

4800

WEST U.S. HIGHWAY 290



*OWNER OCCUPANT OPPORTUNITY IN
SOUTHWEST AUSTIN*



OFFERING SUMMARY



EXECUTIVE SUMMARY

JLL is pleased to offer the unique opportunity to enter into a Joint Venture with the developer of 4800 W US Highway 290 and occupy a portion of the constructed space. The Property is a two-story, podium office development with 13,223 square feet and covered parking located on the frontage road of US Highway 290 in the Sunset Valley micromarket.

The site and building are permitted and ready for construction to begin. Upon commencement, the construction timeline is 9 months.

Two suites (4,194 SF and 6,650 SF) are available for occupancy totaling 10,844 square feet - offering a sizeable option for a user or the opportunity to lease to another tenant for investment income.

4800 W. US Highway 290 provides a rare opportunity for an owner occupier to create a personalized workspace in one of Austin's best locations.

PROPERTY OVERVIEW	
Adress	4800 W. US Hwy 290 Service Road Austin, TX 78745
Total SF	13,223
Available Suite Sizes	4,194 SF 6,650 SF 10,844 SF
Parking Spaces	44 spaces (3.33 / 1,000 SF)
Stories	3 stories (Podium Parking Lot)



RARE OWNER-OCCUPANT
OPPORTUNITY



VIBRANT INFILL LOCATION &
SEAMLESS ACCESSIBILITY



HIGHLY AMENITIZED SUNSET
VALLEY MICROMARKET



NEW CONSTRUCTION &
HIGH-END FINISHES



THRIVING
AUSTIN ECONOMY

HIGHLY AMENITIZED LOCATION

SUNSET VALLEY

- | | | |
|-------------------|---------------------|------------------------|
| • Applebee's | • La Madeleine | • Serranos |
| • BJ's | Longhorn Steakhouse | • Tarka Indian Kitchen |
| • Chick-fil-A | • Luby's | • Wendy's |
| • Chipotle | • Mama Fu's | • Zoe's Kitchen |
| • Craig O's | • Mighty Fine | |
| • Doc's | • Pizza Hut | |
| • Fire Bowl Cafe | • Potbelly | |
| • LUV Thai | • Schlotzsky's | |
| • Johnny Carino's | | |

WESTGATE

- | | | |
|-------------------------|-------------------|-----------------|
| • Amy's | • Juiceland | • Yoga |
| • Arby's | • Sap's Fine Thai | • Regal Cinemas |
| • Buffet Palace | • Sichuan River | |
| • Central Market | • Subway | |
| • Hyde Park Bar & Grill | • Taco Cabana | |
| | • Black Swan | |

BRODIE OAKS

- | | | |
|------------------|-------------------|-------------|
| • Bombay Bistro | • Lamar | • Sprouts |
| • Freebirds | • Pei Wei | • Starbucks |
| • Hunan Lion | • Pinthouse Pizza | • Texican |
| • Olive Garden | • Planet Sub | |
| • The Park on S. | • Pok-E-Jo's | |

BARTON CREEK MALL

- | | |
|------------------|----------------------|
| • CPK | • Starbucks |
| • Food Court | • Cheesecake Factory |
| • Nordstrom Cafe | • AMC |
| • Rudy's | |

ARBOR TRAILS

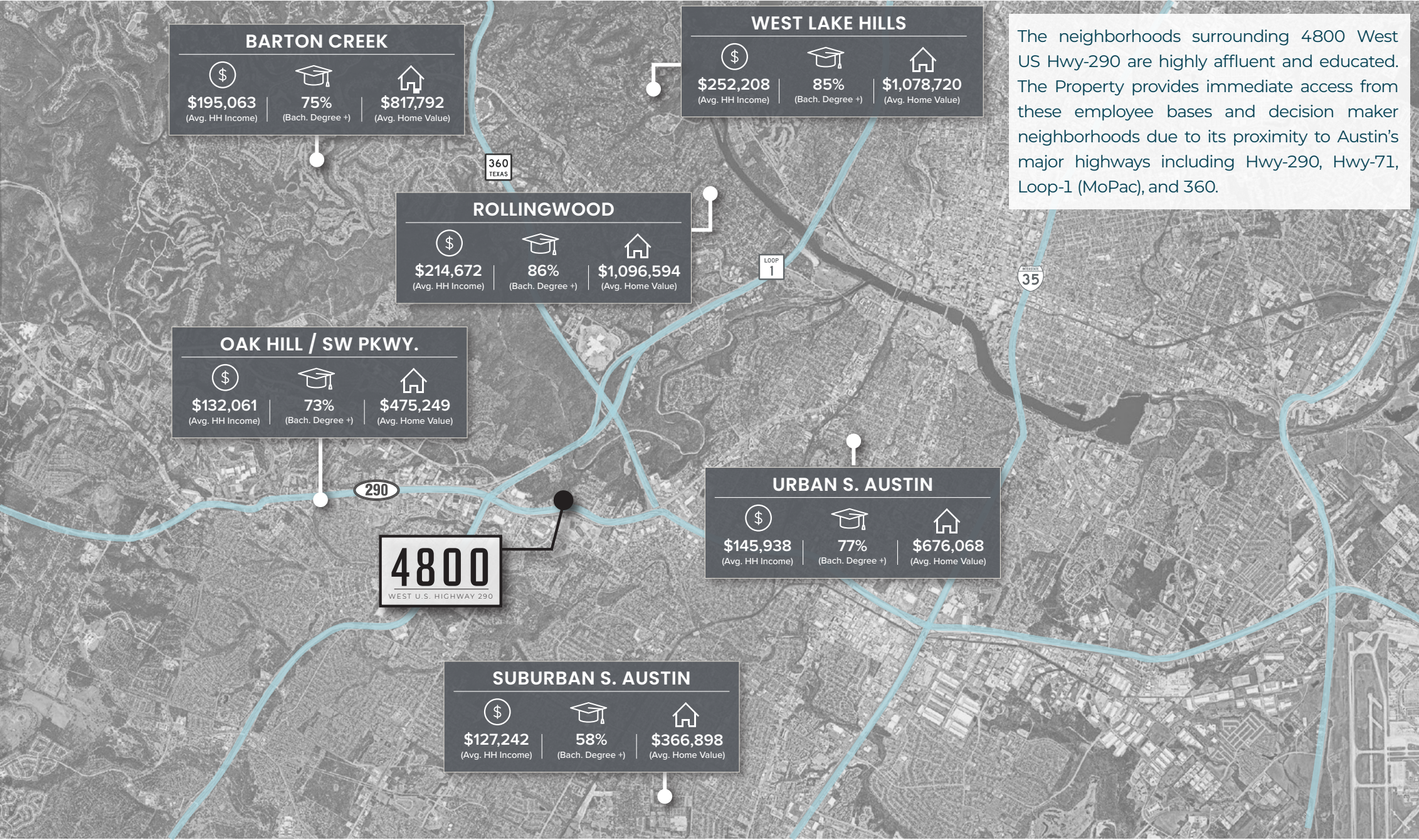
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|--------------------|------------------|--------------------|
| • Cheddar's | • Mandola's | • Wings to Go |
| • Chuy's | • P Terry's | • Yaghi's Pizzeria |
| • Costco | • Panda Express | • Yo-Way |
| • Double Dave's | • Panera Bread | • 24 Hour Fitness |
| • Einstein Bros | • Randalls | • Gold's Gym |
| • Firehouse Subs | • Smoothie King | • PURE Yoga |
| • Five Guys | • Starbucks | |
| • Flores Mexican | • Taco Cabana | |
| • Freddy's | • Tiff's Treats | |
| • Jersey Mike's | • Torchy's Tacos | |
| • Jimmy John's | • Whataburger | |
| • Kerbey Lane Cafe | • Whole Foods | |
| | • Holy Bagel | |

SW. PARKWAY

- | | | |
|---------------------|-------------------|---------------|
| • Black Rock Coffee | • Cooper's | • Milano Cafe |
| • Carve | • Marigold Market | • Subway |
| | • Qi Asian | • MovieHouse |



ACCESS TO DECISION MARKERS & EMPLOYMENT BASES

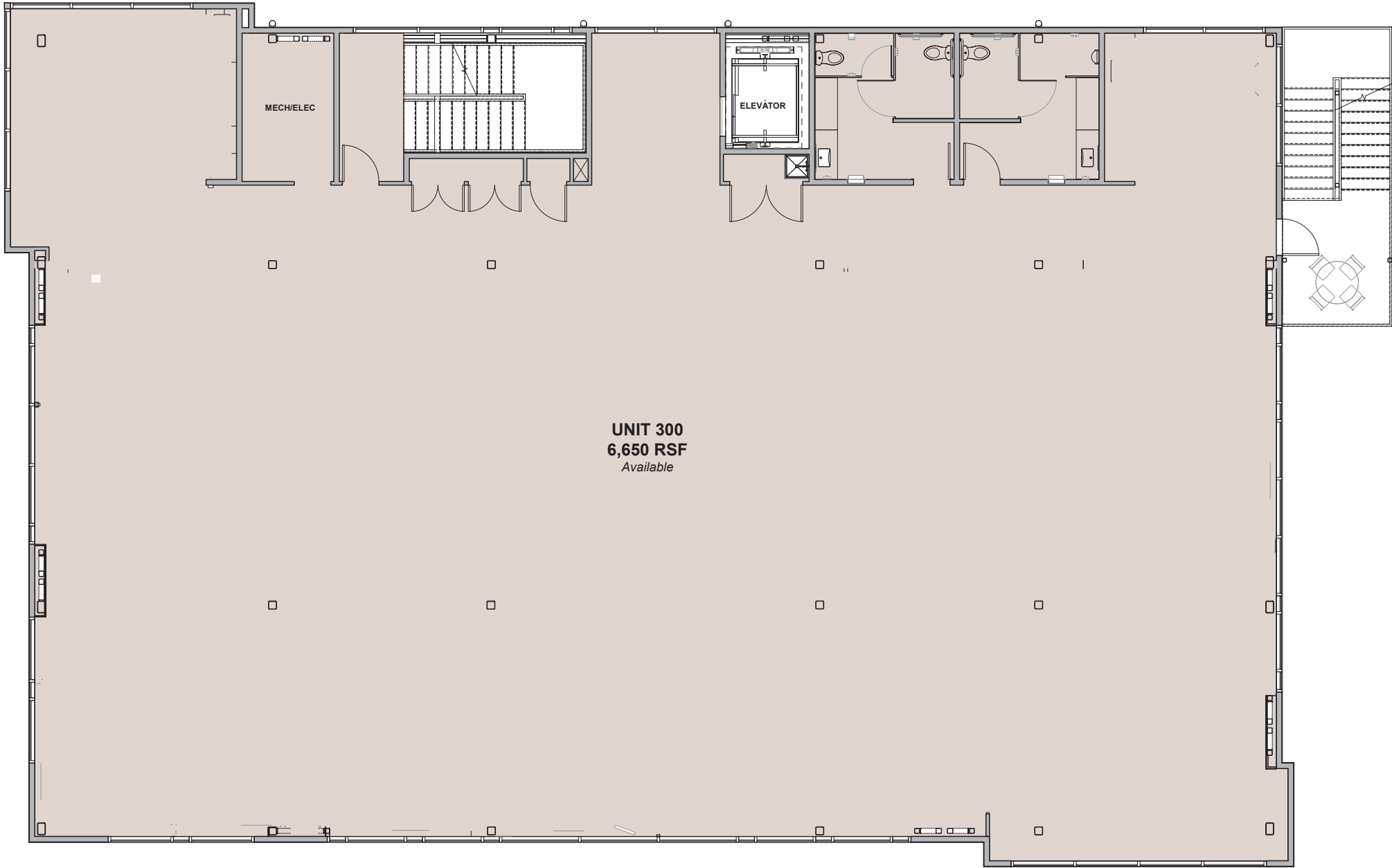


FLOOR PLAN (2ND FLOOR) MULTI-TENANT



**Sample floor plan for marketing purposes*

FLOOR PLAN (3RD FLOOR) FULL FLOOR



**Sample floor plan for marketing purposes*

CONSTRUCTION SPECS & PROPOSED STRUCTURE

PROPOSED JV STRUCTURE

The current owner and developer is offering to enter into a Joint Venture with an owner occupant who would contribute to the construction costs.

Further details on structure of the agreement will be provided upon execution of a Confidentiality Agreement provided by JLL.

CONSTRUCTION SPECS

Foundation	Piers with slab on grade for parking
Structure	Steel (all non-combustible)
Roof	Metal
HVAC	VRF with multi-position air handlers
Landscaping	Rain harvested irrigation with robust native plantings.
Solar Power	Yes



DEVELOPER OVERVIEW



<https://townbridge.com/>

Driven by our creativity and the pursuit of sustainability, Townbridge cultivates opportunities for our partners to grow their wealth together. Through our ability to identify distinct opportunities, produce value-engineering design and construction, and our investment analysis strategies drive value through minimizing expenses and maximizing revenue.

Townbridge represents the next generation of real estate development by providing modern and affordable lifestyle communities. We built our business as the evolution of a three-generation family-owned and operated residential development company. We are an advanced real estate developer focusing on build-to-rent housing communities and the commercial properties that support those residents.



Aaron Levy | Founder & CEO

Mr. Levy is the CEO and founder of Townbridge Capital, a real estate investment firm based in Austin, TX. Prior to founding Townbridge Capital, Mr. Levy was the President of Townbridge Homes, a residential builder and developer founded in 1963 with projects in Texas, Florida, New Jersey, and New York City. Mr. Levy holds a BS in Architecture with Honors from the University of Maryland and is a LEED accredited professional. He currently sits on the board of directors for Headwaters School as committee chair for facilities and is an active member at the Real Estate Council of Austin.

REPRESENTATIVE PROJECTS



CASTLEWOOD SUBDIVISION

Taylor, Texas

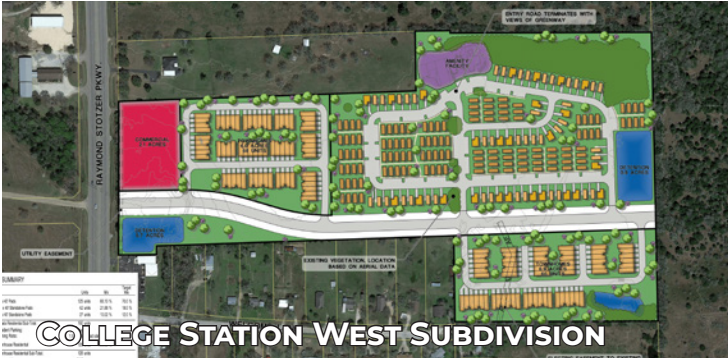
Castlewood is a mixed-use development including 239 single family homes, 3 public parks, over 300 multi-family units, and over 60,000 SF of commercial uses.



BIG CYPRESS SUBDIVISION

Houston, Texas

33-acre mixed-use development that will include over 108 townhomes, a Casata community of 220 micro homes, and over 3 acres of commercial.



COLLEGE STATION WEST SUBDIVISION

College Station, Texas

43-acre mixed-use development that will include over 80 townhomes, a Casata community of 200 micro homes, and over 3 acres of commercial.



SAN MARCOS TOWNHOMES

San Marcos, Texas

This niche property has 36 townhomes that are surrounded by 3 acres of public green spaces. Floor plans range from 1500-1900 SF

4800

WEST U.S. HIGHWAY 290

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