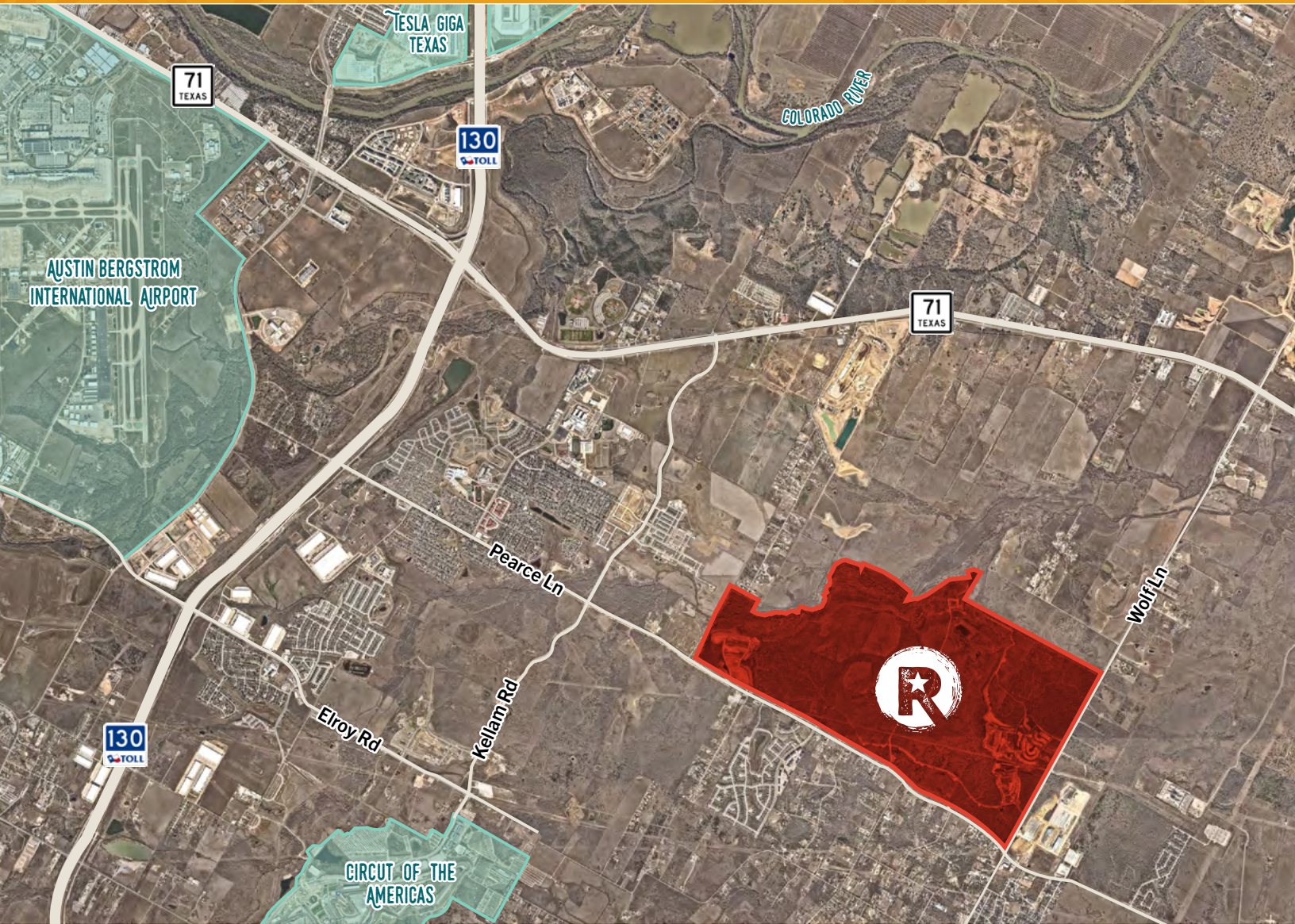


# REVELRY

MULTIFAMILY, BUILD-TO-RENT, AND COMMERCIAL DEVELOPMENT PARCELS

NWC of Pearce Ln and Wolf Ln | Del Valle, TX 78617



# SITE OVERVIEW

Revelry is a vibrant master-planned community that fuses urban convenience with the authentic spirit of East Austin. Spanning 1,400 acres, Revelry is thoughtfully designed to include multifamily, mixed residential, and commercial development parcels, all unified by a vision that celebrates creativity, diversity, and connection.

With a city-approved master plan, Revelry will feature approximately 2,300 single-family homes upon completion, alongside dynamic commercial spaces that invite innovation and local enterprise. The community is anchored by bold public art and amenities that reflect East Austin's eclectic character, offering a unique sense of place for residents and businesses alike.

All utilities will be delivered to the site, and internal roadways will be constructed by the master developer, ensuring seamless infrastructure and accessibility for future development.

## UTILITIES + TIMELINE

All utilities will be brought to each parcel.

MUD 4 offsite water has a targeted completion of mid-year 2026.

Sun Chase Blvd anticipated to deliver Q1 2027.

### SINGLE FAMILY TIMELINE:

MUD 2 lots delivering Q4 2025; Residents anticipated early 2026.

MUD 4 lots delivering Q2 2026; Residents anticipated late 2026.



## AVAILABILITIES

PARCEL	MUD	GROSS AC	AVAILABLE
Mixed Commercial	MUD 2	2.81 AC	Now
Mixed Commercial	MUD 2	4.64 AC	Now
Multifamily	MUD 2	13.35 AC	Now
Mixed Residential	MUD 2	19.79 AC	Now
Mixed Commercial	MUD 3	3.43 AC	Soon
Mixed Residential	MUD 3	7.71 AC	Soon
Mixed Residential	MUD 3	38.99 AC	Soon
Mixed Commercial	MUD 4	23.93 AC	Now

PARCEL	MUD	GROSS AC	AVAILABLE
Lifestyle / Retail	MUD 4	10.27 AC	Now
Mixed Commercial	MUD 4	10.75 AC	Now
Mixed Commercial	MUD 4	5.40 AC	Now
Mixed Commercial	MUD 4	3.06 AC	Now
Multifamily	MUD 4	20.77 AC	Now
Multifamily	MUD 4	23.11 AC	Now
Mixed Residential	MUD 4	27.33 AC	Now
Mixed Residential	MUD 4	14.70 AC	Now

\*Multifamily uses MF-3 as base zoning - 36 units/acre | Mixed-Residential uses MF-1 as base zoning - 12 units/acre

# NEARBY AMENITIES

## LOCATION

Revelry is located at the northwest corner of Pearce Ln and Wolf Ln near Del Valle, TX. The major highways serving the area are Highway 71 and Highway 130 (Pickle Parkway). Austin-Bergstrom International Airport, Circuit of the Americas, and the Tesla Gigafactory are just a short drive from Revelry.

## DRIVE TIMES

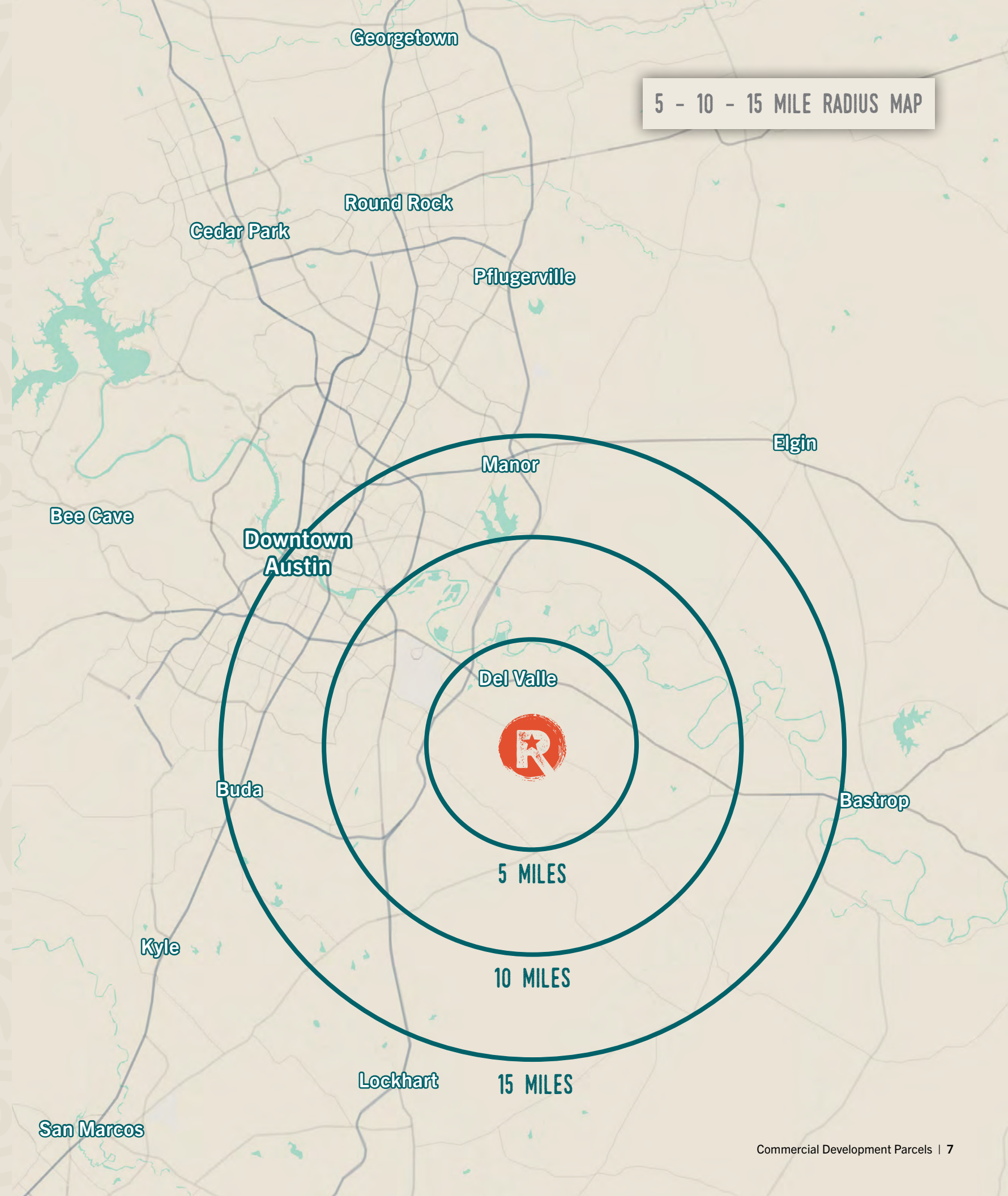
Circuit of the Americas	13 min
Austin-Bergstrom International Airport	16 min
Tesla	18 min
Bastrop, TX	24 min
Oracle	25 min
YETI	28 min
Intel	28 min
Samsung	28 min
Meta	30 min
Downtown Austin	30 min
The University of Texas at Austin	30 min
The Domain	36 min



# DEMOGRAPHICS

5 - 10 - 15 MILE RADIUS MAP

POPULATION	5 MILES	10 MILES	15 MILES
Total population	31,098	86,502	499,412
Median age	32.4	34.6	32.6
INCOME			
Average income	\$124,036	\$124,937	\$122,925
Median income	\$91,816	\$92,480	\$86,971
HOUSEHOLDS			
Average home value	\$441,562	\$418,304	\$623,230
Total households	8,921	28,005	218,504
# of persons per HH	3.88	3.58	3.10
WORKFORCE			
Employed population	16,945	46,612	321,076
White collar	54.3%	57.5%	67.9%
Blue Collar	31.5%	26.8%	16.2%
Bachelor's degree or above	19.7%	33.6%	54.3%



Source: ESRI



## FEATURED BUILDERS



Wolf Ln Frontage (MUD 4)

## PROPOSED LIFESTYLE RETAIL CONCEPT



# LIVE LOUD. CHILL HARD.



# SITE IMAGES





# DROP US A LINE

**Mike B. Kennedy**  
Principal  
+1 214 269 3142  
[michael.kennedy@avisonyoung.com](mailto:michael.kennedy@avisonyoung.com)

**Sullivan Johnston**  
Senior Vice President  
+1 512 717 3073  
[sullivan.johnston@avisonyoung.com](mailto:sullivan.johnston@avisonyoung.com)

**James Nelson**  
Principal, Head of U.S. Investment Sales  
+1 212 729 6585  
[james.nelson@avisonyoung.com](mailto:james.nelson@avisonyoung.com)

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