



**901 E 15th St.**

Austin, TX 78702

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**OFFERING MEMORANDUM**

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**NAIpartners**

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**McCullough-Jaynes**  
Investment Group

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## Disclaimer

This broker's price opinion is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. NAI Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

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# Offering Summary

## INVESTMENT HIGHLIGHTS

- Beautiful Mixed Use Property with Medical Office & Residential
- Property to be Delivered Vacant
- Current Zoning - LO-MU-CO-NP
- Irreplaceable Real Estate with Tremendous Visibility From I-35 Which Sees Over 230,000 VPD
- Minutes From University of Texas and the Frank C Erwin Special Events Center
- Excellent Surrounding Demographics With the Median Household Income Above \$84,000

## PRICING OVERVIEW

**PRICING**

CONTACT BROKER

## PROPERTY INFORMATION

**PROPERTY ADDRESS**

901 E 15th St. AKA  
1421 Olander St .  
Austin, TX 78702

**BUILDING AREA**

5,684 Sq. Ft.

**LOT SIZE**

0.1377 AC



# Exterior Photos



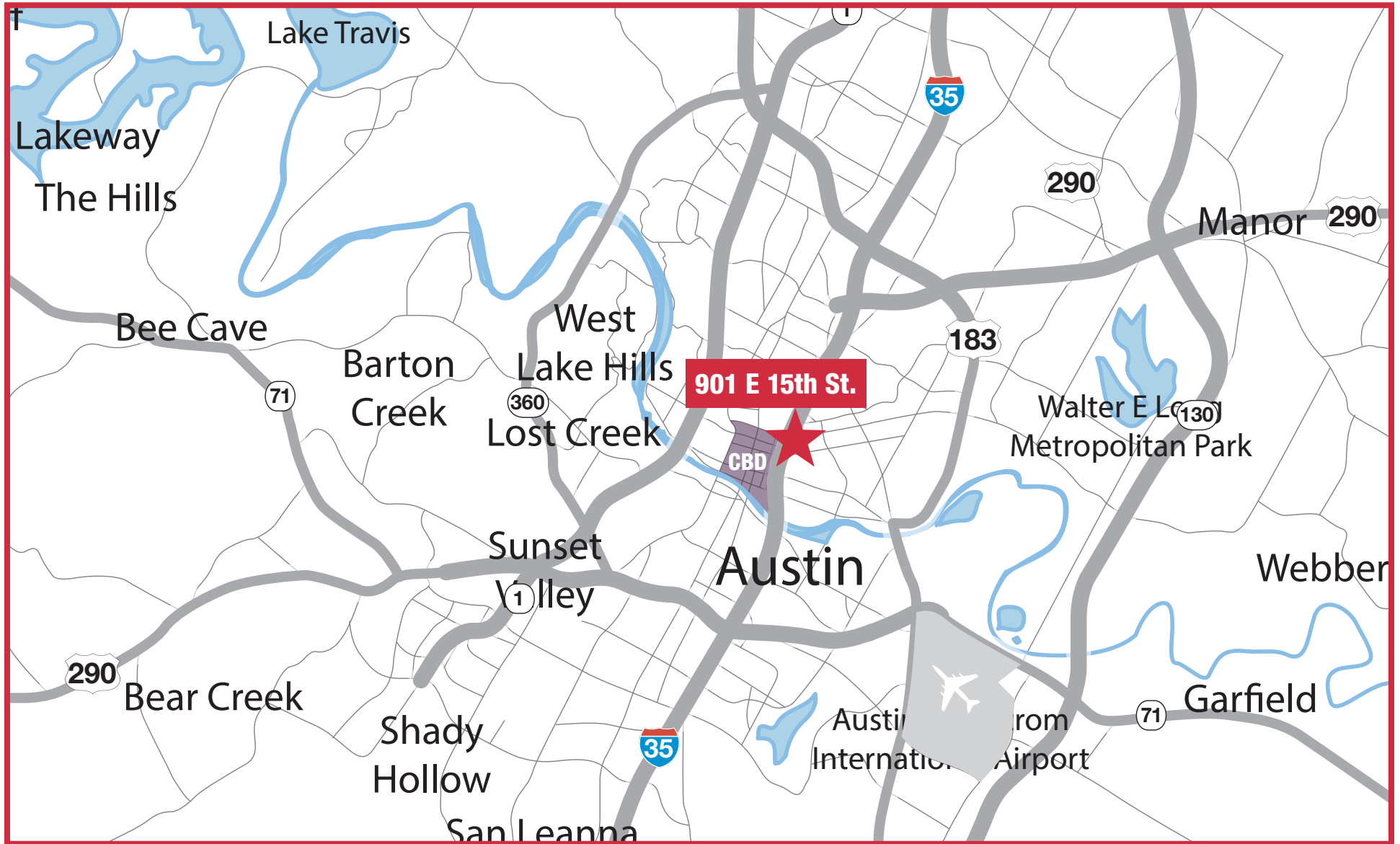
# Interior Photos



**The Capitol**



# Aerial Map



# Austin's Corporate Desirability





# Why Austin is the #1 City of the Future

## Population Growth of 2.5% Annually

- Austin has been #1 in population growth for 8 years in a row, according to CBS Austin
- City of Austin is home to nearly 965,000 residents with almost 2.2 million people residing in the Austin-Round Rock metropolitan area. Austin has been #1 in population growth for 8 years in a row, according to CBS Austin
- Population in Austin increased by 32.7% between 2009 and 2018
- Austin remains one of the top destinations for migrating talent, with about 6.7% of Austin residents in 2018 having lived elsewhere just one year earlier
- The Austin Metropolitan Area is predicated to experience a population growth rate of 31.6% between 2020 and 2030

## Increasing Job Opportunity

- GDP of Austin-Round Rock is more than \$146.7 billion, according to the Federal Reserve Bank of St. Louis, and has grown by nearly 64% since 2010
- Job growth in Austin last year was 3.3%
- Kiplinger projects job growth in Texas will be 1.6% in 2020, with Austin having employing growth of around 2% after eight solid years of “red hot” gains
- Unemployment rate in the Austin metro area is 2.4%



**#1 Best Place to Live 2019**

**#3 Best Place to Live 2020-2021**

**Statesman**

**#1 Fastest Growing Large City in  
the Country**



**#1 Real Estate Market to Invest 2020**



**#1 US City to Start a Business**



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## 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.

11-2-2015



### 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:
  - o 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
  - o 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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Buyer/Tenant/Seller/Landlord Initials

Date