

Austin, TX 78727



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ABEL'S NORTH

For Sale | Offering Memorandum

4001 W Parmer Lane

Executive Summary

Colliers International has been exclusively retained by the property owner to market Abels' North to qualified buyers. Abel's North is 24,550 square foot, one story retail / restuarant building located on Parmer Lane just west of Mopac Expressway.

Investment Highlights

Outstanding Location

The property is located on Parmer Lane, 1 mile west of Mopac Expressway and 1 mile east of the new Apple campus. Parmer Lane is a 6 lane divided roadway. Coupled with easy access to Mopac Expressway and the new variable toll lanes, the property offers easy, quick access to all parts of Austin.

Exceptional Environment

Surrounded by mature trees and bordered by Yett Creek on the south, 4001 W Parmer offers a unique campus environment. Park Forest is adjacent to multiple retail buildings offering easy walking access to highly rated restaurants like Tomo Sushi, It's A Grind Coffee and Thai Cuisine.

Redevelopment Potential

The site is 8.445 acres and offers significant development potential. The existing building could be repurposed as an amenity/leasing center in a multi-family or hotel development. Preliminary studies show a mezzanine level could be added to the existing building add-ing another 15,000 SF to the existing building and a new office building 60,000 to 100,000 SF in size could be added to the site.

Property Highlights

- Easy access to Mopac Expressway and greater Austin Metro Area
- Very close to major employment centers: Apple campus, The Domain, St. David's hospital
- Large outdoor area with mature trees
- Beautiful park-like setting in a heavily wooded campus



Physical Description

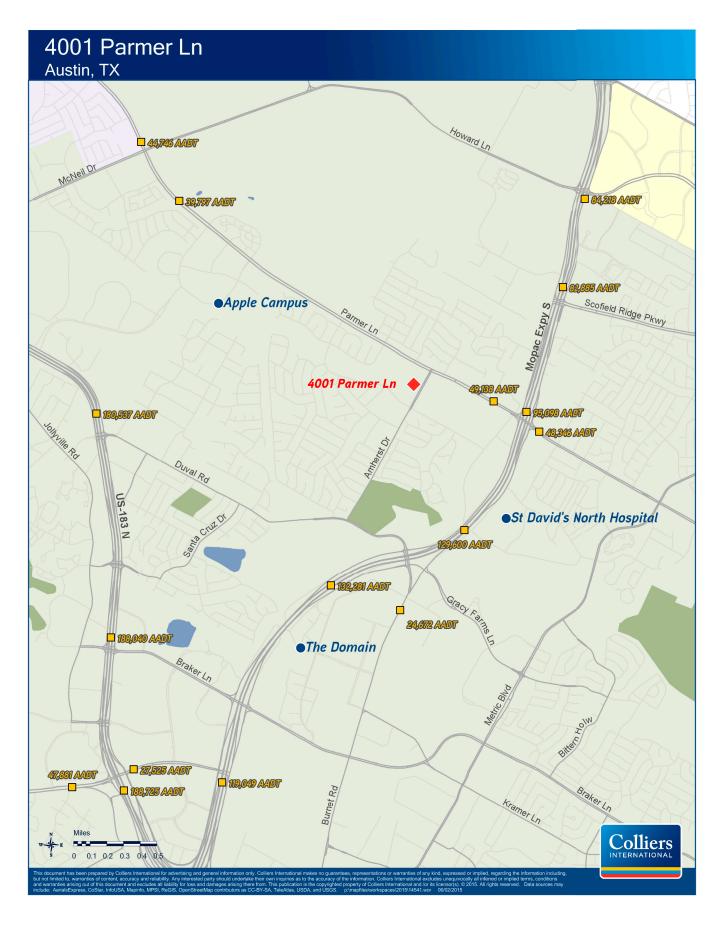
- > TOTAL BUILDING AREA 24,550 SF | 8.445 ACRES
- > PROPERTY ADDRESS : 4001 W. Parmer Lane Austin, Texas 78727
- > YEAR BUILT 2000
- > NUMBER OF FLOORS One story
- > PARKING 369 spaces | 15.00/1,000
- > ZONING GR-CO



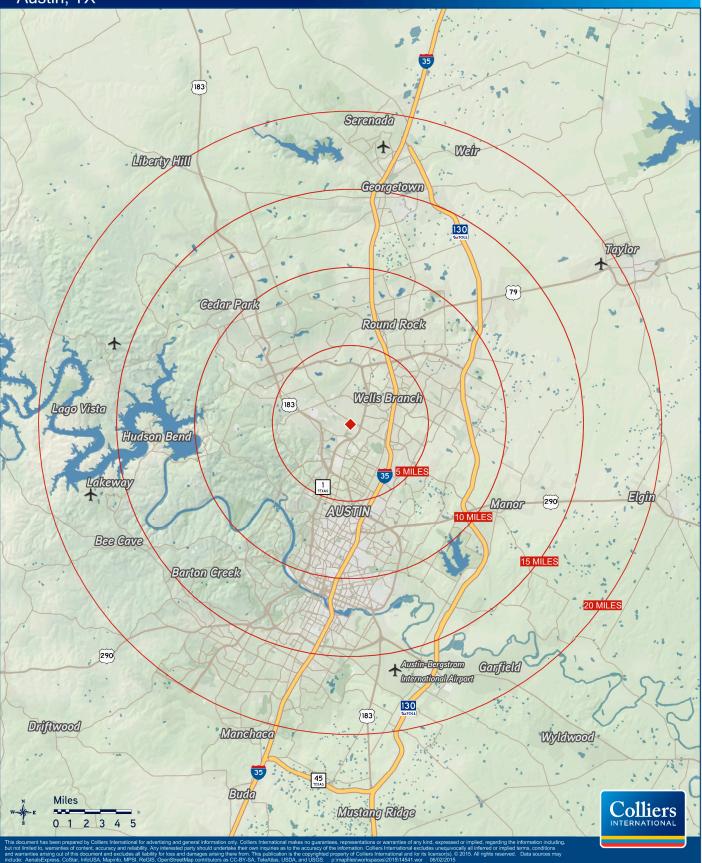
Negotiable

- > HVAC Multiple package units
- > PARKING LOT Asphalt

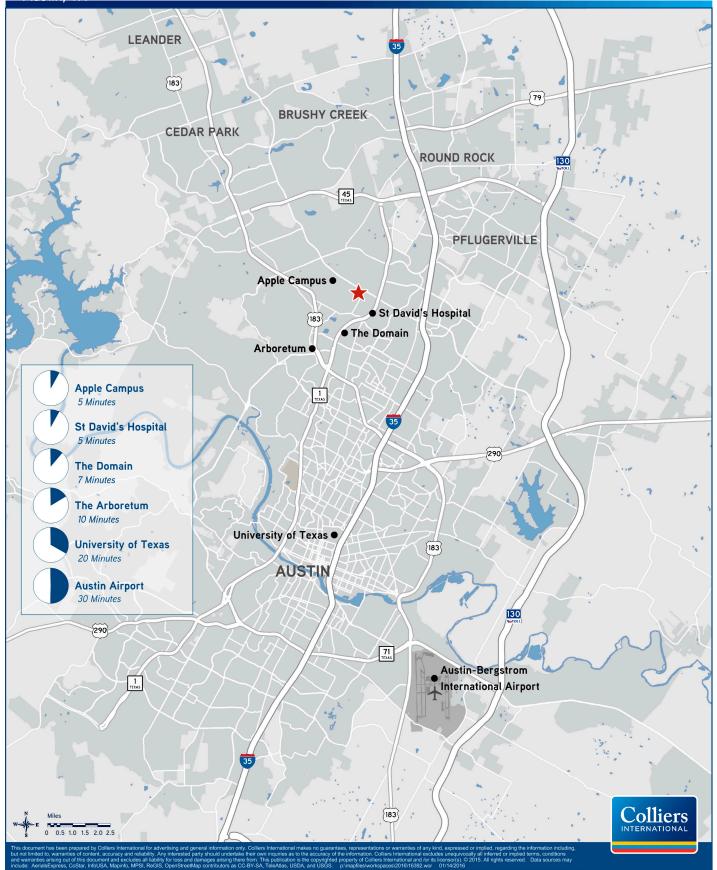
Location



4001 Parmer Ln Austin, TX



Location



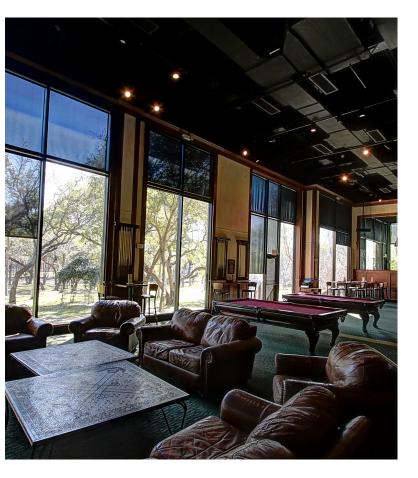
Property Photos







Property Photos









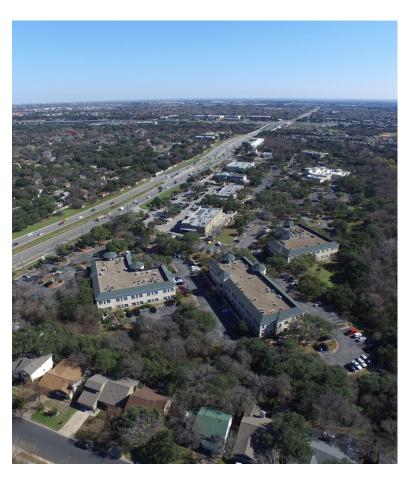
Property Photos







Aerial Photos









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.

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;
 - o 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.

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PRESENTED BY:

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