$8,900,000

ASKING PRICE

Chase Park Building 3

313 E Anderson Ln, Austin, TX 78752

53,919 SF FOR SALE

Colliers

The Opportunity

Recently Remodeled Asset in an Opportunity Zone at I-35 & Hwy 183

Colliers is pleased to present Chase Park Building 3, a 53,919 SF building, located in an opportunity zone at the corner of I-35 & Hwy 183 in the heart of Austin, Texas. The first floor of the building offers a dramatic two-story internal stairwell and a bright, remodeled lobby. The 2nd and 3rd floors have been fully remodeled with high end finishes making Building 3 the nicest of the five buildings in the Chase Park complex.

The building has excellent connectivity to both Hwy 183 and I-35. The building is highly visible from Hwy 183 offering building signage opportunities.

The property is fully leased by the State of Texas Department of Emergency Management through April 30, 2027. The current tenant is building a new building in southeast Austin customized for their use and will move out at the end of the term. The existing lease offers an owner/user stable cash flow while plans are made to occupy the property or market it for lease. The current yearly net operating income is $1,045,317.

The property has been well maintained and is set up perfectly for an owner/user looking to occupy one full floor or the entire building.

Asking Price: $8,900,000

The Opportunity at a Glance

Building Size:
53,919 SF

Location:
Corner of Interstate 35 & Highway 183

Current Tenant:
State of Texas Dept. of Emergency Management

NOI:
$1,045,317

Property Information

Chase Park

Property Profile

Property Description

Chase Park Building 3 is a 53,919 SF, three-story office building located at 313 E Anderson Lane in Austin, Texas. Built in 1971, the property sits on a 2.713-acre lot zoned CS-NP and offers 178 parking spaces, a 3.41-per-1,000-SF ratio. The building is currently 100% leased and generates $1,045,317 in annual net operating income.

Location

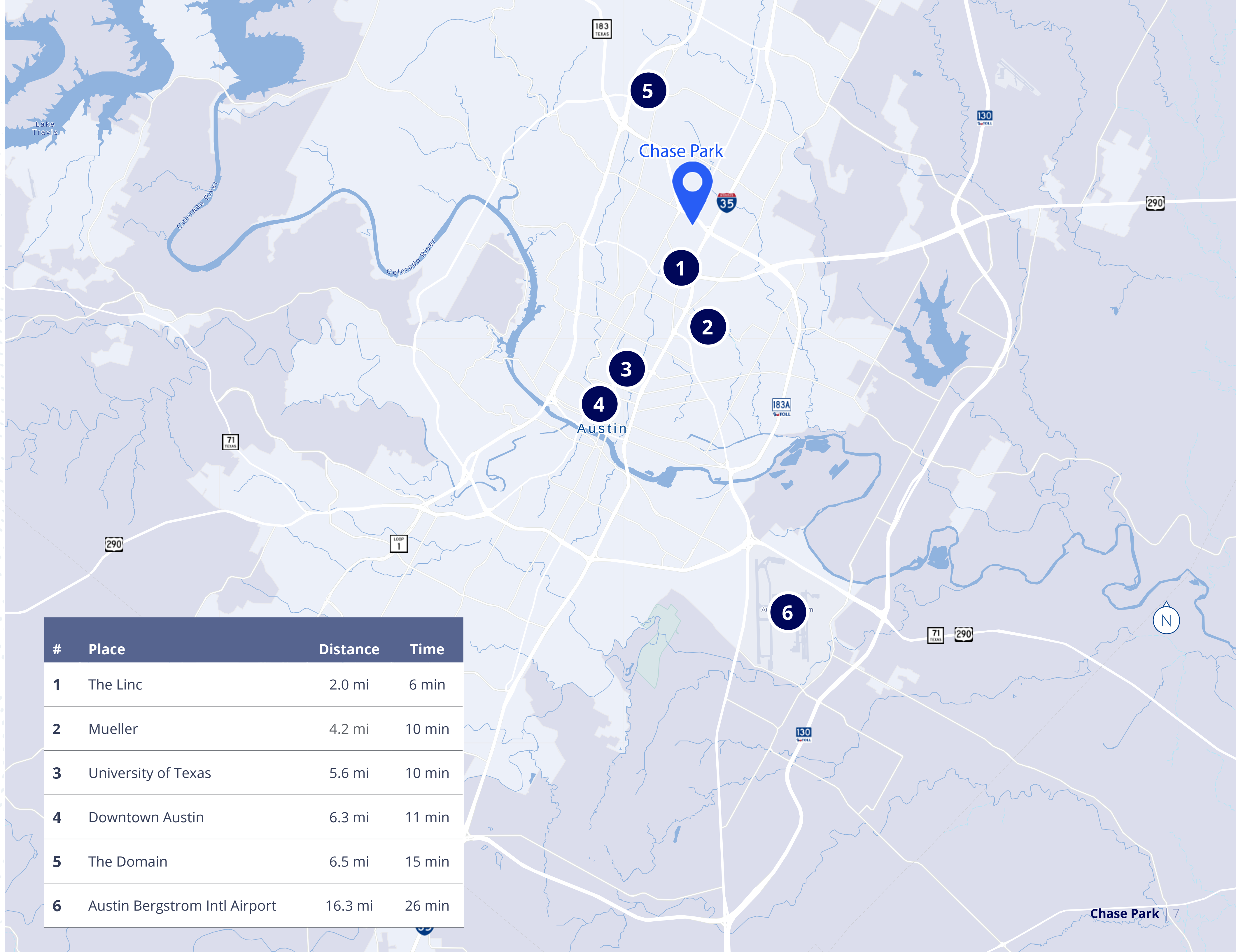
The property is located within a designated Opportunity Zone at the corner of I-35 and Hwy 183, two of the busiest highways in the Austin area, offering excellent connectivity and a highly visible signage opportunity along Hwy 183. The site sits in North Central Austin, close to popular neighborhoods such as Crestview and Brentwood, and near major business districts including the Domain, the Arboretum and Tech Ridge.

Building Improvements

The 2nd and 3rd floors have been fully remodeled with high-end finishes, and the first floor features a dramatic two-story internal stairwell and a bright, remodeled lobby, making Building 3 the nicest of the five buildings in the Chase Park complex. The building's core systems are well documented: the roof is a Carlisle 60-mil TPO membrane installed in 2007; cooling is provided by two Trane air-cooled chillers (110-ton and 80-ton capacity) installed in 2006 and 2007; and vertical transportation is served by a single Dover hydraulic elevator, with electronics updated in 2003 and 2007.

Lease Summary

The building is fully leased by the State of Texas Department of Emergency Management through April 30, 2027. The tenant is constructing a new, purpose-built facility in southeast Austin and will vacate at the end of the lease term. In the meantime, the existing lease provides an owner/user with stable, in-place cash flow of $1,031,838 annually while plans are made to occupy or re-market the property. The asset is well suited to an owner/user seeking one full floor or the entire building.



#	Place	Distance	Time
1	The Linc	2.0 mi	6 min
2	Mueller	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	16.3 mi	26 min

Floor Plates

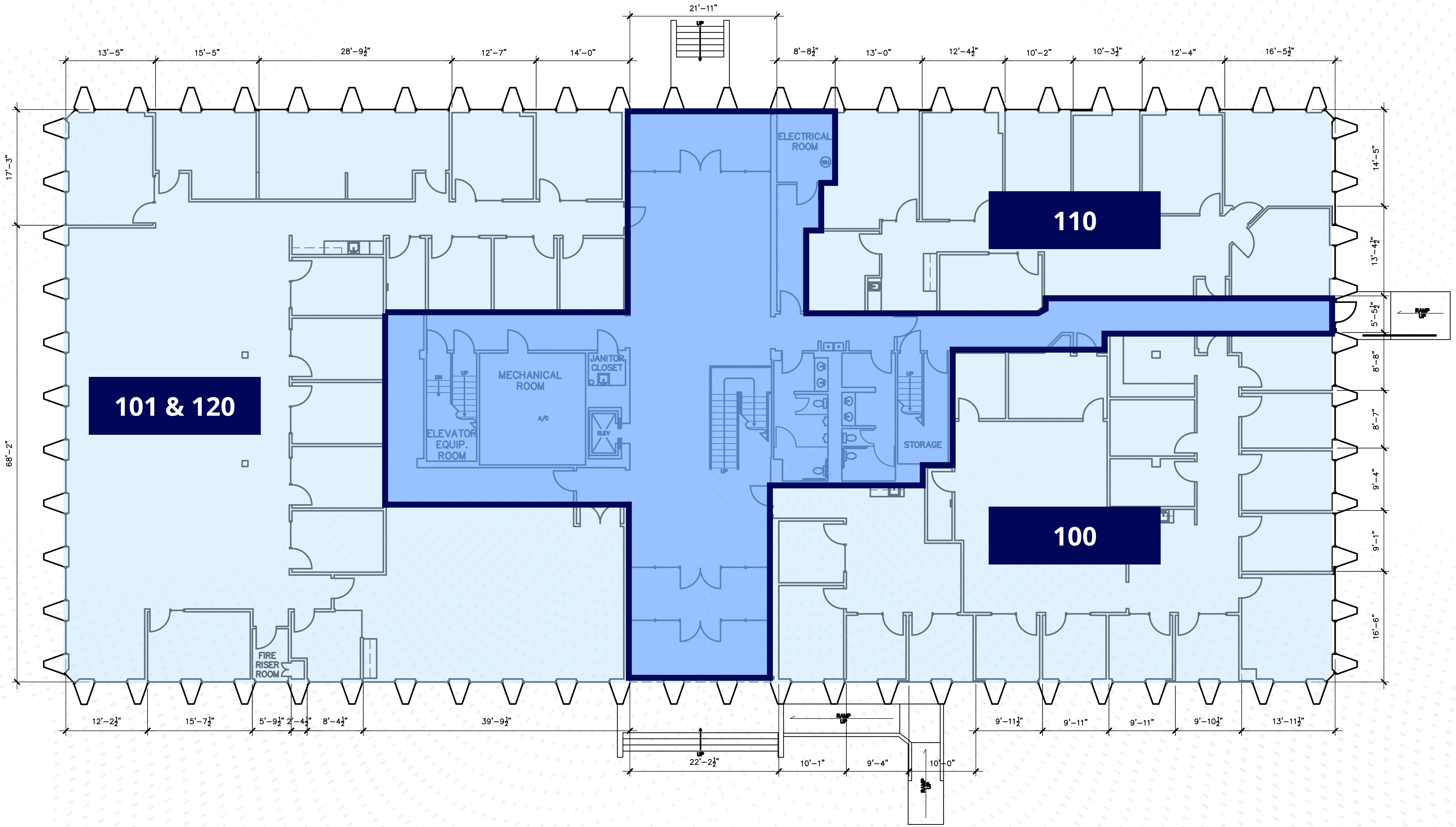
Floor 1

Tenant Area: 12,279 SF

Rentable Area: 14,142 SF

Gross Area: 17,973 SF

Building Total: 53,919 SF



Floor Plates

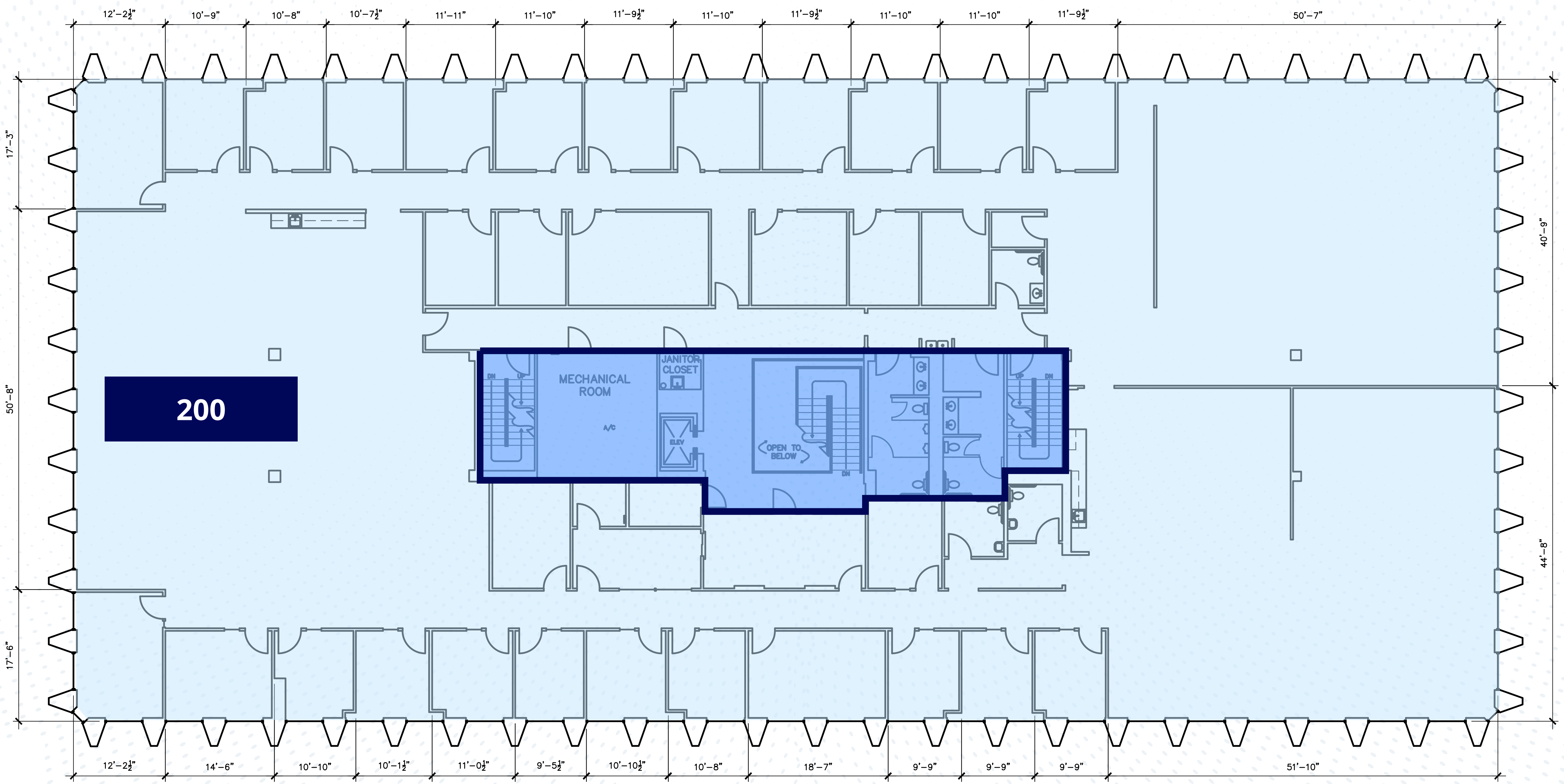
Floor 2

Tenant Area: 14,155 SF

Rentable Area: 16,302 SF

Gross Area: 17,973 SF

Building Total: 53,919 SF



Floor Plates

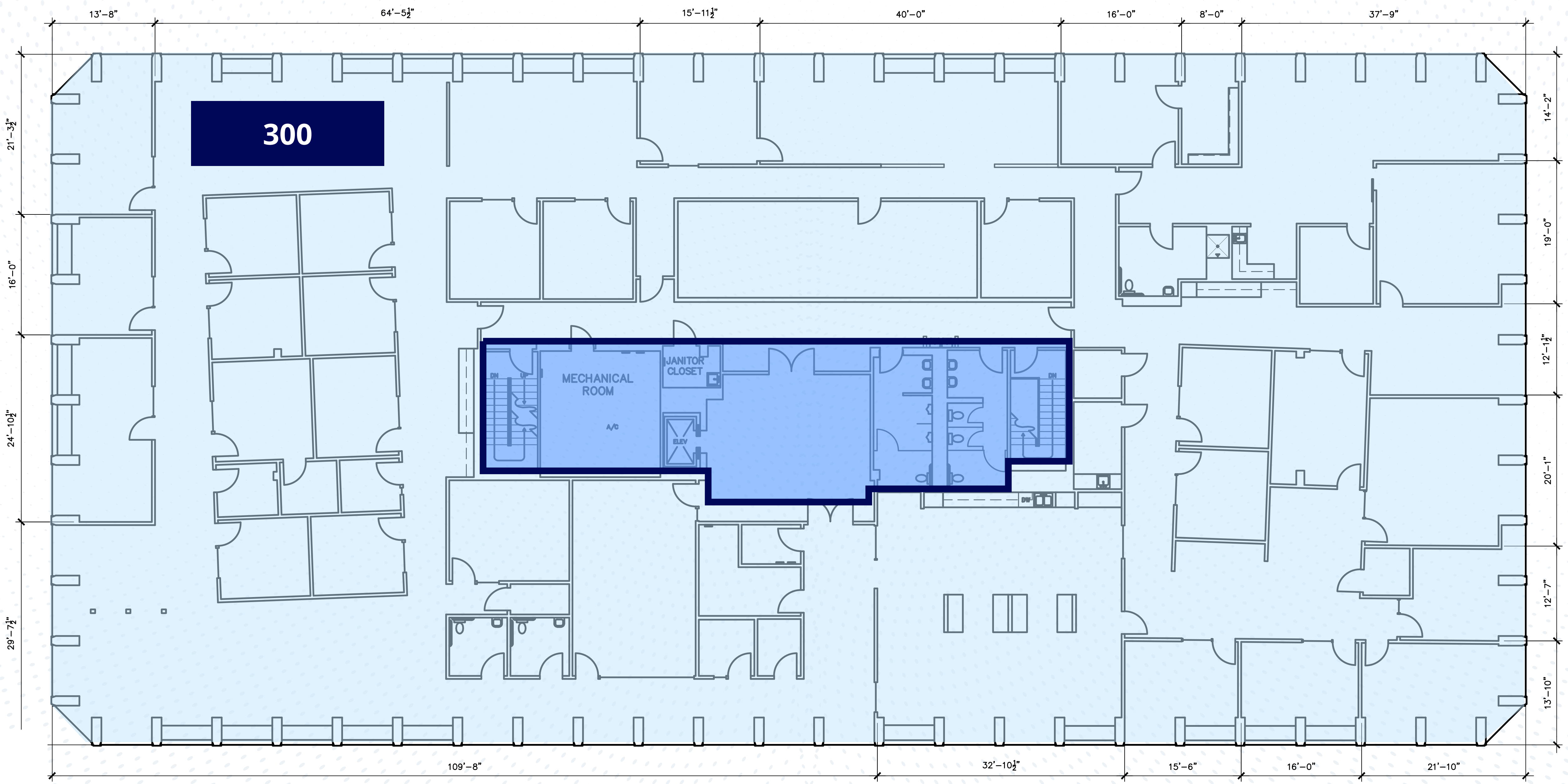
Floor 3

Tenant Area: 15,546 SF

Rentable Area: 17,904 SF

Gross Area: 17,973 SF

Building Total: 53,919 SF



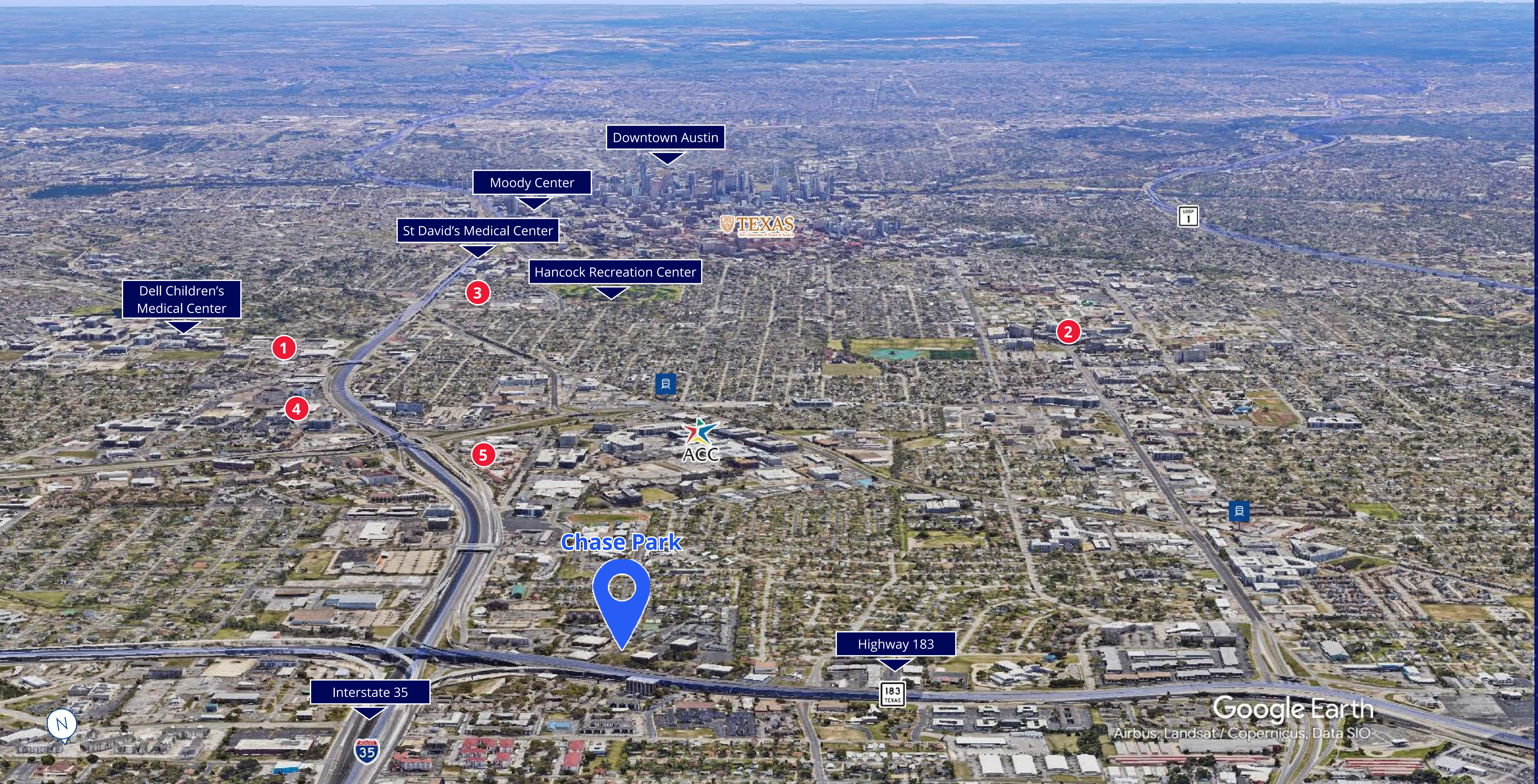

TDEM

2026 Income Statement

	Jan-2026	Feb-2026	Mar-2026	Apr-2026	May-2026	Jun-2026	Jul-2026	Aug-2026	Sep-2026	Oct-2026	Nov-2026	Dec-2026	Total
Total Tenant Revenue	$128,896	$128,896	$128,896	$128,896	$128,896	$128,896	$128,896	$128,896	$128,896	$128,896	$128,893	$128,893	$1,546,750
Operating Expenses													
Contract Services	$4,735	$4,735	$4,735	$4,735	$4,735	$4,735	$4,735	$4,735	$4,735	$4,735	$4,735	$4,735	$56,815
Repairs & Maintenance	$4,883	$4,883	$4,883	$4,883	$4,883	$4,883	$4,883	$4,883	$4,883	$4,883	$4,883	$4,883	$58,591
Payroll	$1,858	$1,858	$1,858	$1,858	$1,858	$1,858	$1,858	$1,858	$1,858	$1,858	$1,858	$1,858	$22,301
Utilities	$11,530	$11,530	$11,530	$11,530	$11,530	$11,530	$11,530	$11,530	$11,530	$11,530	$11,530	$11,530	$138,361
Management Fee	$3,867	$3,867	$3,867	$3,867	$3,867	$3,867	$3,867	$3,867	$3,867	$3,867	$3,867	$3,867	$46,402
Property Taxes	$10,247	$10,247	$10,247	$10,247	$10,247	$10,247	$10,247	$10,247	$10,247	$10,247	$10,247	$10,247	$122,959
Operating and Maintenance	$4,081	$4,081	$4,081	$4,081	$4,081	$4,081	$4,081	$4,081	$4,081	$4,081	$4,081	$4,081	$48,970
Admin Expenses	$586	$586	$586	$586	$586	$586	$586	$586	$586	$586	$586	$586	$7,034
Total Operating Expenses	$41,786	$41,786	$41,786	$41,786	$41,786	$41,786	$41,786	$41,786	$41,786	$41,786	$41,786	$41,786	$501,432
Net Operating Income	$87,110	$87,110	$87,110	$87,110	$87,110	$87,110	$87,110	$87,110	$87,110	$87,110	$87,107	$87,107	$1,045,317
Capital Expenditures													
Capital Reserves	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$13,480
Total Capital Expenditures	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$13,480
Total Leasing & Capital Costs	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$1,123	$13,480
Cash Flow Before Debt Service	$85,987	$85,987	$85,987	$85,987	$85,987	$85,987	$85,987	$85,987	$85,987	$85,987	$85,983	$85,983	$1,031,838

Market Overview

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

2. The Triangle

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

3. Hancock Center

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

4. Capital Plaza

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

5. The Link

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

Train Station

Keep Austin Growing: Technology Meets Texas

Why Austin, Texas?

Austin stands as one of America's most dynamic metropolitan areas, cementing its position as the epicenter of Central Texas innovation and growth. As Texas' state capital, Austin has evolved into a global technology powerhouse while fiercely protecting its distinctive culture and quality of life. The Austin metro has rapidly ascended to become the 25th-largest in the United States, adding roughly 337,500 residents since 2020 and consistently ranking among the nation's fastest-growing regions. The city of Austin itself is the 12th-most-populous city in the U.S., the 4th-most-populous city in Texas, and the second-most-populous state capital in the country, behind only Phoenix, Arizona. This explosive growth has created a ripple effect throughout Central Texas, with development expanding strategically beyond the urban core into surrounding areas while maintaining affordability and livability.

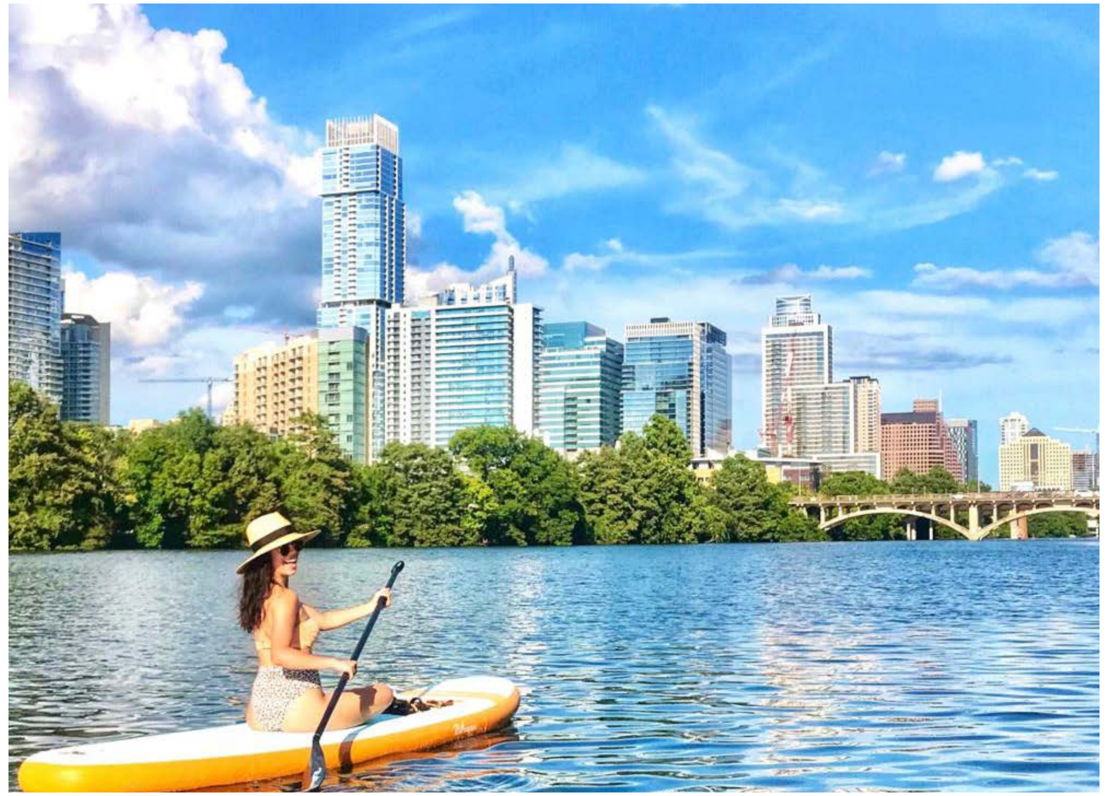
Economic Development & Employment Growth

Austin's economy has transformed into a diversified powerhouse that positions the city as a critical hub for global innovation, attracting an **unprecedented concentration of Fortune 500 headquarters** and cutting-edge companies. The region hosts major operations for **Tesla** (20,000+ employees), **Apple** ($1 billion campus for up to 15,000 employees), **Samsung** (more than $37 billion in committed investment across its Austin and Taylor semiconductor campuses), **Dell Technologies** (13,000+ headquarters employees), plus major regional offices and campuses for **Meta, TikTok and Google,** creating an economic magnetism unmatched in Central Texas. This corporate concentration, spanning technology, healthcare, manufacturing, aerospace (SpaceX, The Boring Company), entertainment (Circuit of the Americas) and government sectors, has **generated remarkable population momentum**, with roughly 337,500 residents added since 2020 and about 54,000 new residents added between 2024 and 2025 alone. The result is a self-reinforcing economic ecosystem that attracts both established Fortune 500 companies and innovative startups while maintaining the stability that comes with true economic diversification.

2.62M
Metro Population

25th
Largest U.S. Metro

27.8%
Projected Growth Rate 2020 - 2030



Quality of Life

The region offers abundant outdoor recreation opportunities through Lady Bird Lake, **extensive hike-and-bike trail systems,** and natural areas like the 555-acre Onion Creek Metro Park, all enhanced by Austin's year-round climate that supports an active, outdoor-centric lifestyle. As the **"Live Music Capital of the World,"** Austin's cultural magnetism extends from hundreds of music venues to major events like SXSW, Formula 1 at Circuit of the Americas, and Austin City Limits Music Festival. Austin was named the **#1 Best State Capital to Live In** by WalletHub for the second year in a row in 2026, scoring highest among all 50 state capitals across 48 metrics including affordability, economic well-being, education, and health care. Strong public school systems throughout the region deliver the educational foundation and cultural vitality that make it a premier destination for families seeking both career opportunity and lifestyle fulfillment.

Housing Market Stability

Austin's housing market has entered a healthy new equilibrium after its historic post-pandemic run-up, creating one of the **most attractive entry points for investment** in the region's history. Metro-wide median prices now sit around $430,000–$440,000, a reset that has restored real affordability and **opened the door for a new wave of buyers and developers.** Within the city of Austin proper, median prices run higher, in the $575,000–$600,000 range, reflecting continued strength in the urban core even as the broader metro offers more accessible pricing. Momentum is clearly building: year-over-year prices have leveled off in most 2026 reporting, while pending sales are climbing and absorption is improving, early signals of a market gaining renewed footing. Paired with Texas' no-state-income-tax advantage and recent zoning reforms, this moment offers a compelling window for both developers and homebuyers to enter ahead of the next growth cycle.

Austin by the Numbers *(2026)*

718,700
TOTAL JOBS CREATED
SINCE 2004

Economic Results

10,621
NEW JOBS

38
COMPANIES RELOCATED

57
COMPANIES EXPANDED

International

18 INTERNATIONAL COMPANY RELOCATIONS

80 DELEGATIONS HOSTED

7 COUNTRIES VISITED

Mexico
Taiwan
Germany
United Kingdom
Korea
Dubai
Singapore

2700+
INTERNATIONAL JOBS CREATED
(by relocations & expansions)

Start Up

$8B
VENTURE CAPITAL INVESTMENTS
in 2026 (Dealroom)

2,700+
START-UP JOBS CREATED

TOP 5
TOP 5 INDUSTRY VERTICALS
receiving VC funding in 2025:

Health, Robotics, Energy, Transportation, Media

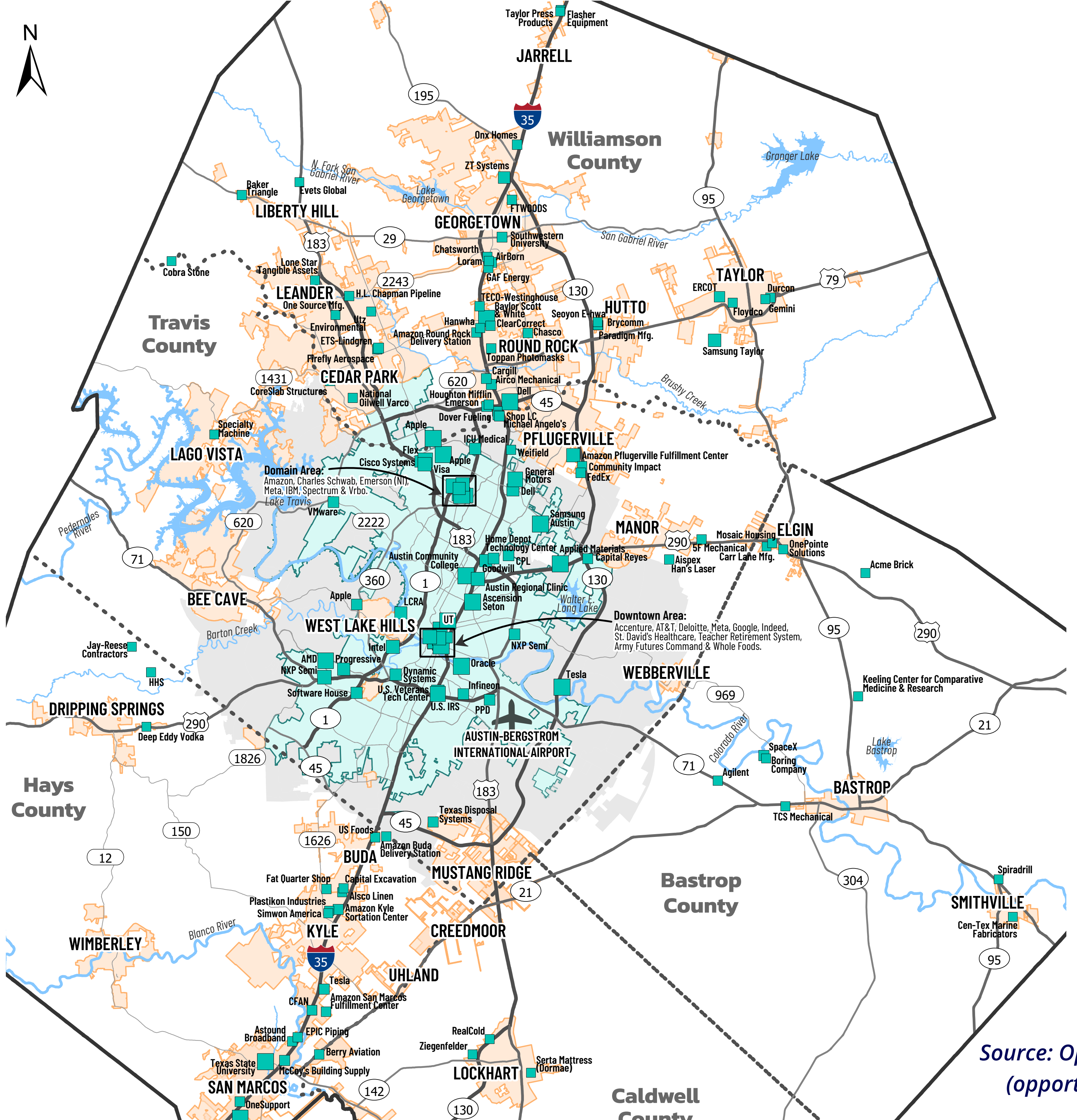
5 NEW UNICORNS:
Function Health
Apptronik
Anaconda
Base Power
Curative

510
VC & PE DEALS
completed

494
STARTUPS ASSISTED

Major Area Employers

Company	Employees	Company	Employees	Company	Employees	Company	Employees
University of Texas	23,925	U.S. Veterans Affairs Tech	2,040	FedEx	416	Community Impact	200
Tesla	20,000	Facebook (Meta)	2,000	Dover Fueling	400	Plastikon Industries	200
Ascension Seton	14,842	Google	2,000	Onx Homes	400	Loram	183
Samsung	14,000	Progressive	1,877	Berry Aviation	360	Hanwha	180
Dell	12,000	Goodwill Industries	1,840	Michael Angelo's	345	HHS	171
St. David's Healthcare	11,484	Vrbo	1,800	Chasco Constructors	340	Floydco	170
Apple	10,000	LCRA	1,792	ETS-Lindgren	330	Alsco Linen	165
Applied Materials	7,000	ZT Systems	1,500	Amazon Round Rock	328	TCS Mechanical	156
IBM Corp.	6,000	Dynamic Systems	1,400	Astound Broadband	316	Keeling Center	150
Texas State University	5,389	Cisco Systems	1,357	Agilent	306	Simwon America	150
Austin Community College	5,000	ICU Medical	1,330	US Foods	302	Acme Brick	149
Baylor Scott & White	4,500	Software House	1,300	5F Mechanical	300	One Source Manufacturing	128
Oracle	4,200	Teacher Retirement System	1,076	ClearCorrect	300	Utz Environmental	120
Amazon San Marcos	4,000	Home Depot Tech	1,052	Durcon	300	OnePointe Solutions	117
AMD	3,700	VMware	1,010	FTWOODS	300	Gemini	100
Accenture	3,500	CPL	1,003	H.L. Chapman Pipeline	300	Lone Star Tangible Assets	100
U.S. Internal Revenue Service	3,400	Infineon	1,000	Han's Laser	300	Mosaic Housing	100
General Motors	3,243	PPD	1,000	Houghton Mifflin Harcourt	300	RealCold	100
Flex	3,100	ERCOT	859	Amazon Buda	294	Seoyon E-hwa	100
Charles Schwab	3,018	SpaceX	775	Toppan Photomasks	290	The Boring Company	100
Amazon	3,000	McCoy's Building Supply	735	CoreSlab Structures	286	Ziegenfelder	100
National Instruments (Emerson)	3,000	Texas Disposal Systems	725	TECO-Westinghouse	285	Serta Mattress (Dormae)	87
AT&T	2,800	Firefly Aerospace	670	EPIC Piping	275	Carr Lane Manufacturing	72
Whole Foods	2,674	Amazon Kyle	662	Paradigm Manufacturing	275	Jay-Reese Contractors	65
NXP Semi	2,662	Airco Mechanical	650	GAF Energy	265	Deep Eddy Vodka	60
Spectrum	2,500	Emerson Automation	629	Baker Triangle	251	Veritacor Manufacturing	60
Visa	2,488	Capital Reyes	581	Aispex	250	Specialty Machine	50
Austin Regional Clinic	2,403	Southwestern University	579	Fat Quarter Shop	250	Cen-Tex Marine Fabricators	49
Amazon Pflugerville	2,400	AirBorn	539	Chatsworth	240	Cobra Stone	45
U.S. Army Futures Command	2,400	Cargill	517	National Oilwell Varco	230	Flasher Equipment	35
Intel Corp.	2,300	Shop LC	510	Brycomm	223	Spiradrill	34
Deloitte	2,238	CFAN	504	Weifield	205	Taylor Press Products	29
Indeed	2,200	OneSupport	450	Capital Excavation	200	Evets Global	25



Source: Opportunity Austin (opportunityaustin.com)

Investment Opportunity | Offering Memorandum

Chase Park

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Let’s Talk

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