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INVESTMENT SUMMARY

3100 Alvin Devane B

3100 ALVIN DEVANE, AUSTIN, TEXAS 78741

Executive Summary

Cushman & Wakefield’s Central Texas Capital Markets Team is pleased to present 3100 Alvin Devane, Building B, a highly versatile conference and events facility located in the rapidly expanding Southeast Austin submarket. Originally constructed as a flex manufacturing building, the asset underwent a comprehensive Class A renovation in 2014, delivering modern event, meeting, office, and warehouse space with premium finishes throughout.

The stand alone single story building is currently operating as a full conference and event center hosting corporate events from a myriad of industries around the country. The location near the Austin Bergstrom Airport, Downtown Austin, South Austin amenity centers make it ideal for Conference and event operators seeking a turn-key Austin Location.

Offered vacant, the building provides immediate occupancy potential in a corridor experiencing significant growth and demand. Its strategic location near Downtown Austin, Austin-Bergstrom International Airport, IH-35, and with direct access off Highway 71 further enhances its appeal to both local and national operators.



HIGH GROWTH SOUTHEAST AUSTIN LOCATION

- 2.3 miles from Austin Bergstrom International Airport ideal for executives flying in and out same day
- 2.3 miles from the US 71 and US 183 Interchange providing easy access to nearly all parts of Austin
- 3.3 Miles from Downtown Austin
- 5 miles from Tesla Gigafactory
- 30 minute drive from Bastrop housing SpaceX, Boring Company, Starlink and X Headquarters



0%
LEASED

±36,888
TOTAL SF

Condo Interest
LAND SIZE (AC)

2.4
ACRES



WESTLAKE
HILLS

ROLLINGWOOD

BARTON HILLS

SOUTH LAMAR

TARRYTOWN

ZILKER
PARK

CBD

THE UNIVERSITY OF
TEXAS AT AUSTIN

INTERSTATE
35

RAINEY ST.
DISTRICT

LADY BIRD
LAKE

Google

ORACLE

EAST RIVERSIDE CORRIDOR
EAST RIVERSIDE DR

E OLTORF ST

OPPORTUNITY
ZONE



SPANSION

ALVIN DEVANE BLVD

100% LEASED FLEX

3100 ALVIN DEVANE B

3100 ALVIN DEVANE IS LOCATED LESS
THAN 7 MINUTES FROM THE AUSTIN
BERGSROM INTERNATIONAL AIRPORT

LOCATED 5 MINUTES FROM
THE CBD AND 7 MINUTES FROM
THE AUSTIN BERGSTROM
INTERNATIONAL AIRPORT

CENTENE
Corporation

Well-known companies all over the place

The map illustrates the presence of well-known companies across Austin, Texas, highlighting a diverse range of industries. The companies are distributed throughout the city, with a concentration in the Central Business District (CBD) and surrounding areas. The map includes major highways and landmarks, providing a geographical context for the distribution of these companies.

Companies shown on the map include:

- Seton
- Austin Community College
- StDavid's Medical Center
- legalzoom
- AT&T
- NVIDIA
- URS
- State Farm
- BLIZZARD ENTERTAINMENT
- ORACLE
- Polycom
- EA
- ebay
- PayPal
- DELL
- ups
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- ShoreTel
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SITE DESCRIPTION

Address	3100 Alvin Devane Blvd, Building B Austin, Texas 78741
Access	East Oltorf Street, Highway 71 and Alvin Devane Drive
County	Travis
Land Size	2.4080 Acres
Zoning	LI-NP Limited Industrial Service District combined with Neighborhood Plan Combining District
Occupancy	Vacant
Parking	99 Surface Spaces 2.68/1,000 SF Total Spaces



EXISTING SITE PLAN



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;
 - 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.

CONFIDENTIALITY AGREEMENT

Cushman & Wakefield has been engaged as exclusive advisors to the Seller (the “Seller”), in connection with Seller’s solicitation of offers for the purchase of the fee simple interest in 3100 Alvin Devane, Building B, located in Austin, Texas. (“The Property”). The Property is being offered on an “AS IS” basis. This Offering Memorandum is furnished to prospective purchasers on a confidential basis solely for the purpose of prospective purchasers determining whether or not to submit an offer to purchase the Property. The information contained herein, or any other related information provided by Seller may not be reproduced, redistributed, or used in whole or in part for any other purpose. No person has been authorized to give any information or to make any representation or warranty, either express or implied, other than that contained in an executed purchase agreement subject to any disclaimer or limitations set forth therein. Information or representations given or made in any other form, should not be relied upon.

While Seller has no reason to believe that the information provided herein, or in the due diligence materials, contains any material inaccuracies, neither Seller nor any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc., make any representations or warranties, express or implied, as to the validity, accuracy or completeness of the information provided or to be provided except as may be set forth in an executed purchase agreement, subject to any disclaimers or limitations set forth therein. Without limiting the generality of the foregoing sentence, nothing herein shall be deemed to constitute a representation, warranty or promise by Seller or any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc., as to the future performance of the Property or any other matters set forth herein.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in the Due Diligence Materials, shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or any of its officers, directors, shareholders, owner’s employees, agents, members, managers, etc., for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Prospective purchasers are not to construe the contents of this Offering Memorandum, any Due Diligence Materials or any prior or subsequent communications from Seller or any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc. as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.





3100 Alvin Devane

AUSTIN, TEXAS

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