

Offering Memorandum

Chase Park Building 3

313 E Anderson Ln, Austin, TX 78752

Chase Park 3 is a 52,157 SF building, on a 2.713 acre lot, located in an opportunity zone at the corner of I-35 & Hwy 183 in Austin, Texas.

Prepared by:

Doug Rauls

Executive Vice President
doug.rauls@colliers.com
Direct: +1 512 539 3006

Will Nelson, CCIM

Vice President
will.nelson@colliers.com
Direct: +1 512 539 3013





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Colliers is pleased to present Chase Park Building 3, a 52,157 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 October 31, 2026. 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 or investor stable cash flow while plans are made to occupy the property or market it for lease. The current yearly net operating income is \$968,161.

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: \$9,500,000 (\$181 psf)

Property Information

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Chase Park

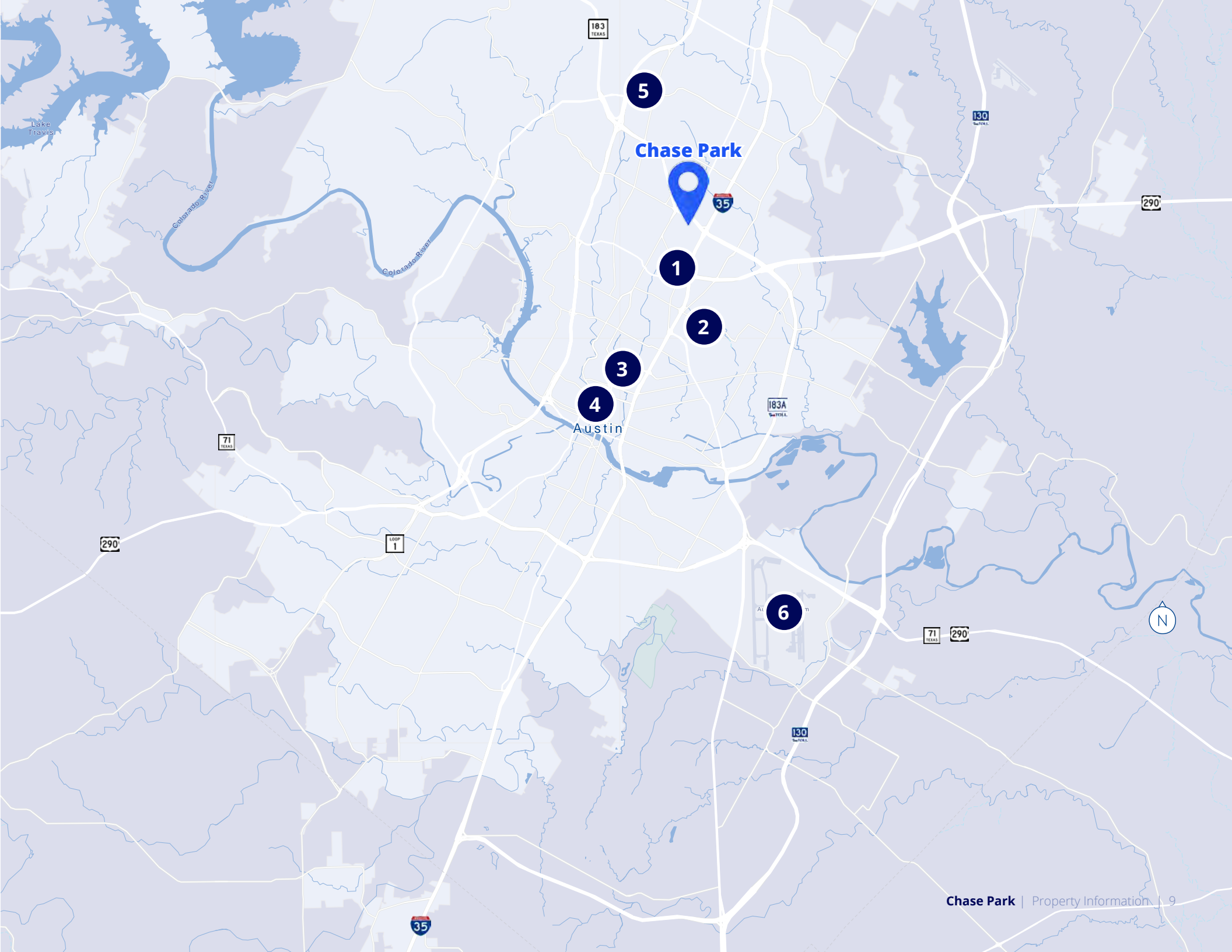


The Property

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 occupants easy access to all points of Austin. The building 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.

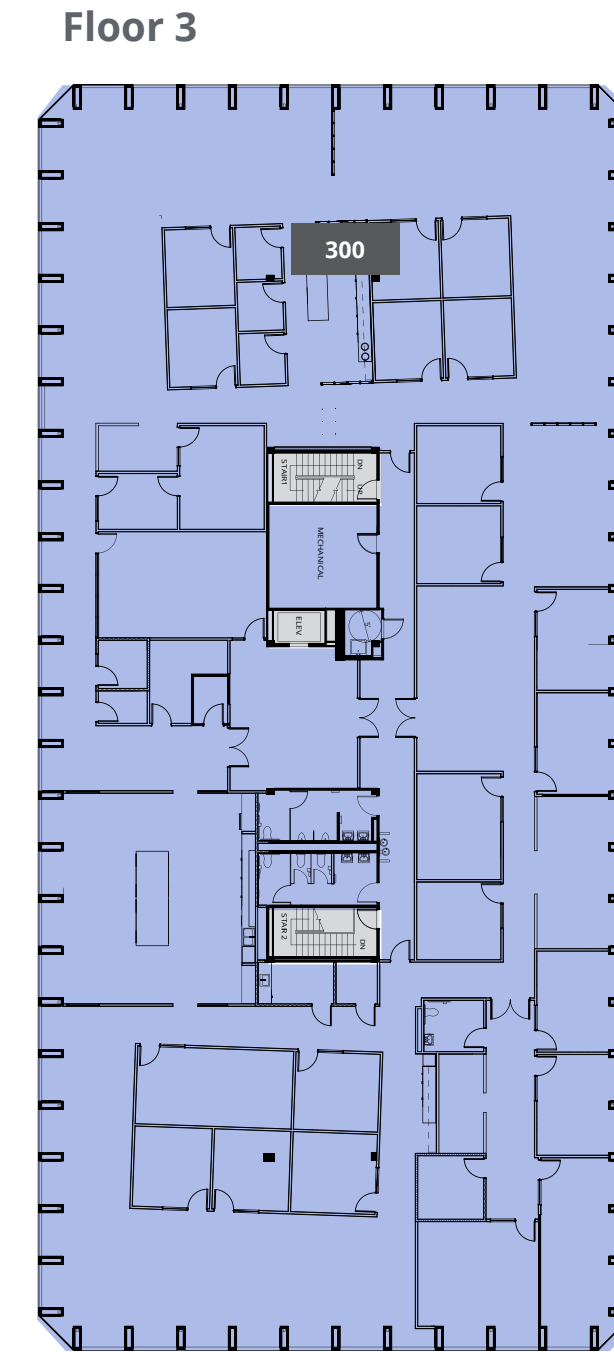
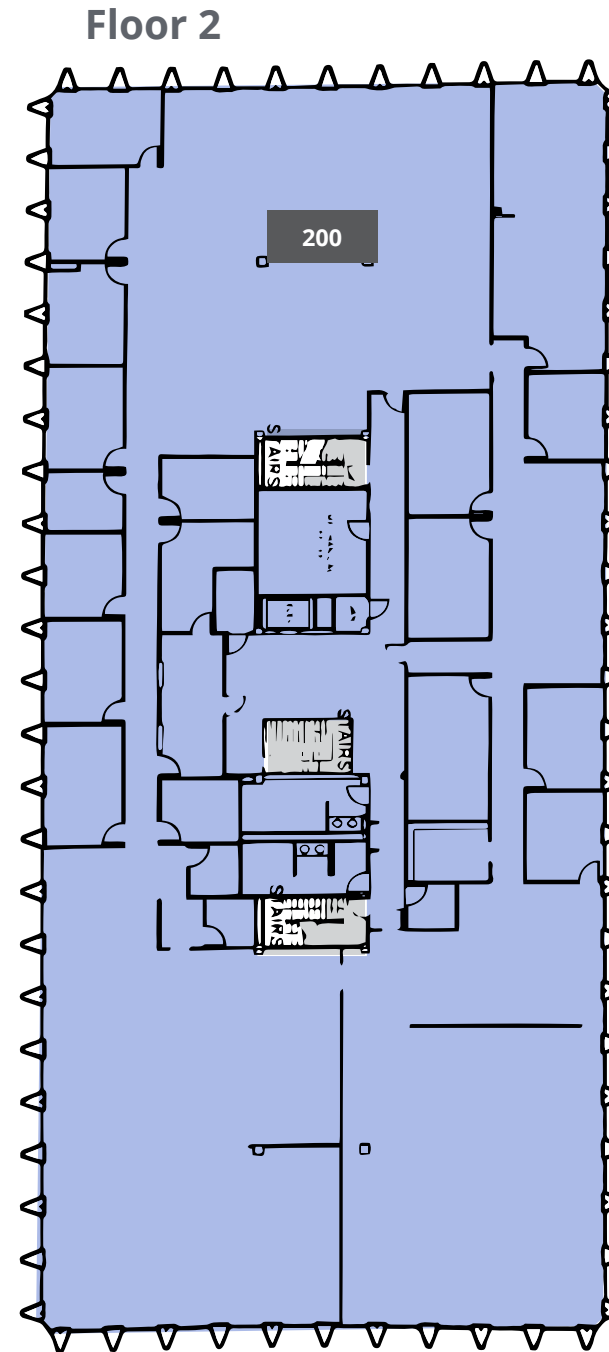
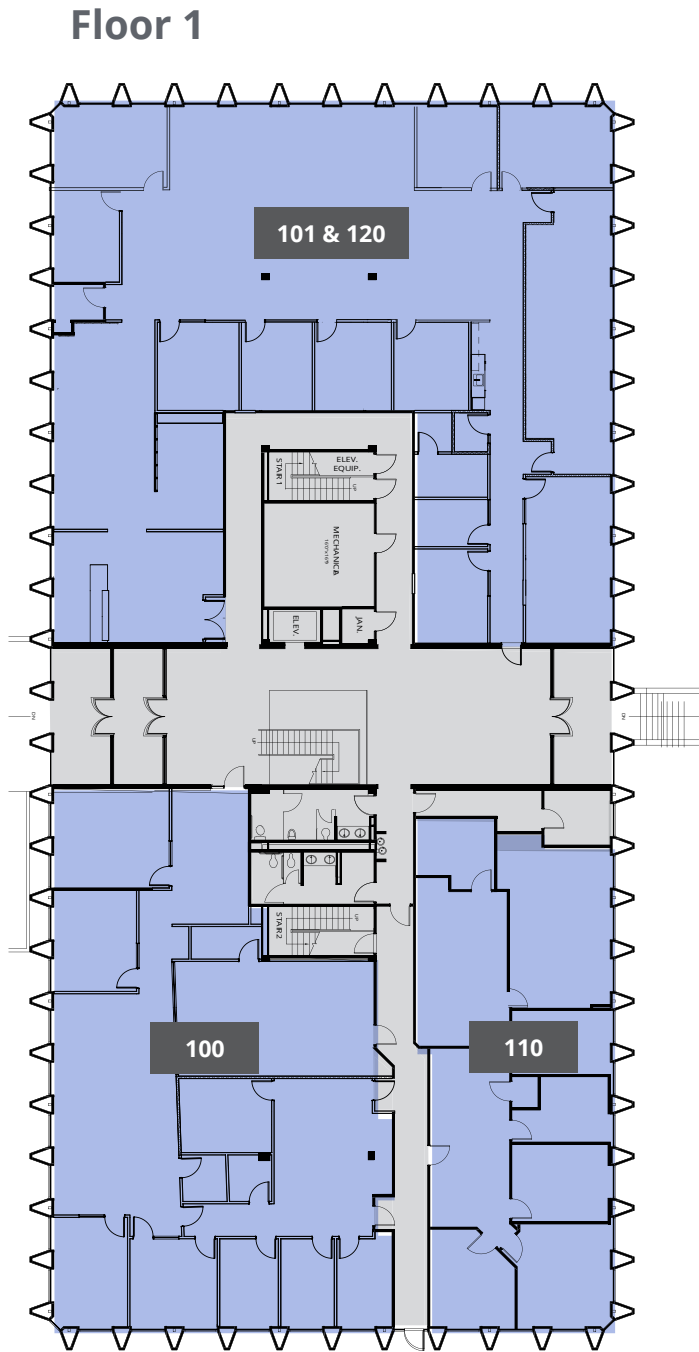
Property Description	
Property Name	Chase Park Building 3
Address	313 E Anderson Lane Austin, TX 78752
Building Area	52,157 SF
Year Built	1971
Stories	3
% Leased	100%
Net Operating Income	\$968,161
Lot Size	2.713 AC
Zoning	CS-NP
Parking	178 spaces (3.41/1,000 ratio)

#	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

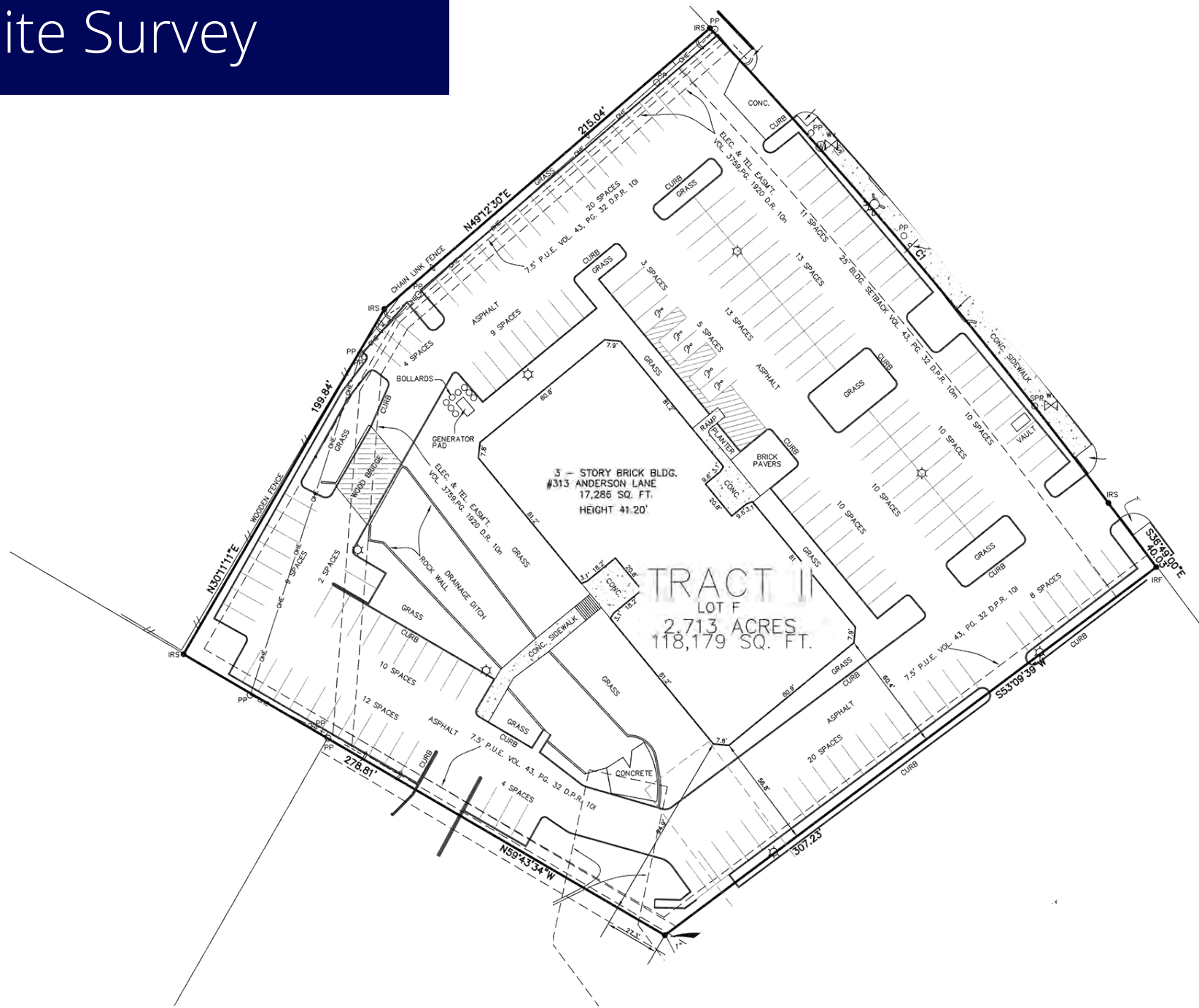


Floor Plans

 **52,157^{SF}**
Total SF



Site Survey





June 2024 - May 2025 Income Statement

	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Total
TOTAL RENTAL INCOME	\$121,493.73	\$121,493.73	\$121,493.73	\$121,493.73	\$121,493.73	\$125,138.54	\$125,138.54	\$125,138.54	\$125,138.54	\$125,138.54	\$125,138.54	\$125,138.54	\$1,483,438.43
TOTAL TENANT SERVICE REIMBURSEMENTS	\$73.07	\$73.07	\$73.20	\$73.20	\$73.20	\$184.56	-	\$28.56	\$415.77	\$73.20	\$73.20	\$73.20	\$1,214.23
TOTAL COMMERCIAL OPERATING REVENUE	\$121,566.80	\$121,566.80	\$121,566.93	\$121,566.93	\$121,566.93	\$125,323.10	\$125,138.54	\$125,167.10	\$125,554.31	\$125,211.74	\$125,211.74	\$125,211.74	\$1,484,652.66
TOTAL REVENUE	\$121,566.80	\$121,566.80	\$121,566.93	\$121,566.93	\$121,566.93	\$125,323.10	\$125,138.54	\$125,167.10	\$125,554.31	\$125,211.74	\$125,211.74	\$125,211.74	\$1,484,652.66
TOTAL CONTRACTED ELEVATOR	\$324.21	\$324.82	\$324.69	\$331.18	\$331.98	\$331.98	\$333.44	\$340.45	\$110.21	\$392.38	\$550.41	\$388.41	\$4,084.16
TOTAL CONTRACTED HVAC	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$1,700.04
TOTAL CONTRACTED JANITORIAL	\$2,901.83	\$2,990.06	\$2,887.33	\$2,904.66	\$2,902.40	\$3,164.40	\$3,161.34	\$3,178.01	\$3,473.63	\$3,257.57	\$2,930.53	\$2,957.92	\$36,709.68
TOTAL CONTRACTED LANDSCAPE - GROUNDS	\$249.35	\$2,031.35	\$694.85	\$753.59	\$718.65	\$710.21	\$714.43	\$700.57	\$602.67	\$680.99	\$596.59	\$680.99	\$9,134.24
TOTAL CONTRACTED SECURITY - LIFE SAFETY	\$1,214.58	\$1,806.50	\$955.18	\$1,169.61	\$1,003.55	\$1,281.56	\$1,519.03	\$2,956.08	\$(330.61)	\$366.97	\$2,493.73	\$1,273.88	\$15,710.06
TOTAL OTHER CONTRACTED EXPENSES	\$64.71	\$64.71	\$64.71	\$64.71	\$4,237.17	\$1,564.71	\$1,655.09	\$2,550.98	\$2,107.68	\$1,710.06	\$1,463.75	\$1,737.82	\$17,286.10
TOTAL CONTRACTED OPERATING EXPENSES	\$4,896.35	\$7,359.11	\$5,068.43	\$5,365.42	\$9,335.42	\$7,194.53	\$7,525.00	\$9,867.76	\$6,105.25	\$6,549.64	\$8,176.68	\$7,180.69	\$84,624.28
TOTAL HVAC - R/M	\$3,633.14	\$2,289.74	-	-	\$567.30	-	\$1,008.06	\$487.75	\$2,425.60	\$9,356.05	-	\$1,075.27	\$20,842.91
TOTAL ELEVATOR - R/M	-	\$6,614.08	\$185.00	\$20.00	-	-	-	-	-	-	-	-	\$6,819.08
TOTAL LANDSCAPE - GROUNDS - R/M	\$445.50	\$(891.00)	\$223.00	\$127.29	-	-	-	-	-	-	-	\$1,488.44	\$1,393.23
TOTAL SECURITY - LIFE SAFETY - R/M	\$922.50	-	-	\$(922.50)	-	-	-	-	\$164.62	-	\$740.08	\$1,436.99	\$2,341.69
TOTAL GENERAL REPAIRS - MAINTENANCE - R/M	-	\$123.55	\$2,525.41	\$1,483.81	\$494.89	\$232.43	\$2,363.84	\$170.01	\$163.28	\$699.35	\$1,057.78	\$54.12	\$9,368.47

June 2024 - May 2025 Income Statement

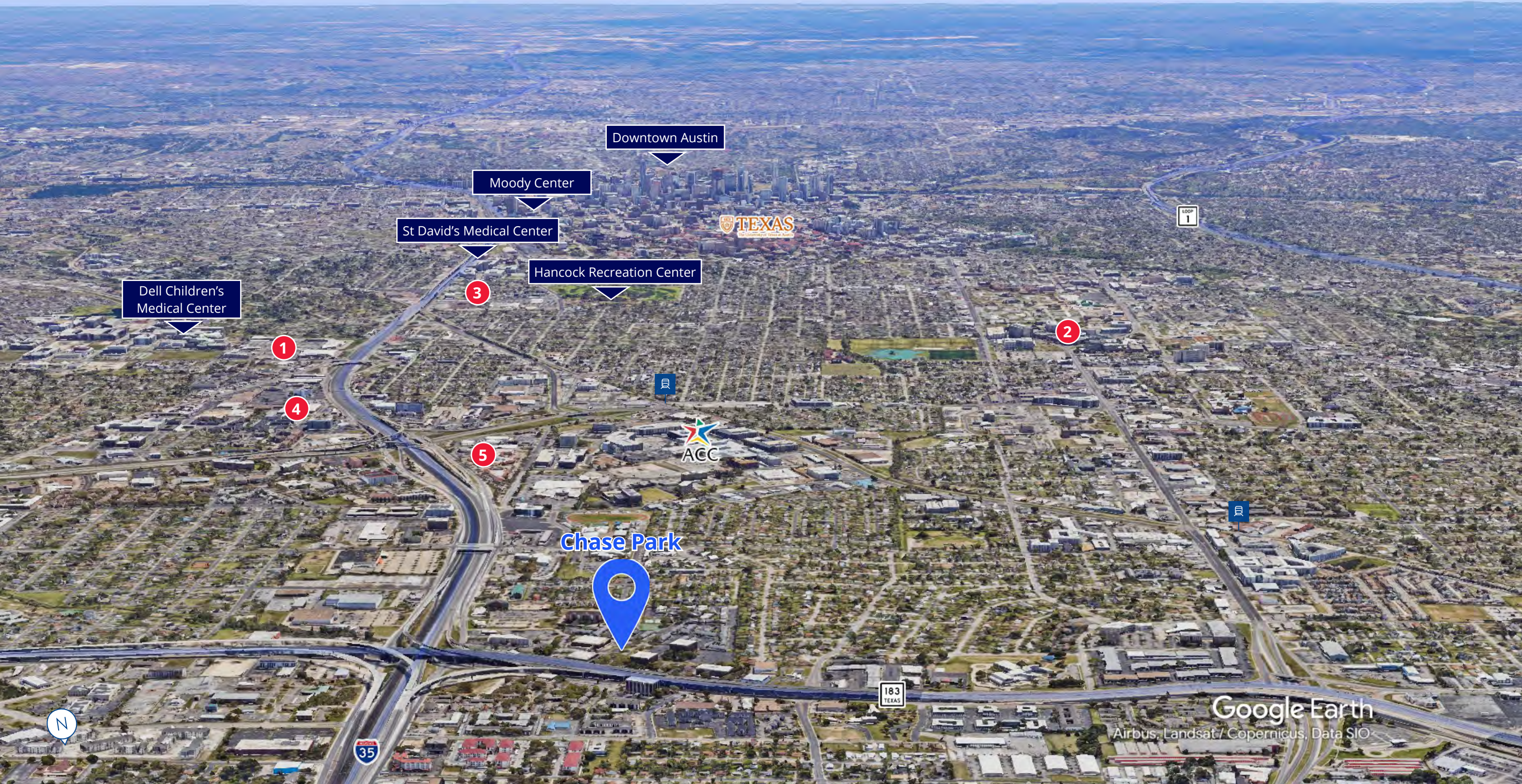
	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Total
TOTAL JANITORIAL	\$617.14	\$22.74	-	\$303.11	\$474.97	\$321.08	\$190.00	\$276.72	\$190.56	\$348.31	\$182.63	\$218.13	\$3,145.39
TOTAL SALARIES - BENEFITS	\$928.41	\$30.33	\$764.69	\$182.85	\$2,109.80	\$152.77	\$26.77	\$158.69	\$158.66	\$136.80	\$4.91	\$4.91	\$4,659.59
TOTAL INSURANCE	\$2,488.32	\$2,488.32	\$2,488.32	\$2,488.32	\$2,488.32	\$2,488.32	\$2,488.32	\$2,488.32	\$2,488.32	\$3,375.57	\$3,375.57	\$3,375.57	\$32,521.59
TOTAL UTILITIES	\$15,690.12	\$15,707.36	\$16,905.72	\$17,129.76	\$9,713.94	\$12,463.38	\$12,614.96	\$11,920.09	\$14,567.91	\$10,154.64	\$11,437.77	\$11,739.87	\$160,045.52
TOTAL MANAGEMENT FEES	\$4,915.87	\$4,885.33	\$4,863.03	\$4,859.75	\$4,926.97	\$5,015.04	\$5,030.82	\$5,031.38	\$5,027.95	\$5,027.95	\$5,035.86	\$5,088.68	\$59,708.63
TOTAL TAXES	\$11,072.99	\$11,072.99	\$12,429.74	\$11,072.99	\$11,072.99	\$11,072.99	\$(2,591.40)	\$11,072.99	\$12,067.94	\$13,605.59	\$11,072.99	\$11,072.99	\$124,095.79
TOTAL OTHER REIMBURSABLE EXPENSES	\$207.03	\$609.19	\$1,303.73	\$735.83	\$1,118.23	\$719.73	\$450.52	\$48.90	\$48.90	\$44.85	\$52.12	\$63.98	\$5,403.01
TOTAL REIMBURSABLE OPERATING EXPENSES	\$45,817.37	\$50,311.74	\$46,757.07	\$42,846.63	\$42,302.83	\$39,660.27	\$29,106.89	\$41,522.61	\$43,408.99	\$49,298.75	\$41,136.39	\$42,799.64	\$514,969.18
TOTAL ADVERTISING - PROMOTION	-	\$79.55	-	-	-	-	-	-	-	-	-	-	\$79.55
TOTAL GENERAL - ADMINISTRATIVE	-	\$40.16	-	-	-	-	\$10.79	-	-	-	-	-	\$50.95
TOTAL OTHER NON-REIMBURSABLE EXPENSES	-	-	-	-	-	-	-	-	-	-	-	\$879.69	\$879.69
TOTAL NON REIMB OPERATING EXPENSES	-	\$119.71	-	-	-	-	\$10.79	-	-	-	-	\$1,375.86	\$1,506.36
TOTAL COMMERCIAL OPERATING EXPENSES	\$45,817.37	\$50,431.45	\$46,757.07	\$42,846.63	\$42,302.83	\$39,660.27	\$29,117.68	\$41,522.61	\$43,408.99	\$49,298.75	\$41,136.39	\$44,175.50	\$516,475.54
TOTAL OPERATING EXPENSE	\$45,817.37	\$50,431.45	\$46,757.07	\$42,846.63	\$42,302.83	\$39,660.27	\$29,117.68	\$41,522.61	\$43,408.99	\$49,298.75	\$41,136.39	\$44,175.50	\$516,475.54
NET OPERATING INCOME	\$75,749.43	\$71,135.35	\$74,809.86	\$78,720.30	\$79,264.10	\$85,662.83	\$96,020.86	\$83,644.49	\$82,145.32	\$75,912.99	\$84,075.35	\$81,036.24	\$968,177.12

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

10th

Fastest Growing Metro

4th

Highest Educational Attainment in US

3rd

Highest Labor Force Participation

Top 10

Market for Venture Capital Funding

22nd

Largest Metro Economy

\$200B

Regional GDP (Approx)

827

New Companies

640k

New Jobs

1,433

Companies expanded

Corporate Neighbors

A place for businesses to thrive in the heart of Texas

Austin's attractiveness as a place to live and work is a huge draw for companies looking to establish corporate and regional headquarters. Freescale Semiconductor, Oracle, Tesla, Whole Foods, Dell and National Instruments are just some of the companies with corporate headquarters in greater Austin. An array of other world-renowned businesses operates in Austin, in research and development, manufacturing and back-office facilities.



Chase Park

Chevy Chase Dr, Austin, TX



For more information, please contact:

Doug Rauls

Executive Vice President
doug.rauls@colliers.com
Direct: +1 512 539 3006

Will Nelson, CCIM

Vice President
will.nelson@colliers.com
Direct: +1 512 539 3013

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