



OFFERING MEMORANDUM

GASTON PLACE SHOPPING CENTER

1804 BRIARCLIFF BLVD, AUSTIN, TX 78723

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THE OPPORTUNITY

GASTON PLACE SHOPPING CENTER AUSTIN, TX

Secure Net Lease, as the exclusive listing broker and marketing advisor, is pleased to present the offering of Gaston Place Shopping Center, a fully stabilized shopping center located in the rapidly redeveloping submarket of North Mueller in Austin, TX.

The Property is located less than a quarter of a mile southwest of the I-35/U.S. 290 intersection and less than 15 minutes away from downtown Austin/Austin airport. Gaston Place is advantageously positioned less than a block from the brand-new Windsor Commons mixed-use multifamily development, which consists of 404 residential units along with a Class-A retail component. The Property features one of Austin's most highly-sought restaurants—Little Deli & Pizzeria—who recently spent ~\$1.2M on their finish out.

Gaston Place benefits from below market rents with an average base rental rate of only \$18.94 psf, while other tenants in the center currently pay \$30.60 psf. Additionally, nearby shopping centers are asking \$38 psf, which speaks to the upside through rental increases to meet market rates. The asset also has the potential for vertical redevelopment in the future, creating an opportunistic covered land play with major potential upside.

The offering of Gaston Place presents a unique opportunity to acquire a stabilized, multi-tenant retail property perfectly positioned for future redevelopment in a continuously growing and highly sought-after submarket of the booming Austin, TX.

INVESTMENT OVERVIEW

GASTON PLACE SHOPPING CENTER **AUSTIN, TX**

OFFERING SUMMARY

Price **\$2,850,000**

Cap Rate **5.95%**

Net Operating Income **\$169,589**

Price PSF **\$311.48**

Occupancy **100%**

Year Built / Renovated **1960 / 2024**

Gross Leasable Area **9,150 SF**

Lot Size **1.12 Acres**

CONTACT FOR DETAILS

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\$2,850,000

5.95% CAP

- ✓ **Below Market Rents** - The Property currently has an average base rental rate of only \$18.95 PSF while other tenants in the center are paying a base rate of \$30.60 PSF, and nearby shopping centers are asking \$38 PSF; this creates significant upside through rental increases to meet market rates.
- ✓ **Potential Redevelopment Opportunity** - Gaston Place is positioned for an aggressive vertical redevelopment, creating a significant upside opportunity for investors with development capabilities.
- ✓ **Located Just North of The Mueller District with Proximity to Downtown and UT Campus** - The Mueller District is a Modern East Austin neighborhood featuring popular retail, offices, and residential. Gaston Place is perfectly positioned to benefit from the recent growth in the submarket while enjoying immediate proximity to downtown Austin and The University of Texas.
- ✓ **High Household Income** - Situated in a high-spending submarket, the property benefits from impressive average household incomes of \$107,031 within one mile and \$139,119 within five miles.
- ✓ **Adjacent to Brand-New, Mixed-Use Development** - Gaston Place is adjacently located to Windsor Commons, a brand new, class-A, mixed-use multi-family and retail development that is now entering the second phase of the project.
- ✓ **Features a Popular Restaurant with Recent Renovations** - The second location of local favorite restaurant, Little Deli & Pizzeria, has recently put over \$1 million in renovations and benefits from booming business, bringing much extra attention to the center.
- ✓ **Minimum Landlord Responsibilities** - 4 of the 5 tenants are on full NNN lease structures, minimizing landlord exposure.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

RENT ROLL

GASTON PLACE SHOPPING CENTER AUSTIN, TX

TENANT	SUITE	GLA	%	START	END	ANNUAL	BASE RENT		RECOVERIES		LEASE
							MONTHLY	PSF	ANNUAL	PSF	
Little Deli & Pizzeria	1804 Briarcliff	3,958	43.3%	12/1/2016	12/31/2031	\$55,084	\$4,590	\$13.92	\$21,157	\$5.35	NNN
Pink Latina Studio & Events	1810 Briarcliff	2,300	25.1%	4/1/2025	3/31/2030	\$42,000	\$3,500	\$18.26	\$12,295	\$5.35	NNN
Church	1909 Wheless	1,200	13.1%	9/1/2022	8/31/2027	\$24,000	\$2,000	\$20.00	\$6,415	\$5.35	NNN
Kamaya Hair Salon & Barber Shop	1907 Wheless	1,000	10.9%	8/1/2024	7/31/2029	\$30,600	\$2,550	\$30.60	\$5,345	\$5.35	NNN
AA Office	1905 Wheless	692	7.6%	3/1/2022	2/28/2027	\$21,600	\$1,800	\$31.21	\$0	\$0.00	Gross
Total Count/GLA	5	9,150	100%		Totals	\$173,284	\$14,440		\$45,212		
Occupied	5	9,150	100%								
Available	0	0	0%								
Total Avg Rent/GLA	\$18.94	9,150	100%								

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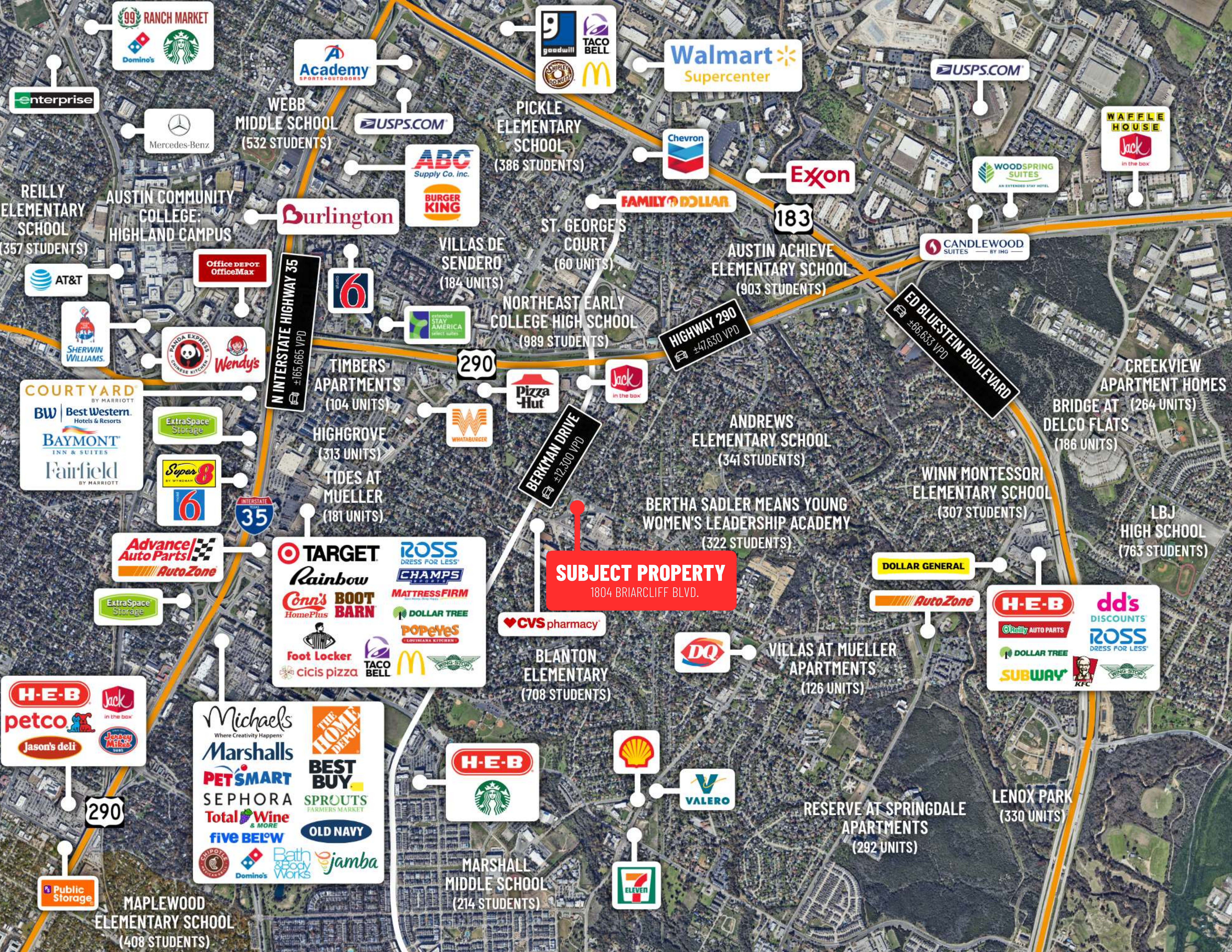
INCOME AND EXPENSE ANALYSIS

GASTON PLACE SHOPPING CENTER **AUSTIN, TX**

Subject Property

	IN-PLACE CASH FLOW	PSF
Base Rent	\$173,284	\$18.94
Expense Reimbursements		
Tax Recoveries	\$24,623	\$2.69
Insurance Recoveries	\$9,958	\$1.09
CAM Recoveries	\$4,160	\$0.45
Management Recoveries	\$6,471	\$0.71
Total Expense Reimbursements	\$45,212	\$4.94
Total Gross Revenue	\$218,496	\$23.88
Effective Gross Revenue (EGR)	\$218,500	\$23.88
OPERATING EXPENSES		
Total Real Estate Taxes	\$26,638	\$2.91
Total Insurance	\$10,773	\$1.18
Total Common Area Maintenance	\$4,500	\$0.49
Management Fee	\$7,000	\$0.77
Total Recoverable Expenses	\$48,911	\$5.35
Total Non-Recoverable Expenses	\$0	\$0
Total Operating Expenses	\$48,911	\$5.35
Net Operating Income	\$169,589	\$18.53





SUBJECT PROPERTY
1804 BRIARCLIFF BLVD.

99 RANCH MARKET
Domino's
Starbucks

enterprise
Mercedes-Benz

REILLY ELEMENTARY SCHOOL (357 STUDENTS)
AUSTIN COMMUNITY COLLEGE: HIGHLAND CAMPUS

AT&T
SHERWIN WILLIAMS
PANDA EXPRESS
Wendy's

COURTYARD BY MARRIOTT
BW Best Western Hotels & Resorts
BAYMONT INN & SUITES
Fairfield BY MARRIOTT

ExtraSpace Storage
Super 8
6

Advance Auto Parts
AutoZone
ExtraSpace Storage

H-E-B
petco
Jason's deli
Jack in the box
Jersey Mike's

290
Public Storage
MAPLEWOOD ELEMENTARY SCHOOL (408 STUDENTS)

Michael's
Marshall's
PET SMART
SEPHORA
Total Wine & MORE
five BELOW
Chipotle
Domino's
Bath & Body Works
jamba

Academy SPORTS+OUTDOORS

USPS.COM
WEBB MIDDLE SCHOOL (532 STUDENTS)

Burlington
ABC Supply Co. Inc.
BURGER KING

6
Office DEPOT OfficeMax

TIMBERS APARTMENTS (104 UNITS)
HIGHGROVE (313 UNITS)
TIDES AT MUELLER (181 UNITS)

35
TARGET
Rainbow
Conn's HomePlus
BOOT BARN

Foot Locker
cicis pizza
TACO BELL
MCDONALD'S
WING STOP

THE HOME DEPOT
BEST BUY
SPROUTS FARMERS MARKET
OLD NAVY

H-E-B
Starbucks

MARSHALL MIDDLE SCHOOL (214 STUDENTS)

goodwill
TACO BELL
SHIPLEY DONUTS
MCDONALD'S

PICKLE ELEMENTARY SCHOOL (386 STUDENTS)
Chevron
FAMILY DOLLAR

VILLAS DE SENDERO (184 UNITS)
ST. GEORGE'S COURT (60 UNITS)
NORTHEAST EARLY COLLEGE HIGH SCHOOL (989 STUDENTS)

290
Pizza Hut
Jack in the box
WHATABURGER

BERKMAN DRIVE ±12,300 VPD

CVS pharmacy

BLANTON ELEMENTARY (708 STUDENTS)

H-E-B
Starbucks

MARSHALL MIDDLE SCHOOL (214 STUDENTS)

7-ELEVEN

Walmart Supercenter

183
Exxon

AUSTIN ACHIEVE ELEMENTARY SCHOOL (903 STUDENTS)

HIGHWAY 290 ±47,630 VPD

ANDREWS ELEMENTARY SCHOOL (341 STUDENTS)
BERTHA SADLER MEANS YOUNG WOMEN'S LEADERSHIP ACADEMY (322 STUDENTS)

DQ

VILLAS AT MUELLER APARTMENTS (126 UNITS)

Shell
VALERO

RESERVE AT SPRINGDALE APARTMENTS (292 UNITS)

7-ELEVEN

USPS.COM

WOODSPRING SUITES
AN EXTENDED STAY HOTEL

CANDLEWOOD SUITES BY IHG

ED BLUESTEIN BOULEVARD ±66,633 VPD

WINN MONTESSORI ELEMENTARY SCHOOL (307 STUDENTS)

DOLLAR GENERAL
AutoZone

H-E-B
O'Reilly AUTO PARTS
DOLLAR TREE
SUBWAY
KFC
WING STOP

dd's DISCOUNTS
ROSS DRESS FOR LESS

LENOX PARK (330 UNITS)

Waffle House
Jack in the box

Waffle House
Jack in the box

CREEKVIEW APARTMENT HOMES
BRIDGE AT DELCO FLATS (186 UNITS)

LBJ HIGH SCHOOL (763 STUDENTS)

290

Exxon

HIGHWAY 290
±47,630 VPD

SONIC

CATHOLIC SCHOOLS
DIOCESE OF AUSTIN

any baby can

metro
by T-Mobile



East West
Autos

SANGRIA PARK
APARTMENTS
(246 UNITS)

FedEx



SUPERMERCADO
LOS VAQUEROS



OAKVIEW TERRACE
APARTMENTS I & II
(1000 UNITS)

CLAYTON LANE
APARTMENTS
(42 UNITS)

THE OLD
HOMESTEAD
(18 UNITS)

CITY VIEW HIGHGROVE
AT MUELLER
(313 UNITS)
(138 UNITS)

PNC

TIDES AT
MUELLER
(181 UNITS)

Wesley School

MUELLER
PLACE

ANDREWS
ELEMENTARY SCHOOL
(341 STUDENTS)

CVS pharmacy

SUBJECT PROPERTY
1804 BRIARCLIFF BLVD.

WINDSOR
COMMONS
(404 UNITS)



Austin
CREATIVE
REUSE

BERTHA SADLER MEANS YOUNG
WOMEN'S LEADERSHIP ACADEMY
(322 STUDENTS)

BERKMAN DRIVE
±12,300 VPD

GASTON PLACE
(100 UNITS)

TD TELEDYNAMICS

FLATS AT
WELLINGTON
(110 UNITS)

VELO FLATS

BLANTON
ELEMENTARY
(708 STUDENTS)



MARSHALL MIDDLE SCHOOL (214 UNITS)

misc. rentals AUSTIN, TX
40th AUSTIN FILM SOCIETY



OVERTURE MUELLER (201 UNITS)

AMLI ON ALDRICH (318 UNITS)

DOWNTOWN AUSTIN



THE JORDAN AT MUELLER APTS (132 UNITS)

RIVETTE TOWER (345 UNITS)



WINDSOR COMMONS

ALDRICH 51 APARTMENTS (240 UNITS)



SUBJECT PROPERTY
1804 BRIARCLIFF BLVD

BERKMAN DRIVE (12,300 VPD)

N INTERSTATE HIGHWAY 35 (165,665 VPD)



BRIARCLIFF BOULEVARD



PROPERTY PHOTOS

GASTON PLACE SHOPPING CENTER AUSTIN, TX



PROPERTY PHOTOS

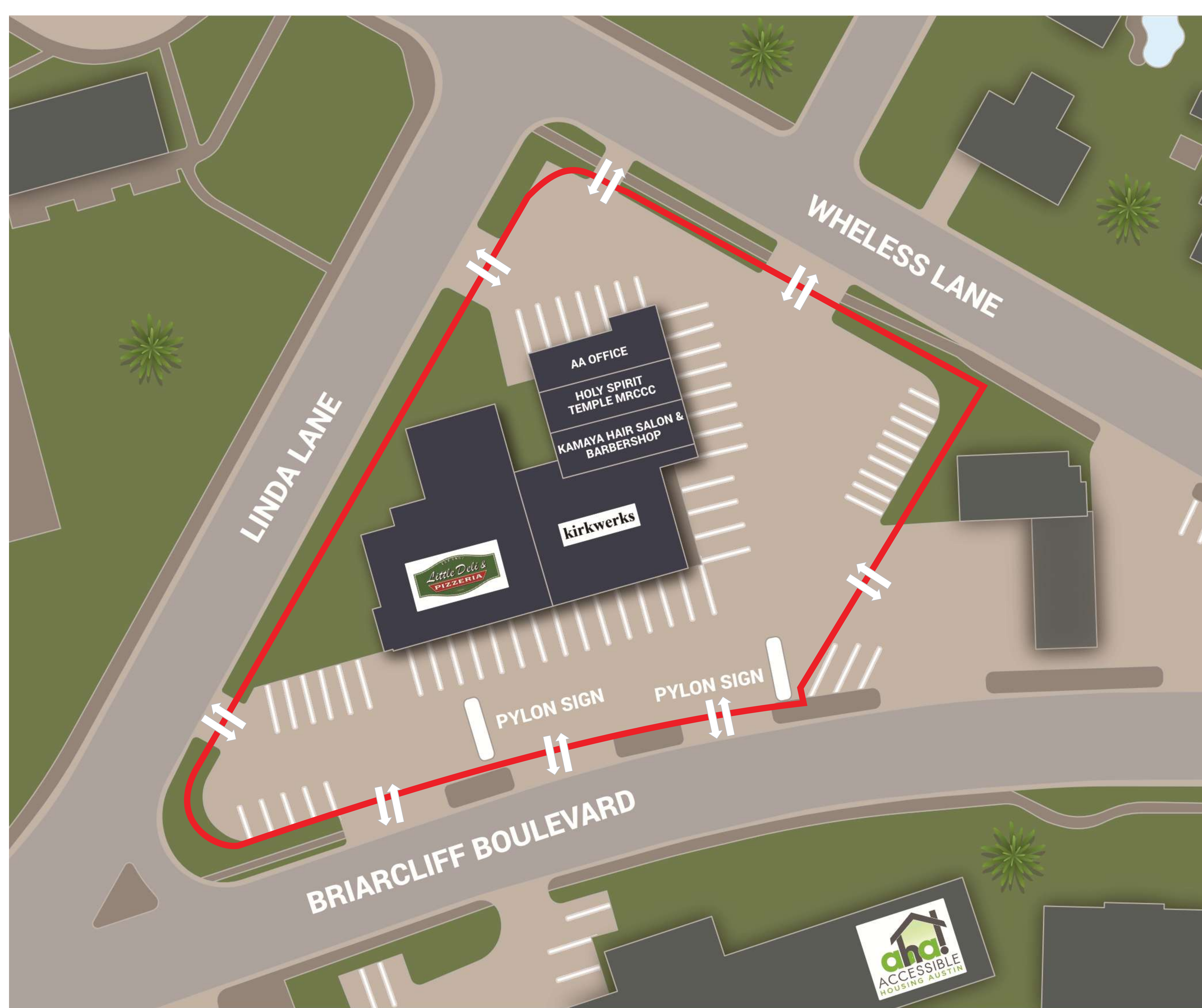
GASTON PLACE SHOPPING CENTER AUSTIN, TX



SITE OVERVIEW

GASTON PLACE SHOPPING CENTER AUSTIN, TX

	Year Built		1960/2024
	Building Area		±9,150 SF
	Land Area		1.12 AC



NEIGHBORING RETAILERS



LOCATION OVERVIEW

GASTON PLACE SHOPPING CENTER AUSTIN, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)


1. State Government (40,460)
2. The University of Texas at Austin (32,193)
3. H-E-B (22,955)
4. City of Austin (16,195)
5. Ascension Seton (14,842)
6. Federal Government (14,700)
7. Dell (13,000)
8. Tesla (12,277)
9. St. David's Healthcare (11,484)
10. Amazon (11,000)

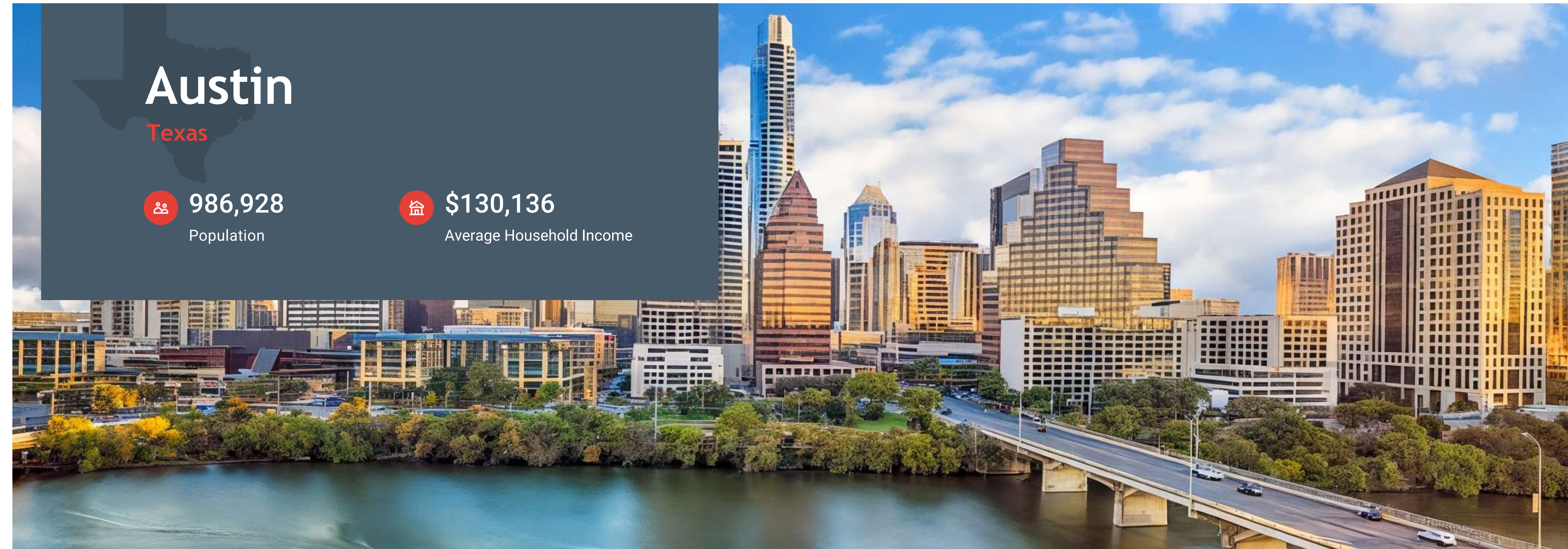
LOCATION OVERVIEW

GASTON PLACE SHOPPING CENTER AUSTIN, TX

Austin
Texas

 **986,928**
Population

 **\$130,136**
Average Household Income



Grown 11% Since 2020, at
Over 2.55M Residents

**MSA
POPULATION**

Austin is the 5th Largest
City in Texas

5th

Austin, Texas, is one of the fastest-growing cities in the United States, known for its vibrant culture, strong economy, and high quality of life.

As the state capital, Austin blends government, education, technology, and a thriving arts scene to create a unique and dynamic environment.

Austin, Texas, dubbed "Silicon Hills," has experienced rapid growth due to its thriving tech industry, vibrant cultural scene, and high quality of life.

The city is home to the University of Texas at Austin, a major research institution that contributes to its youthful energy and innovation. Austin's population continues

to rise, with an estimated 986,928 residents in 2024, while the broader metro area has grown to around 2.55 million people. This rapid expansion has brought both opportunities and challenges, particularly in terms of housing affordability and infrastructure. The economy in Austin is diverse and strong, driven by technology, government, healthcare, and education. Known as "Silicon Hills," Austin has attracted major tech companies such as Dell, Tesla, Apple, and Google, making it a significant hub for innovation and startups. The city's median household income has grown accordingly, reaching approximately \$103,717 in 2024. Austin is also famous for its vibrant lifestyle and entertainment options. The city is known as the "Live Music Capital of the World," hosting major festivals like South by Southwest (SXSW) and Austin City Limits (ACL). Its food scene is just as lively, featuring everything from top-rated barbecue joints to trendy food trucks. Outdoor enthusiasts appreciate Austin's many parks, trails, and lakes, including the popular Barton Springs Pool and Lady Bird Lake, which offer opportunities for swimming, kayaking, and hiking. Despite the challenges of traffic congestion and rising costs, Austin remains one of the most desirable places to live in the U.S., attracting people with its mix of economic opportunities, cultural vibrancy, and outdoor recreation.


LOCATION OVERVIEW

GASTON PLACE SHOPPING CENTER AUSTIN, TX

Mueller

Austin, Texas

 6,649
Population

 \$124,805
Average Household Income



140+ Acres

GREEN SPACE

Downtown
Austin

3 MILES

Master-Planned Urban Living Just 3 Miles from Downtown Austin with 140+ Acres of Parks, 50+ Eateries, and Over 13 Miles of Trails

Mueller is one of Austin's most prominent examples of sustainable urban redevelopment. Built on the former site of the city's municipal airport, this 711-acre community offers a fully integrated blend of homes, parks, offices, dining, retail, and healthcare—all connected by a walkable, pedestrian-first layout. Its focus on affordability, diversity, and design-forward planning has made it a destination for families, professionals, and businesses alike. Anchored by destinations like Dell Children's Medical Center (world's first LEED Platinum acute-care hospital), The Thinkery, and Alamo Drafthouse, Mueller blends lifestyle and commerce in a way that few urban districts can replicate.

Mueller, Austin's flagship example of sustainable urban planning, has transformed into a vibrant, walkable community anchored by major employers, expansive parks, and a dynamic retail and cultural scene.

Community Highlights:

- **Sustainable, Mixed-Use Master Plan:** 711-acre Planned Unit Development with over 4.2 million SF of commercial space, 750,000+ SF planned at completion, and 4,600 homes, including 25% affordable units.
- **Unmatched Green Space & Recreation:** 20% of land dedicated to parks—including the 30-acre Mueller Lake Park with an amphitheater, scenic trails, and a 6.5-acre lake. Residents enjoy 13 miles of hike-and-bike trails, 9 parks, splash pads, and three pools.
- **Thriving Dining & Retail Scene:** Over 80+ restaurants and cafes, including Colleen's Kitchen, L'Oca D'Oro, Veracruz Fonda, and B.D. Riley's. Anchored retail includes H-E-B, Best Buy, Home Depot, Old Navy, and dozens of boutiques at the Aldrich Street District.
- **Job Creation & Major Employers:** Mueller is projected to support over 10,000 permanent jobs, with major employers including Dell Children's, Texas Mutual Insurance, Austin Energy, and the Teacher Retirement System of Texas.
- **Diverse Housing Options:** Features over 4,900 residential units with townhomes, yard homes, apartments, and condos by builders like David Weekley, Meritage, and Standard Pacific. 50% of units are renter-occupied.
- **Transit-Friendly Urban Design:** Only 3 miles from Downtown with direct access to Airport Blvd., Manor Rd., I-35, and CapMetro routes. 5-minute walk to a park or retail hub from every home. Bike lanes, structured garages, and low car dependency enhance mobility.

IN THE NEWS

GASTON PLACE SHOPPING CENTER AUSTIN, TX

Prosperous Austin soars onto list of best economic boomtowns in America

AMBER HECKLER, JULY 8, 2024 (CULTURE MAP AUSTIN)

Austin's booming prosperity has earned the city an impressive ranking of No. 5 in a new list analyzing the best U.S. cities for economic growth.

The new study, "America's Boomtowns: Top Cities for Economic Growth," from flexible workspace listing provider CoworkingCafe, ranked America's boomtowns based on population growth, GDP, employment rates, and other economic factors. The top cities were divided into three categories: small cities (populations under 250,000); mid-sized cities (populations between 250,000 and 500,00); and large cities (populations over 500,000). Austin earned a score of 59.9 points in the large city category, tying with Fresno, California, to claim the No. 5 spot.

According to the report, Austin's economic successes can be attributed to a steady increase in housing, and an attraction of major businesses and employers.

Mesa, Arizona, climbed through the ranks to become the No. 1 best economic boomtown in America, earning a score of 66 points, followed closely behind by Fort Worth (No. 2). Rounding out the top five were Phoenix, Arizona (No. 3), and Sacramento, California (No. 4). The Texas Capital experienced the greatest shifts in business applications, with a 41 percent growth rate from 2018 to 2022. Median earnings among residents rose 32 percent within the five-year span.

CoworkingCafe also found Austin's GDP grew by 46 percent from 2018 to 2022, and trade-exports grew 34 percent within the same time period.

Population growth is another major factor that determined Austin's rank, but the report says the city's population only increased one percent from 2018 to 2022. Meanwhile, the city's battle to build more housing resulted in an 11 percent growth in housing units since 2018.

EXPLORE ARTICLE



Austin named one of the top US cities to see housing-market growth in 2025

MORGAN MCGRATH, JANUARY 03, 2025 (KVUE ABC)

Austin is among the top 20 cities in the country, according to a list from Realtor.com.

With nearly 1 million residents, Texas' capital city continues to grow as people move to the metro from all across the U.S. According to Realtor.com, Austin is one of the top 20 housing markets expected to grow in 2025.

The website said home sales in the top markets will likely increase up to roughly 27% year-over-year, with Austin placed at 16th on the list.

Realtor said it expects Austin to see a 14.5% increase in year-over-year sales this year, attributing factors such as the Austin City Limits (ACL) festival, South by Southwest (SXSW) and its growing tech companies.

In first place was Colorado Springs, Colorado, with an estimated sale price growth of 27.1%. Miami, Florida, came in second, followed by Virginia Beach, Virginia; Richmond, Virginia; and McAllen.

Meanwhile, Austin found itself toward the bottom half of the list, followed by Augusta, Georgia; Durham, North Carolina; Denver, Colorado; and Jacksonville, Florida.

Realtor said it expects Austin to see a 14.5% increase in year-over-year sales this year, attributing factors such as the Austin City Limits (ACL) festival, South by Southwest (SXSW) and its growing tech companies. In November 2024, its average home cost was \$490,000.

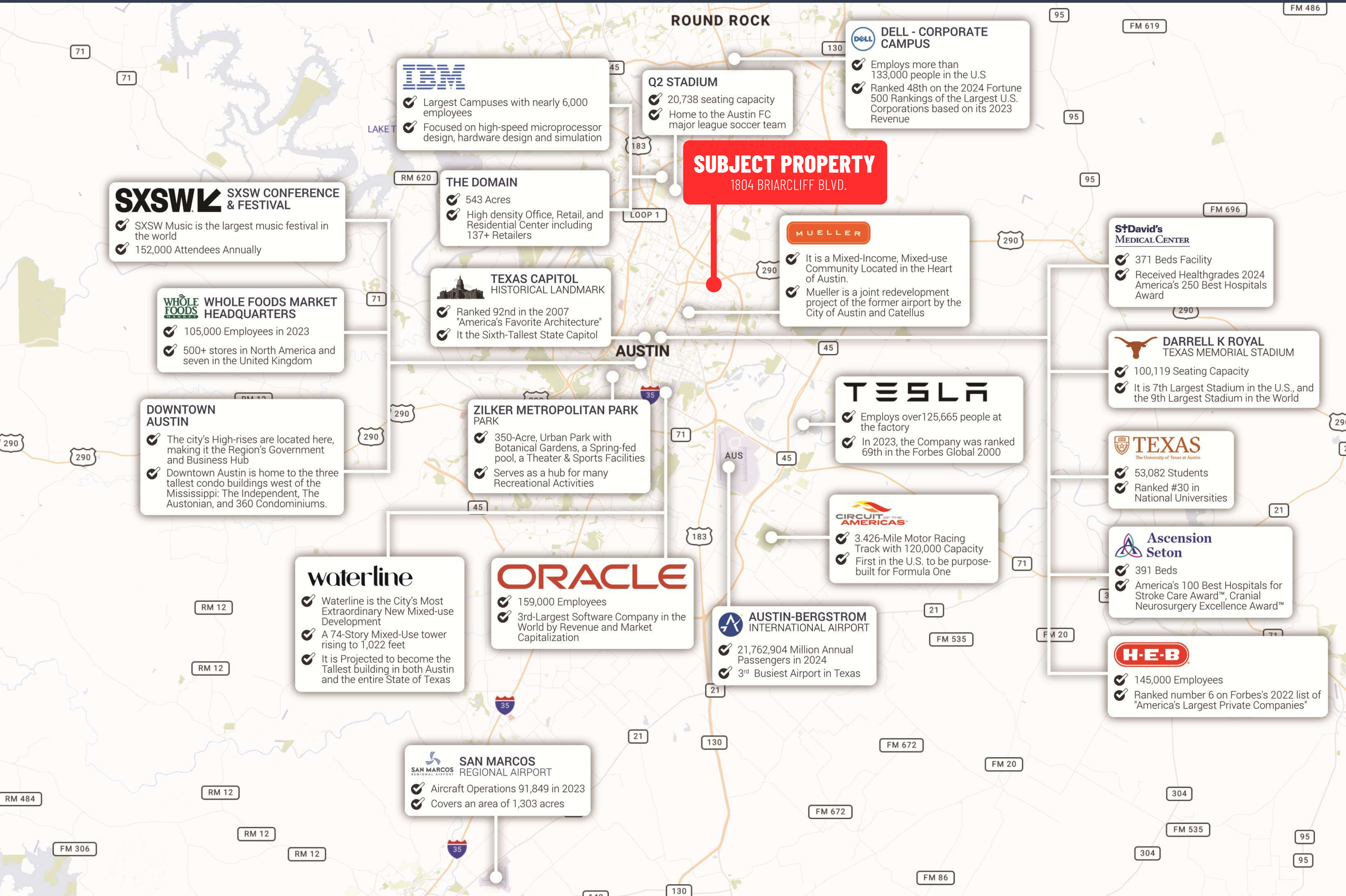
The only other Texas city featured was El Paso, ranked sixth overall with a projected sale rate of 19.3%.

EXPLORE ARTICLE



METRO AREA

GASTON PLACE SHOPPING CENTER AUSTIN, TX



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

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Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

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TEXAS DISCLAIMER

GASTON PLACE SHOPPING CENTER AUSTIN, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.