

CALL FOR OFFERS
JANUARY 31



422
AT THE LAKE

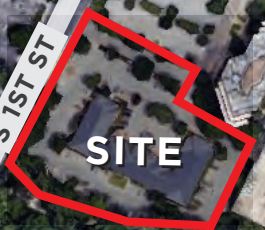


BOULDIN AVE
BARTON SPRINGS RD

S 1ST ST

EAST RIVERSIDE DR

S CONGRESS AVE



SITE

OFFERING MEMORANDUM

507 S FIRST ST

507 S FIRST ST | AUSTIN, TX 78704



LAND BROKERAGE

Brad LyBrand
Senior Vice President

Glenn Dickerson
Vice President

PROPERTY DETAILS

ADDRESS	507 S 1st Street, Austin, TX
LATITUDE, LONGITUDE	30.256960, -97.750002
TOTAL ACRES	±2.943 Acres
TOTAL BLDG SIZE	±61,390 Sq. Ft.
FRONTAGE (APPROX.)	±270 ft. on S 1st St
ACCESS	S 1st Street
UTILITIES	City of Austin
SCHOOL DISTRICT	Austin ISD
IMPROVEMENTS	130 Room Hotel
YEAR BUILT	1998

ADDITIONAL PROPERTY DETAILS

PARCEL ID	188631
OWNER	BRE/ESA P PORTFOLIO TXNC PROP, LP
PROPERTY	507 S 1ST ST AUSTIN, TX 78704
LEGAL	LOT 3A BLK A TEXAS CENTER AMENDED PLAT OF LOTS 2 & 3 (COMMERCIAL PERSONAL PROPERTY)

Due Diligence Information

To access the due diligence information please contact Brad LyBrand or Glenn Dickerson.

PLEASE DO NOT DISTURB TENANT

2019 TAX RATES

01 Austin ISD	1.192
02 City of Austin	0.440
03 Travis County	0.35420
2J Travis County Healthcare District	0.105221
68 Austin Comm Coll Dist	0.1048
TOTAL	2.196521

2019 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	24,570	196,243	369,231
5-YR Est. Population Growth	1.9%	1.7%	1.8%
Average Household Income	\$113,095	\$84,796	\$91,543
Median Owner-Occupied Housing Value	\$516,103	\$502,332	\$456,415

MEDIAN HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024 Projected Median HHI	\$115,087	\$77,906	\$81,577
2019 Estimated Median HHI	\$99,362	\$67,645	\$70,827
2010 Census Median HHI	\$59,602	\$42,549	\$47,495
2000 Census Median HHI	\$39,493	\$33,283	\$39,167

AERIAL VIEW

(PROPOSED & UPCOMING DEVELOPMENTS)



 **TEXAS**
The University of Texas at Austin
±51,000 Students

410 Uptown
12 Story Office

600 Guadalupe
66 Story Mixed Use

Indeed Tower
36 Story Office

5th at Brazos
32 Story Hotel & Residential

300 Colorado
31 Story Office

New Marriott
31 Story Hotel

Block 185
35 Story Office

405 Colorado
25 Story Office

The Quincy
30 Story Mixed-Use

70 Rainey
35 Story Condo

River South
15 Story Mixed-Use

 PALMER
EVENTS CENTER

 LONG
CENTER

The Statesman

 WATER MARQ

Zilker
Home Value
\$350K-\$1.3MM

SITE

S 1ST ST

S CONGRESS AVE

South Lamar
Home Value
\$285K-\$900K

Bouldin Creek
Home Value
\$480K-\$1.3MM

AERIAL VIEW



AUSTIN
CONVENTION CENTER



327
CONGRESS

RetailMeNot



YETI

SITE

S CONGRESS

S 1ST ST



athenahealth

wework
box

indeed

Walmart
Tech ATX Office

Texas State
Capitol



IBC
BANK



SXSW

GUADALUPE ST

amazon

WHOLE
FOODS
MARKET

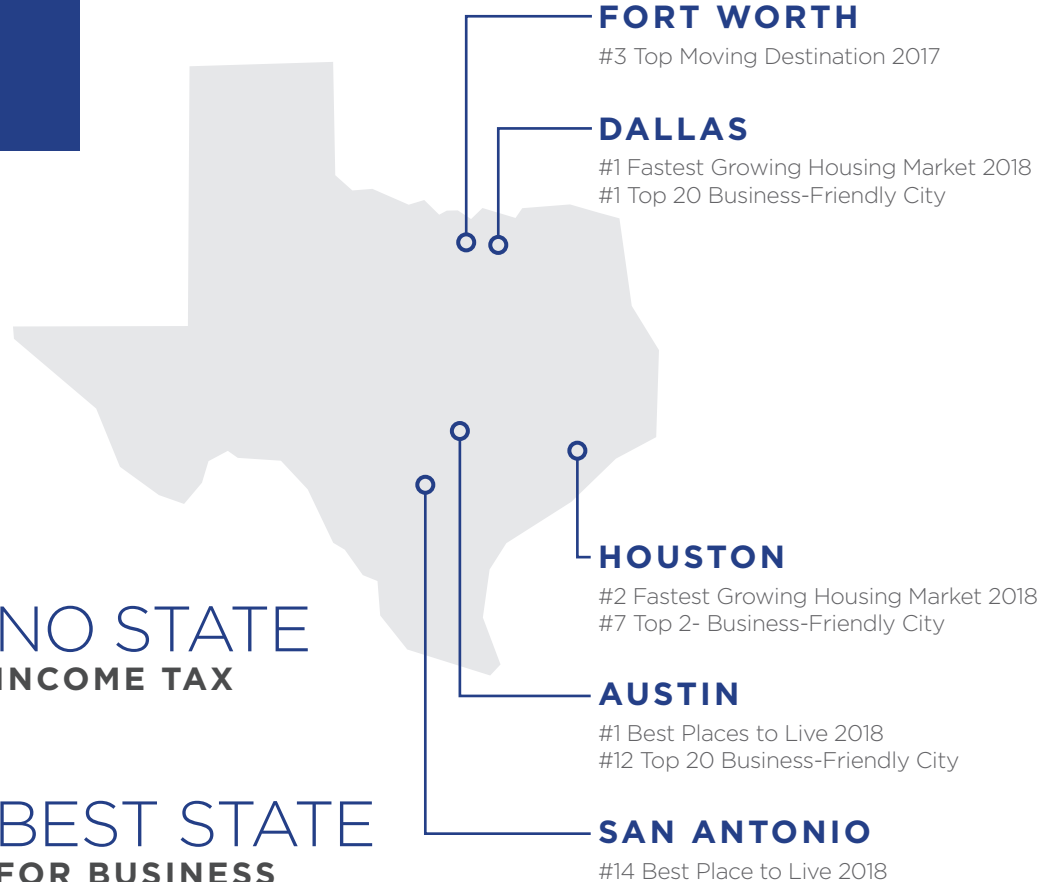


Expedia

15TH ST W

N LAMAR BLVD

TEXAS OVERVIEW



POPULATION

27,939,904



2ND FASTEST
GROWING ECONOMY
IN THE U.S.A.



NO STATE
INCOME TAX



TOP STATE FOR
JOB GROWTH
13+ MILLION WORKERS



BEST STATE
FOR BUSINESS
10TH YEAR IN A ROW

54

FORTUNE 500
COMPANIES
CALL TEXAS HOME



LARGEST
MEDICAL CENTER
2ND LARGEST CANCER CENTER
MD ANDERSON, HOUSTON



AWARDED 2014 GOVERNOR'S CUP
FOR THE MOST NEW AND EXPANDED
CORPORATE FACILITIES: 689

OVER 3,000 COMPANIES HAVE
LOCATED OR EXPANDED
FACILITIES IN TEXAS SINCE 2009

AUSTIN AT A GLANCE

AUSTIN IS LOCATED RIGHT IN THE MIDDLE OF THE “TEXAS TRIANGLE,” AN AREA FORMED BY DRAWING AN IMAGINARY LINE BETWEEN DALLAS - FORT WORTH, HOUSTON AND SAN ANTONIO. THIS AREA, WITH A POPULATION OF 18.14 MILLION IN 2015 EXPECTED TO GROW TO 21.65 MILLION BY 2030), IS THE ECONOMIC POWERHOUSE OF BOTH THE STATE OF TEXAS AND THE SOUTHERN UNITED STATES.

THE TEXAS TRIANGLE



- The Austin Metro area leads the nation in terms of population growth with ± 151 people moving to the city daily.
- Ranked as the 11th largest population among U.S. cities, Austin's population has expanded over 23% between 2010 and 2017. The population of the Texas capital reached approximately 2.1 million last year and is expected to soar to nearly 4 million by 2040.
- Austin's population is projected to grow faster than any other large U.S. city in the next 25 years.
- Austin is named among Forbes' 10 best Cities for Jobs and has one of the best job markets in the nation with a trend of nearly 20-year lows in the metro's monthly unemployment rate.
- No. 2 Best Job Market (among top 50 Metros)

AUSTIN HIGHLIGHTS

- Nation-leading growth - 19.8% population and 24.1% employment from 2010 to 2016
- Record demand for housing - The median price for single-family homes in Austin increased 3.7% year-over-year to a record \$389,000 in May. While home sales rose 5.9% to 1,037 sales, housing inventory decreased from 2.1 months last year to 2.0 months during the same time frame
- Tourist Destination - \$9 billion annual economic impact from over 24.1 million annual visitors
- Tech Nexus - Many prominent technology companies have large presences in Silicon Hills causing Austin to emerge as a destination for successful tech start-ups



LOCATION DEMOGRAPHICS

AUSTIN, TEXAS 78704 - 5 MILE RADIUS

POPULATION
369,231

HOUSEHOLDS
165,612

MEDIAN AGE
32.6

MEDIAN INCOME
\$70,827



2019 POPULATION BY AGE

MAJOR AREA EMPLOYERS

Austin ISD
City of Austin
Dell Technologies
IBM Corp
Seton Family of Hospitals
St. David's Healthcare
State of Texas
University of Texas
Amazon
Apple

LARGEST EMPLOYERS IN TEXAS

AT&T
Keller Williams
American Airlines
Livestock Investors Ltd
Tenet Healthcare
JCPenney
Dell
Schlumberger
H-E-B Foods

POPULATION	1 MILE	3 MILES	5 MILES
2024 Projected Population	26,913	213,614	401,763
2019 Estimated Population	24,570	196,243	369,231
2010 Census Population	14,120	155,976	301,537
2000 Census Population	11,506	149,568	285,130

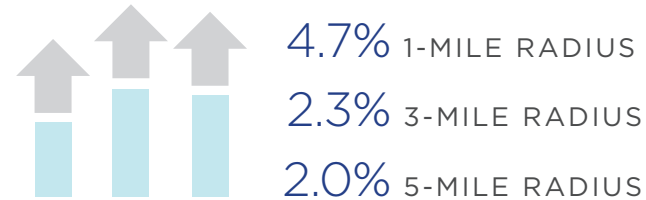
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Projected Households	16,889	103,466	184,639
2019 Estimated Households	15,219	92,627	165,612
2010 Census Households	7,912	68,257	126,771
2000 Census Households	5,785	64,542	117,428
2019 Total Occupied Units	15,219	92,627	165,612

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$150,000 or More	28.8%	16.9%	16.9%
\$100,000 to \$149,000	18.3%	12.8%	13.3%
\$75,000 to \$99,999	13.2%	11.6%	12.5%
\$50,000 to \$74,999	13.3%	15.2%	16.3%
\$35,000 to \$49,999	7.6%	11.9%	12.0%
Under \$35,000	18.9%	31.7%	29.1%
Average Household Income	\$113,095	\$84,796	\$91,543
Median Household Income	\$115,087	\$77,906	\$70,827
Per Capita Income	\$70,477	\$40,326	\$41,244

LOCATION DEMOGRAPHICS

AUSTIN, TEXAS 78704

POPULATION GROWTH 2010-2019



HOUSEHOLDS BY EXPENDITURE

	1 MILE	3 MILES	5 MILES
Total Monthly Retail Expenditures	\$2,975	\$2,405	\$2,554
Consumer Expenditure Top 10 Categories			
Shelter	\$1,379	\$1,112	\$1,171
Transportation	\$1,138	\$922	\$981
Food and Beverages	\$927	\$757	\$801
Health Care	\$510	\$419	\$446
Utilities	\$443	\$372	\$394
Entertainment	\$366	\$289	\$308
Household Operations	\$255	\$202	\$214
Apparel	\$231	\$184	\$195
Furnishings and Equipment	\$227	\$179	\$191
Contributions	\$222	\$170	\$181

POPULATION PROFILE

	1 MILES	3 MILES	5 MILES
2019 Estimate Total Population	17,488	132,587	392,496
Under 20	28,652	237,740	450,153
20 to 34 Years	8,190	70,703	120,131
35 to 39 Years	2,375	15,824	30,063
40 to 49 Years	3,406	22,884	45,719
50 to 64 Years	3,924	26,394	54,565
Age 65+	2,593	18,942	37,832
Median Age	34.8	31.4	32.6
Population 25+ by Education	18,817	128,887	249,114
Elementary (0 to 8)	392	6,971	16,217
Some High School (9 to 11)	410	5,612	13,054
High School Graduate (12)	1,485	15,603	37,317
Some College (13-15)	2,417	19,100	37,299
Associate Degree Only	847	6,138	11,479
Bachelor Degree Only	7,872	46,416	81,656
Graduate Degree	5,393	29,048	52,092

MEET THE TEAM



BRAD LYBRAND

Senior Vice President

Land Brokerage

blybrand@newquest.com

713.438.9516



GLENN DICKERSON

Vice President

Land Brokerage

gdickerson@newquest.com

281.477.4384

CONTACT BROKER FOR DUE DILLIGENCE INFORMATION



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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
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