



Oldham
Goodwin

FOR SALE DOWNTOWN OFFICE REDEVELOPMENT SITE

614 East 12th Street | Austin, TX 78701



OFFERING SUMMARY

OLDHAM GOODWIN is pleased to exclusively present 614 East 14th Street for sale in Austin, Texas. This prime development tract situated in the heart of downtown Austin is less than half a mile from the Texas State Capital, Waterloo Park, Dell Seaton Medical Center, and the University of Texas. Eligible for the Downtown Density Bonus Program, the site allows for a Max Floor Area Ratio of 15:1 and a max height of 400’.

The existing 7,338 SF office building is in excellent condition and can continue to be occupied until redevelopment.



TBD BY
MARKET



BUILDING SIZE
7,338 SF



LAND SIZE
**0.2534 AC or
11,040 SF**



EXCELLENT DEVELOPMENT POTENTIAL

- .25 acre site prime for redevelopment in Austin's Central Business District
- Eligible for downtown density bonus program with maximum floor area ratio of 15:1 and max height of 400'
- Well located in one of the fastest growing metros in the country

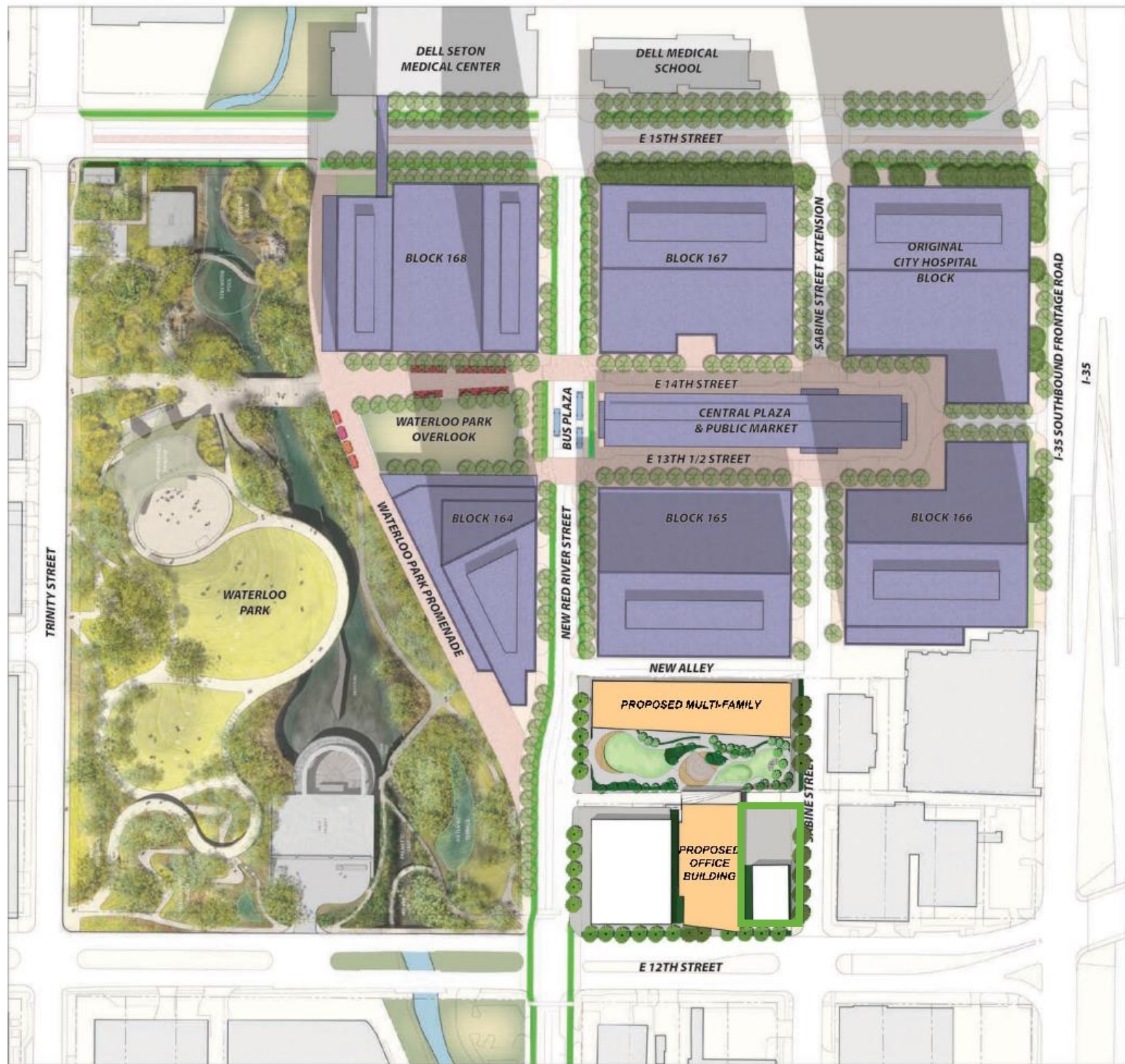
STRONG LOCATION

- Frontage along East 12th Street and Sabine Street
- Close proximity to Texas State Capital, Waterloo Neighborhood Park, Symphony Square, and the University of Texas
- Easy access to Interstate 35
- Close proximity to over 300 restaurants and bars

WELL MAINTAINED OFFICE BUILDING

- Existing 7,338 SF office building was built in 2003 and is in excellent condition
- Building features 14 private offices, two bullpens, one conference room, and one board room
- 21 total parking spaces with 5 covered spaces







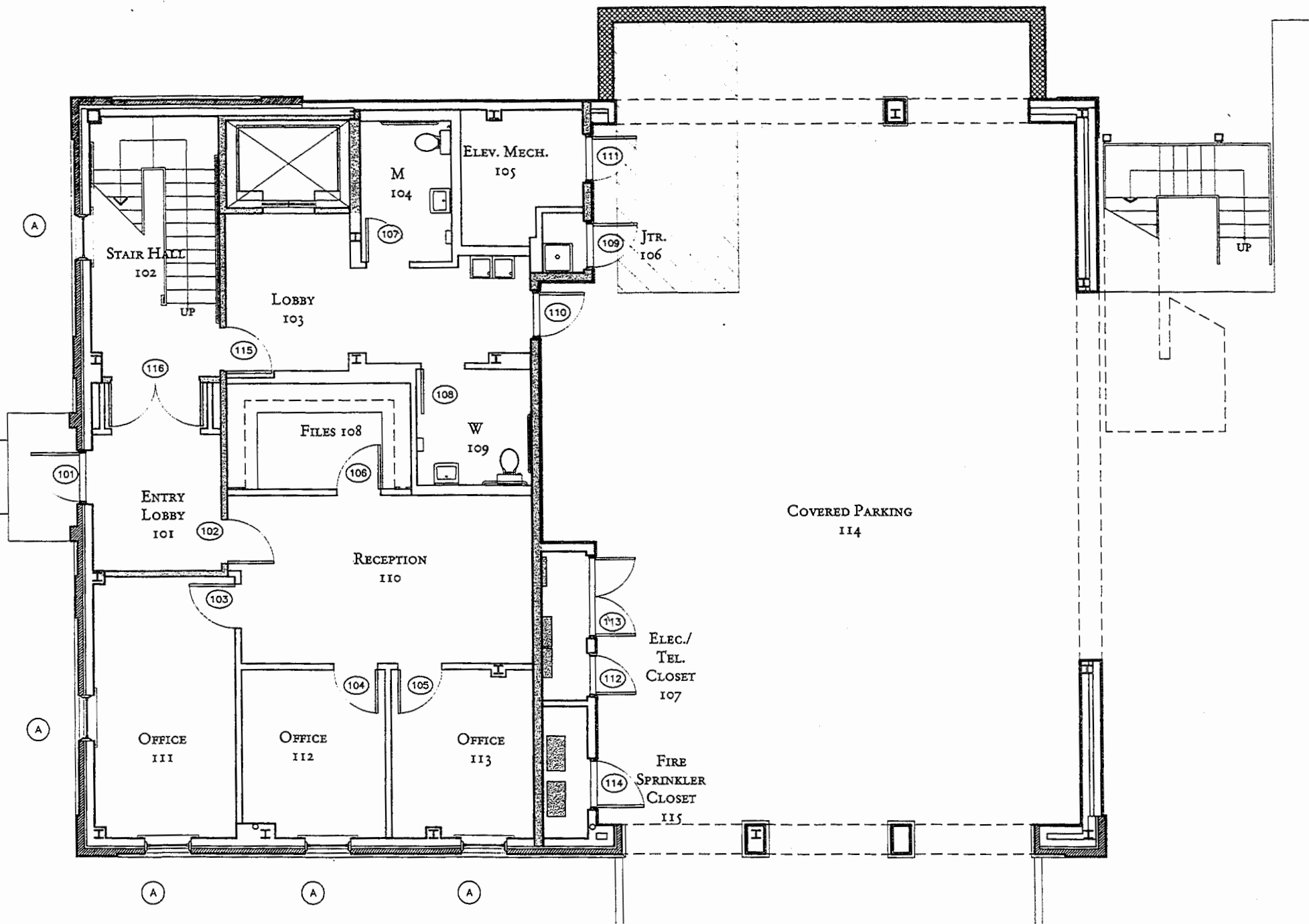
BUILDING SPECIFICATIONS

Building Area	7,338 SF
Year Built	2003
Foundation	Reinforced concrete slab
Exterior Walls	Stone, Stucco, Concrete
Roof Cover	Built up asphalt and standing seem tin roof
Utilities	Austin Water, Austin Energy, Texas Gas Service, multiple telecommunications providers
Parking	21 parking spaces

DOWNTOWN DENSITY BONUS PROGRAM

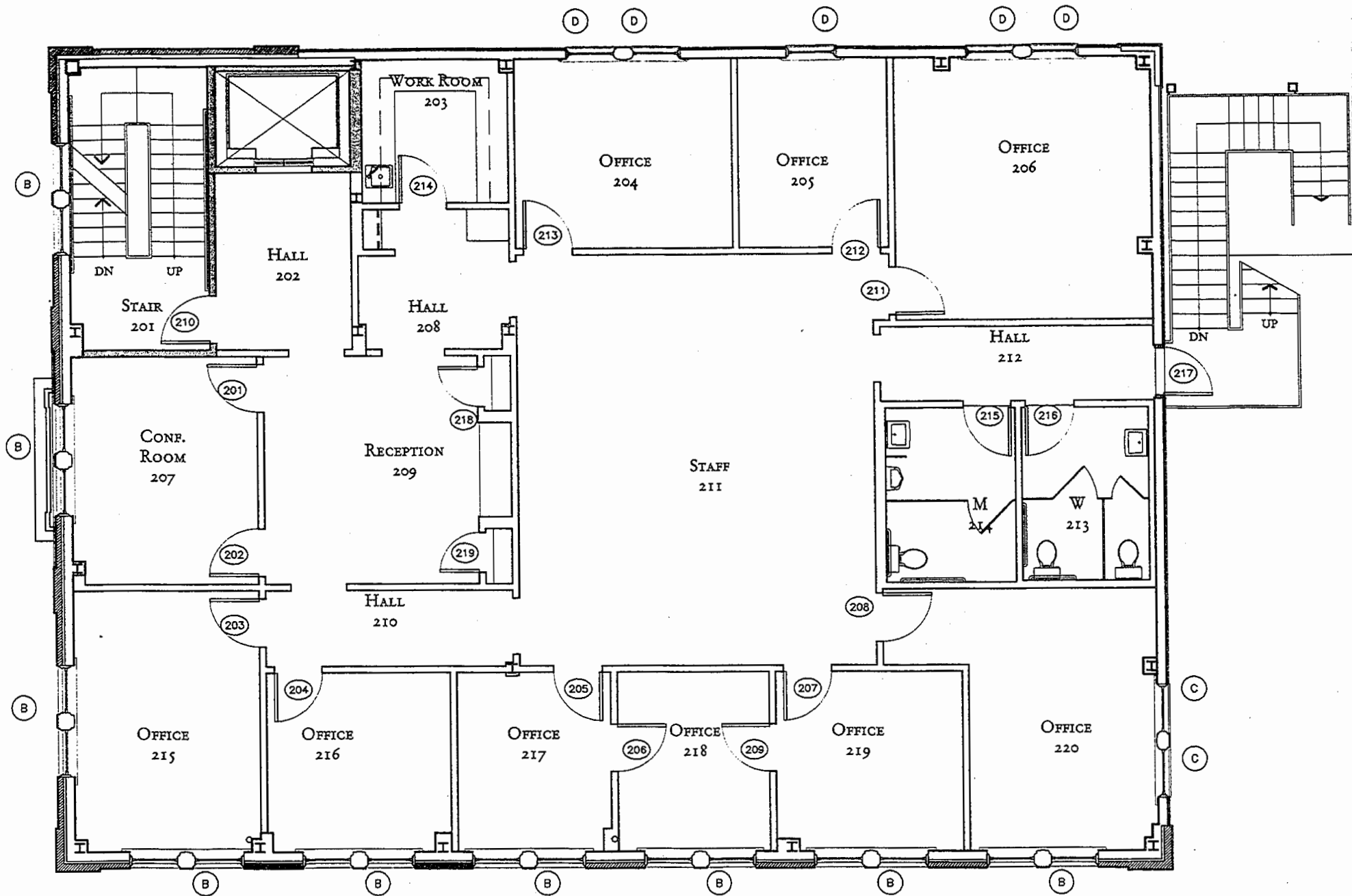
Address	614 East 12th Street, Austin, Texas 78701
Size	0.2534 AC or 11,040 SF
Floor Area Ratio	15:1
Max Height	400'
Zoning	CS
Frontage	~70' along East 12th Street ~170' along Sabine Street





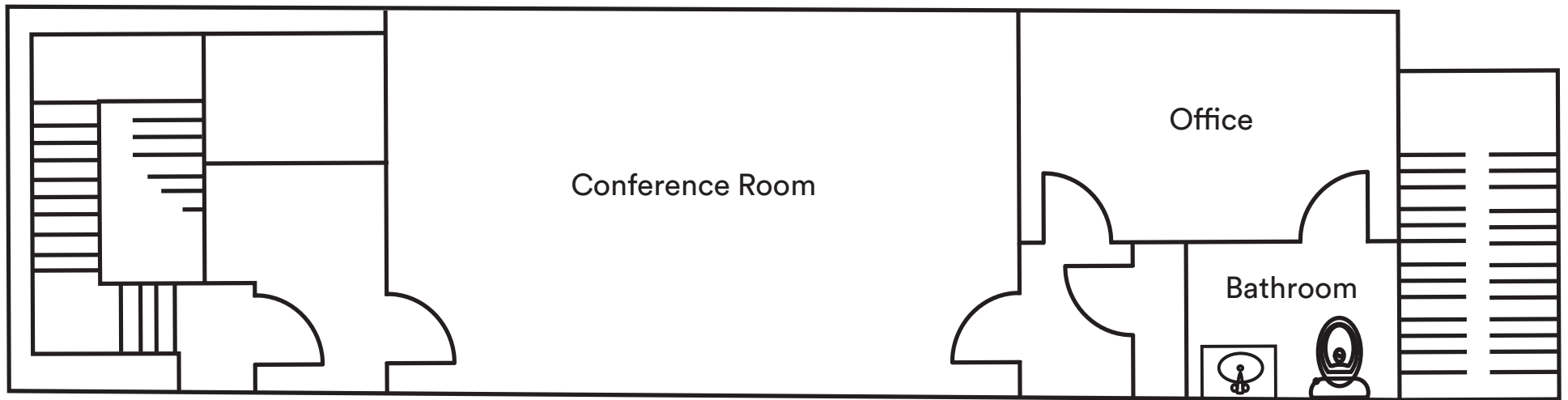
FIRST FLOOR PLAN

SCALE 1"=10'



SECOND FLOOR PLAN

SCALE 1"=10'



Third Floor Plan
Drawn from plans



2021 DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

26.9K

HOUSEHOLD
INCOME

\$131K

CONSUMER
SPENDING

\$322M

3 MILE

ESTIMATED
POPULATION

205K

HOUSEHOLD
INCOME

\$106K

CONSUMER
SPENDING

\$2.8B

5 MILE

ESTIMATED
POPULATION

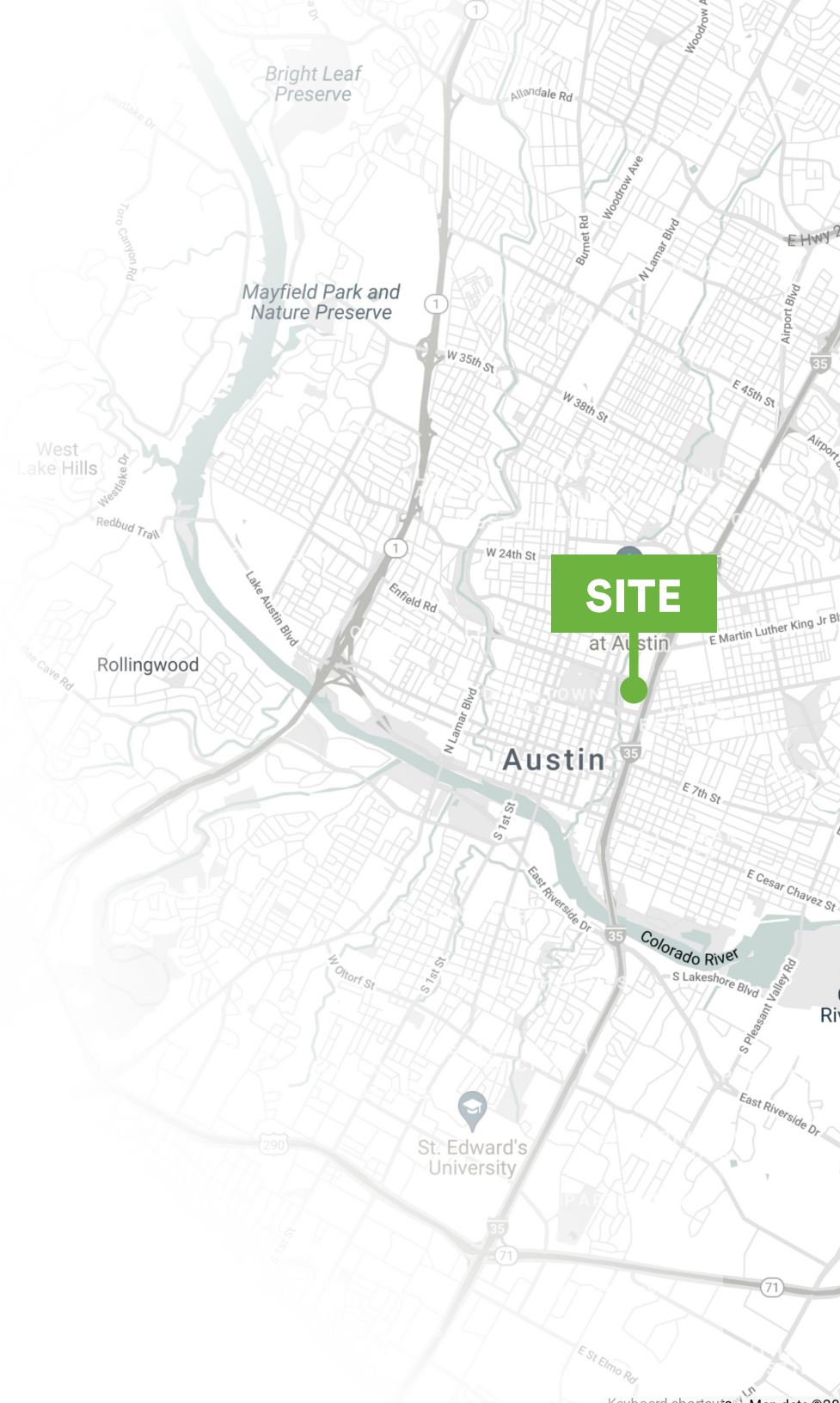
385K

HOUSEHOLD
INCOME

\$103K

CONSUMER
SPENDING

\$5.1B



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



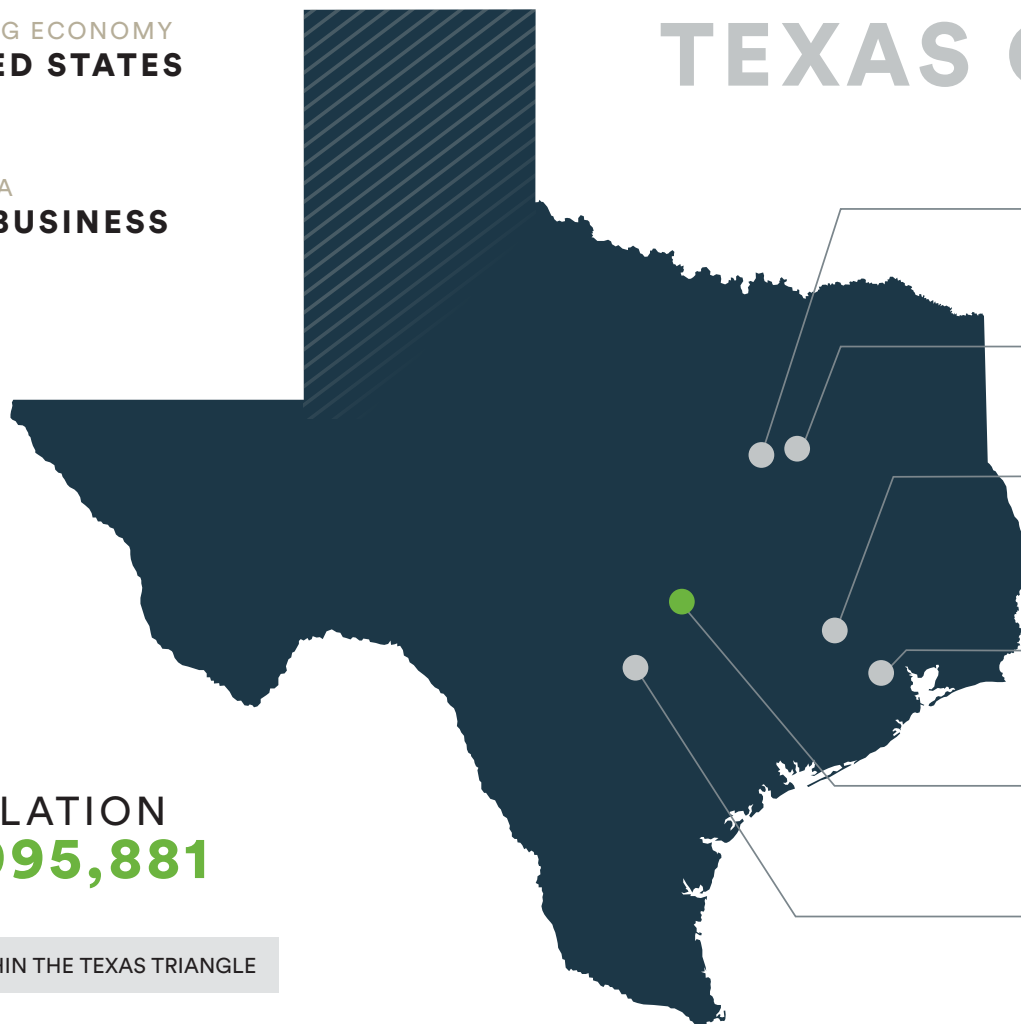
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

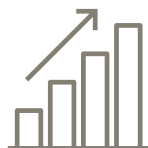
4TH LARGEST POPULATION
IN THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

AUSTIN, TEXAS MSA



POPULATION
2,117,000

2

FORTUNE 500
COMPANIES BASED
IN AUSTIN

#1

JOB MARKET
IN THE UNITED
STATES



#1 BEST CITY TO LIVE IN AMERICA
#1 US TECH HUB
#1 BEST CITY TO START A BUSINESS



THE UNIVERSITY OF TEXAS
HOME OF NUMBER 4 RANKED UNIVERSITY
FOR PATENTS GRANTED TO HIGHER EDUCATION INSTITUTIONS



AUSTIN BERGSTROM INTERNATIONAL AIRPORT
2ND BEST UNITED STATES AIRPORT
IN FODOR'S 2019 TRAVEL AWARDS

11TH

LARGEST CITY
IN THE UNITED STATES



HOME TO OVER 200 LIVE MUSIC VENUES
AND OVER 2,000 BANDS AND PERFORMING ARTS



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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;
 - » 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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Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.