



Austin Continuum

253,418 SF 2-Story Vacant Building

29 Acre Site
14231 Tandem Blvd
Austin, TX 78728

[CLICK TO SIGN
CONFIDENTIALITY AGREEMENT
AND DOWNLOAD
OFFERING MEMORANDUM](#)

INVESTMENT SUMMARY

THE ASSET



14231 TANDEM BLVD, AUSTIN, TX



253,418 RSF VACANT BUILDING



ABUNDANT ELECTRICAL POWER AND REDUNDANCY ON SITE



PROPERTY PROVIDES OPPORTUNITY FOR REDEVELOPMENT TO A VARIETY OF USES AND HAS NEW CONSTRUCTION MULTIFAMILY ALL AROUND IT



LOCATED IN THE AUSTIN ETJ ZONING, OUTSIDE OF THE AUSTIN ENERGY SERVICE AREA. THIS ALLOWS OWNERSHIP TO TAKE ADVANTAGE OF A DEREGULATED POWER MARKET; IDEAL FOR TENANTS WITH LARGE POWER REQUIREMENTS



ADDITIONAL 10.59 ACRE SITE FOR EXPANDED PARKING OR ADDED RETAIL OR SHALLOW BAY DEVELOPMENT



COMPLETELY RENOVATED WITH OVER \$23 MILLION INVESTED



DESIRABLE INFILL NORTHWEST AUSTIN LOCATION WITH CLOSE PROXIMITY TO DOMAIN



EXCELLENT VISIBILITY ALONG MOPAC EXPRESSWAY AND QUICK ACCESS TO IH-35 AND THE 45 TOLLWAY

INVESTMENT SUMMARY

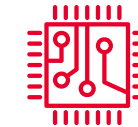
Cushman & Wakefield's Central Texas Capital Markets team is pleased to present to the market, Austin Continuum, a 253,418 square foot two story project located on a 29 acre site along Mopac Expressway. Situated five miles from Austin's Central Business District and less than two miles from The Domain, the project has easy access to all parts of the city via the Mopac expressway. Tenants are less than 5 miles from the Domain mixed use project and numerous retail and hotel support amenities surround the project.

Austin Continuum offers the ability to add additional parking or develop the Mopac frontage with a variety of product including hotel, retail or shallow bay industrial. The project has a world class fitness center and is a blank slate for a user or investor to add value.

POTENTIAL FUTURE USES



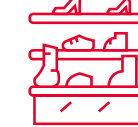
Retail



Semiconductor



Office



Showroom



Self Storage



Alternative Use



North Parcel (Lot 1A + Lot 1)
1,269,655 SF | 29.15 Acres

Commercial Design Allowable IC

PER CCR | 75% | 952,241 SF Allowable IC
Per City of Austin Code | 65% | 825,275 SF Allowable IC

Lot 1A
808,319 SF | 18.56 Acres

Impervious Cover

Existing 2 Story Building + Parking
601,727 SF IC | 47.39% of Total North Parcel Site

Lot 1
461,236 SF | 10.59 Acres

Commercial Design Allowable IC

Existing IC on Lot 1 | 19,330 SF (Included in Totals Below)

CCR | 369,844 SF Buildable Impervious Cover
(350,514 SF Buildable IC Additive to Existing IC)

City Of Austin | 242,878 SF Buildable Impervious Cover
(223,548 SF Buildable IC Additive to Existing IC)

Future Redevelopment

- Medical Office
- Flex Manufacturing/Distribution
- Multifamily
- Alternative
- Life Science
- Office User
- Self Storage
- Charter/Trade School
- High Density Office
- Strip Retail
- Datacenter
- Vehicle Showroom
- Car Dealership



Austin Continuum
LOT 1A
253,418 RSF BUILDING
18.56 ACRES

POTENTIAL DEVELOPMENT SITE
LOT 1
10.59 ACRES



Austin CBD

THE DOMAIN
A SIMON MALL

icumedical
human connections

COTTAGES
AT WELLS BRANCH

CONSERVATORY
AT NORTH AUSTIN
A Discovery Management Group Community

Single Trce

Cirrascale

Tandem Drive

The Mia
(345 units)

Austin Continuum

Mopac Expressway

Lot 1A
18.56 Acres
Existing 2-Story Building

Lot 1
10.59 Acres

Merrilltown Drive

DRIVE TIMES



20 MIN
DOWNTOWN



10 MIN
DOMAIN



22 MIN
AIRPORT



INSTITUTIONAL GROUP

TODD MILLS
Executive Managing Director
C: 210.771.0570
todd.mills@cushwake.com

HUNTER MILLS
Director
C: 210.269.5927
hunter.mills@cushwake.com

MARKET LEASING EXPERT

JOE BROCKMAN
Managing Director
C: 512.370.2440
joe.brockman@cushwake.com

DEBT & EQUITY

CHASE JOHNSON
Managing Director
C: 281.704.6189
O: 512.474.2400
chase.johnson@cushwake.com

CALEB RIEBE
Senior Associate
C: 512.439.6720
O: 512.474.2400
caleb.riebe@cushwake.com

**CLICK TO SIGN
CONFIDENTIALITY AGREEMENT
AND DOWNLOAD
OFFERING MEMORANDUM**

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.