

CALL FOR MORE INFORMATION



AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Prominent Austin Intersection with easy access and visibility
- 375 multifamily units; 75 condo units on water's edge
- Zoning: GR (community commercial)
- Redfin voted Riverside 1 of the 3 hottest neighborhoods in Austin for 2019
- BTS, GL, or shell delivery

TRAFFIC COUNT

E. Riverside Drive: 43,520 VPD
N IH-35: 178,997 VPD
(CoStar 2018)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



166,369
2021 POPULATION
3 MILE RADIUS



202,874
2021 DAYTIME POPULATION
3 MILE RADIUS



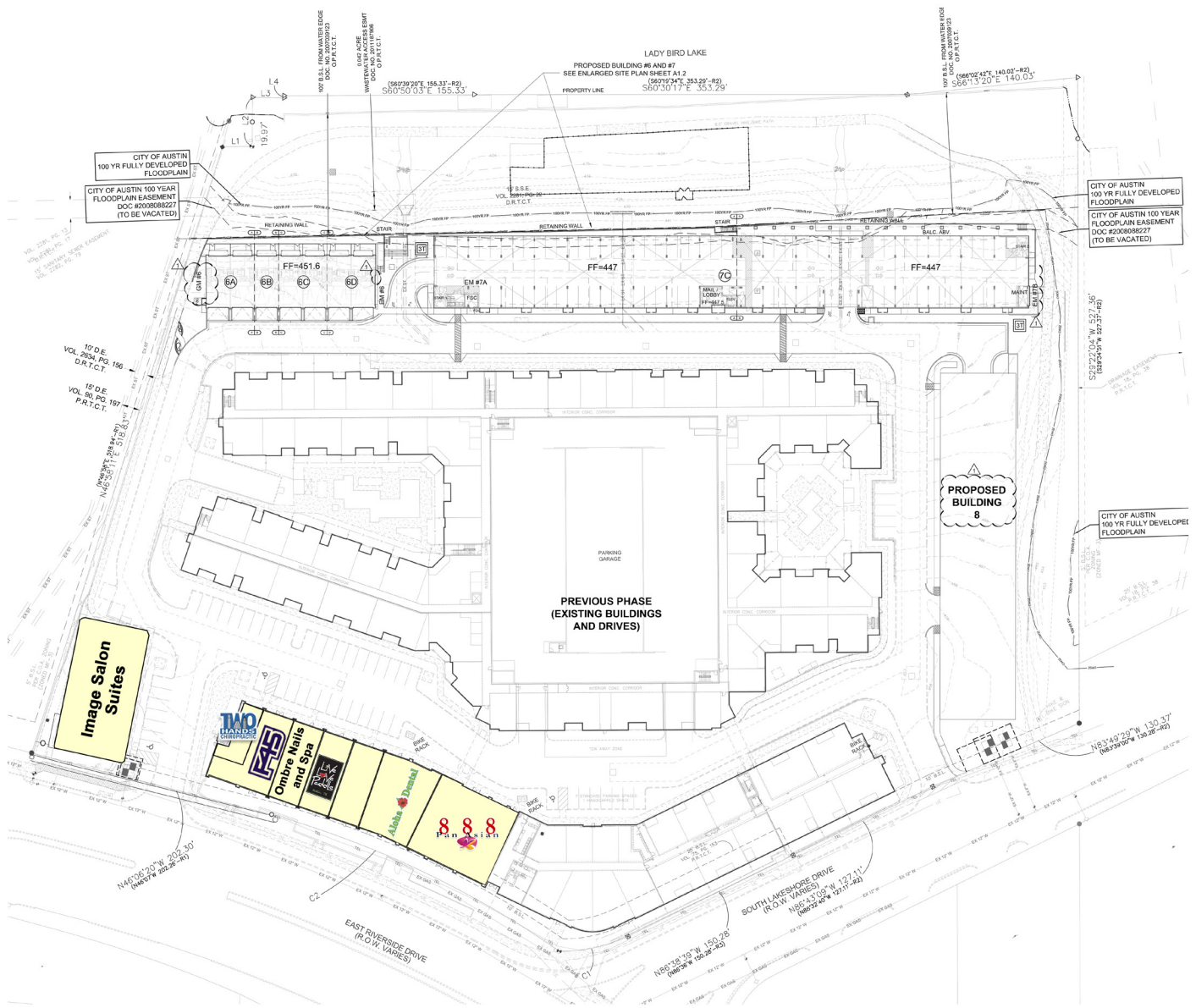
\$100,808
2021 AVERAGE INCOME
3 MILE RADIUS



43,520 VPD
E. RIVERSIDE DR

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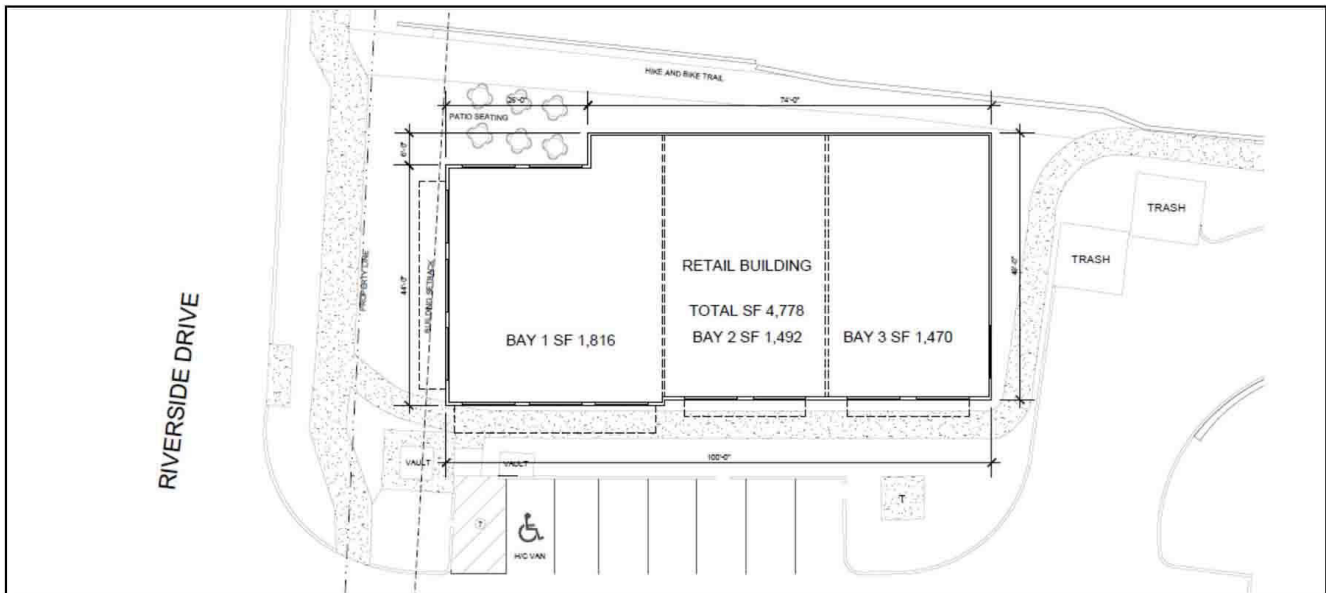


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Proposed Pad Building Up to 5,000 SF



Potential Layout for Pad Building



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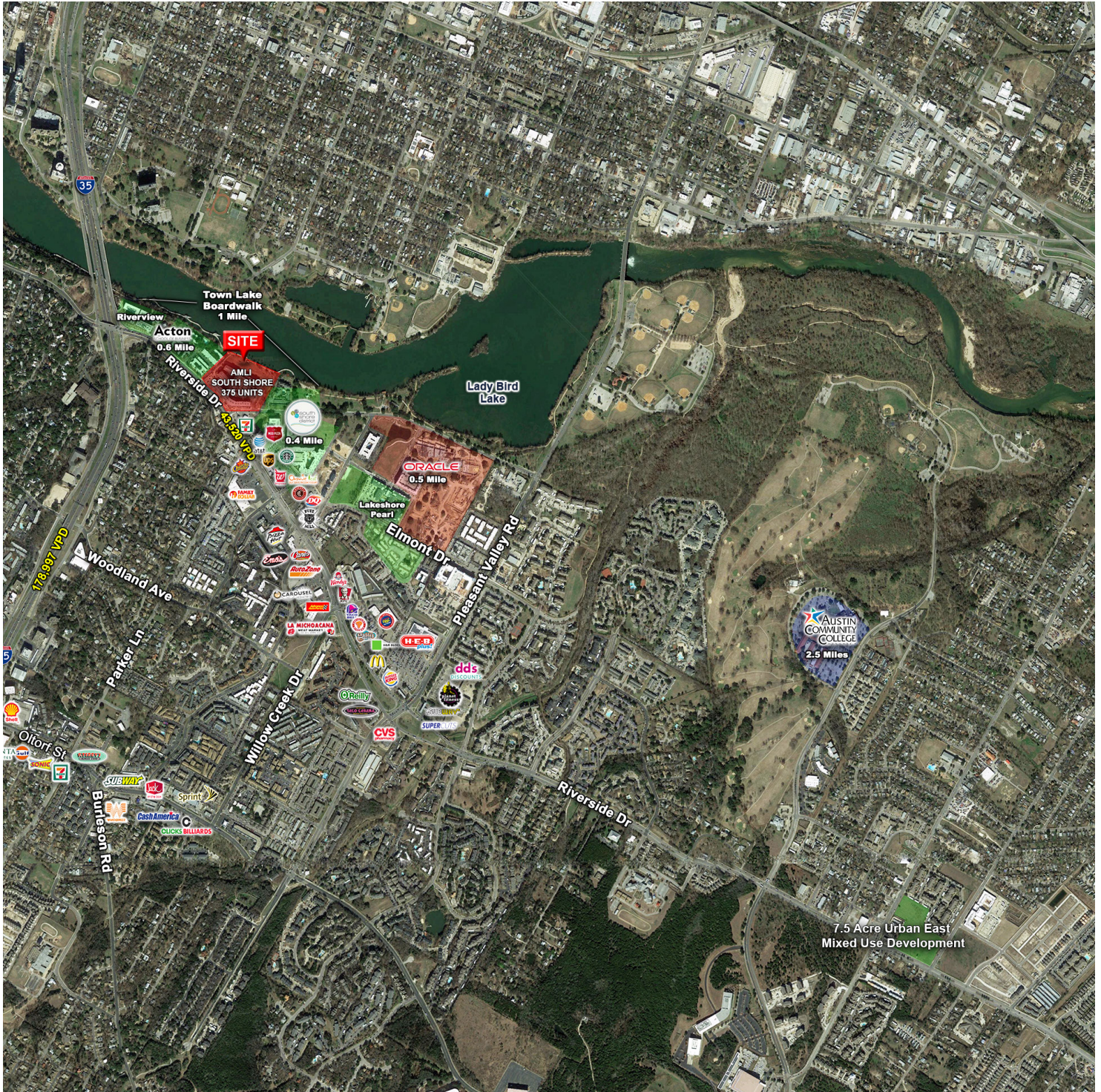
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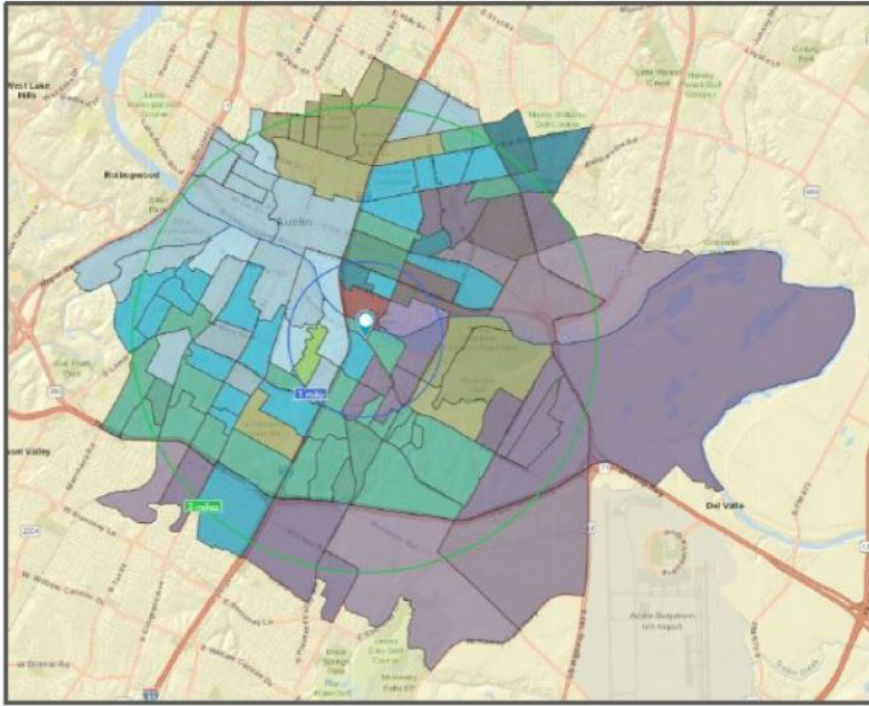
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DOMINANT TAPESTRY SEGMENTATION

1 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
------------------	-------------	------------------------

NeWest Residents 26.2% 26.2%

Young and Restless 22.0% 48.2%

3 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
------------------	-------------	------------------------

Young and Restless 24.8% 24.8%

Metro Renters 18.9% 43.7%

13C NeWest Residents

Household: Married Couples
Housing: Multi-Unit Rentals

27.2%
Median Age: 33.0k

Services/Constraints:
No HS Diploma
Hispanic

- Drink sports or energy drinks
- Pay with cash
- Buy baby/children's products
- Watch Spanish-language channels on TV
- Like used, fun-to-drive vehicles

Households: 937,493

11B Young and Restless

Household: Singles
Housing: Multi-Unit Rentals

29.6%
Median Age: 33.8k

Services/Prof:
College Degree
White/Black

- Text, redeem coupons from cell phone
- Bank online
- Go dancing; play pool; buy organic food
- Listen to blues, jazz, rap, hip-hop, dance music
- Buy from eBay

Households: 2,065,345

3B Metro Renters

Household: Singles
Housing: Multi-Unit Rentals

32.3%
Median Age: 35.9k

Prof/Mgmt:
College Degree
White

- Prefer environmentally safe products
- Spend wages on rent
- Practice yoga, Pilates; ski
- Active on Facebook, Twitter, YouTube, LinkedIn
- Take public transportation, taxis; walk; bike

Households: 1,801,600

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The cloud gets bigger: Oracle is ‘accelerating’ expansion of its Austin campus

Addition of 420,000 square feet would nearly double size of still-new site

Sep 28, 2018

Oracle Corp. has made a big bet on the Texas capital, with a shining new corporate campus that opened this spring in Southeast Austin. It’s about to double down on that bet by significantly expanding the campus, and the company is quietly making headway on the major project.

The California-based tech giant — which sells a variety of services to other businesses, from supply-chain software to automakers to digital animation rendering for media companies — is highly secretive about its real estate plans and declined to discuss when the second phase would start construction.

However, contractors already are moving dirt at the site off Riverside Drive. Oracle (NYSE: ORCL) received a site plan permit for its second phase from the city Aug. 30. Multiple sources with knowledge of the project told Austin Business Journal it is moving along swiftly.

The 420,000-square-foot expansion would nearly double the size of the corporate campus, which opened in March with 560,000 square feet spread across two buildings. In a statement to ABJ, Oracle reiterated its commitment to Austin and said it was “accelerating” its expansion of the Lady Bird Lake site, but declined to provide a timeline.

The fact that Oracle can open a big campus then turn around and nearly double its size speaks to a high degree of confidence in the Austin market. That outlook is clearly shared by other major technology companies: Even though construction isn’t complete on the new downtown office tower mostly leased by Facebook Inc., the social media giant has leased all of the planned Domain 12 tower.

Indeed Inc. recently signed a lease for 10 floors of the Block 71 skyscraper downtown, even as it is awaiting the completion of another Domain tower. Meanwhile HomeAway Inc. is expanding at The Domain even as it awaits the completion of its new headquarters nearby.

Expansion details

Oracle’s expansion off Riverside Drive would add a new big wing to the southeast of the existing buildings and just east of the Azul apartment complex, which Oracle also owns.

The project can’t go vertical just yet though. Although a site plan has been approved, the building plans still need to be reviewed by the city before the company gets a building permit. Without an expedited review, it can take up to 25 business days to review building permits for new construction, according to guidelines posted online by the city.

There also has been changes to the development team: Ryan Companies, which built the first phase of the Oracle campus, is not developing the second phase, according to an executive from that company. Instead, Dallas-based Austin Commercial will handle the second phase, according to multiple sources with knowledge of the project.

The development team still includes engineering firm Stantec, Square One Consulting and landscape architect TBG Partners.

Oracle’s new campus has helped to transform the rapidly gentrifying East Riverside Drive corridor, and the campus expansion is sure to hasten the already torrid pace of development there. The promise of hundreds of tech employees ensured apartment developers of future demand, and the campus has in many ways legitimized the Southeast Austin areas as emerging office submarket. The area could eventually feel like an extension of downtown when coupled with a 97-acre mixed use project proposed by Nimes Real Estate.

The Lady Bird Lake campus, with its dramatic views of downtown, is a key recruitment tool for Oracle to attract young talent. Company executives have said it will soon employ 3,000 people onsite and the headcount could grow to 10,000 as the company expands.



Source: <https://www.bizjournals.com/austin/news/2018/09/28/the-cloud-gets-bigger-oracle-poised-to-greatly-add.html?s=print>

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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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date