



THE  
INDEPENDENT



# DECLARE YOURSELF HOME

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PLANT THE FLAG.  
THIS PLACE IS YOURS.



THE MATERIALS, DESIGNS, SQUARE FOOTAGES, FEATURES AND AMENITIES DEPICTED BY ARTIST'S OR COMPUTER RENDERING ARE SUBJECT TO CHANGE AND NO GUARANTEE IS MADE THAT THE PROJECT OR THE CONDOMINIUM UNITS ARE OF THE SAME SIZE OR NATURE AS DEPICTED OR DESCRIBED.

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**TALLEST  
RESIDENTIAL  
TOWER  
WEST OF THE  
MISSISSIPPI  
RIVER**

**34<sup>TH</sup> FLOOR AMENITIES DECK**

**9<sup>TH</sup> FLOOR AMENITIES DECK**



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# LIVE WAY UP HIGH

## YET DOWN TO EARTH

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### **The Independent Snapshot**

- An architectural design unlike any other in the skyline
- Two floors of all-encompassing amenities
- Unmatched location: Austin's best at your doorstep
- Community Plaza & Revitalized Shoal Creek
- Floor-to-ceiling windows to showcase the nearly protected views of Lady Bird Lake, Shoal Creek Greenbelt, Capitol, Texas Hill Country and downtown skyline
- Expansive private balconies and terraces
- Sleek, high-end finishes and upgrades
- Tallest residential building west of the Mississippi River
- Targeted LEED Gold designation
- **Under construction 1<sup>st</sup> quarter 2016, completion 2018**

### **Residences Overview**

- The point tower of The Independent is divided into four tiers with 363 total residences
- Each tier has its own unique unit mix and enables a wide array of view and living options
- Residences will offer a range of price points, beginning in the mid-\$400k's and extend to over \$4m

### **Residence Mix**

- One Bedroom Residences [from 756 SF]
- One Bedroom + Study Residences [from 1,074 SF]
- Two Bedroom Residences [from 1,163 SF]
- Two Bedrooms + Study Residences [from 1,405 SF]
- Three Bedroom Residences [from 1,902 SF]
- Three Bedroom + Study Residences [from 1,949 SF]
- Four Bedroom + Study Residences [from 3,065 SF]





# CAPITOL VIEW CORRIDORS





**The Independent** neighborhood within the Seaholm District ranks amongst the most dense areas of development in the country.

The good news? **The Independent** will serve as the final puzzle piece in the neighborhood enabling views as protected as they come in downtown Austin.





B3 | SHOAL CREEK



B3 | SHOAL CREEK

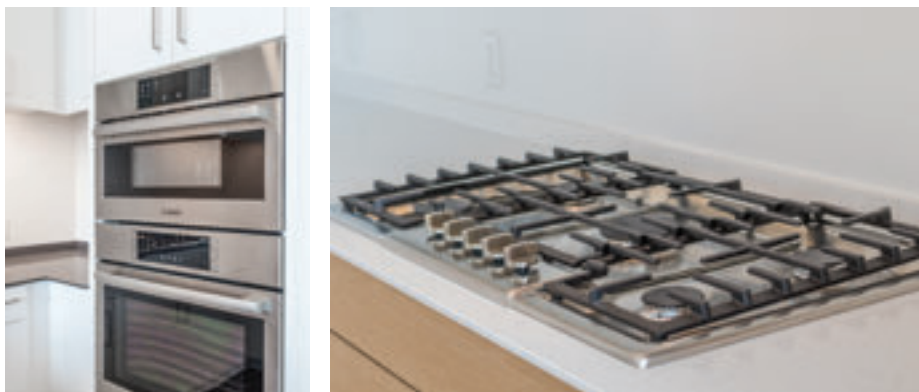


B3 | SHOAL CREEK





A5 | PEASE PARK



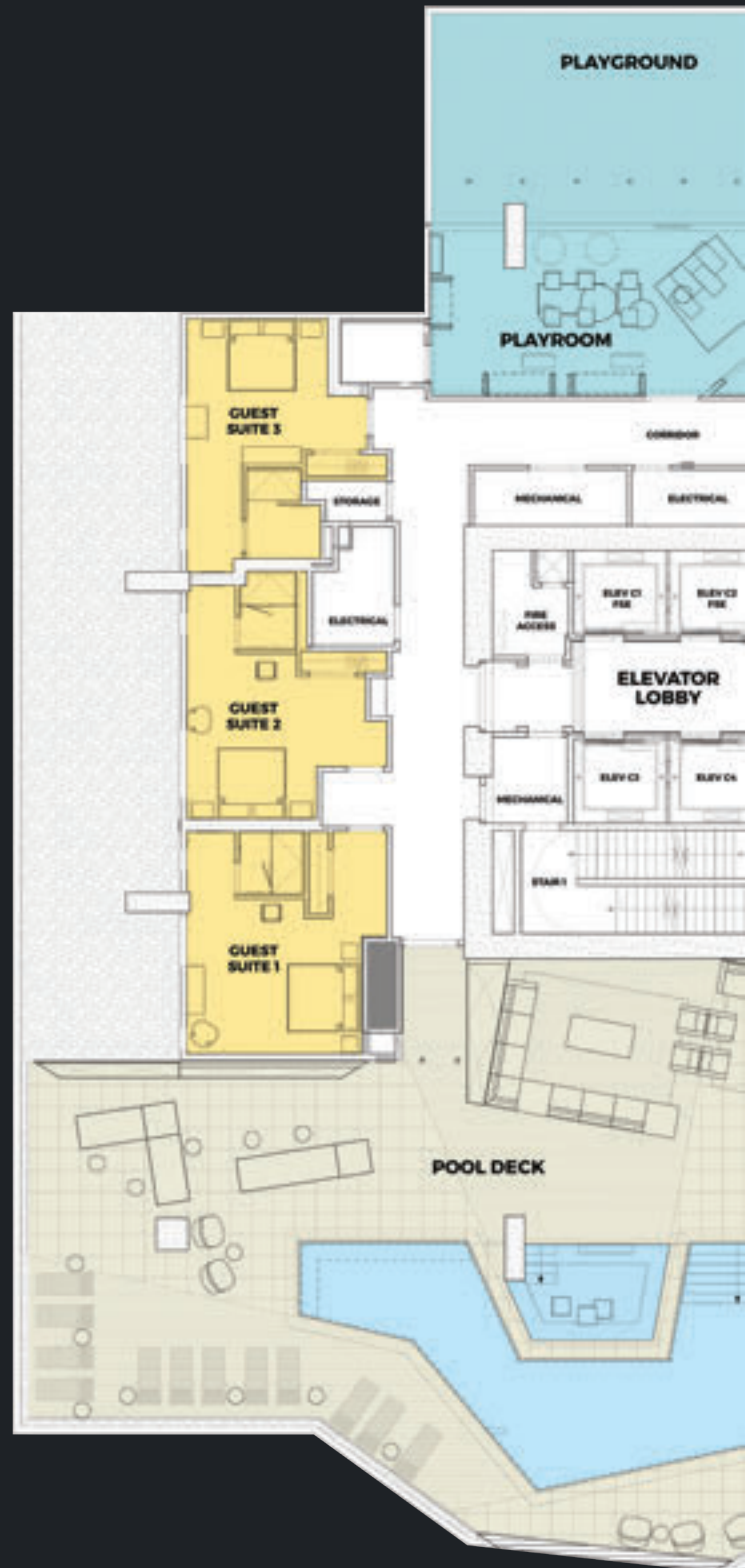
B8 | SHOAL CREEK



B3 | SHOAL CREEK

# 9<sup>TH</sup> FLOOR AMENITIES

## VIBRANT & ENERGETIC







**DOG LOUNGE**



**CLUB ROOM & COFFEE BAR**



**OUTDOOR LOUNGE & KITCHEN**





INFINITY EDGE HEATED POOL FACING LADY BIRD LAKE & SHOAL CREEK | DAY VIEW

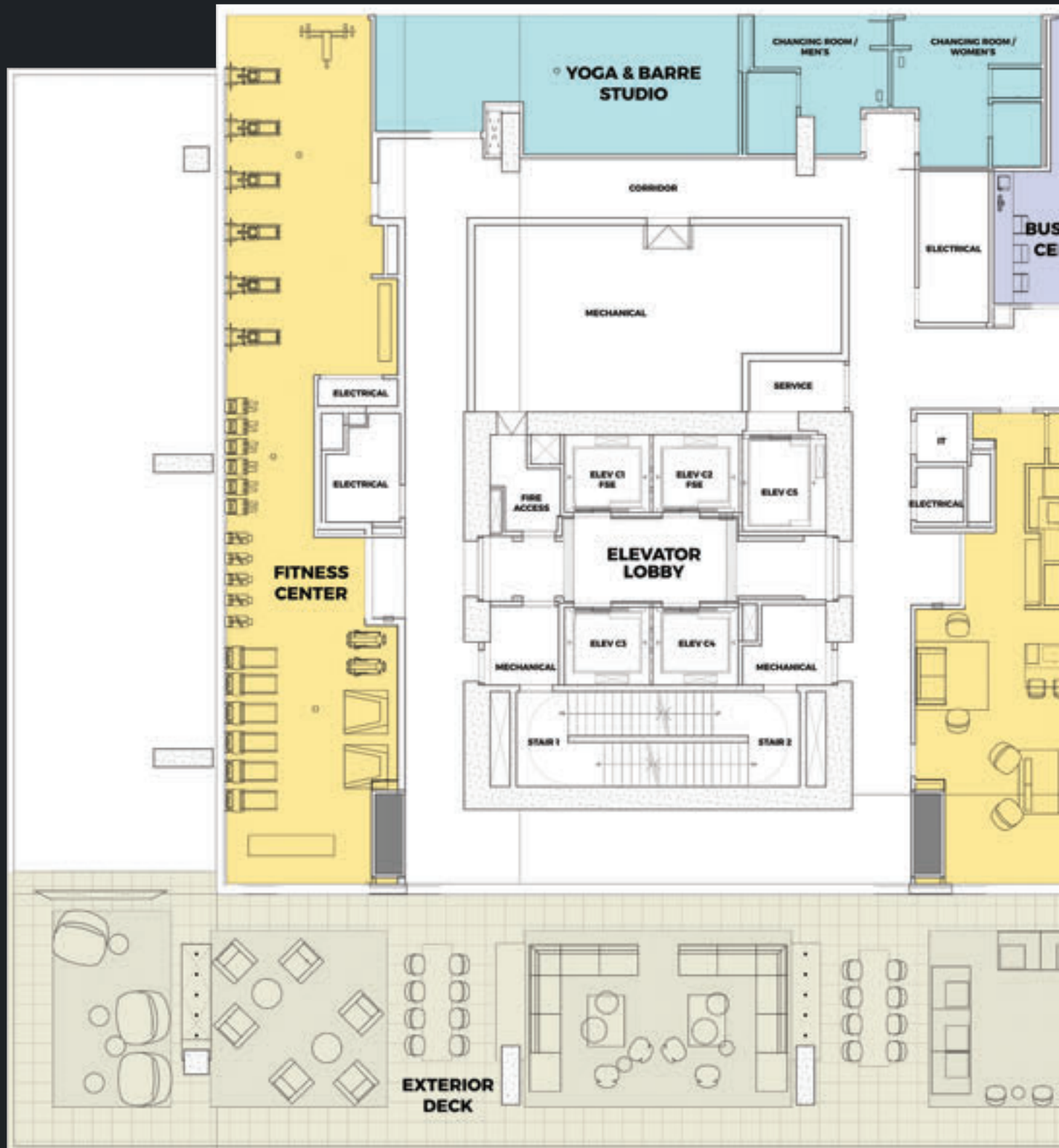




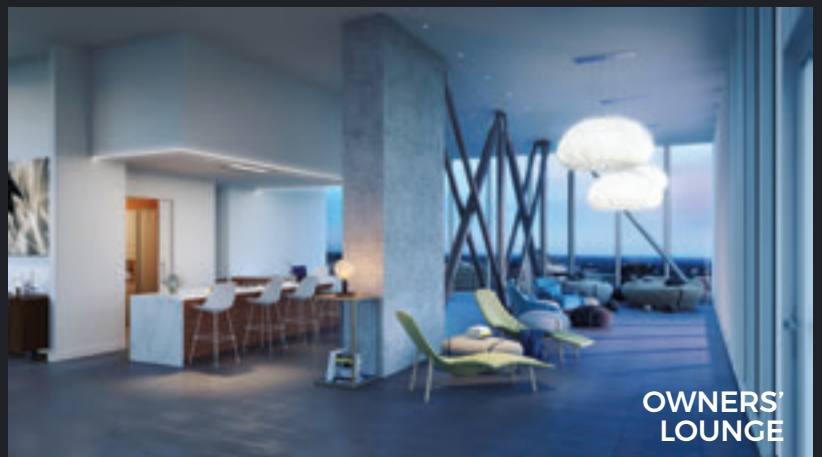
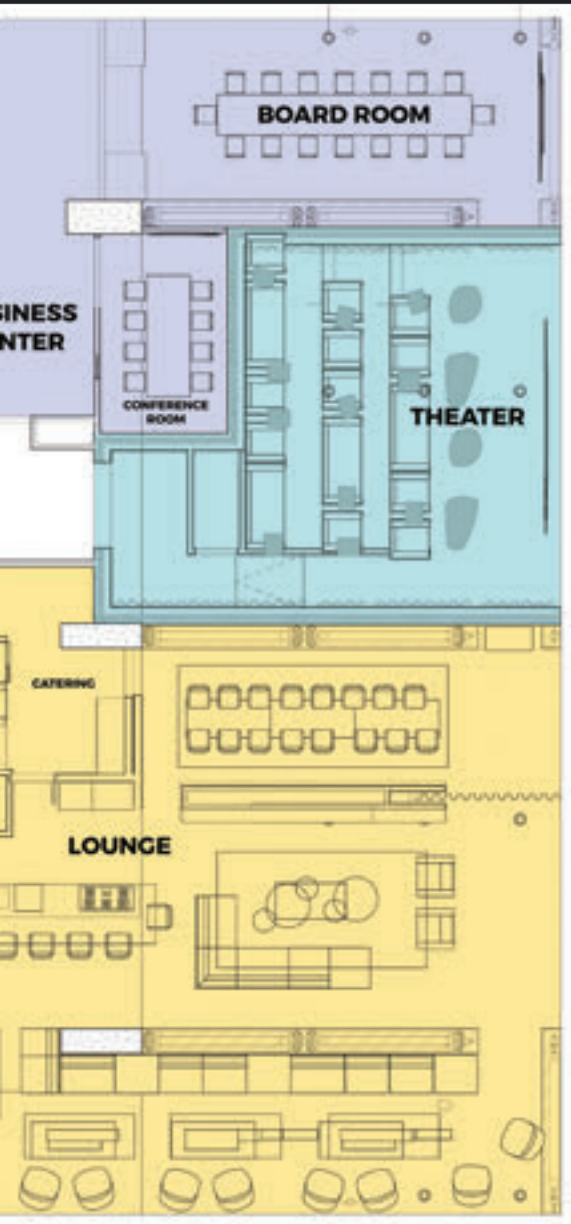


# 34<sup>TH</sup> FLOOR AMENITIES

## OWNERS' RETREAT





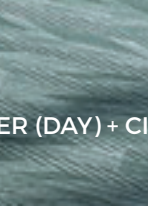






PRIVATE THEATER (NIGHT)





PRIVATE THEATER (DAY) + CITYSCAPE VIEW



# FINISHES: KITCHEN / LIVING / DINING



DUNCAN PARK FINISH



SHOAL CREEK FINISH



- Quartz Countertops
- Wide-Plank Hardwood Floors
- Floor-to-Ceiling Windows
- Frameless Shower Doors
- Marble Bathrooms
- 10 Foot Ceilings
- Finishes shown below in B6 unit:



PEASE PARK FINISH



LADY BIRD LAKE FINISH



# FINISHES: MASTER BATHS



DUNCAN PARK FINISH



SHOAL CREEK FINISH



- Marble Bathrooms
- Frameless Shower Doors

- Finishes shown below in B7 unit:



PEASE PARK FINISH



LADY BIRD LAKE FINISH





C3 KITCHEN / DINING  
TIER 4 SHOAL CREEK FINISH





B4 KITCHEN LIVING DINING  
DUNCAN PARK FINISH



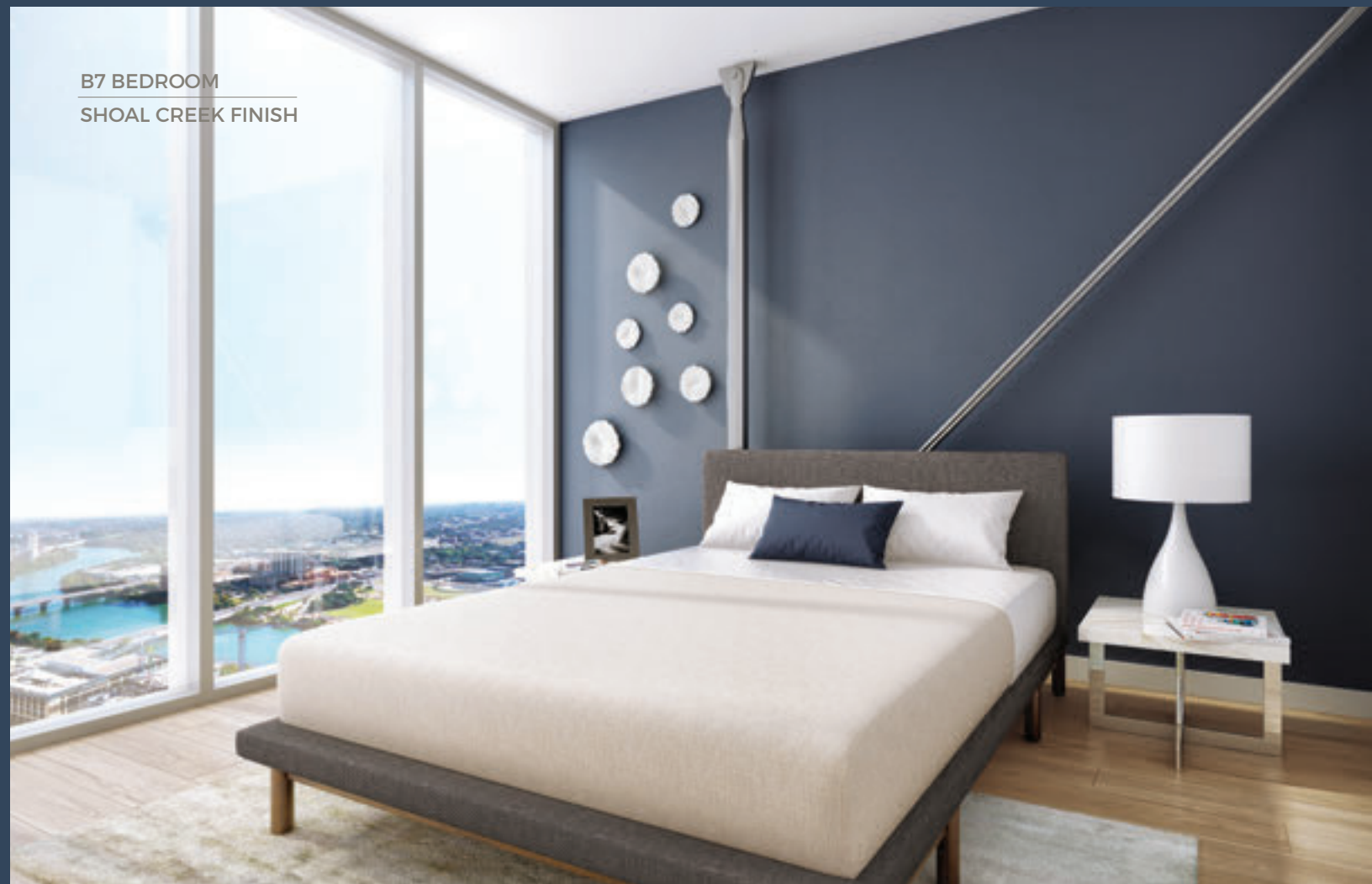
B7 KITCHEN LIVING DINING  
SHOAL CREEK FINISH



C4 KITCHEN LIVING DINING  
PEASE PARK FINISH



B7 BEDROOM  
SHOAL CREEK FINISH





C5 KITCHEN / LIVING / DINING  
TIER 4 SHOAL CREEK FINISH







A3 KITCHEN LIVING DINING  
DUNCAN PARK FINISH



C3 KITCHEN LIVING DINING  
LADY BIRD LAKE FINISH



C3 MASTER BEDROOM  
SHOAL CREEK FINISH



C4 KITCHEN / DINING  
TIER 4 PEASE PARK FINISH





# WELCOME TO THE INDEPENDENT NEIGHBORHOOD

**RIGHT ABOVE THE CORNER FROM EVERYTHING,** located at the crossroads of Lady Bird Lake, the Hike & Bike Trail, Shoal Creek Greenbelt, Lance Armstrong Bikeway, Seaholm District, 2nd Street District, Market District, Warehouse District, Boiler Nine Bar + Grille, Whole Foods Flagship, Trader Joe's, True Food Kitchen, The Long Center, ACL Live's Moody Theater, ZACH Theater, Violet Crown, and so much more.



SHOPPING



DINING + WATERING HOLES



ARTS + CULTURE



SALON + SPA



HIKE + BIKE TRAILS

PEDESTRIAN  
DISTANCE LEGEND



1 MIN



3 MIN



5 MIN



zach  
THEATRE

S. LAMAR BLVD.

N. LAMAR BLVD.

5TH ST.

6TH ST.

MARKET  
DISTRICT

WALTER SEAHOLM DR.

BOILER  
NINE

SEAHOLM  
POWER PLANT  
OFFICE / RETAIL

WEST AVE.

SUBSTATION  
ART WALL

NEW CENTRAL  
LIBRARY

2ND ST BRIDGE

RIVERSIDE DR.

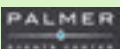
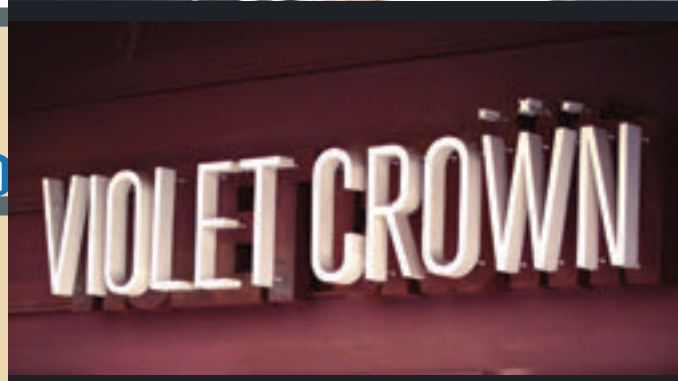
RIO GRANDE ST.

TRADER JOE'S

SEAHOLM  
RESIDENCES  
True Food

1 RESTAURANT  
(ELM GROUP)

22,500  
SQUARE  
FOOT  
WHICH  
INCLUDES















# TEAM



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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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## NOTES

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REAL ESTATE + INTERIORS

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