

Woodland *Place*



13616 N Highway 183 (Research Boulevard), Austin, TX | Multi-Tenant Investment Opportunity



SRS

CAPITAL
MARKETS

Woodland Place

13616 N Highway 183 (Research Boulevard) | Austin, TX 78750

Offering Overview

SRS Capital Markets has been exclusively retained to offer to qualified investors the unique opportunity to acquire **Woodland Place** (the “Property”), an **11,049± SF retail building on 1.8575 acres in Northwest Austin** on N Highway 183 (Research Boulevard) (115K VPD).

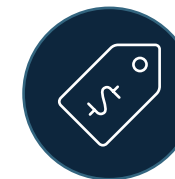
The Property’s location with **frontage on N Highway 183 (Research Boulevard)** provides visibility along Austin’s major corridor between North Central Austin and Cedar Park/Leander, two of Austin’s fastest growing suburbs.

Northwest Austin has grown to be among Austin’s major tech hubs. Anchored by the Domain and the Arboretum, firms such as Visa, Apple (133 Acre Campus), and Amazon have deep roots in the corridor that drive long term growth.

Woodland Place offers investors an exceptional opportunity to acquire a retail asset leased to medical and service oriented tenants with 4 years of WALT in Austin’s path of growth.

SRSRE.COM/WoodlandPlace

EXCESS LAND



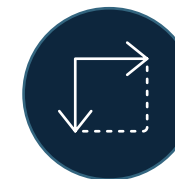
\$5,300,000

Pricing



6.5%

Cap Rate



11,049± SF

Offering GLA



1.8575± AC

Land Area



100%

Occupancy



2016

Year Built



49

Parking Spaces

(4.4 Per 1,000 SF)



GR-CO, I-RR

Zoning

Fully Leased

to Essential Service Committed Tenant Base

- 100% Leased TO MEDICAL TENANCY
- Austin Children's Dentistry & Austin Family Orthodontics HAVE BEEN AT THE PROPERTY FOR 5+ YEARS
- 4+ Years WALT WITH NO ROLLOVER UNTIL 2029
- No Fixed-Rate Options ALLOWS FOR SIGNIFICANT MARK-TO-MARKET OPPORTUNITIES
- Medical Tenancy REQUIRES SIGNIFICANT TENANT INVESTMENT

Prominent Location

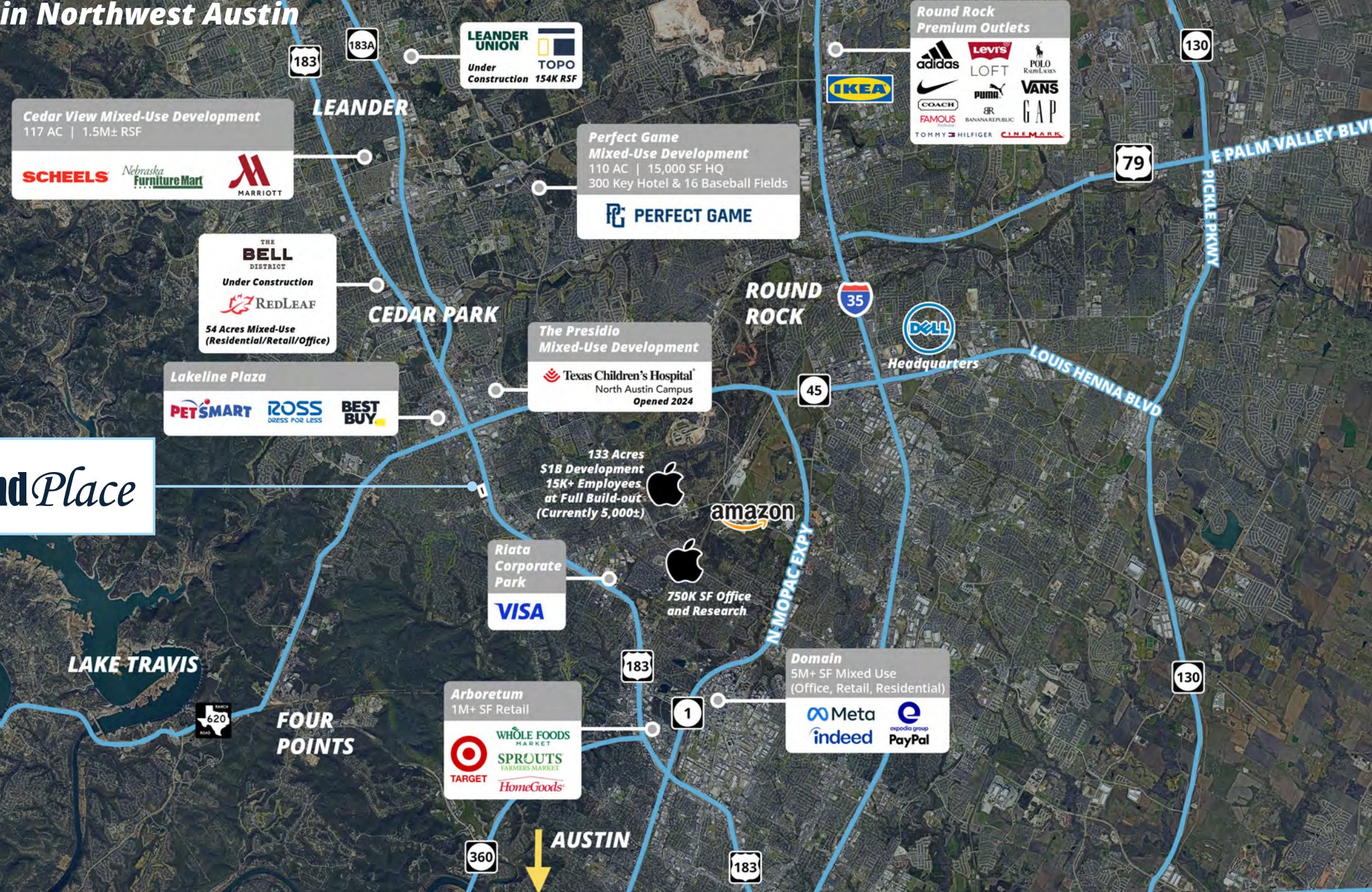
with Frontage on 183 (115K VPD)

- Parallel to U.S. Highway 183 (Research Boulevard) AN ESSENTIAL THOROUGHFARE TO NORTHWEST AUSTIN
- Quick Access to Major Thoroughfares INCLUDING U.S. 183 (RESEARCH BOULEVARD), ANDERSON MILL, & FM 620/SH 45
- 4.4 Parking Spaces per 1,000 SF



**Anchored by the Domain to the Southwest,
U.S. Highway 183 / Research Boulevard has Become
a Tech Hub in Northwest Austin**

Woodland Place



Northwest Austin

**Major Tech Hub with
Thriving Mixed-Use
Developments**

APPLE
(12 MINUTES)

Existing **750K SF** Office & Research Center on Parmer

133 AC, \$1B+ Campus Under Development

Expected to Employ **15,000** at Full Buildout (Currently 5,000±)

VISA
(6 MINUTES)

Established Presence at Current Campus in **2012** for its Global IT Center

Currently Leases 4 Buildings at Research Park and Employs **1,900±**

AMAZON
(10 MINUTES)

Purchased **193 AC** Robinson Ranch in **2021**

Under Construction on **141K SF** Warehouse with Future Data Center & Additional Warehouses Planned

THE PRESIDIO
(5 MINUTES)

1,200+ Residential Units

210+ Single-Family Units


200+ Key Hotel

Future Mixed-Use Phases


Strong Retail Submarket Fundamentals



97% OCCUPIED

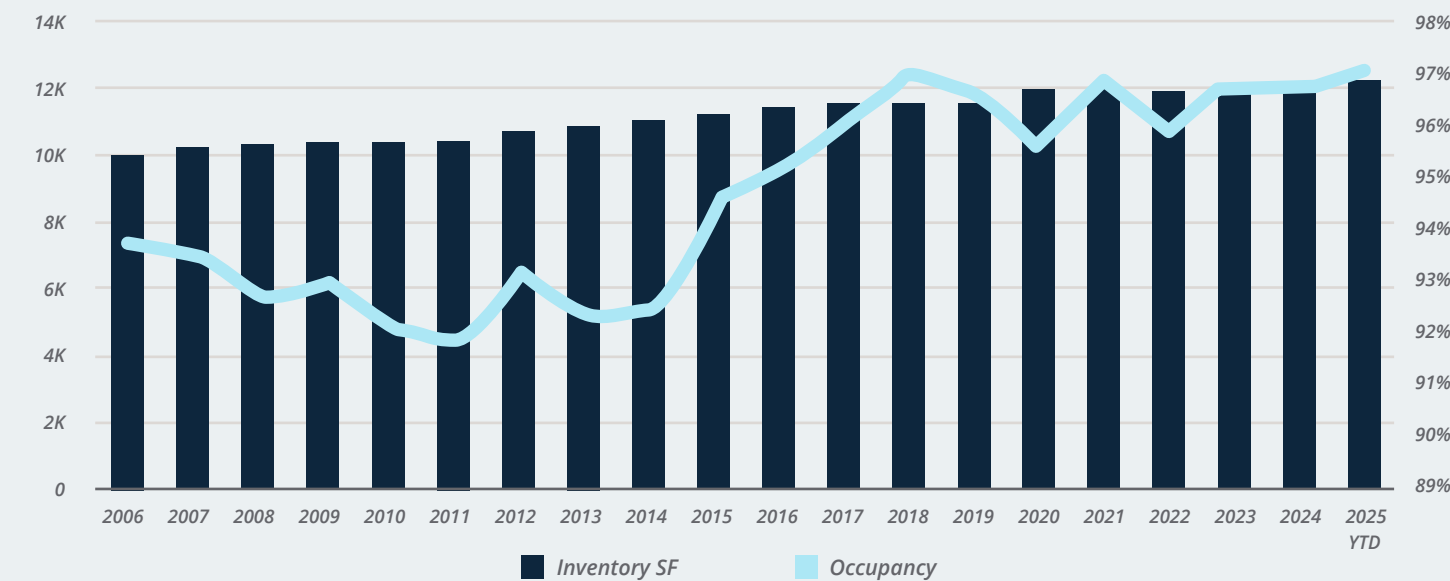


12.3M SF INVENTORY



7.7K SF UNDER CONSTRUCTION
(Not including Scheels & Nebraska Furniture Mart Retail)

LIMITED INVENTORY & CONTINUED DEMAND Within a 5 Mile Radius



Affluent Demographics



109K+ POPULATION



\$146K+ AVERAGE HOUSEHOLD INCOME



\$564K+ MEDIAN HOME VALUE



Woodland Place

Site Details

LOCATION | Austin–Round Rock–San Marcos (MSA), Williamson County

ADDRESS | 13616 N Highway 183 (Research Boulevard), Austin, TX 78750

ZONING | GR-CO, I-RR

LEGAL DESCRIPTION | S3012 - ACRES WEST, Block A, Lot 21-25, Acres 1.8575

OWNERSHIP ENTITY | WP 183 RETAIL 2022 LP

LAND AREA | Total site area is approximately 1.8575 Acres

VISIBILITY & SIGNAGE | Frontage along N Hwy 183 (Research Boulevard) with building signage

ACCESS | There is one (1) access point via N Hwy 183 Service Road

PARKING | 49 spaces (4.4 Spaces Per 1,000 SF)



Building Details

BUILDING SIZE | 11,049± SF

YEAR BUILT | 2016

Design, Construction, & Improvement Features

STRUCTURE | Reinforced concrete-slabs on grade with grade beams and steel-frame construction

ROOF | Flat and finished with a TPO single-ply roofing membrane

EXTERIOR WALLS | Masonry and an exterior insulation and finish system

INTERIOR | Traditional medical/retail finishes

Nearby Mixed-Use Developments

CedarView

www.cedarview.com

- EXPECTED COMPLETION 2026 (PHASE 1)**
- 177 Acre Mixed-Use Development
 - 1.1M SF Nebraska Furniture Mart 
 - 260K SF **SCHEELS**
 - 297 Key Marriott & 30,000 SF Convention Center
 - Additional Complimentary Retail

THE **BELL** DISTRICT

www.belldistrict.com

- OPENED 2024**
- 54 Acre Mixed-Use Development by RedLeaf Development
 - 47K SF Cedar Park Public Library Opened in 2024
 - Texas Farmers’ Market Every Saturday Morning
 - Future Phases of Development Include Office, Retail, and Residential

LEANDER UNION

www.leanderunion.com

- EXPECTED COMPLETION 2026**
- 14 Acre Commercial Development by Topo Development Group
 - 154K+ SF of Creative Office and Retail Designed by Michael Hsu



U.S. 183 North Mobility Project



9-MILE STRETCH BETWEEN MOPAC (DOMAIN/ARBORETUM) & SH-45 (LAKELINE MALL)

- \$612M Infrastructure Project
- Two Tolled Express Lanes in Both Directions
- Direct Connection to Mopac Express Lanes from US-183
- One Additional General-Purpose Lanes (Total 4 General Purpose Lanes) In Each Direction
- Began in 2022 and Expected to Complete in 2026

www.183north.com

Strong Retail Market Fundamentals

Limited New Supply Outside of Large Scale Projects

14.9M SF
Existing Inventory

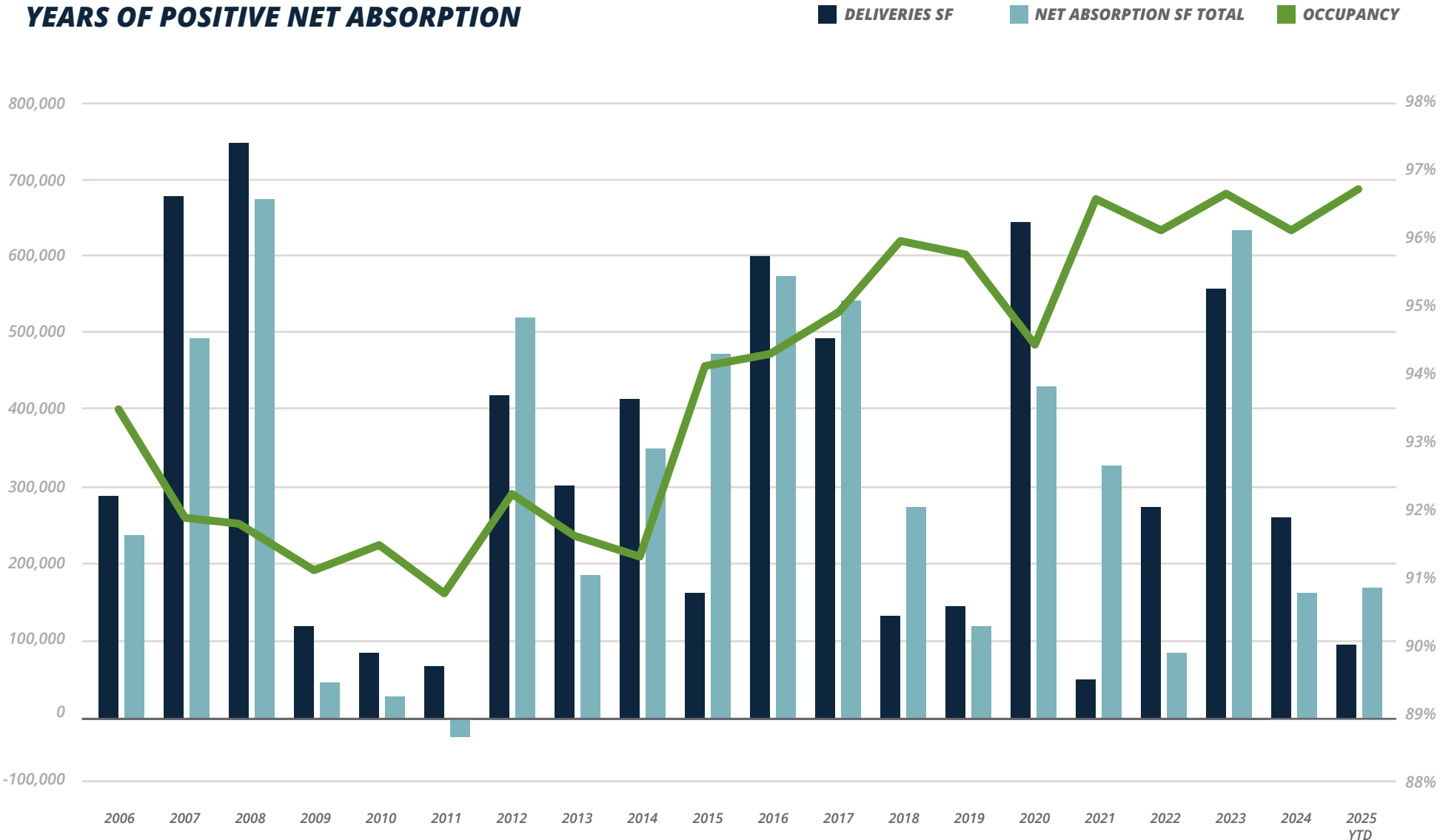
96.7%
Occupancy

1.1M SF
Under Contract
(Including Scheels & Nebraska Furniture Mart Retail)

9.4%±
NNN Asking Rate Annual Growth Since 2020



CONTINUED DEMAND WITH 12 CONSECUTIVE YEARS OF POSITIVE NET ABSORPTION



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Woodland Place



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