



METCENTER 14-15

OFFERING SUMMARY | AUSTIN, TX



TWO HIGH QUALITY SINGLE TENANT BUILDINGS ON A LONG-TERM NNN LEASE



EXECUTIVE SUMMARY

JLL is pleased to offer the exclusive opportunity to purchase MetCenter Buildings 14 & 15 (the “Property” or “MetCenter”), two 100% leased, single tenant office buildings located in Southeast Austin, Texas. Located just 10 minutes from Austin’s urban core, MetCenter boasts superior accessibility to all parts of Austin from its location just southeast of the intersection of Ben White (Highways 71 / 290) and US 183, as well as being just east of the Austin airport and just west of IH-35. The 2-building 115,200 square foot portfolio is 100% leased for 10 years to Arrive Logistics, an Austin-based freight brokerage service. MetCenter 14 & 15 offers an investor an opportunity to acquire a long-term high quality tenant in one of Austin’s fastest growing and most dynamic submarkets.

PROPERTY OVERVIEW

Building	MetCenter 14	MetCenter 15
ADDRESS	7701 Metropolis Dr. Austin, TX 78744	7701 Metropolis Dr. Austin, TX 78744
SIZE (RSF)	57,600 SF	57,600 SF
% LEASED	100%	100%
YEAR COMPLETED	2017	2018
ACRES*	15.215 Acres	
STORIES	1	1
PARKING	6.1 per 1,000 SF	10.1 per 1,000 SF
TENANCY	Arrive Logistics	Arrive Logistics
REMAINING TERM	10.0 Years	10.0 Years

**The buildings currently share a tax parcel with bldg. 13*



Arrive Logistics

Founded in 2014, Arrive Logistics provides freight logistics services by leveraging their highly skilled personnel and advanced technology to bring cost-optimizing solutions to businesses. After generating \$5MM in revenue within the first 5 months, Arrive Logistics has grown to over 1,300 employees that have helped facilitate 2,600 freight loads per day for over 6,000 clients and utilizing over 70,000 unique carriers. In April 2021, Arrive announced a successful round of investment for \$300 million based on their strong business model and over \$810 million in revenue in 2020. Arrive is headquartered in Austin, Texas at MetCenter, and has a second location in Chicago.



TENANT HIGHLIGHTS (Headquartered in Austin, TX)



2,600+
AVG LOADS
PER DAY

1,300+
TOTAL
EMPLOYEES

77%
PROJ. EMPLOYEE
GROWTH IN 3 YRS

70K+
UNIQUE
CARRIERS

6,000+
SHIPPER
NETWORK

FINANCIAL HIGHLIGHTS



\$385M
RAISED TO
DATE

\$1.2B
PROJECTED
REVENUE (2021)

52%
REVENUE GROWTH
(2019-2021)

LOCATION HIGHLIGHTS



10 MIN
FROM
DOWNTOWN



4 MIN
FROM AUSTIN
BERGSTROM AIRPORT



10 MIN
TO NEW TESLA
MANUFACTURING COMPLEX



DOWNTOWN AUSTIN

EAST AUSTIN

ORACLE HQ

EAST RIVERSIDE
CORRIDOR

CENTENE
Corporation

MONTOPOLIS DRIVE

E RIVERSIDE DRIVE

AIRPORT BLVD

RECENTLY COMPLETED
\$743 Million
12 Lane Road Expansion

183

71 (EBENWHITE BLVD)

gm DATA FOUNDRY
CyrusOne CenturyLink

ercot

PPID, TX DEPT OF INSURANCE

AUSTIN BERGSTROM
INT'L AIRPORT
1.5 MILES

amazon

CyrusOne

PROGRESSIVE

METCENTER 14-15

METCENTER
550-Acre, Class A,
Mixed-Use Business Park

METROPOLIS DRIVE

Seton

ARRIVE

VA HOSPITAL

POWER TEXAS
Health and Human
Services

ARRIVE

ECONOMIC OVERVIEW

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

133

IN 2020

Creating 21,235
New Jobs

144

IN 2019

Creating 12,328
New Jobs

135

IN 2018

Creating 18,213
New Jobs



NO.1

JOB MARKET

Wall Street Journal



NO.1

NATIONS HIGH-TECH HUB

Wall Street Journal



NO.1

CITY AMERICANS ARE MOVING TO

Business Insider



NO.1

MARKET FOR REAL ESTATE INVESTMENT

Emerging Trends in Real Estate 2020



NO.1

SOARING TECH SALARIES

Bloomberg



NO.1

BEST CITY TO START A BUSINESS

Inc.

AUSTIN, TEXAS

BEST PLACE TO LIVE IN THE U.S.

2017, 2018, 2019

U.S. News & World Report



Tesla Announces \$1 Billion
Manufacturing Expansion In
Southeast Austin

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