

ABEL'S NORTH

For Sale | Offering Memorandum

4001 W Parmer Lane

Austin, TX 78727



Prepared By:
DOUG RAULS
Executive Vice President | Austin
Direct +1 512 539 3006
Mobile +1 512 695 2314
Doug.Rauls@Colliers.com



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 / restaurant 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 adding 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

> **HVAC**

Multiple package units

> **PROPERTY ADDRESS :**

4001 W. Parmer Lane
Austin, Texas 78727

> **PARKING LOT**

Asphalt

> **YEAR BUILT**

2000

> **NUMBER OF FLOORS**

One story

> **PARKING**

369 spaces | 15.00/1,000

> **ZONING**

GR-CO

Price

- Negotiable

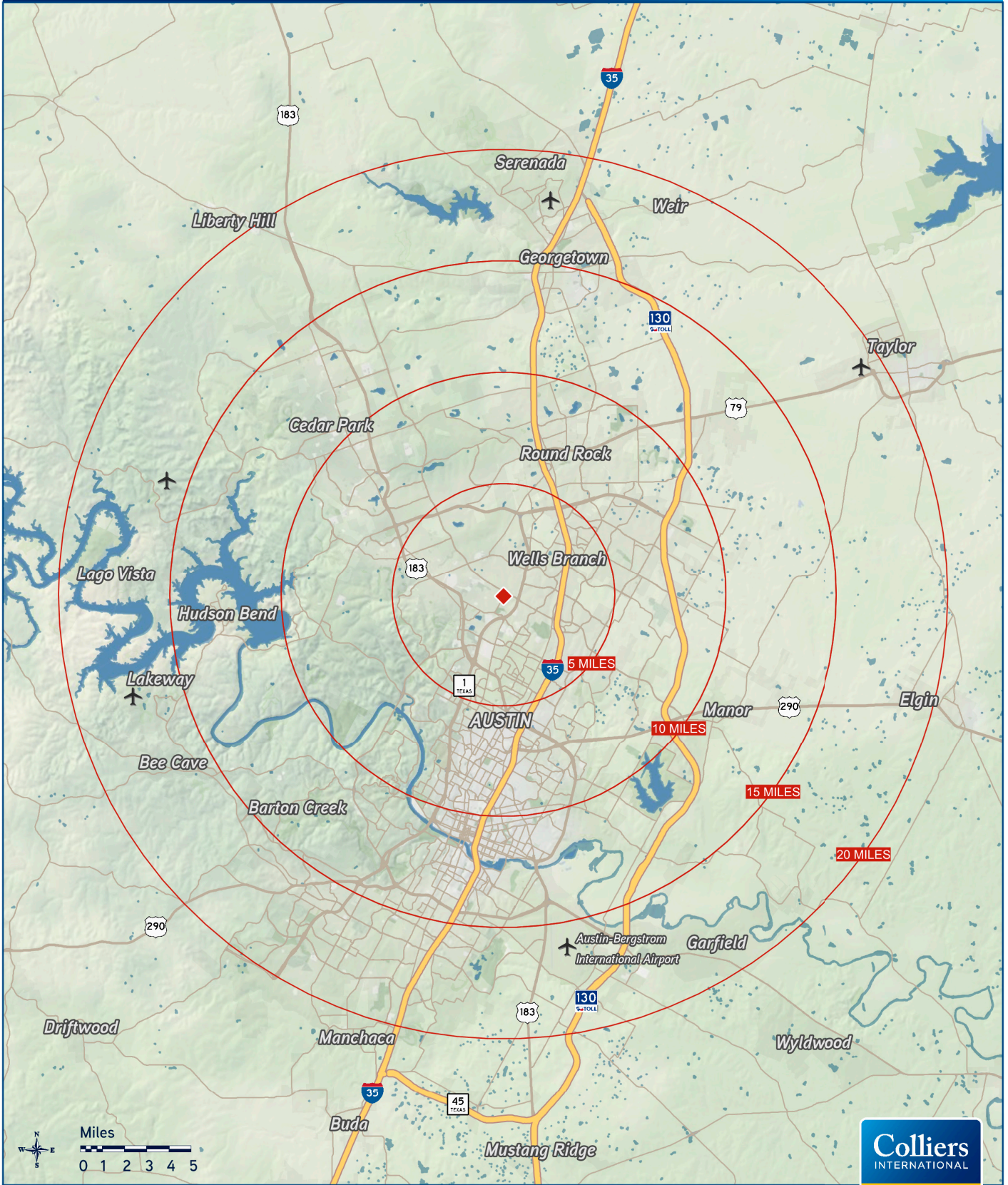
Location

4001 Parmer Ln Austin, TX



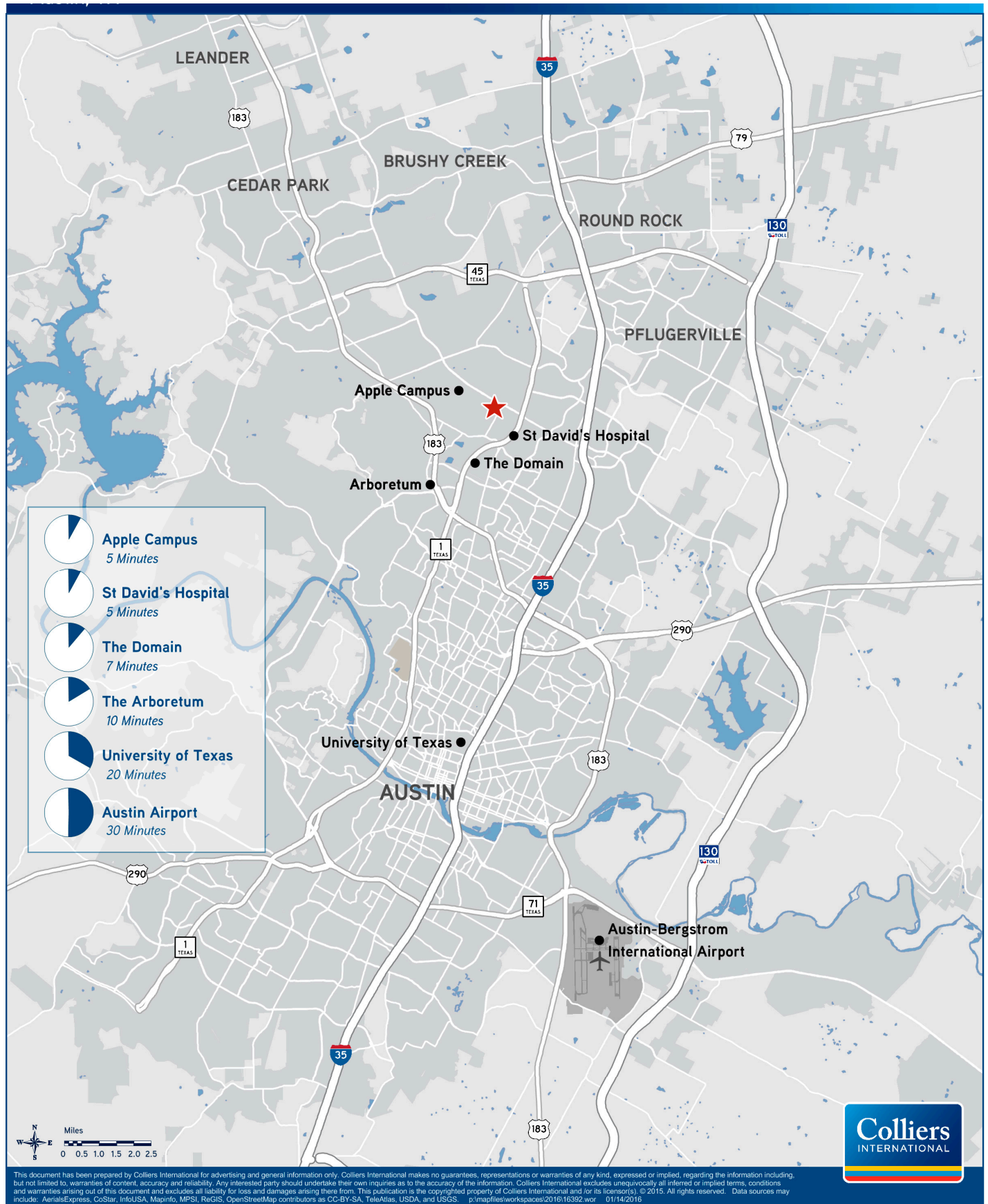
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4001 Parmer Ln Austin, TX



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Location



Property Photos



Property Photos



Property Photos



Aerial Photos



PRESENTED BY:

Doug Rauls

Executive Vice President | Austin

DIRECT +1 512 539 3006

EMAIL doug.rauls@colliers.com

515 Congress Ave.

Suite 1700

Austin, Texas 78701