

COMING SOON

SOLARIS HOUSE

AT UPTOWN ATX



341 UNIT CLASS A HIGH-RISE IN A WALKABLE TOC LOCATION ADJACENT TO THE DOMAIN



THE DOMAIN'S LUXURY HIGH-RISE



PREEMINENT LOCATION STEPS AWAY FROM AUSTIN'S TOP RETAIL, DINING, AND MAJOR EMPLOYMENT CENTER



EXCEPTIONAL ASSET PERFORMANCE: REMARKABLE LEASE UP COUPLED WITH 5% MARKET & 16% EFFECTIVE LEASE TRADE OUTS



FAVORABLE MULTI-FAMILY FUNDAMENTALS IN THE AREA: CONSTRAINED FUTURE SUPPLY MET WITH ROBUST ABSORPTION VELOCITY



DIRECT ACCESS TO CAPMETRO'S NEWEST RED LINE STATION, RUNNING FROM LEANDER TO DOWNTOWN AUSTIN



SOLARIS HOUSE AT UPTOWN ATX

JLL has been exclusively retained to offer qualified investors a rare opportunity to acquire fee-simple interest in **Solaris House at Uptown ATX** – a **341-unit institutional-grade, Class A++ tower** commanding the intersection of Solaris Street and Burnet Road, adjacent to the Domain’s vibrant epicenter.

Soaring **13 stories** above Austin’s second downtown, the Property anchors **Uptown ATX**, a transit oriented and dynamic 66-acre mixed-use development featuring seven parks, 23 miles of curated trails, and CapMetro’s newest stop on the redline running from downtown Austin to Leander. This is where luxury meets lifestyle.

Best-in-Class Amenities:

Rooftop pool deck with private cabanas | Flexible coworking lounge with conference centers and private phone rooms | State-of-the-art fitness center | Pet spa and grooming stations | Professional concierge services

Sophisticated Residences:

Thoughtfully designed floorplans | Wood flooring | Stainless steel appliances | Granite countertops | Front-control ranges | Mudrooms | Generous ceiling heights | Private yards and balconies

Exceptional Lease-Up Trajectory:

The Property achieved **90%+ occupancy within 14 months** of first move-ins, averaging **40 leases per month** from April through June 2025. Market strength is further validated by **+5% market rent growth** and **+16% effective rent trade-outs** – a testament to powerful demand and best-in-class execution.

Solaris House represents a once-in-a-cycle opportunity to acquire a trophy-grade tower in the heart of Austin’s most dynamic submarket.

PROPERTY SUMMARY

Address	2800 Solaris St, Austin, TX 78758
Year Built	2024
Units	341
Avg. Unit Size	850
Rentable SF	289,724
Parking	312
Occupancy	96.5%
Acres	4.2 Acres

UNIT MIX

Unit Type	Count
1 Bedroom	203
2 Bedroom	80
Studio	58



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DEBT