

# 5TH & LAVACA

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## LAND OFFERING MEMORANDUM

0.2704 Acres | 11,778 SF Development Opportunity  
Prime High Rise Development Site Located in Downtown Austin, Texas





# EXECUTIVE SUMMARY

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Jones Lang LaSalle (“JLL”) has been exclusively retained to offer qualified investors the rare opportunity to purchase the fee simple and ground lease interest in 5th & Lavaca (the “Property” or “Site”) in the heart of Downtown Austin, Texas. 5th & Lavaca is comprised of two adjacent parcels totaling 0.2704 acres at 209 & 213 W 5th Street. Located in the nexus of Austin’s Central Business District, the Site offers unparalleled walkability in with a walk score of 97 out of 100, which reflects the location’s amenity base that is unmatched in Austin. With no height restrictions (25:1 maximum FAR), and site dimensions of roughly 95’ X 125’, 5th & Lavaca presents a unique development opportunity rarely presented in Texas’s dynamic 24-hour capital city.





# PROPERTY OVERVIEW

**209 & 213 W 5th Street**  
SOUTHEAST CORNER OF 5TH ST & LAVACA  
AUSTIN, TX 78701

<b>0.2704</b> ACRES	<b>11,778</b> SQUARE FEET
<b>CBD</b> ZONING	<b>25:1</b> MAXIMUM FAR
<b>± 95' x 125'</b> DIMENSIONS	<b>None</b> CVC RESTRICTIONS
<b>100%</b> IMPERVIOUS COVERAGE	<b>None</b> PARKING RESTRICTIONS



# LOCATION OVERVIEW

## DOWNTOWN AUSTIN

The Site is located in the heart of Downtown Austin, one of the fastest growing metro areas in the nation. Downtown currently hosts a working population of nearly 90,000 daytime employees and a growing residential base of more than 14,000 people. Driven by the robust population growth and favorable business laws, Downtown hosts an impressive roster of employers including the Whole Foods world headquarters, Google, Expedia, Facebook, Indeed, Cirrus Logic, and countless law, engineering, government, real estate and high-tech companies. With an influx of apartment, condominium, retail and office developments, the Downtown core has transformed Austin into a 24-hour city.







- RETAIL
- RESIDENTIAL
- OFFICE
- FOOD/BEVERAGE
- HOTEL



**90,000**  
DAYTIME EMPLOYEES



**14,000+**  
RESIDENTIAL BASE



**27.4M**  
ANNUAL VISITORS  
(2018)





**300 COLORADO**



**BLOCK 185**



**BLOCK 71**

**6TH X GUADALUPE**



Lavaca | Austin, Texas

**THE REPUBLIC**



**701 RIO GRANDE**





# NEARBY COMPLIMENTARY DEVELOPMENTS

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## **300 COLORADO**

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Scheduled to deliver in January 2021, the 353,938 SF Class AA office tower is 88% pre-leased.

## **INDEED TOWER**

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Scheduled for delivery in 2Q 2021, 673,000 SF Class AA office, 35,000 SF ground floor retail, and 17,000 SF of outdoor urban greenspace. The Project is currently 69% pre-leased with Indeed as the anchor tenant.

## **BLOCK 185**

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Scheduled for delivery in 2022, the 790,000 SF Class AA office building is 100% leased to Google.

## **6TH + GUADALUPE**

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Scheduled to deliver in 2023, the development will consist of 589,661 SF of Class AA office, 349 residential units, and 11,675 SF of retail space.

## **THE REPUBLIC**

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Proposed 750,000 SF of Class AA office.

## **701 RIO GRANDE**

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120,000 SF of Class A office currently under construction and scheduled to deliver in 3Q 2021.

# DOWNTOWN'S GROWING RESIDENTIAL BASE

As Downtown continued to develop and demand for urban living grew, the residential population in Downtown Austin increased from 4,000 people in the early 2000's to housing more than 14,000 people today. With that number projected to double by 2040, developers have been hyper-focused on meeting the demand for downtown housing with a robust construction pipeline.

## DOWNTOWN AUSTIN MULTI-HOUSING PIPELINE

STATUS	PROPERTY NAME	DEVELOPER	NUMBER OF UNITS
Under Construction	6th X Guadalupe	Kairoi Residential	349
Under Construction	The Quincy	Endeavor	347
Under Construction	Alexan Waterloo	Trammell Crow Residential	274
Under Construction	Hanover Republic Square	Hanover Company	310
Under Construction	5th & Brazos	Magellan Development Group	330
Under Construction	Block 36	Transwestern	263

**Total - Under Construction**

**1,873**

STATUS	PROPERTY NAME	DEVELOPER	NUMBER OF UNITS
Planned & Approved	Presidio III	SLR Texas Development	155

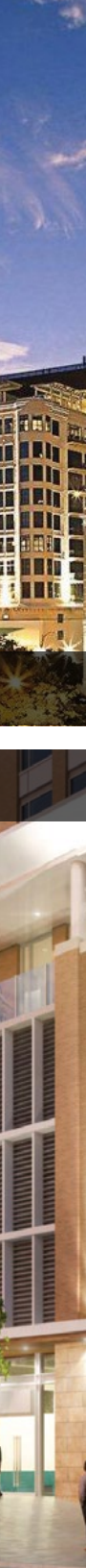
**Total - Planned & Approved**

**155**

STATUS	PROPERTY NAME	DEVELOPER	NUMBER OF UNITS
Planned	East 9th Street	Sackman Enterprises	145
Planned	Hanover 3rd & Brazos	Hanover Company	306
Planned	The Travis	Genesis Real Estate	414
Planned	321 W 6th Street	Ryan Companies	365
Planned	90 Rainey Stree	UrbanSpace	442
Planned	Town Lake Lofts	Richman Group	218
Planned	827 W 12th Street	Transwestern	147

**Total - Planned**

**2,037**



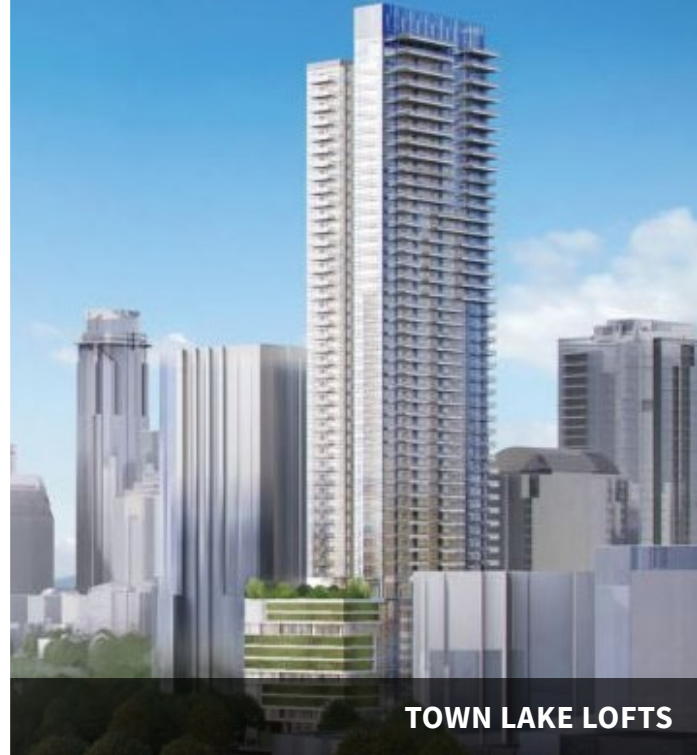




**6TH X GUADALUPE**



**HANOVER REPUBLIC SQUARE**



**TOWN LAKE LOFTS**



**ALEXAN WATERLOO**



**5TH AND BRAZOS**



**THE QUINCY**









# ENTERTAINMENT OPTIONS

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Downtown Austin remains the entertainment nexus for the city and boasts the largest density of bars and restaurants in the city. Residents and visitors alike have many different districts and areas to choose from all with different characteristics including: Sixth Street, 2nd Street & Greenwater, Rainey Street and the East Side among others. Additionally, Austin is deemed The Live Music Capital of the World with over 1,700 live music venues and Downtown is home to South by Southwest (SXSW) and the ACL Music Festival, two of America's largest media events.



## DOWNTOWN AUSTIN

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**200+**  
RESTAURANTS



**145+**  
BARS



**135+**  
RETAIL STORES

# ABUNDANT PARKS & RECREATION

Austin's location along the Colorado River, at the base of the Texas Hill Country, allows residents to enjoy more than 14,000 acres of public green space within the city and an additional 7,500 acres in the nearby hills to the west. The Site offers a superior location that is walking distance to many of the area's finest recreational destinations, including Lady Bird Lake, Auditorium Shores, Barton Springs Pool, Zilker Park, Butler Hike & Bike Trail, and Bat Viewing on Congress Avenue Bridge.







**5TH & LAVACA**

**BAT VIEWING ON CONGRESS**

### **LADY BIRD LAKE | 6 MINUTE WALK**

A recreational lake surrounding the shoreline as well as stand-up paddle boarding, rowing, and fishing.

### **BUTLER HIKE & BIKE TRAIL | 6 MINUTE WALK**

10-mile urban path that meanders along the water's edge and passes by skyscrapers, neighborhoods, sport fields and cultural attractions.

### **BAT VIEWING ON CONGRESS AVENUE BRIDGE | 9 MINUTE WALK**

An estimated 100,000 people annually visit this location to watch 1.5 million Mexican free-tailed bats fly from underneath the Congress Avenue Bridge at dusk during the spring and fall months.

### **AUDITORIUM SHORES | 13 MINUTE WALK**

An urban greenspace featuring a large off-leash dog area, seasonal events and an outdoor live music venue. Home to the Cap-Tex Triathlon, Austin Food & Wine Festival, and site of the Fourth of July Fireworks celebration.

### **ZILKER PARK | 2 MILES FROM THE SITE**

A 351-acre park that is home to the Austin City Limits Music Festival and features trails, gardens, swimming areas and more.

### **BARTON SPRINGS POOL | 2.5 MILES FROM THE SITE**

A natural pool fed from underground springs with an average temperature of 68-70 degrees, ideal for year-round swimming.

# ADDITIONAL DOWNTOWN DEMAND DRIVERS

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## CAPITOL COMPLEX

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- 40-Block Area Bounded by 10th & MLK
- 3-Phase, 5M SF Mixed-Use Development
- \$580M Phase 1: 1M SF New Office & 3-Block Pedestrian Mall

## HEALTH DISTRICT

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- 600,000 SF UT Medical School
- Tier 1 Research Facility
- \$463M Teaching Hospital
- Opened Fall 2017

## INNOVATION DISTRICT

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- Healthcare Research & Technology Focus
- 17,000+ Jobs
- Future Merck Campus (600 Employees)

## CONVENTION CENTER

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- State-of-the-Art Gigabit-Rated Facility Spanning 3 Downtown Blocks
- 246,000 SF of Contiguous Exhibit Space, 2 Ballrooms, 54 Meeting Rooms
- Major Venue for SXSW, Accommodating 150,000+ Attendees

## RAINEY STREET DISTRICT

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- Popular Historic District with Relaxed Austin Vibe
- Renovated Houses Turned Bungalow Bars & Eateries
- Hotspot for High-Rise Residential and Hotel Developments

## EAST AUSTIN

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- Explosive Growth & Revitalization
- Development Fuels Gentrification as Demand Moves East
- Cutting Edge Restaurants, Eclectic Nightlife
- Cultural Heart of the City



W 15

N LAMAR BVD





THE UNIVERSITY OF TEXAS AT AUSTIN



CAPITOL COMPLEX

HEALTH DISTRICT

INNOVATION DISTRICT

EAST AUSTIN



CONVENTION CENTER

5TH & LAVACA

CENTRAL BUSINESS DISTRICT

RAINEY DISTRICT



MARKET DISTRICT

W MLK JR BLVD

TH ST

CONGRESS AVE

LAVACA ST

GUADALUPE ST

W 6TH ST

S CONGRESS AVE

S 1ST ST

Lady Bird Lake

W CESAR CHAVEZ ST



# AUSTIN, TEXAS

BEST PLACE TO LIVE IN THE U.S.

2017, 2018, 2019, 2020

U.S. News & World Report



**AUSTIN IS VERY RESILIENT TO ECONOMIC DOWNTURNS.**

Take a look at our report and see why.



**No. 1**

**JOB MARKET**

*The Wall Street Journal*



**No. 1**

**SOARING TECH SALARIES**

*Bloomberg*



**No. 1**

**NATION'S HIGH-TECH HUB**

*The Wall Street Journal*



**No. 1**

**BEST CITY TO START A BUSINESS**

*Inc.*



▶ ANNUAL REVENUE **\$1 BILLION** COTA/FORMULA 1



▶ ANNUAL REVENUE **\$265 MILLION** ACL MUSIC FESTIVAL



Named by U.S. News and World Report as the Best Place to Live in the U.S. for four consecutive years, Austin has transformed from a quiet state capital into one of the fastest-growing metros in the country. Universally regarded for its thriving economy and prosperous employment opportunities, Austin's quality of life truly sets it apart from other cities. People are drawn to the city's cultural vitality, outdoor spaces, and vibrant food and entertainment scene. Known as the "Live Music Capital of the World", Austin boasts hundreds of music venues and is home to SXSW and ACL Music Festival, two of the largest media events in the nation. Austin is celebrated for its enchanting natural beauty and oasis of outdoor activities found in more than 300 parks, 18,000 acres of green space, and 227 miles of trails. Austinites enjoy a reasonable cost of living with home prices below the national average, no state income tax, and the highest per capita income in the state. With a unique diversity of lifestyles within its boundaries, it is not hard to see why many people love to call Austin home.

 **\$27.4 M** ANNUAL VISITORS

 **\$8.7 B** ANNUAL ECONOMIC IMPACT FROM VISITOR SPENDING



**No. 1**

**BEST CITY TO LIVE IN AMERICA**

*Money Magazine*



**No. 1**

**MARKET FOR REAL ESTATE INVESTMENT 2020**

*Emerging Trends in Real Estate® 2020*



**No. 2**

**BEST JOB MARKET**

*Forbes*



**No. 2**

**LARGEST MILLENNIAL POPULATION**

*Commercial Cafe*

# AUSTIN, TEXAS

## Corporate Expansions & Relocations

- Austin is a hot spot for tech companies from all over the U.S. with a total of 138,000 tech-related jobs (14% of total jobs compared to 7% nationally)
- In the past decade Austin is the No. 1 city gaining company migrations from California
- Austin has the highest tech salaries in the nation with an average salary of \$202,000 (adjusted for cost of living)
- Austin's strong tech presence fuels \$31 billion into the economy, accounting for about 35% of the total



**144** IN 2019 *(Creating 12,328 new jobs)*

**135** IN 2018 *(Creating 18,213 new jobs)*

**115** IN 2017 *(Creating 13,051 new jobs)*



## Latest News Reports



### TESLA ANNOUNCES \$1 BILLION MANUFACTURING EXPANSION IN SOUTHEAST AUSTIN

Gigafactory Texas is an electric vehicle manufacturing facility that will create at least 5,000 new jobs. The 2,000-acre site will be an “ecological paradise” with public access, a boardwalk, hiking and biking paths, and other environmentally friendly features. The factory will produce the Model Y, Model 3, Semi, and Cybertruck.

### APPLE ANNOUNCES NEW \$1 BILLION AUSTIN CAMPUS AS PART OF BIG US EXPANSION

The new 133-acre development is expected to make it the largest private employer in Austin. Apple expects the new campus to accommodate 5,000 employees at first, though it will ultimately have a total capacity of 15,000.

## Major Tech Employers

**Dell**  
**13,000**  
EMPLOYEES

**Amazon**  
**6,600**  
EMPLOYEES  
*(7,400 Potential)*

**GM**  
**2,800**  
EMPLOYEES

**Apple**  
**6,000+**  
EMPLOYEES  
*(11,000 Potential)*

**IBM**  
**6,000**  
EMPLOYEES

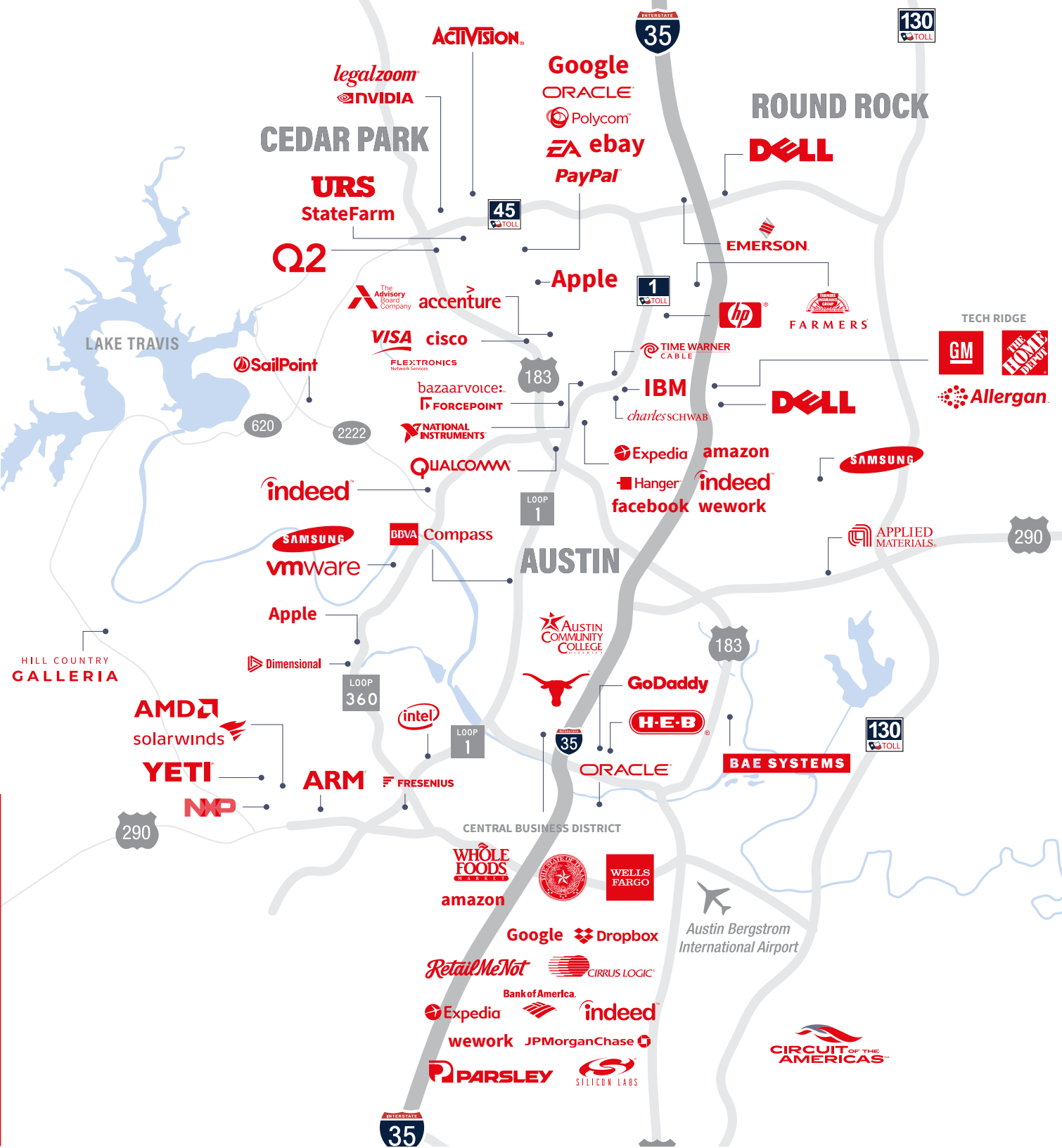
**Facebook**  
**2,700**  
EMPLOYEES

**Oracle**  
**5,000+**  
EMPLOYEES  
*(10,000 Potential)*

**Samsung**  
**3,800**  
EMPLOYEES

**Indeed**  
**1,800+**  
EMPLOYEES  
*(4,500 Potential)*





**2.2 M**  
MSA POPULATION  
*11th Most Populous City in the U.S.*



**169**  
NEW RESIDENTS DAILY



**17.4%**  
OF AUSTIN'S POPULATION  
ARE MILLENNIALS



**84%**  
INCREASE IN HOME SALES  
SINCE 2010



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