

Offering Memorandum

# Chase Park

7745 Chevy Chase Dr, Austin, TX 78752

Chase Park 5 consists of a 57,468 SF building plus a 2.27 acre parking lot located in an opportunity zone at the corner of I-35 & Hwy 183 in the heart of Austin, Texas

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# Investment Summary

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Colliers is pleased to present Chase Park Building 4, 51,868 square feet located in an opportunity zone at the corner of I-35 & Hwy 183 in Austin.

There are very few land tracts of this size available for sale in an opportunity zone, and none on IH-35. The existing office building is a well-maintained, multi-tenant office building with a dramatic full height building atrium.

Buildings 4 & 5 are connected by a unique sky bridge offering internal circulation between both buildings. They also share the use of the 2.27 acre east parking lot fronting on IH-35. The east parking lot could be developed in the short term or held with the remainder of the property longer term.

## **Buildings 4 and 5 are available together or separately**

*Building 4 & 5 Asking Price:*

**\$12,750,000**

*\$116 per building SF ~ \$37.32 per land SF*

*Building 4 Asking Price:*

**\$5,900,000**

*\$113.75 per building SF. \$45.81 per land SF*

*Building 5 Asking Price:*

**\$6,850,000**

*\$119.20 per building SF. \$40.63 per land SF*

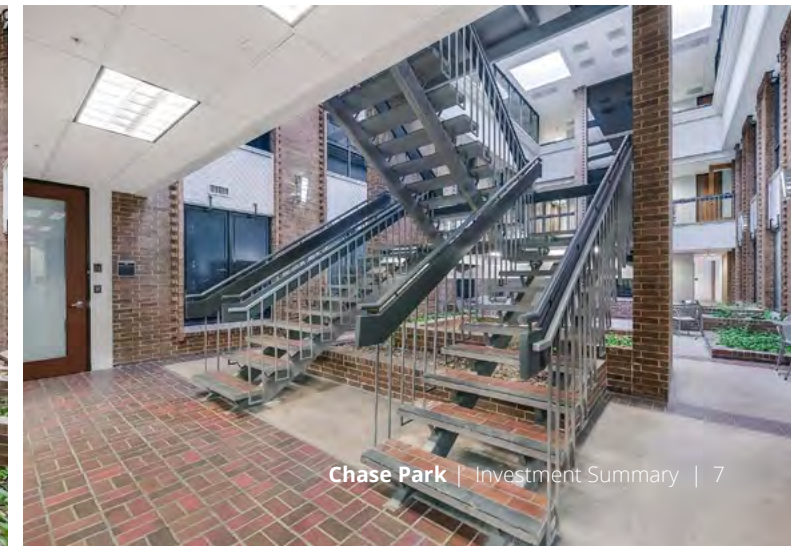
# Investment Highlights

Chase Park 5 offer an owner/user the ability to purchase a well located office building for a steep discount to replacement cost. The building offers a full height, three story atrium with skylights allowing for natural light. The floors are currently finished out as general office with multiple restrooms, break rooms, conference rooms and multiple offices. The building is located at the corner of Hwy 183 & I-35, two of the largest highways in the Austin area offering easy access to all points of Austin.

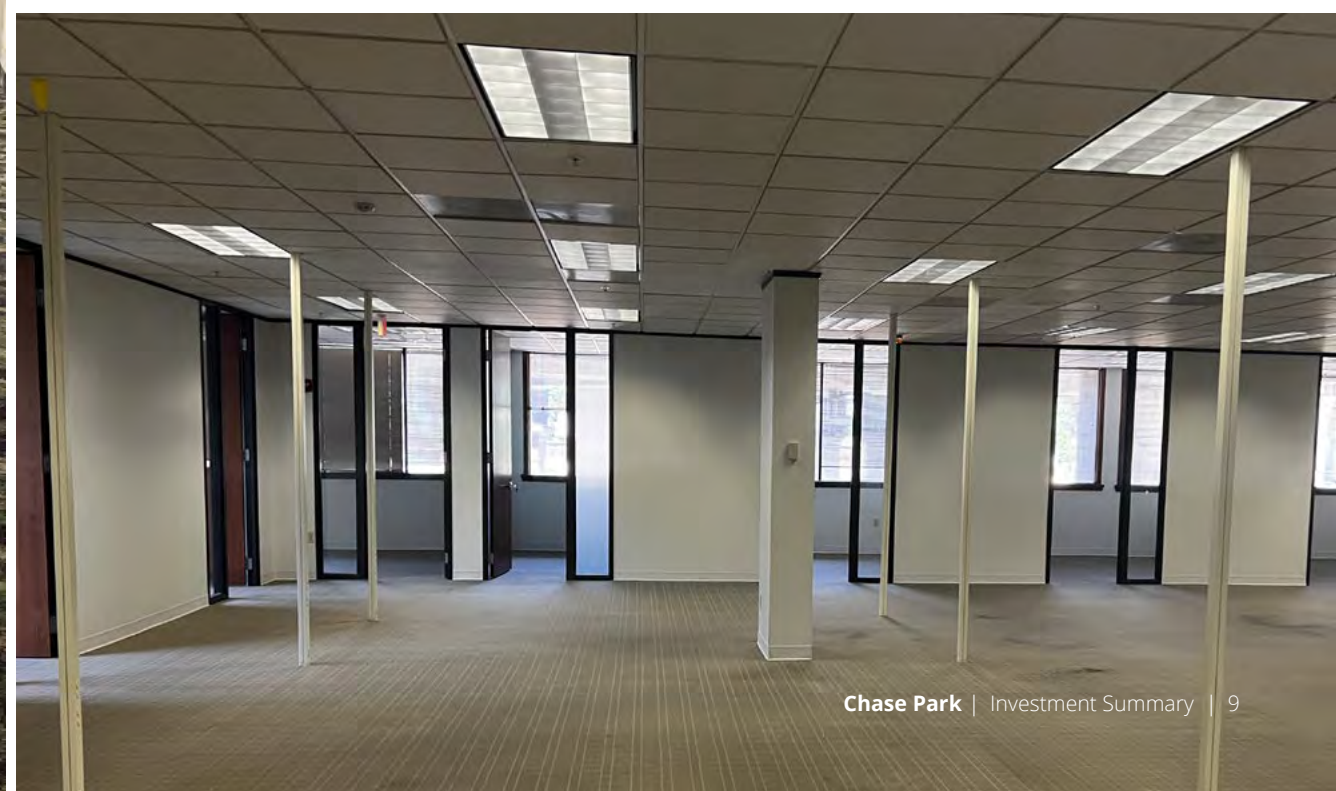
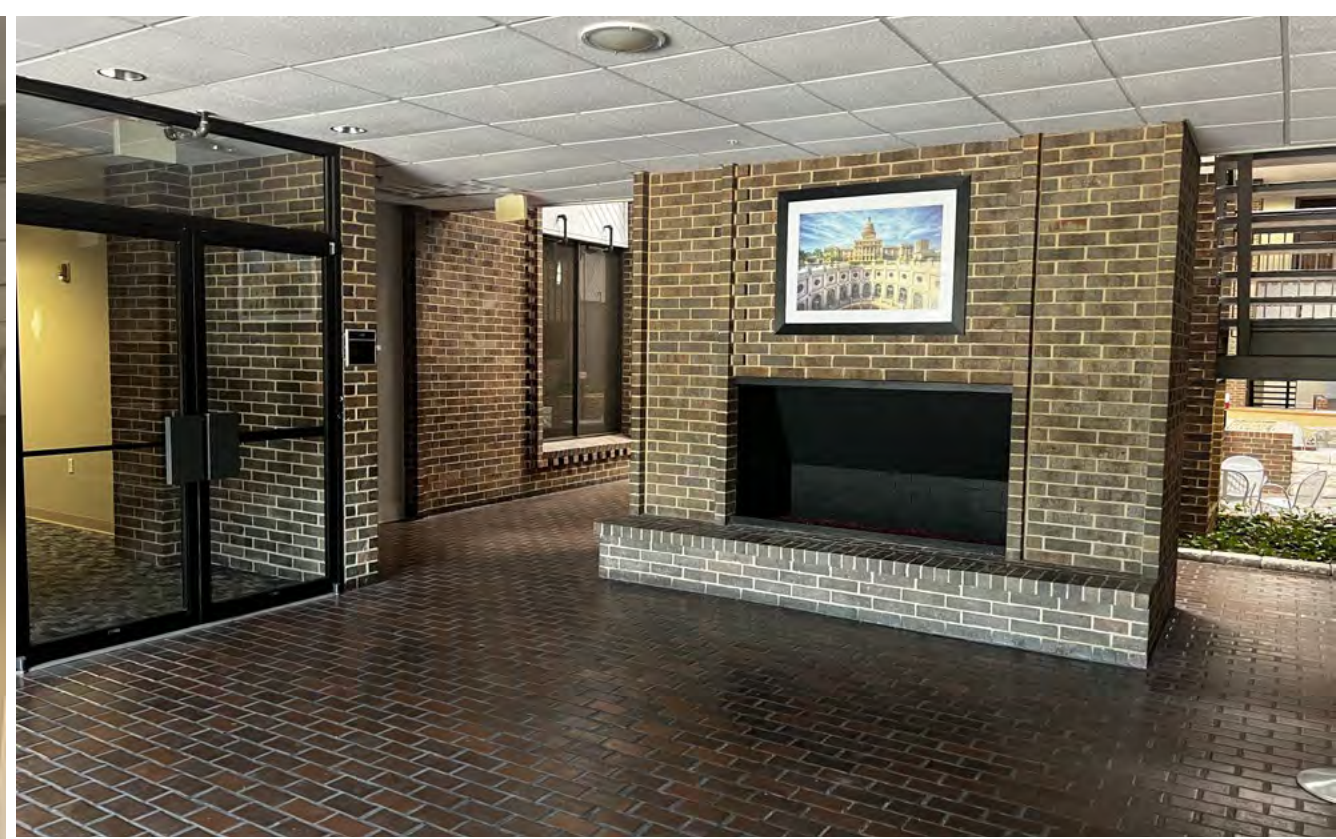
The State of Texas occupies 35% of the building and is currently paying \$566,000 total per year in gross rent which partially offsets operating expenses of \$985,779 per year. An owner/user could occupy some or all of the remaining space in the building or lease the space to other tenants.

- › *For example, an owner/user paying market rent on 15,000 SF would result in approximately \$420,000 of additional gross revenue which would result in profitable operations. As additional space in the building is leased or if an owner/user takes more than 15,000 SF the building, operations become increasingly profitable. \$116 per square foot is less than 35% of replacement cost for the building and is the lowest priced office building on the market west of I-35.*











# Property Information

Offering Memorandum  
Chase Park



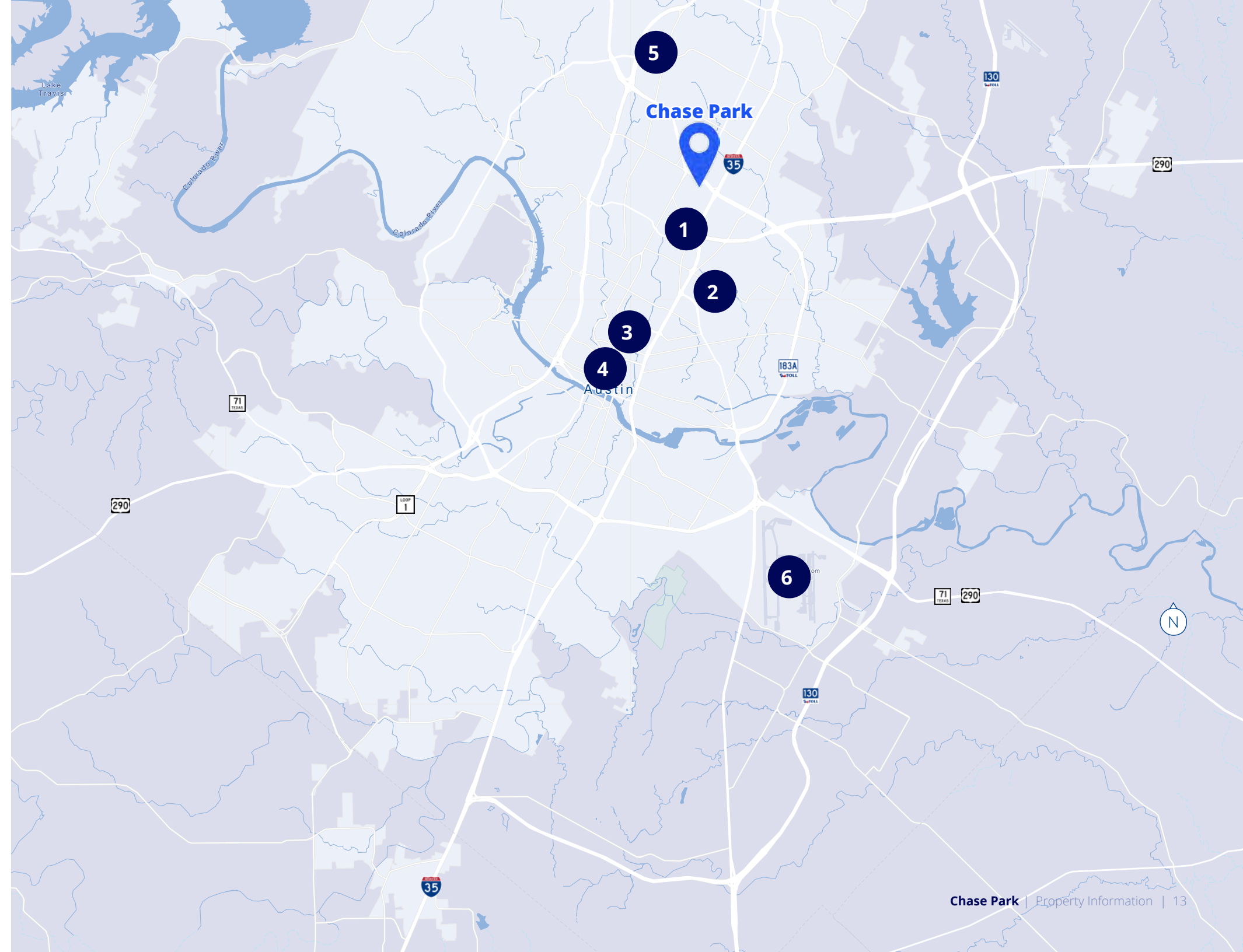


# The Property

Chase Park is located very near the population center of the greater Austin MSA. The property sits at the corner of two of the largest highways in the entire Austin area, I-35 and Hwy 183. Access to these major roadways gives tenants easy access to all points of Austin: The property is 6.3 miles to downtown Austin (less than 15 minutes), 6.5 miles to the Domain (less than 15 minutes), 10.3 miles to the airport (less than 20 minutes). This site is centrally located close to popular neighborhoods such as Crestview and Brentwood as well as popular business districts such as The Domain, The Arboretum and Tech Ridge.

Property Description	
Property Name	Chase Park Building 5
Addresses	7745 Chevy Chase Drive Austin, TX 78752 7616 N I-35 Austin, TX 78752
Building Area	57,468 SF
Year Built	1975
% Leased	34%
Lot Size	4.51 AC
Zoning	7745 Chevy Chase - CS-NP 7616 N I-35 - CS-MU-NP
Parking	252 spaces (4.39/1,000 ratio)

#	Place	Distance	Time
1	The Linc	2.0 mi	6 min
2	Meuller	4.2 mi	10 min
3	University of Texas	5.6 mi	10 min
4	Downtown Austin	6.3 mi	11 min
5	The Domain	6.5 mi	15 min
6	Austin Bergstrom Intl Airport	10.3 mi	20 min





# Building 5



BUILDING 5

183  
TEXAS

INTERSTATE  
35



# Opportunity Overview

Building 5

Offering Memorandum  
Chase Park





**Building 5 Only | Asking Price: \$6,850,000 | \$119.20 per building SF ~ \$40.63 per land SF**

Building 5 is 57,468 SF. Building 5 and the East Lot must be sold together. They contain 4.50 acres and 4.39/1,000 parking. The State of Texas leases 19,724 SF through 2/28/2027. Their rent fully covers the operating costs of the building. Building 5 is ideal for an owner/user that needs to occupy 30,000 SF or less or a developer looking to take advantage of the opportunity zone benefits.

Building #	Stories	Year Built	Property Address	Lot Size (Acres) per TCAD	Rent Roll SF	Parking Spaces	Parking Ratio	% Leased
5	3	1975	7745 Chevy Chase Drive	2.23	57,468	76	1.25	34%
Parking Lot	0		7616 N I-35	2.28	-	164		
<b>Total</b>				<b>4.51</b>	<b>57,468</b>	<b>252</b>	<b>4.39</b>	<b>34%</b>



**Buildings 4-5 | Asking Price: \$12,750,000 | \$116 per building SF ~ \$37.32 per land SF**

Buildings 4 & 5 contain 109,336 SF on 7.84 acres. Buildings 4 & 5 are 18% leased offering the opportunity for an owner/user to occupy a large block of vacant space. Buildings 4 & 5 both have dramatic full height central atriums and are connected by a sky bridge. They share the use of the east parking lot.

Building #	Stories	Year Built	Property Address	Lot Size (Acres) per TCAD	Rent Roll SF	Parking Spaces	Parking Ratio	% Leased
4	2	1973	7715 Chevy Chase	3.33	51,868	247		0%
5	3	1975	7745 Chevy Chase Drive	2.23	57,468	76		34%
Parking Lot	0		7616 N I-35	2.28	-	164		
<b>Total</b>				<b>7.84</b>	<b>109,336</b>	<b>487</b>	<b>4.45</b>	<b>0%</b>

Chase Park 4 & 5 offer an owner/user the ability to purchase a building for a steep discount to replacement cost. The existing tenant in building 5 could remain in place offering stable cash flow or could be relocated if the buyer decides to occupy both buildings.

The current tenant in Building 5 is paying \$566,000 total per year in gross rent which partially offsets operating expenses of \$985,779 per year. The current yearly negative cash flow of \$419,779 would drop to zero with one new lease or an owner/user paying rent on space they occupy.

- > *For example, an owner/user paying market rent on 15,000 SF would result in approximately \$420,000 of additional gross revenue which would result in profitable operations. As additional space in the building is leased or if an owner/user takes more than 15,000 SF the building, operations become increasingly profitable. \$116 per square foot is less than 35% of replacement cost for the building and is the lowest priced office building on the market west of I-35.*



	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Total
<b>REVENUE</b>													
TOTAL RENTAL INCOME	46,587.34	46,587.34	46,587.34	46,587.34	46,587.34	46,587.34	46,587.34	47,282.67	47,282.67	47,282.67	47,282.67	47,282.67	562,524.73
TENANT SERVICE REIMBURSEMENTS													
General Maint.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,415.00	0.00	0.00	0.00	0.00	2,415.00
General Maint. - Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,100.00	0.00	0.00	0.00	0.00	-2,100.00
TOTAL TENANT SERVICE REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	315.00	0.00	0.00	0.00	0.00	315.00
TOTAL COMMERCIAL OPERATING REVENUE	46,587.34	46,587.34	46,587.34	46,587.34	46,587.34	46,587.34	46,587.34	47,597.67	47,282.67	47,282.67	47,282.67	47,282.67	562,839.73
<b>TOTAL REVENUE</b>	46,587.34	46,587.34	46,587.34	46,587.34	46,587.34	46,587.34	46,587.34	47,597.67	47,282.67	47,282.67	47,282.67	47,282.67	562,839.73
<b>REIMBURSABLE OPERATING EXPENSES</b>													
CONTRACTED OPERATING EXPENSES													
TOTAL CONTRACTED ELEVATOR	95.04	90.43	94.26	94.26	324.52	324.59	324.59	324.58	324.22	324.22	324.22	324.71	2,969.64
TOTAL CONTRACTED HVAC	0.00	1,431.76	0.00	-2,863.52	1,213.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-218.70
TOTAL CONTRACTED JANITORIAL	5,258.29	5,226.45	4,289.61	4,709.85	4,863.49	4,920.87	3,702.78	1,869.97	2,191.06	3,425.78	3,367.95	3,297.83	47,123.93
TOTAL CONTRACTED LANDSCAPE - GROUNDS	1,235.62	1,240.46	1,240.46	1,240.46	1,240.46	1,286.47	1,646.02	1,437.04	-2,104.80	257.94	257.94	2,221.18	11,199.25
TOTAL CONTRACTED SECURITY - LIFE SAFETY	1,348.16	1,325.37	1,331.49	1,275.78	1,467.23	2,834.74	1,285.47	1,334.76	1,241.51	1,333.80	1,256.08	1,959.22	17,993.61
TOTAL OTHER CONTRACTED EXPENSES	300.59	51.84	51.84	300.59	51.84	63.08	51.84	64.71	62.12	64.71	64.71	64.71	1,192.58
<b>TOTAL CONTRACTED OPERATING EXPENSES</b>	8,237.70	9,366.31	7,007.66	4,757.42	9,160.60	9,429.75	7,010.70	5,031.06	1,714.11	5,406.45	5,270.90	7,867.65	80,260.31
TOTAL HVAC - R/M	7,063.38	2,697.37	84.83	5,133.62	1,612.86	661.21	794.00	0.00	0.00	455.73	0.00	842.83	19,345.83
TOTAL ELEVATOR - R/M	773.99	2,474.57	4,720.48	2,348.49	0.00	0.00	5,217.11	2,868.63	0.00	0.00	0.00	0.00	18,403.27
TOTAL LANDSCAPE - GROUNDS - R/M	0.00	0.00	1,664.35	1,132.68	0.00	98.26	0.00	75.51	569.46	9.42	490.81	-981.62	3,058.87
TOTAL SECURITY - LIFE SAFETY - R/M	0.00	0.00	160.00	0.00	0.00	0.00	951.52	701.95	0.00	0.00	0.00	0.00	1,813.47
TOTAL GENERAL REPAIRS - MAINTENANCE - R/M	129.37	52.60	1,535.79	4.71	1,115.39	125.26	173.75	219.19	12.57	0.00	0.00	102.48	3,471.11
<b>TOTAL REPAIRS / MAINTENANCE</b>	7,966.74	5,224.54	8,165.45	8,619.50	2,728.25	884.73	7,136.38	3,865.28	582.03	465.15	490.81	-36.31	46,092.55
<b>JANITORIAL</b>													
Janitorial - Supplies	328.40	443.81	128.53	670.88	0.00	791.12	367.81	194.43	350.70	450.86	673.26	25.05	4,424.85
TOTAL SALARIES - BENEFITS	2,137.23	2,098.98	1,736.36	1,665.04	2,144.44	3,311.94	2,491.34	1,527.27	1,485.25	1,532.30	1,022.94	33.41	21,186.50
TOTAL INSURANCE	2,492.73	2,492.73	2,492.73	2,492.73	2,492.73	2,492.73	2,492.73	2,741.69	2,741.69	2,741.69	2,741.69	2,741.69	31,157.56
TOTAL UTILITIES	14,462.46	12,199.76	10,737.80	8,795.15	9,088.06	12,621.56	10,388.24	9,977.42	7,658.32	12,392.52	13,488.55	13,312.37	135,122.21
MANAGEMENT FEES													
Property Management Fee	1,863.49	1,863.49	1,863.49	1,863.49	1,863.49	1,863.49	1,863.49	1,987.91	1,891.31	1,891.31	1,891.31	1,891.31	22,597.58
TOTAL MANAGEMENT FEES	1,863.49	1,863.49	1,863.49	1,863.49	1,863.49	1,863.49	1,863.49	1,987.91	1,891.31	1,891.31	1,891.31	1,891.31	22,597.58
TAXES													
R. E. Tax Consultant	0.00	1,494.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,494.75
Real Estate Proprty Taxes - pr yr	0.00	0.00	-10,622.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-10,622.19
Real Property Taxes	15,518.57	15,518.57	2,340.23	14,200.74	14,200.74	14,200.74	14,200.74	14,200.74	14,200.74	14,200.74	14,200.74	14,200.74	161,184.03
<b>TOTAL TAXES</b>	15,518.57	17,013.32	-8,281.96	14,200.74	14,200.74	14,200.74	14,200.74	14,200.74	14,200.74	14,200.74	14,200.74	14,200.74	152,056.59
TOTAL OTHER REIMBURSABLE EXPENSES	73.53	75.26	87.66	81.36	147.88	281.63	87.51	73.30	79.24	71.75	212.79	582.63	1,854.54
TOTAL REIMBURSABLE OPERATING EXPENSES	53,080.85	50,778.20	23,937.72	43,146.31	41,826.19	45,877.69	46,038.94	39,599.10	30,703.39	39,152.77	39,992.99	40,618.54	494,752.69
<b>NET OPERATING INCOME</b>	-6,493.51	-4,190.86	22,649.62	3,441.03	4,761.15	709.65	548.40	7,998.57	16,579.28	8,129.90	7,289.68	6,664.13	68,087.04

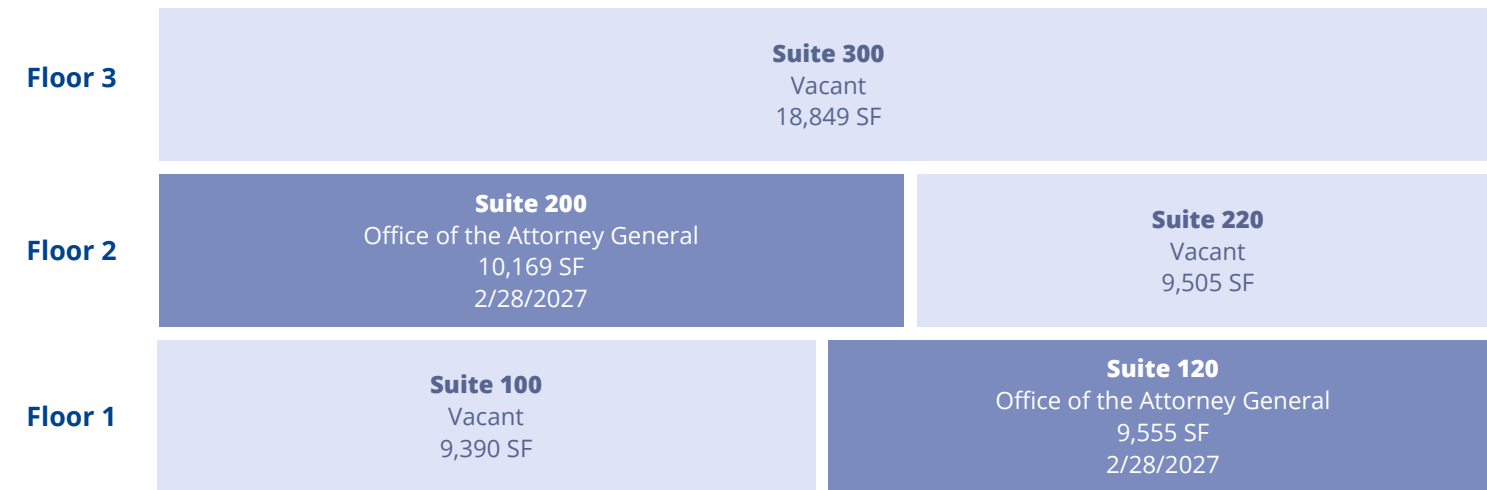


# Stacking Plan Building 5

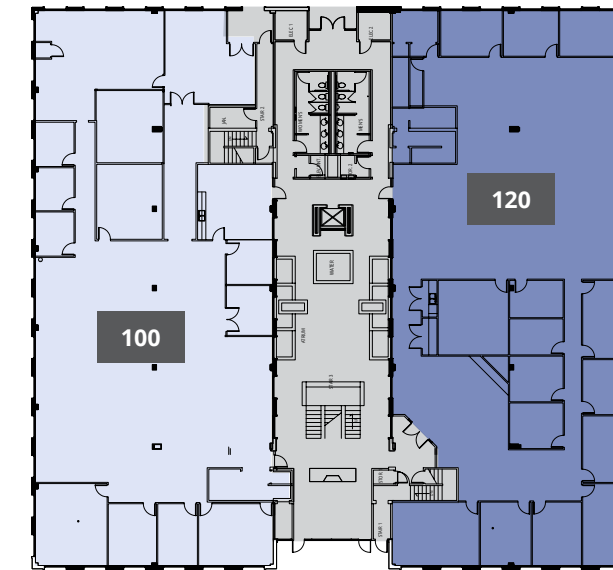
 **5**  
UNITS

 **57,468<sup>SF</sup>**  
Total SF

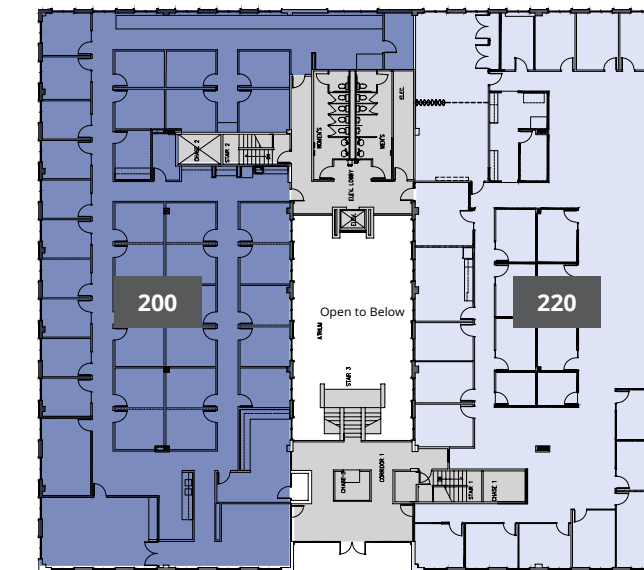
 **34%**  
OCCUPANCY



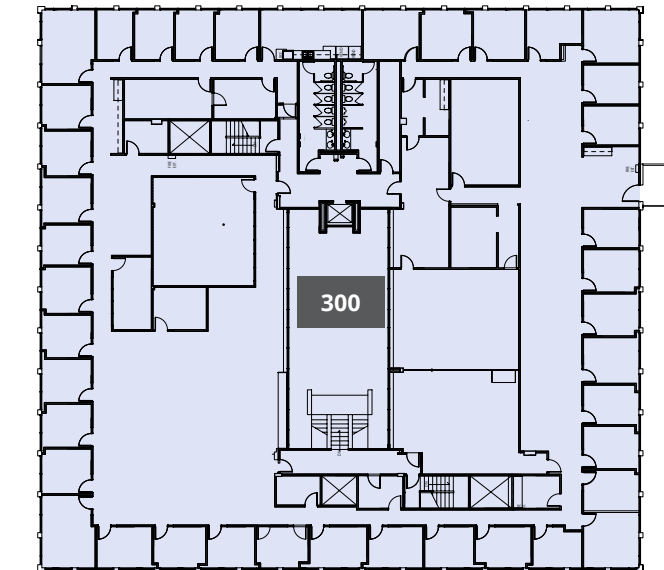
Floor 1



Floor 2



Floor 3



### Lease Expirations Key





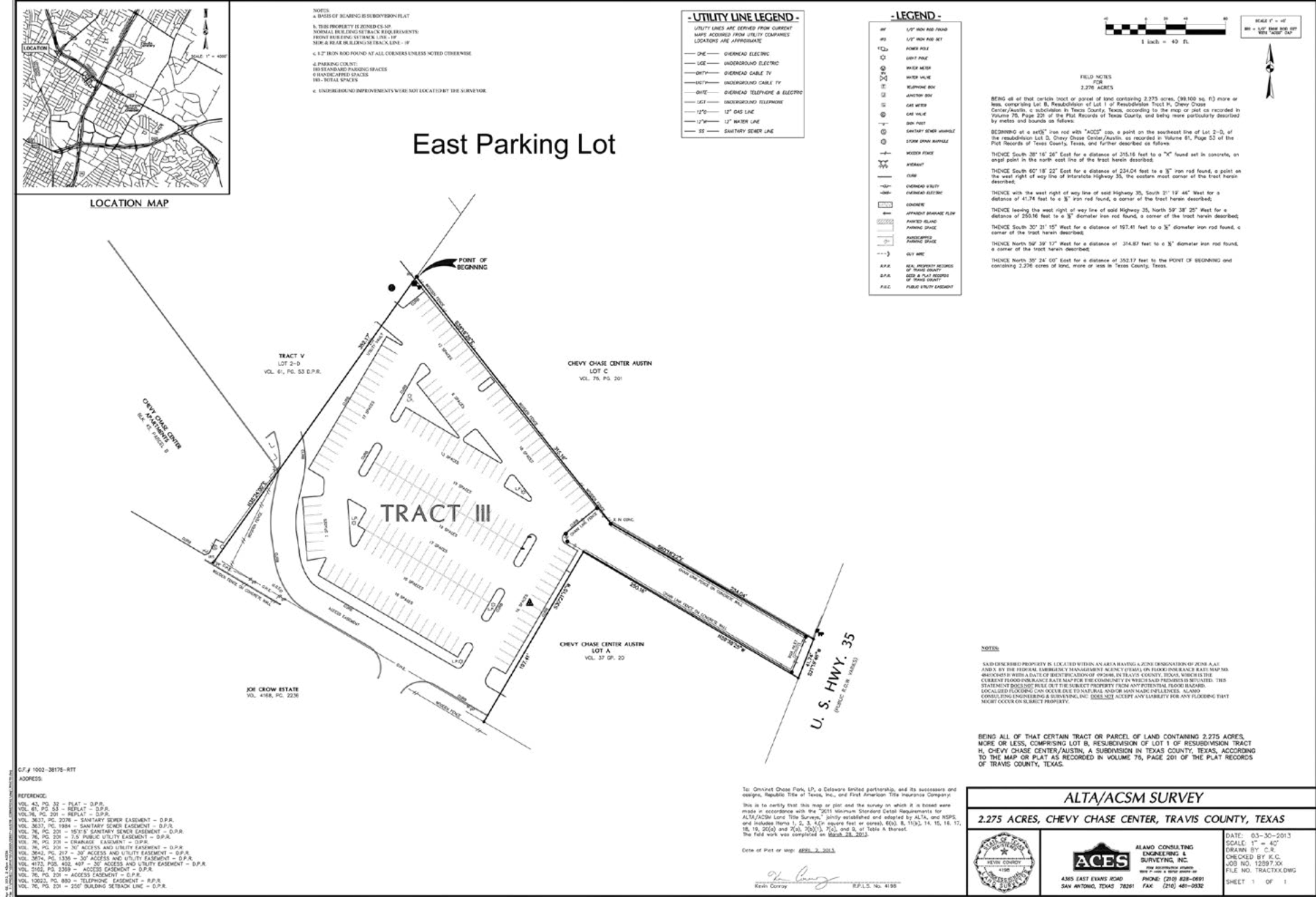
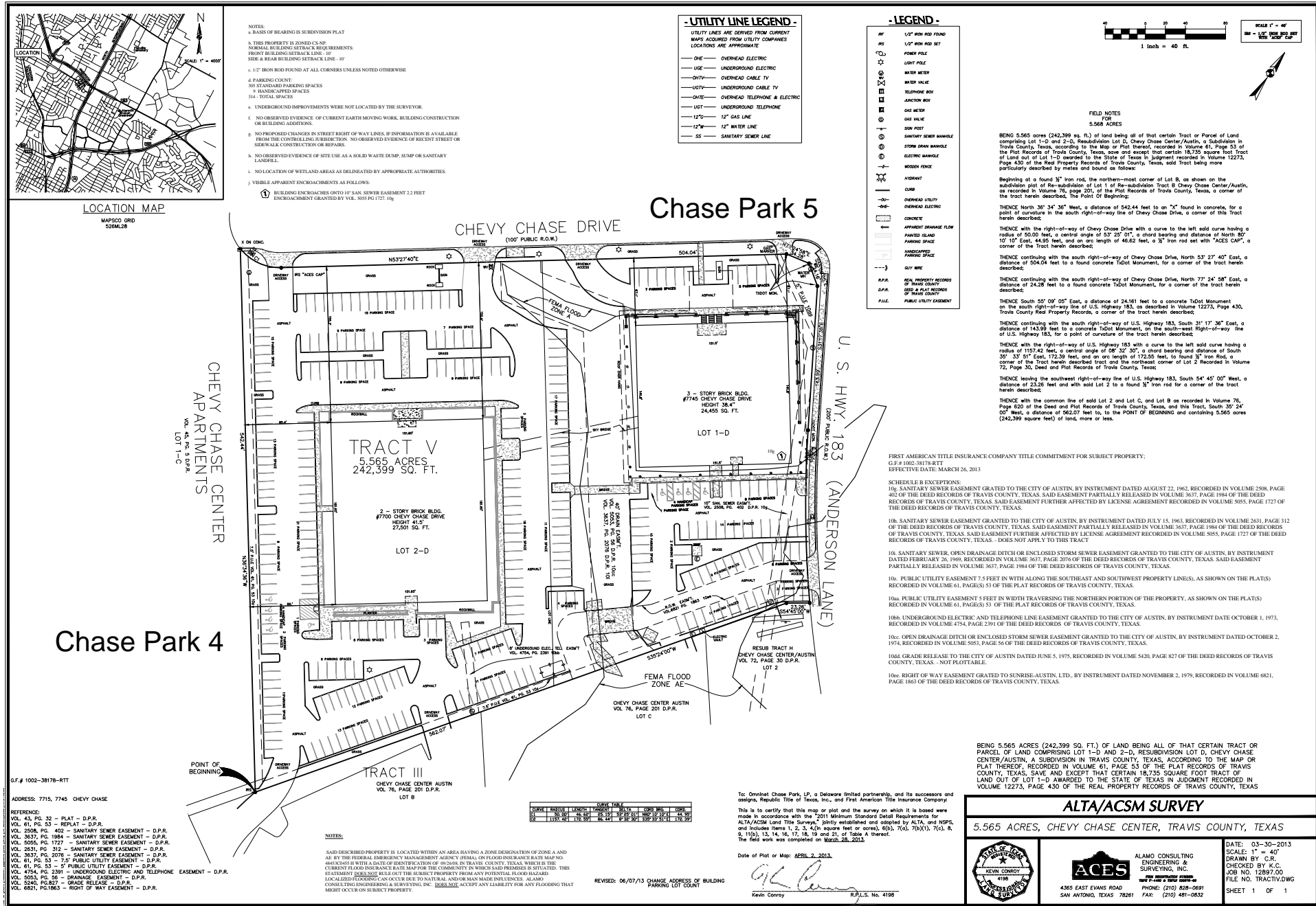
# Rent Roll

## Building 5

Unit(s)	Tenant	Type	Area	Lease Start	Lease End	Term	Monthly Rent	Monthly Rent / Area	Annual Rent	Annual Rent/Area	Security Deposit
<b>Chase Park Building 5 - 7745 Chevy Chase Drive</b>											
<b>Current Leases</b>											
5-120, 5-200	Texas Facilities Commission Office of the Attorney General	Office Modified Gross Lease	19,724	3/1/2020	2/28/2027	84.00	\$47,282.67	\$2.40	\$567,392.04	\$28.77	0.00
5-100	VACANT		9,390			0.00	0.00	0.00	0.00	0.00	0.00
5-220	VACANT		9,505			0.00	0.00	0.00	0.00	0.00	0.00
5-300	VACANT		18,849			0.00	0.00	0.00	0.00	0.00	0.00
			<b>57,468.00</b>				<b>\$47,282.67</b>	<b>\$0.82</b>	<b>\$567,392.04</b>	<b>\$9.87</b>	<b>\$0.00</b>

	Total Area	Percentage	Monthly Rent	Annual Rent
<b>Occupied</b>	19,724.00	34.32	\$47,282.67	\$567,392.04
<b>Vacant</b>	37,744.00	65.68	0.00	0.00
<b>Total Chase Park Building 5</b>	<b>57,468.00</b>		<b>\$47,282.67</b>	<b>\$567,392.04</b>





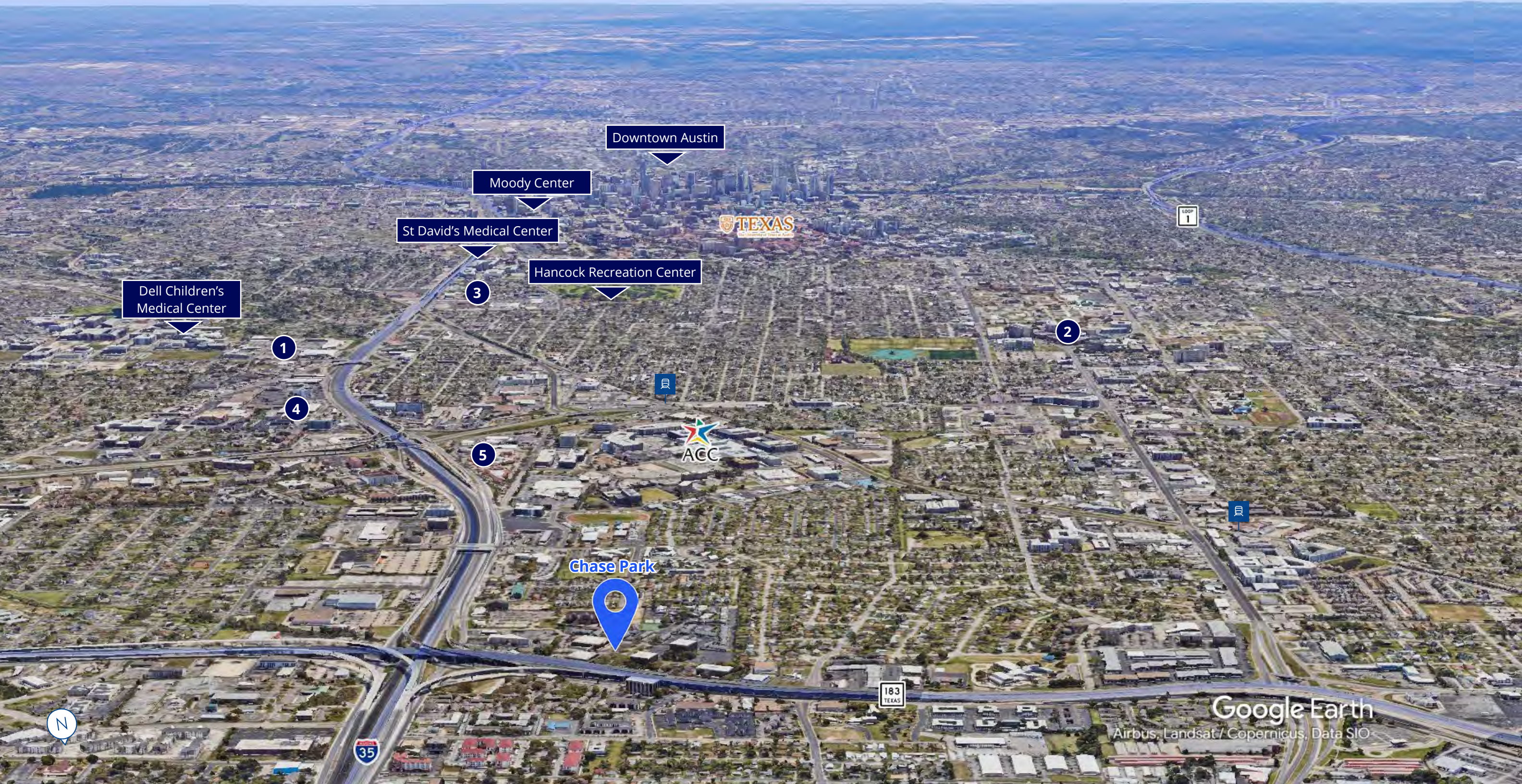


# Market Overview

Offering Memorandum  
Chase Park







# Nearby Amenities

## 1. Mueller Regional Retail Center

- The Home Depot
- Best Buy
- Old Navy
- Marshall's
- Petsmart
- Total Wine & More
- Bed Bath and Beyond
- Magnolia Cafe

## 4. Capital Plaza

- Target
- Champs Sports
- Boot Barn
- Party City
- Ross Dress for Less
- P-Terry's Burger Stand
- Buffet King

## 2. The Triangle

- Natural Grocers
- Orange Theory
- Hop Doddy
- Mandola's
- Jersey Mike's
- MezzeMe Mediterranean Cafe
- Tropical Smoothie Cafe

## 5. The Link

- Easy Tiger
- Another Broken Egg
- Vivo Tex Mex
- Pluckers
- Gold's Gym
- Galaxy Theaters

## 3. Hancock Center

- H-E-B
- Twin Liquors
- Jack in the Box
- 24 Hour Fitness
- Firestone Auto Care
- Jason's Deli

## Train Station



# Location Overview

## Austin, Texas

Austin is the capital city of Texas. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas, and the second-most-populous state capital city. According to an article published by the Austin Business Journal, Austin has been the fastest growing major metro (population of at least 1 million) on a percentage basis for nine straight years, from 2010 to 2019. In 2020, Austin's population grew by 3.43% and in 2021 it grew by 2.3% during the one-year period, making the current population of the Austin MSA 2,352,426 people.

## #1 Hottest U.S. Job Market

Austin topped the list of hottest US job markets for the second consecutive year, according to a Wall Street Journal ranking of new data collected by Moody's Analytics. The list was created in conjunction with Moody's Analytics and assessed data from 381 different metro areas. The cities were scored based on five metrics: unemployment rate, labor-force participation, job growth, labor-force growth, and wage growth. When broken down by metric, Austin ranked in the top five for its wage growth (5 percent), labor force participation (70.3 percent) and low unemployment (2.7 percent) pre-COVID-19. It also ranked in the top 10 for job growth (2.3 percent) and top 20 for labor force growth (1.6 percent).



## #1 Best Place to Live

Austin was ranked #1 Best Place to Live by US News & World Report: "People are drawn to the Texas capital's music, outdoor spaces, and cultural institutions. Austin was established along the Colorado River on the edge of the Hill Country in 1839. Originally named "Waterloo," Austin remains rich in history, from the bronze statue of Stevie Ray Vaughn that greets visitors near the river, to the stately Capitol that anchors downtown, to the LBJ Presidential Library at the University of Texas at Austin. Named the Live Music Capital of the World, Austin has a plethora of music venues and local bands to entertain endless crowds. The metro area is home to banner music festivals like Austin City Limits, a two-weekend-long fall event featuring major headliners and lesser-known acts, as well as South by Southwest, an annual set of film, interactive media and music festivals held in March."



# Why Austin?

Austin by the numbers

**2.4M**

Metro Population

**10<sup>th</sup>**

Fastest Growing Metro

**4<sup>th</sup>**

Highest Educational Attainment in US

**3<sup>rd</sup>**

Highest Labor Force Participation

**Top 10**

Market for Venture Capital Funding

**22<sup>nd</sup>**

Largest Metro Economy

**\$200B**

Regional GDP (Approx)

**827**

New Companies

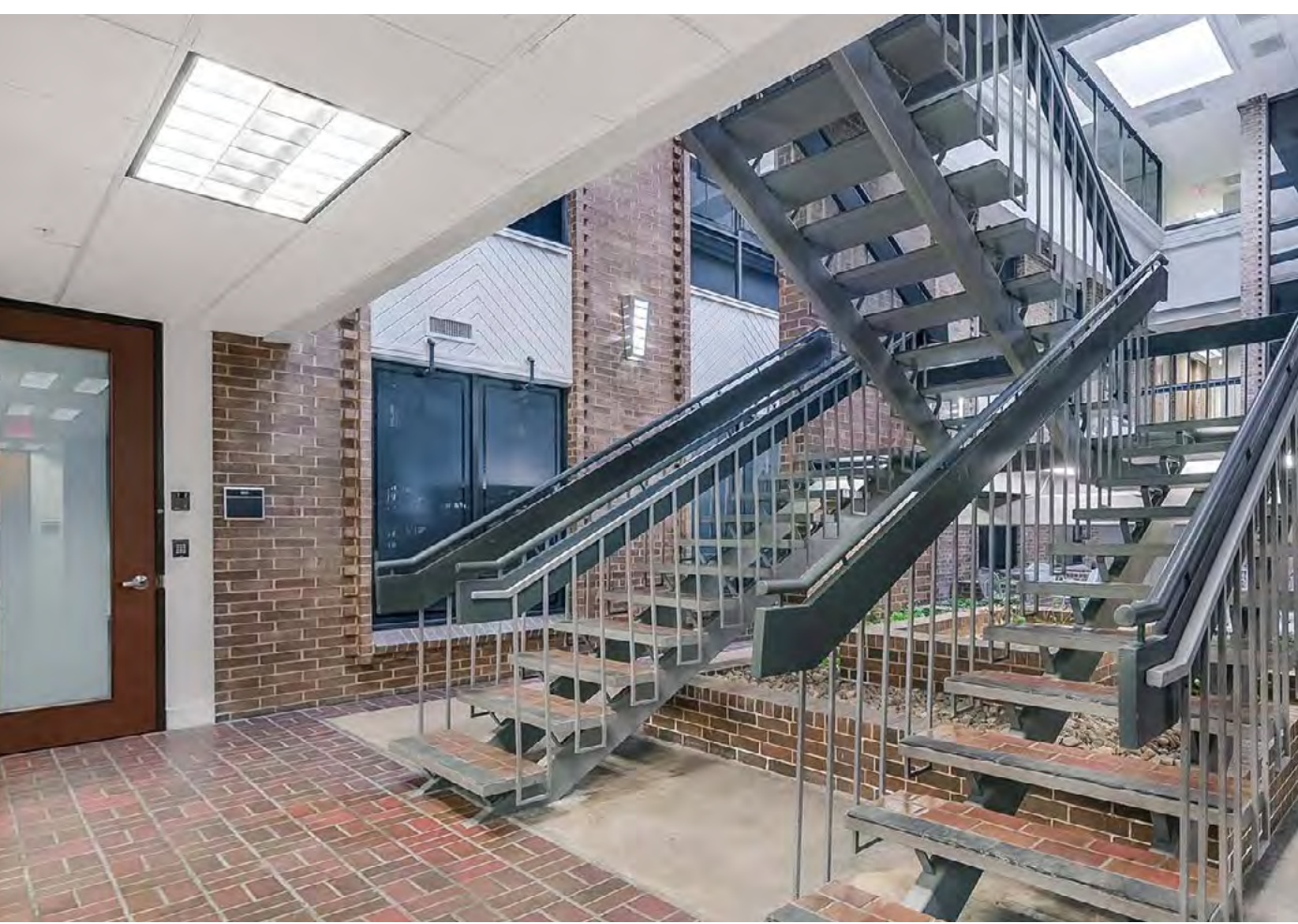
**640k**

New Jobs

**1,433**

Companies expanded







# Chase Park

Chevy Chase Dr, Austin, TX



For more information, please contact:

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