

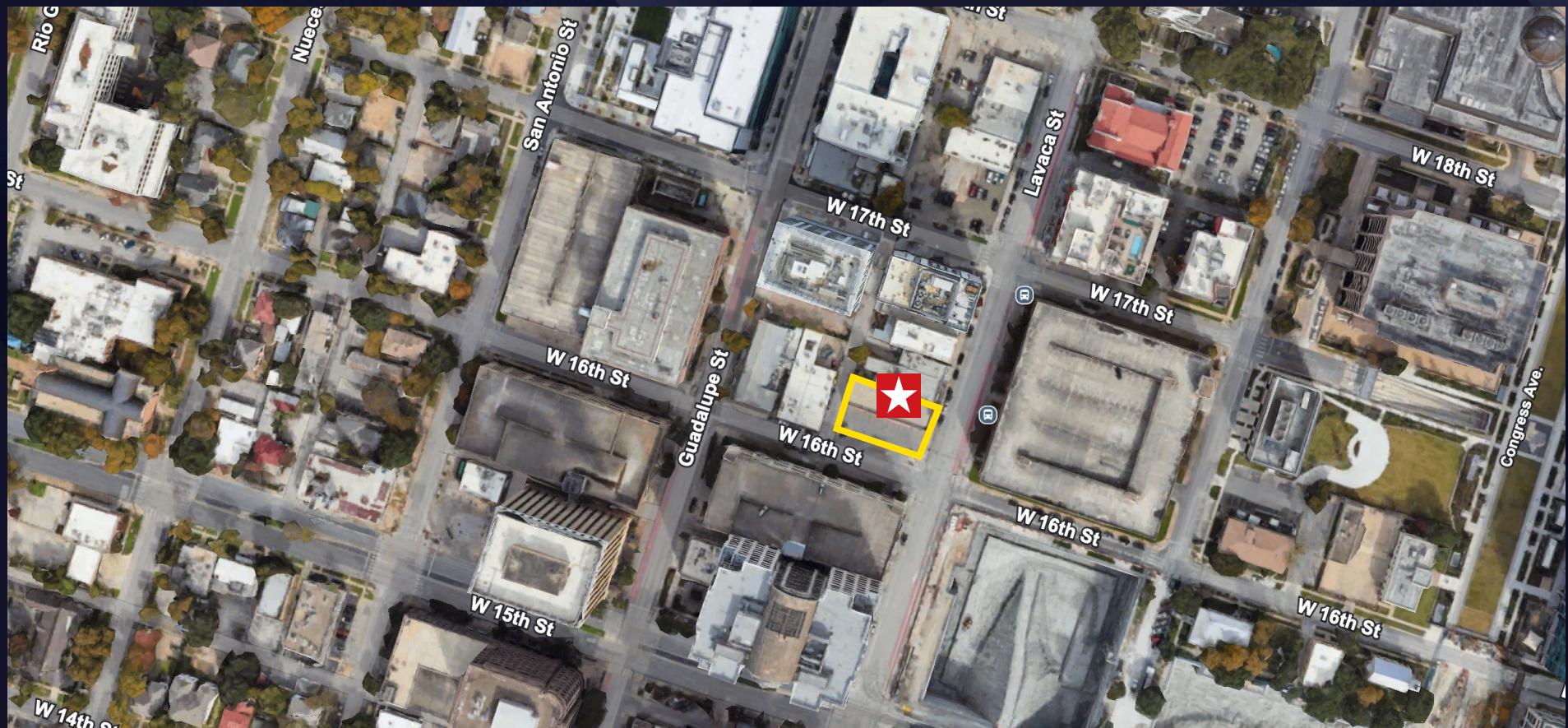
Downtown Austin long term ground lease
opportunity for up to *229,445 buildable SF

FOR LEASE 1600 Lavaca Street, Austin, TX 78701

EXECUTIVE SUMMARY

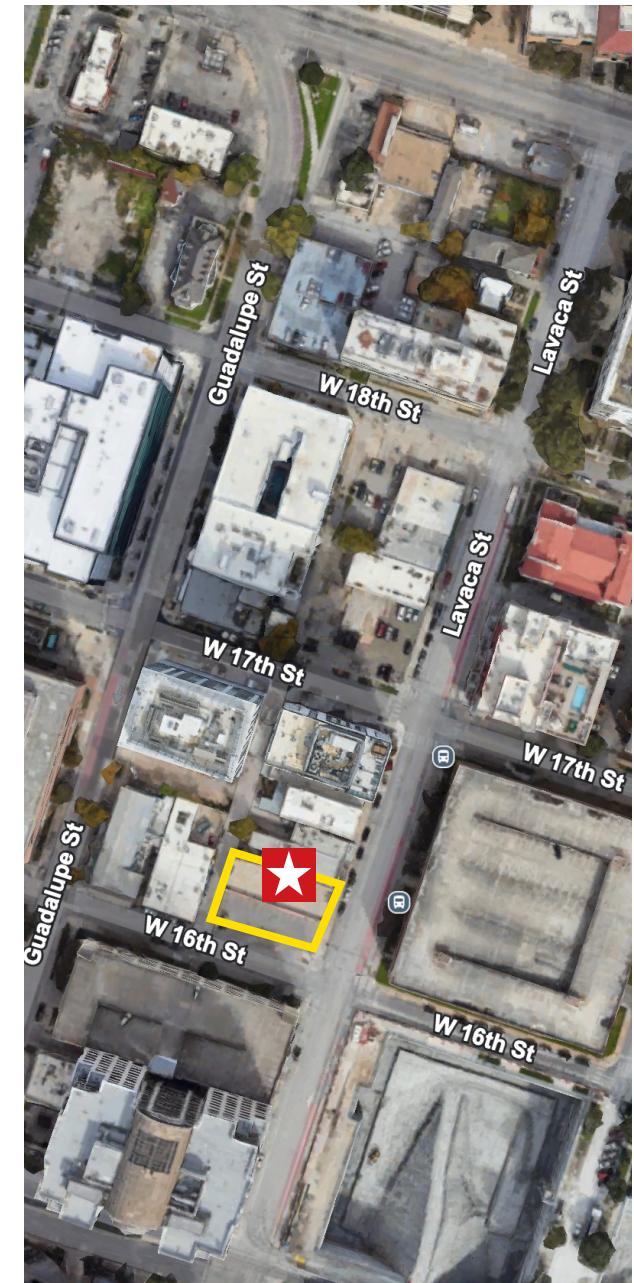
A rare opportunity to secure a highly desirable long term ground lease in downtown Austin. Just a few blocks south from the University of Texas campus, north of core CBD and west of the Texas State Capitol it is a vibrant work, live and play setting in a highly walkable area.

Benefitting of nearby amenities, its location, access on three sides, size of the parcel and FAR of 15. It offers multi-use options including hospitality, student housing, multi-family, retail, office, and government use. It is in the center of redevelopment and new construction projects including the State of Texas' Capitol Complex Project Phase II.



SPACE PROFILE

Location:	1600 Lavaca St
Property ID:	TCAD 199850
Parcel ID:	0210022215
Lot Size:	*10,624 sf (potential assemblage of adjacent 4,673 SF)
Grid:	MJ23
Future Land Use:	No Future Land Use Map
Regulation Plan:	No Regulation Plan
Zoning:	DMU
Zoning Cases:	None
Zoning Ordinances:	19990225-070b
FAR:	15
Max Height:	400
Building Size:	5,120 sf single story retail
Construction:	Cinder block
Zoning Overlays:	Downtown Austin Plan Districts: Uptown/Capital Downtown Density Bonus: ETOD Overlay: Subdistrict 1 Green Building Mandatory: Central Business District/Downtown Mixed Use Residential Design Standards: LDC/25-2-Subchapter F Selected Sign Ordinances
Parking Spaces:	17 surface spaces
Utilities:	Water & Sewer (Gas can be reconnected)
Electric:	Austin Energy
Topography:	Generally Level Near Grade
Primary Access:	Lavaca Street at W 16 th Street



SURVEY

State of Texas
County of Travis

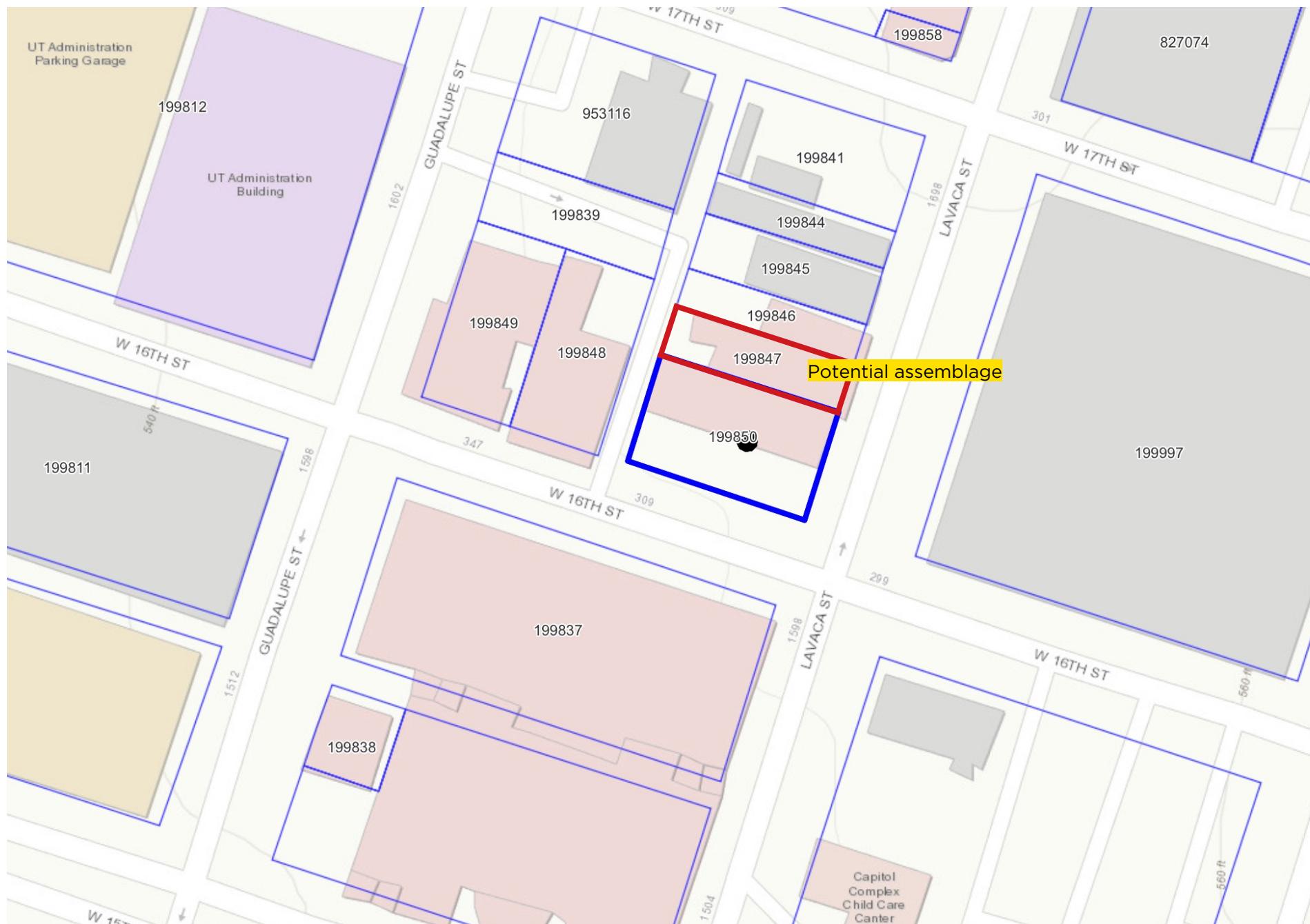
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1600 Lavaca Street, Austin, TX 78701

Waterloo Surveyors
SURVEY PLAT
AS-BUILT SURVEY

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SITE PLAN



LOCATION OVERVIEW



DEMOGRAPHICS

Income	1 mile	5 mile	10 mile	Population	1 mile	5 mile	10 mile
Average Household Income	\$118,250	\$143,842	\$137,311	2012 Population	38,933	346,254	836,878
Median Household Income	\$59,466	\$89,188	\$87,824	2022 Population	41,922	369,782	879,161
<\$25,000	5,251	18,404	30,612	2026 Population Projections	44,257	384,610	911,266
\$25,000 - \$75,000	2,249	30,132	66,862	Annual Growth 2012 - 2022	1.87%	1.66%	1.24%
\$75,000 - \$125,000	2,489	45,801	115,343	Annual Growth 2022-2026	1.09%	0.79%	0.72%
\$125,000 - \$175,000	1,709	23,990	58,055	Median Age	23.1	32.4	33.8
\$175,000 - \$225,000	1,351	18,572	40,713	Bachelor's Degree or Higher	11,642	172,100	366,466
\$225,000+	3,111	36,899	73,136	U.S. Armed Forces	541	9,370	28,465

Radius	1 mile			5 mile			10 mile		
	Employee	Businesses	Employee Per Business	Employee	Businesses	Employee Per Business	Employee	Businesses	Employee Per Business
Service-Producing Industries	81,363	3,617	237	215,802	13,803	187	332,459	23,311	180
Trade Transportation & Utilities	3,082	128	24.1	6,860	503	13.6	16,484	997	16.5
Information	5,391	295	18.3	21,625	944	22.9	32,988	1,589	20.8
Financial Activities	3,055	312	9.8	11,163	1,274	8.8	21,854	2,521	8.7
Professional & Business Services	13,631	1,295	10.5	36,257	4,162	8.7	59,952	6,735	8.9
Education & Health Services	9,096	397	22.9	58,747	2,762	21.3	95,285	4,876	19.5
Leisure & Hospitality	3,379	76	44.5	6,623	229	28.9	10,669	365	29.2
Other Services	4,287	722	5.9	18,538	3,205	5.8	31,041	5,316	5.8
Public Administration	39,442	392	100.6	55,989	724	77.3	64,186	912	70.4
Goods-Producing Industries	4,367	373	35.7	23,926	2,054	36.3	57,074	4,242	43.2
Natural Resources & Mining	1,016	97	10.5	3,513	414	8.5	6,702	751	8.9
Construction	1,517	159	9.5	7,988	1,017	7.9	20,139	2,309	8.7
Manufacturing	1,834	117	15.7	12,425	623	19.9	30,233	1,182	25.6
Total	85,730	3,990	272.3	239,728	15,857	223.6	389,533	27,553	223

EXCLUSIVE REPRESENTATION

Savills Inc. is exclusively representing the Lessor in this Ground Lease transaction.

OFFER REQUIREMENTS

Ownership has not established an asking price but is a market-oriented Lessor with expectations that are consistent with the development of a quality asset and the unique nature of the opportunity.

All offers should include:

- Lease offer and approval process
- Timing for due diligence period and consummation date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of Lessee
- Summary of consummated transactions and references

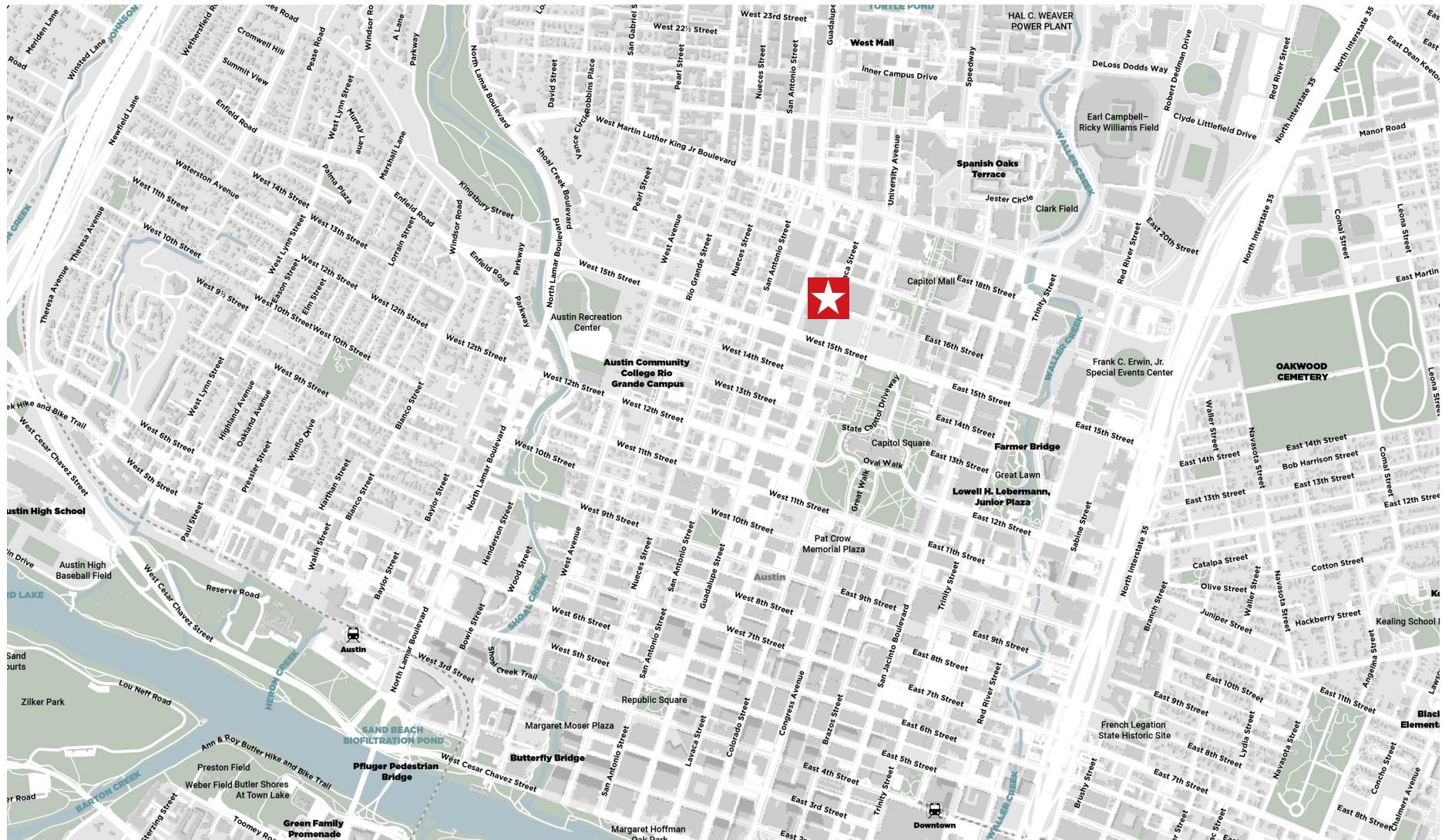
Lessor, with its sole and absolute discretion, reserves the right to remove the Property from the market. Lessor expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

CO-BROKER COMMISSION

Any Lessee which is represented by a broker is responsible to compensate the broker.

COMMUNICATION

All communications, inquiries and requests should be addressed to the Savills team listed, as representatives of the Lessor.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Erin Morales	478162	emorales@savills.us	512-653-8452
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Scoblick	372785	jscoblick@savills.us	512-297-7489
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date