

# PROPERTY FOR SALE

OFFERING MEMORANDUM | 3000-3006 Medical Arts St., Austin, TX 78705

± 18,294 SF LAND

REDEVELOPMENT OPPORTUNITY

*in Central Texas*

3,656 SF in Two Buildings

**REDUCED PRICE**

 Transwestern





## IDEAL MEDICAL DEVELOPMENT SITE

NEAR MANY OF AUSTIN'S MAJOR HOSPITALS



## RIGHT ACROSS THE STREET FROM ST DAVID'S MEDICAL CENTER

WITHIN THE SAME BLOCK



## 3 BLOCKS FROM THE UNIVERSITY OF TEXAS AUSTIN

9 MINUTE WALK



## 2 BLOCKS FROM IH35

IMMEDIATE ACCESS NORTH/SOUTH



## HIGH VISIBILITY AND FOOT TRAFFIC

FROM STUDENTS, STAFF, AND HEALTHCARE PROFESSIONALS

# Property Overview

The property has immediate access to St. David's Medical Center and all of the specialty facilities, making it perfectly suited for a medical use. Centrally located with direct access to I-35, US-183, and Mopac Expressway, the property provides seamless connectivity to the greater Austin area, including Downtown, Mueller, and the Domain.

With high pedestrian traffic, nearby student housing, and a built-in daytime population of professionals and students, the property is positioned for long-term success in one of Austin's most in-demand submarkets.





# Property Summary

**Location:** 3000-3006 Medical Arts St, immediately across from the St. David's Medical Center, a 371-bed acute care hospital and a 64-bed rehabilitation hospital.

**Land Size:** Two adjoining parcels:

3000 Medical Arts	Approximately 8,712 SF
3004 Medical Arts	Approximately 9,583 SF
<b>Total Site</b>	<b>Approximately 18,295 SF</b>

**Buildings:** Two small buildings were constructed in approximately 1966 and have been vacant for over 5 years.

3000 Medical Arts	Split level office approximately 1,784 SF
3004 Medical Arts	Split level office approximately 1,872 SF

**Utilities:** City of Austin

**Zoning:** LO- Limited Office

**Topography:** Slopes from Medical Arts Street toward the rear of both lots.

**Pricing:** \$2,500,000

# Rendering



# Rendering



# MEDICAL ARTS MASSING STUDY

3000 MEDICAL ARTS STREET, AUSTIN, TX 78705

### ZONING

ZONING: BASE ZONING LO - LIMITED OFFICE

REZONING: GO - GENERAL OFFICE

### HEIGHT RESTRICTIONS:

- MAX HEIGHT 60'
- FRONT INTERIOR SIDE PROPERTY LINE
  - BEYOND 25' TO 50': 40'
  - BEYOND 50' TO 75': 60'

### SETBACKS:

- COMPATIBILITY:
  - 25' NO BUILD ZONE FROM INTERIOR SIDE YARD

### SETBACK

- FRONT YARD: 15'
- STREET SIDE YARD: 15'
- REAR YARD: 5'

### SITE AREA: 19,000 SF

MAX BUILDING COVERAGE: 60%

- ALLOWABLE: 11,400 SF
- PROVIDED: 8,500 SF

MAX IMPERIOUS COVER: 80%

- ALLOWABLE: 15,200 SF
- PROVIDED: 9,250 SF

MAX FAR: 1:1 - 19,000SF

### TABULATIONS

#### MEDICAL OFFICE

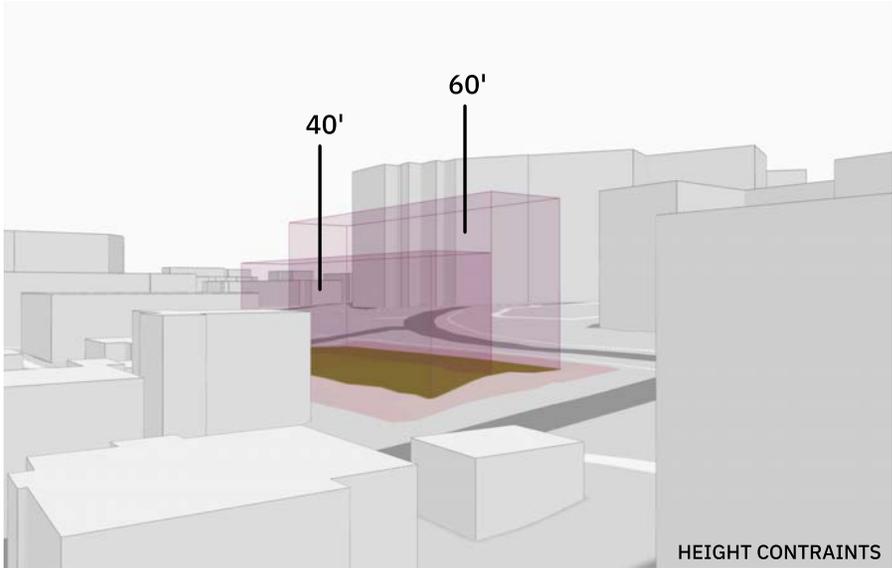
2 LEVELS  
 BUILDING GSF: 15,818 SF

#### PARKING

24 SP AT GRADE LEVEL  
 28 SP BELOW GRADE LEVEL  
 TOTAL: 52 SP

#### PARKING RATIO

3 PER 1,000 = 48 SP

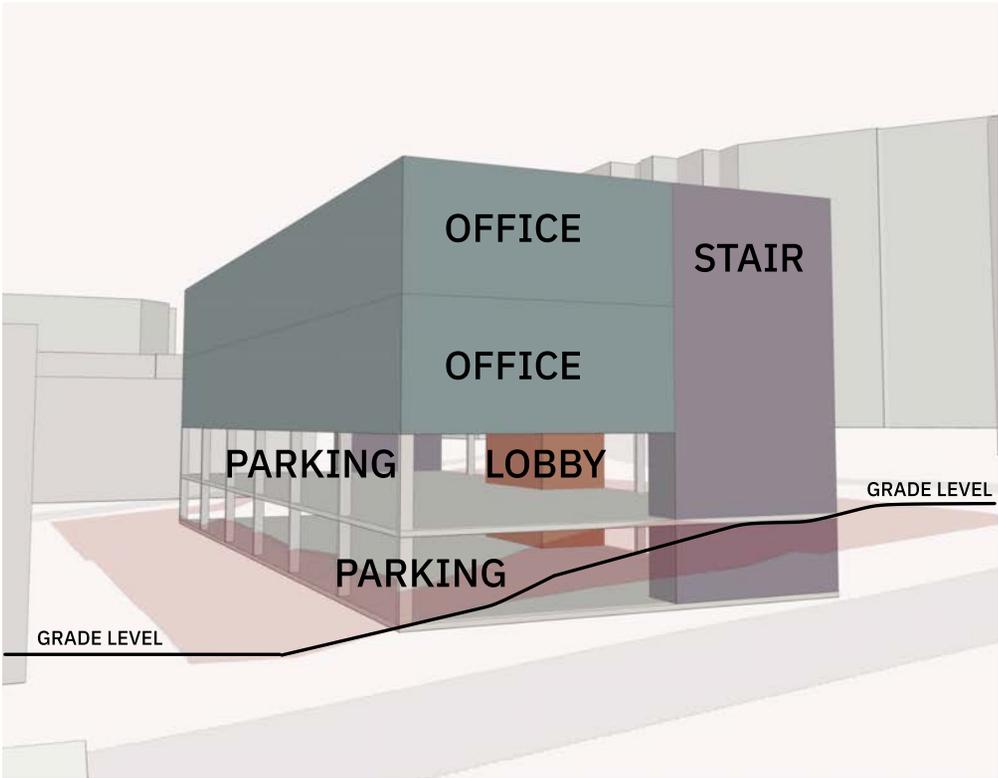


HEIGHT CONSTRAINTS



MEDICAL ARTS STREET

PLEASE NOTE THAT THESE NUMBERS WILL BE IN FLUX AS THE DESIGN DEVELOPS



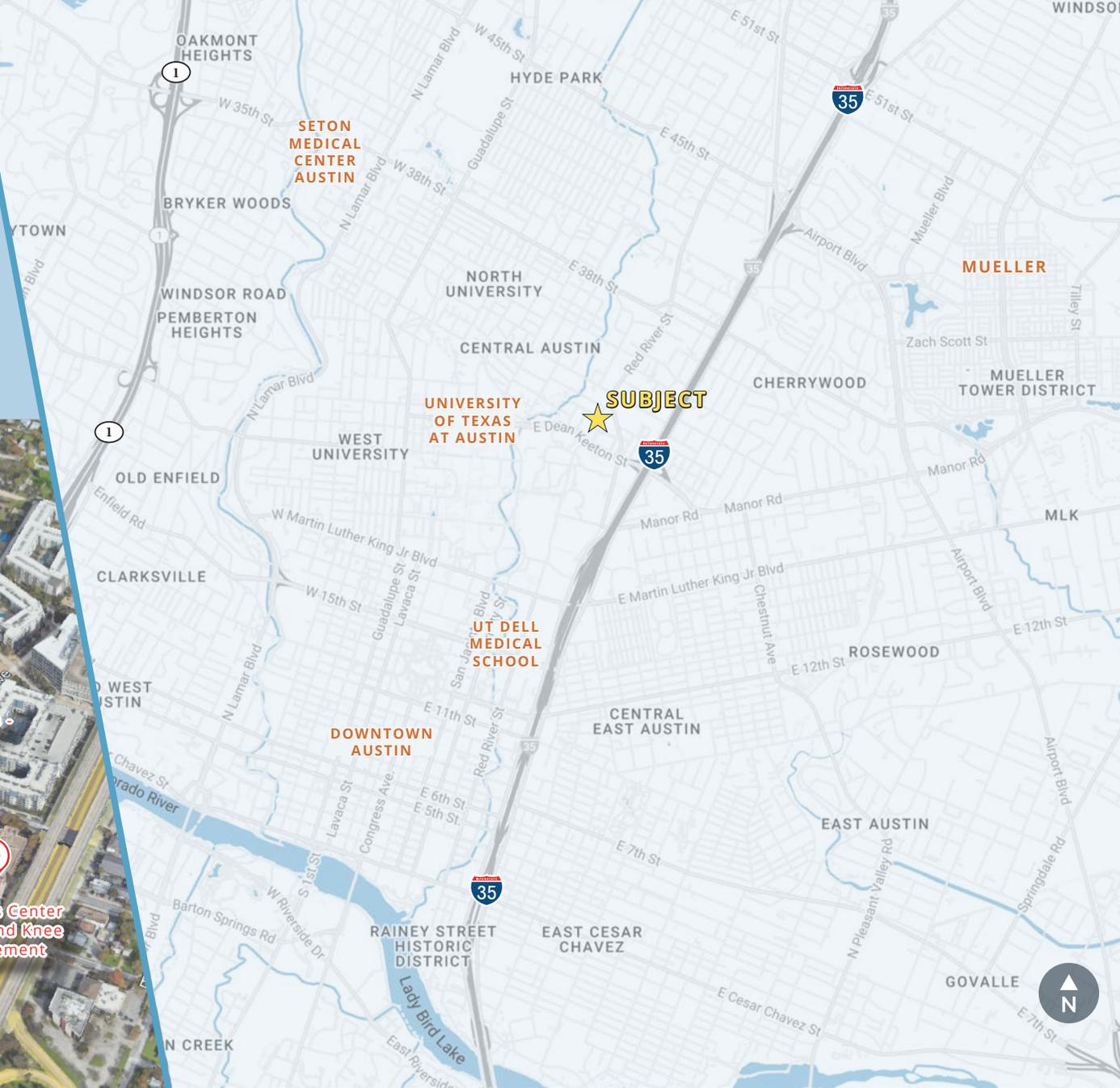
PARTICULARLY EXCAVATE FOR FULL LEVEL PARKING AT LOWER LEVEL



MEDICAL ARTS STREET

PLEASE NOTE THAT THESE NUMBERS WILL BE IN FLUX AS THE DESIGN DEVELOPS

# Location Overview



Walking distance from many nearby **medical facilities**

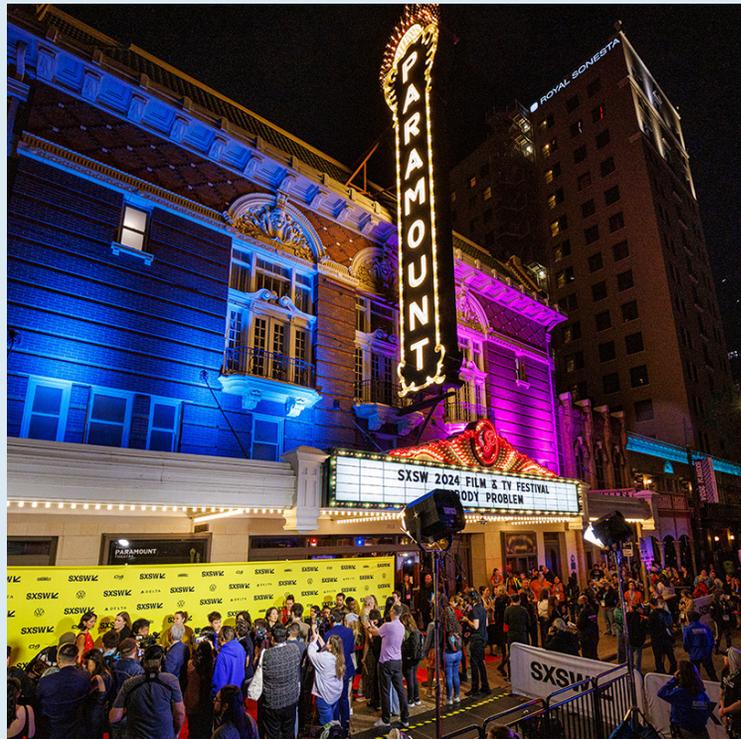


## Austin, TX

Austin, Texas is a booming hub for tech, healthcare, and government jobs, making it one of the most desirable places to live and work. Major employers like Apple, Dell, Tesla, Google, and Samsung have a strong presence, contributing to the city's rapid economic growth and earning Austin the nickname "Silicon Hills". The University of Texas at Austin, a key player in innovation, healthcare, and a skilled labor provider also adds to Austin's dynamic job market.

Austin's population has grown by 33% over the past decade and is projected to reach 3 million by 2030. The city's quality of life is enhanced by outdoor recreation, live music, and a famous food scene. Festivals like SXSW and ACL make Austin a cultural hotspot, while its 228 sunny days a year offer plenty of opportunities for outdoor activities.

With no state income tax and a relatively low cost of living, Austin attracts professionals looking to maximize their earnings. The tech ecosystem thrives, supported by incubators, startups, and venture capital. Austin is also committed to sustainability, aiming for net-zero emissions by 2040. The city boasts a 3.7% unemployment rate and a median household income of \$94,604, making it an appealing choice for professionals, families, and investors alike.





### ACADEMIC EXCELLENCE & NATIONAL RECOGNITION

Ranked among the top public universities in the U.S. and as the #1 public university in Texas by the U.S. News & World Report, UT Austin is the Flagship of the UT System and serves over 52,000 students.

### DARRELL K ROYAL-TEXAS MEMORIAL STADIUM

One of the largest stadiums in the US and seating over 100,000 fans, DKR stadium drives major foot traffic during football season, drawing crowds from across the state.

### BLANTON MUSEUM OF ART

One of the largest university art museums in the U.S., Blanton Museum of Art features over 21,000 works and was recently renovated with a new Patio and plaza space for community events.

### DELL MEDICAL SCHOOL

Comprising of the Health Discovery Building, Dell Seton Medical Center, and research-driven academic facilities, the Dell Medical School is an anchor for UT's health innovation district.

### ECONOMIC & RESEARCH POWERHOUSE

One of the largest employers in Austin, UT has an annual budget of \$3.9 billion and accrues over \$800 million in annual research expenditures.

### THE DRAG

Located on Guadalupe Street directly west of campus, this lively retail and food corridor brings heavy student foot traffic to the many iconic cafés, bookstores, vintage shops, and quick eats in the area.



Located in Central Austin, St. David's Medical Center has provided Central Texans with exceptional medical care for over a century. The hospital includes a 371-bed acute care hospital and a 64-bed rehabilitation hospital providing comprehensive inpatient and outpatient care.

## ST DAVID'S HIGHLIGHTS:

1. Acclaimed Level IV maternity unit
2. The region's largest Level IV Neonatal Intensive Care Unit
3. High-risk maternal and neonatal transport team
4. Home to the prestigious Texas Cardiac Arrhythmia Institute
5. 24-Hour emergency department and comprehensive stroke center
6. Specialized in treating high acuity surgical patients

## Perfect Ratings in:

- ★★★★★ *Clinical Outcomes*
- ★★★★★ *Operation Efficiency*
- ★★★★★ *Patient Experience*
- ★★★★★ *Financial Health*
- 100%** *Community Health Survey*



**#1 Large Community Hospital in the Nation 2024** (for the 3rd consecutive year)

15th Consecutive year on the Fortune 100 Top list.



**100 Top Hospitals Everest Award Recipient (2024)**

The Everest Award honors hospitals across the nation that have set national benchmarks for both fastest rate of improvement during the previous five years and the highest current year performance.



**Accredited by the American Nurses Credentialing Center (ANCC) as a Magnet® Hospital**

The highest and most prestigious distinction a healthcare organization can receive for nursing practice and quality patient care.

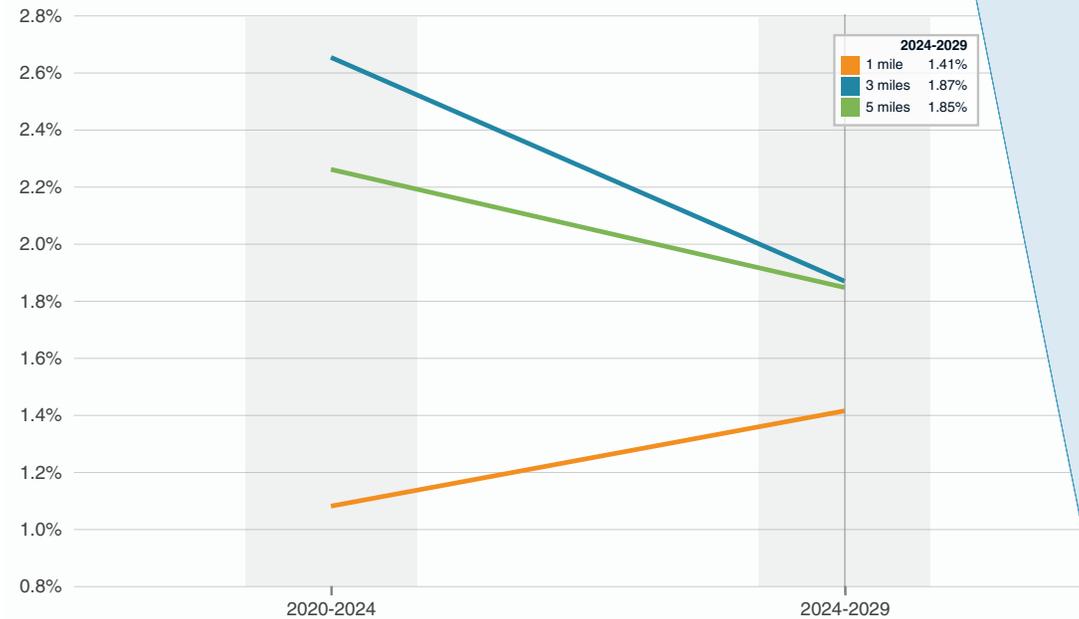
# Demographics

## Demographic Summary

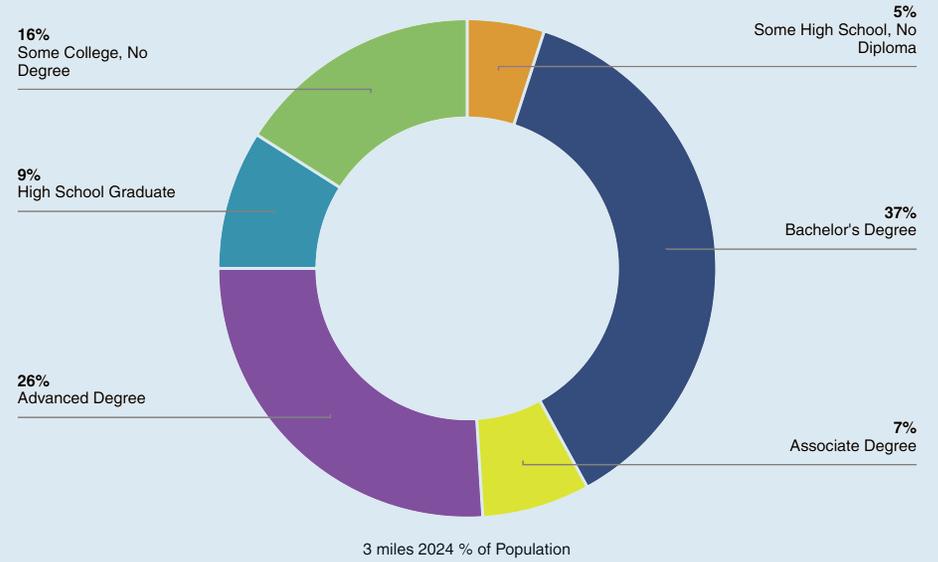
	1 Mile	3 Mile	5 Mile
Population	31,572	187,224	396,925
Daytime Employment	36,889	219,070	327,818
Households	11,506	88,264	181,623
Median Household Income	\$40,540	\$82,713	\$75,676
Median Age	25.5	33.3	34.2
Businesses	2,367	22,066	34,927

## Annual Population Growth

1 mile 3 miles 5 miles



## Educational Attainment



# TRANSWESTERN INVESTMENT SALES GROUP

Commitment to Excellence | Superior Knowledge of Regional Market | Unparalleled Results

## Meet the Central Texas Team



**Hale Umstadd**  
EXECUTIVE MANAGING DIRECTOR

35 Years of Experience  
in the Austin Market



**Mahan Massoudi**  
BUSINESS ANALYST



Providing a full spectrum of investment sales, capital markets, asset valuation, and structured finance for all types of commercial real estate, our team of experts has deep roots in Texas real estate supported by Transwestern's strong national platform and our international affiliation with Europe's BNP Paribas and Canada's Encore Real Estate.

Contact us today with questions or to discuss market trends and how they impact your assets.



**\$3 Billion in transactions**



**Industrial, land, medical, & office experience**



**Asset Sales**



**Financial advisory**



**Corporate real estate financing**

## Contact For More Information:

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### **HALE UMSTATTD**

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