

REAL ESTATE INC.

# California company plans huge mixed-use development near NLand Surf Park

Sep 21, 2015, 10:30pm CDT



**Jan Buchholz**  
Senior Staff Writer  
Austin Business Journal

Share ▾

A Southern California-based developer is taking cues from other out-of-state companies and jumping at the chance to develop in the Texas Highway 130 corridor – in this case near the intersection of Texas Highway 71, east of Austin-Bergstrom International Airport.

Dubbed "The Riverbend," the site is near where Colorado entrepreneur Doug Coors is building the highly anticipated NLand Surf Park. Plus, it's a short drive to the Circuit of The Americas race track.

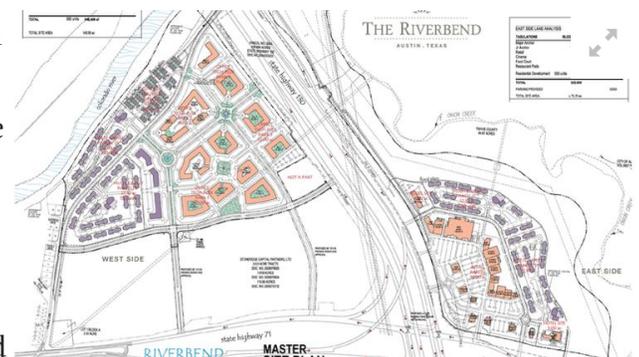
Even with those world-class venues nearby, that area of Austin that has been shunned for years by local developers, who have preferred areas west of I-35.

The dynamic is rapidly changing, however, with population growth vastly outpacing other areas of the country.

Developers from around the country have flocked to Hays and Williamson counties – north and south of downtown Austin – and now are tracking toward Bastrop to the east in search of more affordable land and wide open spaces.

Goveia Commercial Real Estate – which is based in Dana Point, California, and built some projects around Dallas – purchased about 200 acres from an unidentified family a year ago. The land acquisition straddles Highway 130 to the east and west.

The proposed development, which has all the necessary entitlements, will include residential housing



The master plan for The Riverbend, shows how State Highway 130 intersects to two large... more

GOVEIA COMMERCIAL REAL ESTATE

– affordable housing is in the mix, about 900,000 square feet of office space and more than 200,000 square feet of retail. The developers have pledged more than 80 acres of open space with maintained trails.

Construction could begin this fall with apartments available by the end of 2016.

Public hearings are scheduled for early October to determine whether parts of the multifamily development will be eligible for affordable housing subsidies from the Austin Housing and Finance Corp.

To the south of Goveia's site, a joint venture partner named SH 71-130 Holdings LP is partnering with Dallas-based KDC to bring a large corporate user to the area.

That group – which says it could accommodate a 100-acre corporate campus – appears to be in competition with Goveia, which contends it could provide a 30- to 50-acre corporate campus.

Goveia has retained CBRE Group Inc. to market the office space and Retail Connection to market the retail.

Civil engineering has been handled by Austin-based Urban Design Group. Rise Residential Construction, based in Dallas, is the general contractor.

Jan Buchholz covers commercial and residential real estate, construction and architecture and retail and restaurants for the Austin Business Journal.

## RELATED CONTENT

**Surf's up: Austin's Levy Architects lands big projects**

---

**5 things to know about Austin's newest water park**

## HOME OF THE DAY



---

**One-of-a-Kind Westlake Hills Home**

[See All Homes of the Day](#)

---

---

**SUGGESTED READING**

**RETAILING AND RESTAURANTS**

Stubb's owner buys South Lamar site for new bar

---

**RETAILING AND RESTAURANTS**

New hotel to jump-start mixed-use development near ABIA

---

**LANCE ARMSTRONG**

Mansions for sale: A look at the most expensive Austin homes on the market

---

**Warren Buffett Just Gave Americans a Big Warning**

The Motley Fool

## **4 Billionaires Say: Something Big Coming Soon In U.S.A**

Stansberry Research

## **State-By-State, The Richest People In America**

Forbes

---

### **HUMAN RESOURCES**

Does Austin need another major university? Mark Cuban says yes

### **RETAILING AND RESTAURANTS**

Real Estate Roundup: Premium Mueller apartment sold; new cafe, market at Colorado Tower

by Taboola