACE CHAIR

Jennifer Martin

Winstead

COMMITTEE MEMBERS

Kevin Blackburn

Peinado Construction

Anna Dorazio

Novo Construction

Clara Dow

Workplace Solutions

Megan Dowd

David Weekly Homes

Cooper Dukette

Method Architecture

Sarah Ferreria

Method Architecture

Hanna Fuentes

Braun Intertec

Paayal Gupta

Journeyman Group

Lawrence Nourzad

Pape-Dawson Engineers

Dillon Richmond

Muckleroy & Falls

Abby Shaver

MWM Design Group

UPCOMING ULI AUSTIN EVENTS

MAY
21

WLI NETWORKING SOCIAL

Connect with Other Female Professionals

4:30-6:30 PM | Tudor Cottage in Kingsbury Commons at Pease Park

MAY
28

MAY BREAKFAST: MEET AUSTIN CITY MANAGER TC BROADNAX

8 AM-9:30 AM | Austin Central Library

JUN
1-30

YOUNG LEADERS MENTORSHIP FORUM APPLICATIONS OPEN

Info Sessions: June 6 (in person) & June 11 (virtual)

JUN
25

JUNE BREAKFAST: ANNUAL CAPITAL MARKETS UPDATE

8 AM-9:30 AM | St. Edward's University

PRINTED BY



512-853-9803
austin@uli.org
austin.uli.org