



Architects  
ClaytonLevyLittle

## 2008 Highway 71 Retail and Office Austin, Texas

### **Project Description**

This exceptional 17-acre, heavily wooded site has been owned and meticulously maintained by the owner, who has personally pruned each tree over the course of 14 years. The project includes 80,000 square feet of medical office and neighborhood retail space in Austin. The buildings and parking are situated between existing trees and a dry creek to minimize site disruptions and the size of the carbon footprint. As a result, the density of the site is not maximized and the plan preserves much of the site's natural assets. The project will be LEED certified.