

FREESTANDING EMERGENCY CENTER

14016 NORTH HIGHWAY 183 | AUSTIN, TX 78717

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



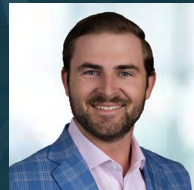
Sean Anderson
Associate

512.647.1541
 sean.anderson@partnersrealestate.com



Ryan McCullough, S I O R
Partner

512.580.6224
 ryan.mccullough@partnersrealestate.com



Connor Watson
Vice President

512.643.8079
 connor.watson@partnersrealestate.com

PROPERTY AT A GLANCE

ADDRESS	14016 N HWY 183
CITY, STATE, ZIP CODE	AUSTIN, TEXAS 78717
LAND ACRES	2.12 AC
SQUARE FOOTAGE	10,412
YEAR BUILT	2014
PARKING	5.09 : 1,000 SF
PARCEL NO.	R514473
ZONING, COUNTY	GR, WILLIAMSON

EXECUTIVE SUMMARY

Partners is pleased to present 14016 N HW 183 for sale and lease. The property is a 10,412 SF turn-key emergency center located immediately West of the Dell Children's and Texas Children's hospitals. Currently, St. David's Hospital System occupies the facility but has gone dark at this location and plans to vacate at the end of their lease in Q3 2024. This site is ambulance assessable and offers excellent access to both Highway 183 and Highway 45 as well as ample dedicated parking. The in-place equipment is negotiable in the sale.

Please contact Sean Anderson with inquiries (512) 647-1541

SALE PRICE: \$6,250,000
LEASE RATE: \$37.00/SF NNN



OFFERING DETAILS



SALE PRICE
\$6,250,000 (\$600/SF)



LEASE RATE
\$37.00/SF NNN



BUILDING SIZE
10,412 SF



LOT SIZE
2.12 AC



YEAR BUILT
2014

SITE



PROPERTY HIGHLIGHTS

- / RARE VACANT EMERGENCY CENTER IN THE NORTH AUSTIN MSA**
- / AMBULANCE ACCESSIBLE LOADING BAY**
- / EXCELLENT HIGH VISIBILITY LOCATION ON HIGHLY TRAFFICKED HIGHWAY 183**
- / LOCATED IN THE HIGH-GROWTH CEDAR PARK SUBMARKET LESS THAN A MILE FROM BOTH DELL CHILDREN'S AND TEXAS CHILDREN'S HOSPITALS**

- / FAVORABLE STATE TAX LAWS**

Texas is one of seven states that does not impose a state income or investment tax.

- / UNPARALLELED MARKET GROWTH**

According to NeighborhoodScout, the Austin MSA has seen a real estate appreciation of 67% over the last 10 years. Likely fueled by the numerous corporate relocations, the Austin MSA has maintained a steady population growth of approximately 2.5% annually and 29% over the last 10 years, ranking #3 according to the U.S. Census Bureau for percentage growth.

LOAN QUOTE

partners

Quinn Conway
Senior Associate
Loan Origination
469.964.7487

Loan Terms	SBA 504
Purchase Price	\$6,250,000
Max LTV (C)	90% (50% Bank / 40% SBA)
Term	25 Years
Amortization	25 Years
Rate	6.15%
Recourse	Full
Prepayment Penalty	Declining

*Rates represent preliminary quotes and represent no legal obligation

**Subject to borrower review

Loan Alternatives

8/17/23

Research Blvd - VPD 58,000





LAKELINE MALL



ALAMO DRAFTHOUSE CINEMA



183 US Highway 183 - VPD 125,000



183 US Highway 183 - VPD 125,000

Research Blvd - VPD 58,000





TEXAS CHILDREN'S HOSPITAL
DELIVERING 2024



183 US Highway 183 - VPD 125,000

Research Blvd - VPD 58,000



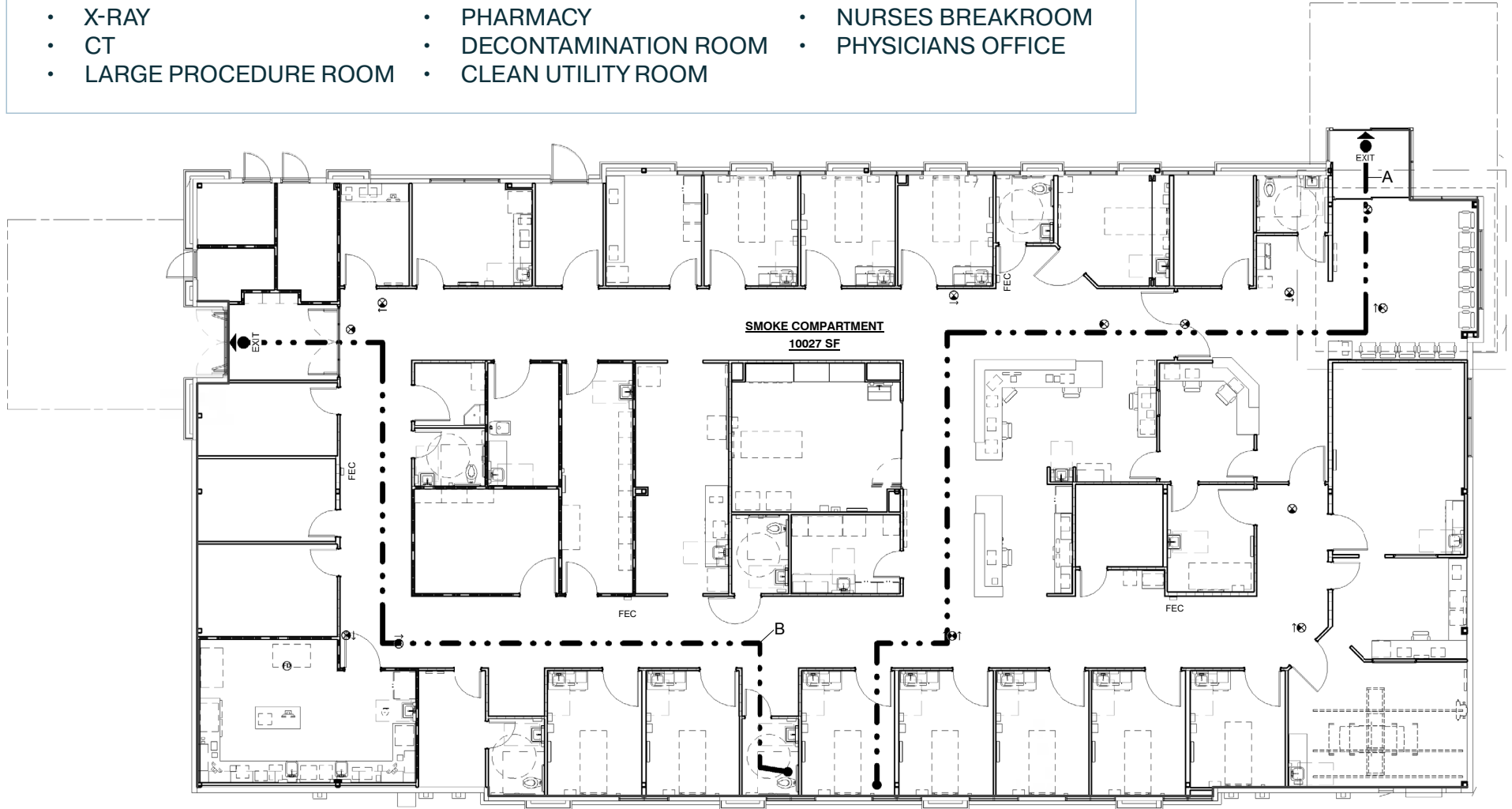
FLOOR PLAN



3D TOUR

PROPERTY FEATURES

- 12 EXAM ROOMS
- X-RAY
- CT
- LARGE PROCEDURE ROOM
- LABORATORY
- PHARMACY
- DECONTAMINATION ROOM
- CLEAN UTILITY ROOM
- NURSES STATION
- NURSES BREAKROOM
- PHYSICIANS OFFICE





183A TOLL



14016 N US 183



DRIVE TIMES

- 5 MIN DELL CHILDREN'S
- 3 MIN LAKELINE MALL
- 5 MIN APPLE CAMPUS
- 7 MIN WESTWOOD HIGH SCHOOL



TEXAS CHILDREN'S HOSPITAL DELIVERING 2024



NOEL GRISHAM MIDDLE SCHOOL



APPLE CAMPUS

WESTWOOD HIGH SCHOOL

ANDERSON MILL ELEMENTARY



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	9,091	90,047	195,899
2028 Population Projection	10,198	97,264	210,704
Population Growth 2023-2028	2.4%	1.6%	1.5%
Median Age	37.5	37.9	37.9



HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2023 Households	4,130	36,306	78,121
2028 Household Projection	4,656	39,395	84,234
Annual Growth 2023-2028	2.5%	1.7%	1.6%
Avg Household Income	\$108,077	\$120,147	\$127,948
Median Household Income	\$88,999	\$102,172	\$106,736



DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	10,640	38,626	83,360
Business	876	4,779	9,279
Service-Producing Businesses	838	4,295	8,424
Goods-Producing Businesses	38	484	855

Source: Costar



14016 N HWY 183

1 MILE

3 MILE

5 MILE

Austin

#1

BEST HOUSING
MARKETS FOR
GROWTH AND
STABILITY

(SMARTASSET, 2022)

#2

BEST METRO
AREAS FOR STEM
PROFESSIONALS

(WALLETHUB, 2022)

#2

BEST PERFORMING
CITY FOR ECONOMIC
GROWTH

(MILKEN INSTITUTE, 2023)



AUSTIN, TX

Austin, Texas is a vibrant and rapidly growing city known for its unique blend of culture, business opportunities, and quality of life. It has gained a reputation as a hub for technology, music, education, and entrepreneurship. Its vibrant cultural scene, celebrated through live music, arts, and local events, creates a unique and engaging atmosphere. The allure of Austin's quality of life is amplified by its outdoor spaces, parks, and recreational options, attracting residents and businesses alike. With a business-friendly environment, including no state income tax, Austin is a magnet for entrepreneurs and corporations seeking favorable conditions.

#1
LARGE METRO FOR NEW CORPORATE FACILITY INVESTMENT PROJECTS (SITE SELECTION, 2023)

TOP 10
BEST U.S. CITIES TO START A CAREER (WALLETHUB, 2023)

#2
BEST METRO AREA FOR STEM PROFESSIONALS (WALLETHUB, 2023)

#2
BEST BUSINESS CLIMATE OF LARGE METRO AREAS (BUSINESS FACILITIES, 2023)

TOP LARGEST EMPLOYERS CORPORATE HEADQUARTERS



H-E-B	
# OF EMPLOYEES	22,955
HEADQUARTERS	San Antonio, TX
YEAR EST. IN AUSTIN, TX	1938



Ascension Seton	
# OF EMPLOYEES	14,842
HEADQUARTERS	Austin, TX
YEAR EST. IN AUSTIN, TX	1902



Dell Technologies	
# OF EMPLOYEES	13,000
HEADQUARTERS	Round Rock
YEAR EST. IN AUSTIN, TX	1984



Tesla Inc.	
# OF EMPLOYEES	12,277
HEADQUARTERS	Austin, TX
YEAR EST. IN AUSTIN, TX	2021



St. David's HealthCare	
# OF EMPLOYEES	11,484
HEADQUARTERS	Austin, TX
YEAR EST. IN AUSTIN, TX	1996



Amazon.com LLC	
# OF EMPLOYEES	11,000
HEADQUARTERS	Seattle, Wa.
YEAR EST. IN AUSTIN, TX	2015



Walmart Stores Inc.	
# OF EMPLOYEES	7,550
HEADQUARTERS	Bentonville, Ark.
YEAR EST. IN AUSTIN, TX	1979



Apple Inc.	
# OF EMPLOYEES	7,000
HEADQUARTERS	Cupertino, CA
YEAR EST. IN AUSTIN, TX	2004



DISCLAIMER

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