



500 PAMPA



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500 PAMPA

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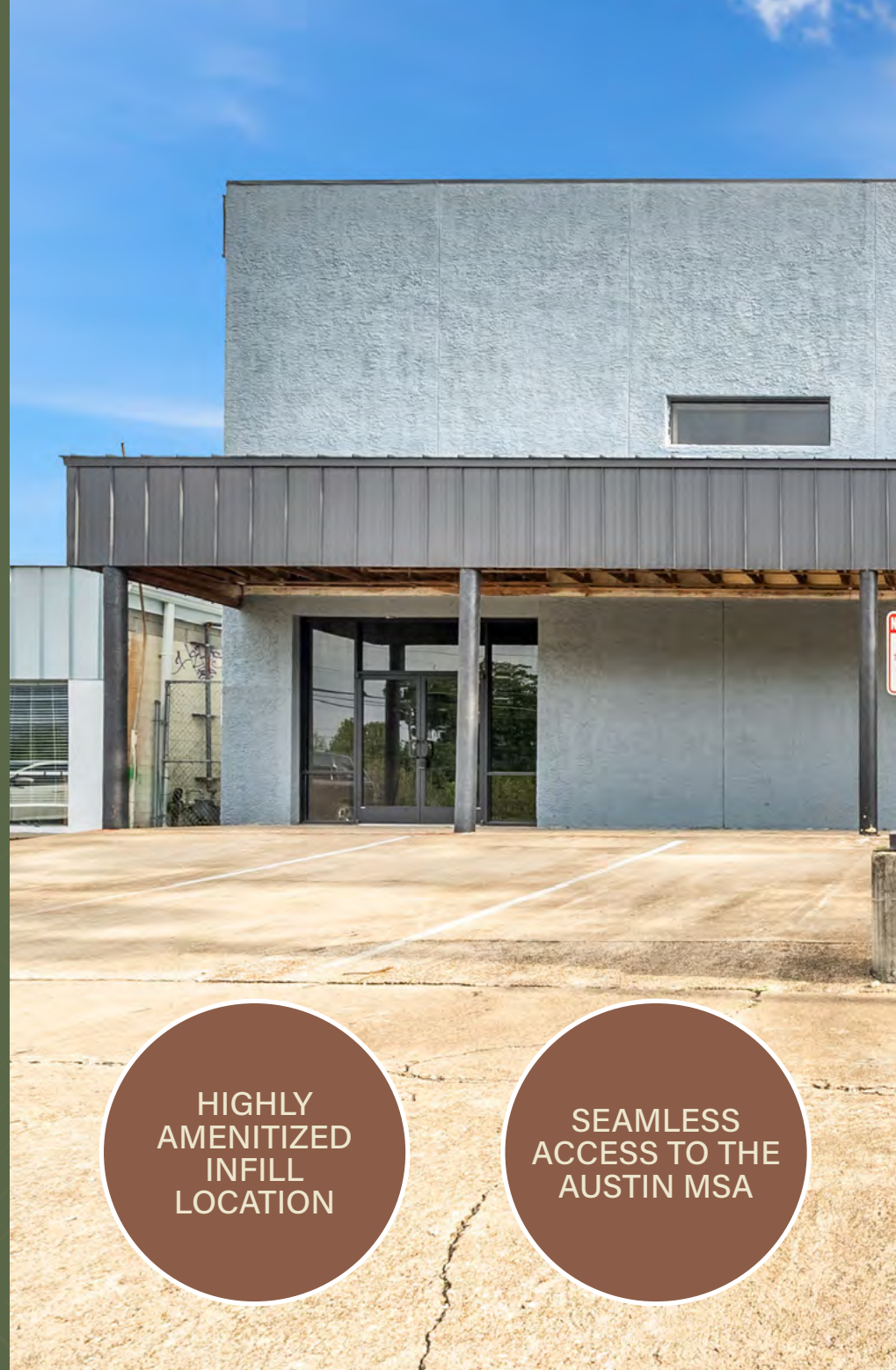
EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

JLL is pleased to present the exclusive opportunity to purchase 500 Pampa (the “Property”) a two story, 12,949 square foot boutique building ideally located in Central Austin, with seamless access to SH 290, SH 183, and IH 35, as well as some of Austin’s most vibrant, revitalized neighborhoods Allandale, Rosedale, Hyde Park, Mueller and Brentwood. 500 Pampa is ideally located along Airport Blvd; only 15 minutes from Downtown Austin, and a short drive to dynamic mixed use districts such as The Triangle, The Domain, and Mueller.

In addition to nearby mixed use districts and vibrant neighborhoods, 500 Pampa is located less than a half mile from the recently redeveloped Austin Community College Highland Campus, home to over 20,000 students, with plans for 1,200 residential units, 150,000 SF of retail, and 800,000 Sf of office upon completion of the development.

Originally built in 1975, Ownership engaged an architect and received city approval for transformational renovations to the Property to create best in class boutique creative office space. The renovations would increase the Property’s size to approximately 16,000 square feet. The Property is being offered free and clear of any lease obligations, allowing the new owner to occupy or begin the proposed renovations immediately.





ADDRESS:

500 Pampa Dr, Austin, TX 78752



RSF:

12,949



AVAILABLE FOR OCCUPANCY



YEAR BUILT:

1975



PARKING RATIO:

2.09 : 1,000 (27 spaces)*

**Additional Street Parking Available*



PRICE:

Contact Deal Team

PLANS FOR
BESPOKE
REVITALIZATION
OF PROPERTY
APPROVED

OWNER
OCCUPANT OR
INVESTMENT
OPPORTUNITY

IN THE HEART
OF THE
NATION'S MOST
RESILIENT
MARKET

500 PAMPA



INVESTMENT HIGHLIGHTS

HIGHLY AMENITIZED INFILL LOCATION

500 Pampa's infill Central Austin location provides access to an eclectic amenity set, with over 50 restaurants within 3 miles of the Property, as well as exceptional greenspaces such as Hancock Recreation Center, Mueller Lake Park, and Beverly Sheffield Park.



ACC HIGHLAND CAMPUS

Highland Campus is Austin Community College's premier learning destination, transformed from what was once Highland Mall into a national model for innovative learning, sustainability, and training facilities. The first ACC building was opened in 2017, and now serves as the home to over 20,000 ACC students, serving as a major economic driver for Central Austin.


20,000+
STUDENTS


6,800+
EMPLOYEES



UPON COMPLETION OF MASTER PLAN



800,000 SF
OF OFFICE/CLASSROOM SPACE



1,200
RESIDENTIAL UNITS



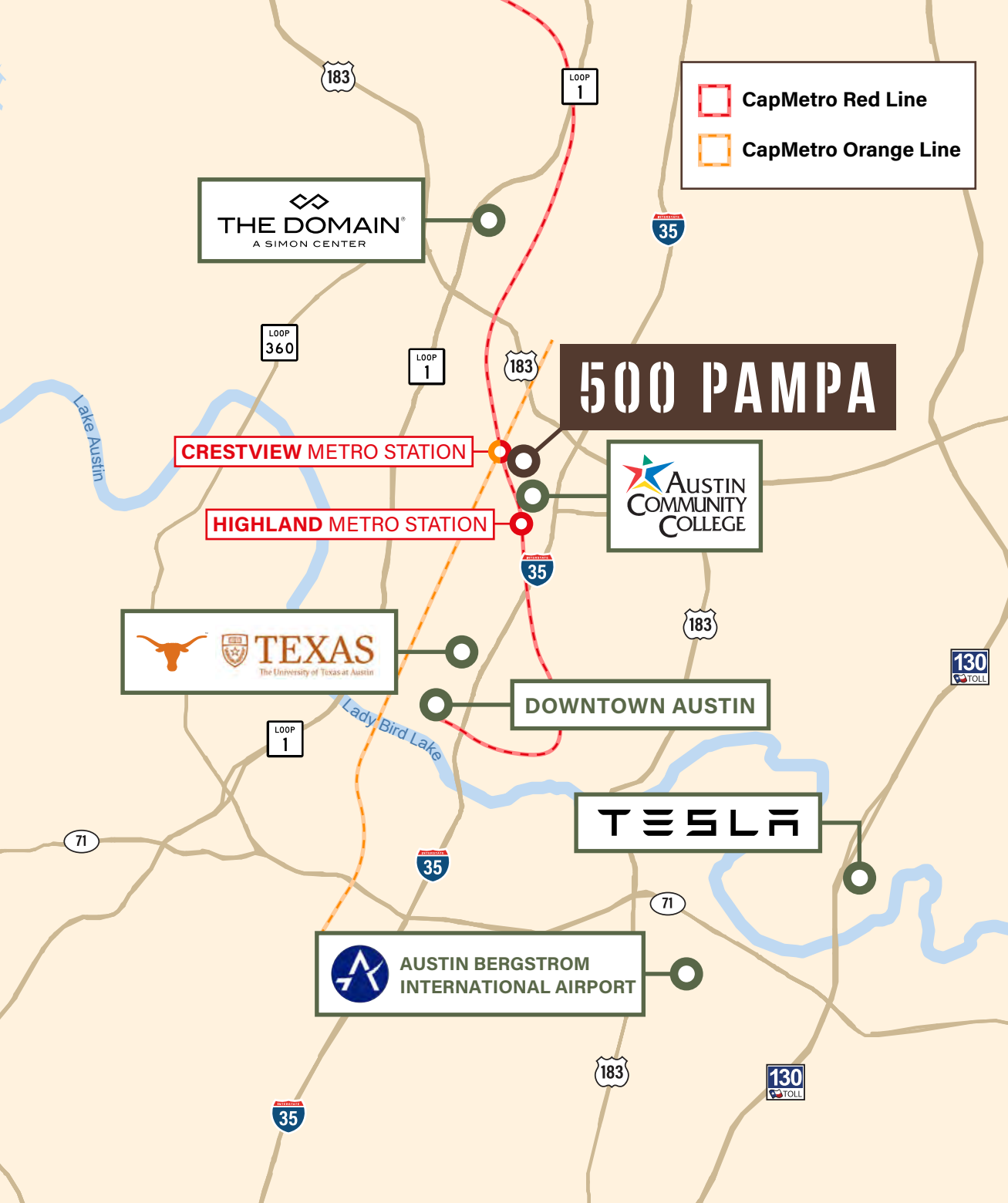
150,000 SF
OF RETAIL



200
HOTEL ROOMS



3
NEW PARKS



SEAMLESS ACCESS TO THE AUSTIN MSA

500 Pampa is ideally located along Airport Blvd, one of Central Austin's major thoroughfares, near the convergence of SH 290, US 183, and IH 35, three of Austin's most traveled highways. These highways provide access to Downtown as well as Austin's rapidly growing suburbs in four directions, including Cedar Park, Gerogetown, Pflugerville, Manor, Hornsby Bend, Buda, and more.



CAPMETRO WALKABILITY

9 MINUTE WALK

CapMetro Highland Station
Existing Red line Service

10 MINUTE WALK

CapMetro Crestview Station
Existing Redline Service
Planned Orange line Service

PLANS FOR BESPOKE REVITALIZATION OF PROPERTY APPROVED

Ownership engaged Magic Architects to reinvigorate the Property and has received approval from the necessary governing bodies to proceed. This provides a new owner with a set of exceptional design plans to expedite the renovation process, should they choose to go forward with the proposed design. Current ownership is willing to provide construction management services for a fee if needed.

PROPOSED NEW FEATURES



ELEGANT FAÇADE WITH MODERN DESIGN ACCENTS



NEW SINGLE USE RESTROOMS



TWO NEW EXTERIOR RESTROOMS



NEW EGRESS AND EXTERIOR LIGHTING



INCREASED SIZE TOTALING 16,000 SF

RARE INFILL OWNER OCCUPANT OPPORTUNITY

500 Pampa presents a rare infill owner occupant opportunity, and the chance to craft the building to their specific needs.

M
G
I
C

ARCHITECT'S RENDERINGS





AUSTIN'S UNMATCHED ECONOMIC PERFORMANCE

Austin was named the #1 Market for Global Real Estate Investment by AFIRE in 2022 with real estate investors taking note of it's rapid population growth, large influx of corporate relocations and expansions, quality of life, economic resilience, and relative affordability.



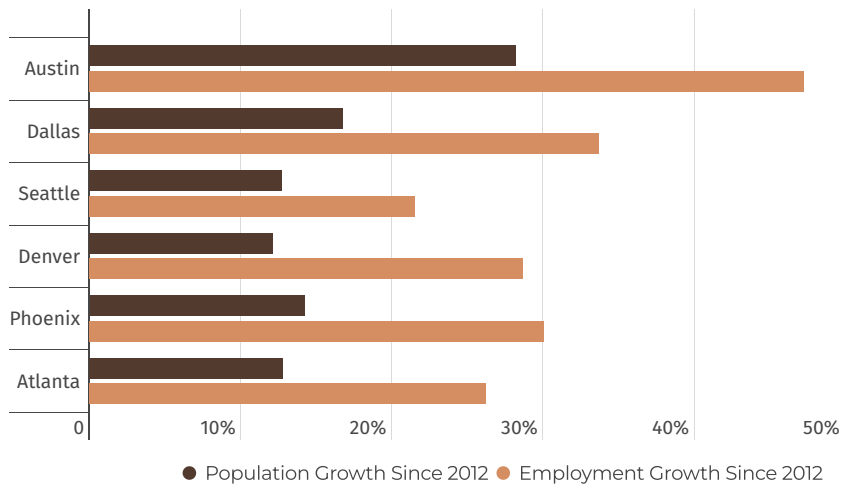
BOOMING POPULATION & EMPLOYMENT GROWTH

Austin's employment and population growth since 2012 sit at 47% and 28%, respectively, leading all major Sunbelt Metros.

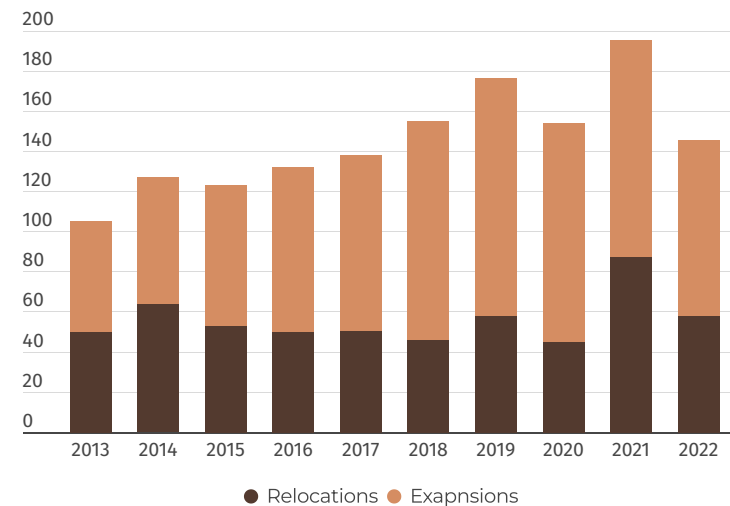
BUSINESS MAGNET

Austin saw 145 corporate relocations/expansions in 2022 that created over 13,700 new jobs, a 38% increase when compared to relocations/expansions a decade ago.

EMPLOYMENT & POPULATION GROWTH



AUSTIN CORPORATE RELOCATIONS & EXPANSIONS





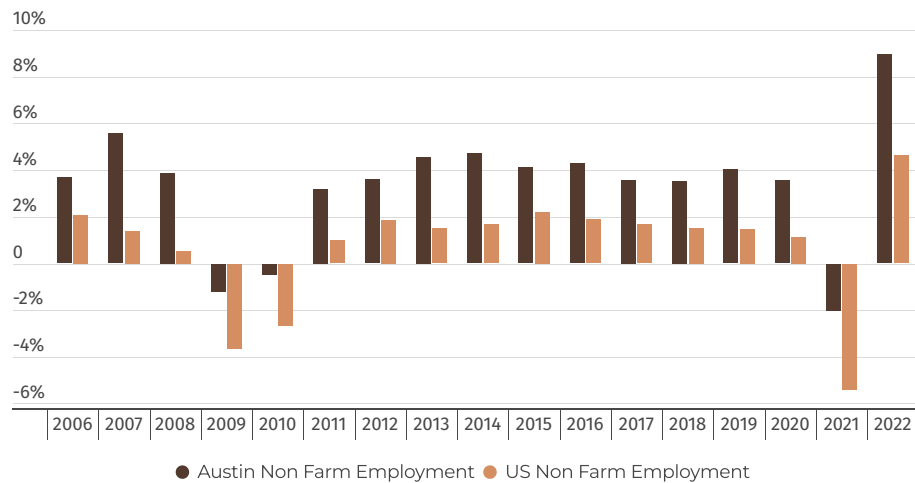
PROVEN RESILIENCE

Austin has proven to be resilient during US recessions; during the Great Recession Austin's employment exceeded its pre-recession peak just two years later, whereas the US remained below its pre-recession peak for six years.

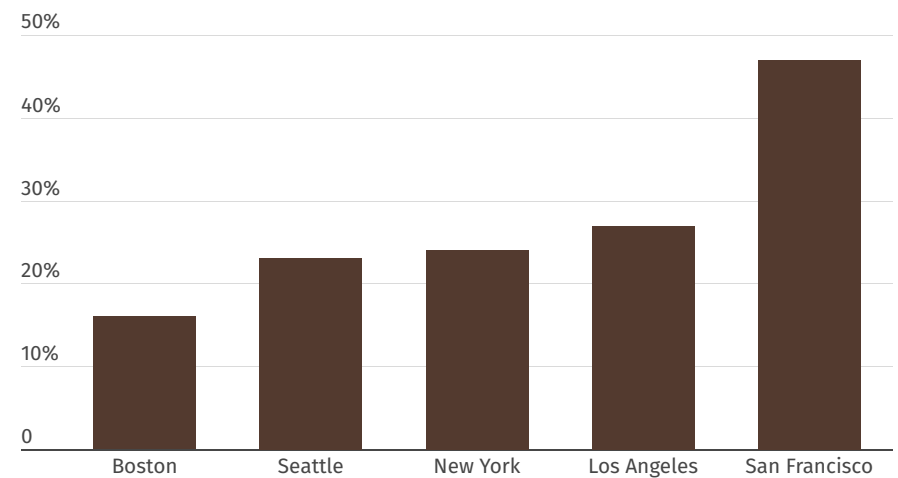
COMPELLING AFFORDABILITY

Despite the economic prosperity of the city, it still remains 24% more affordable than New York and 47% more affordable than San Francisco.

AUSTIN VS US EMPLOYMENT GROWTH



% HIGHER COST OF LIVING COMPARED TO AUSTIN



500 PAMPA

A large, stylized number '3' in a dark brown color, positioned on the left side of the slide. It is partially overlaid by a light beige horizontal band.

3

PROPERTY DESCRIPTION

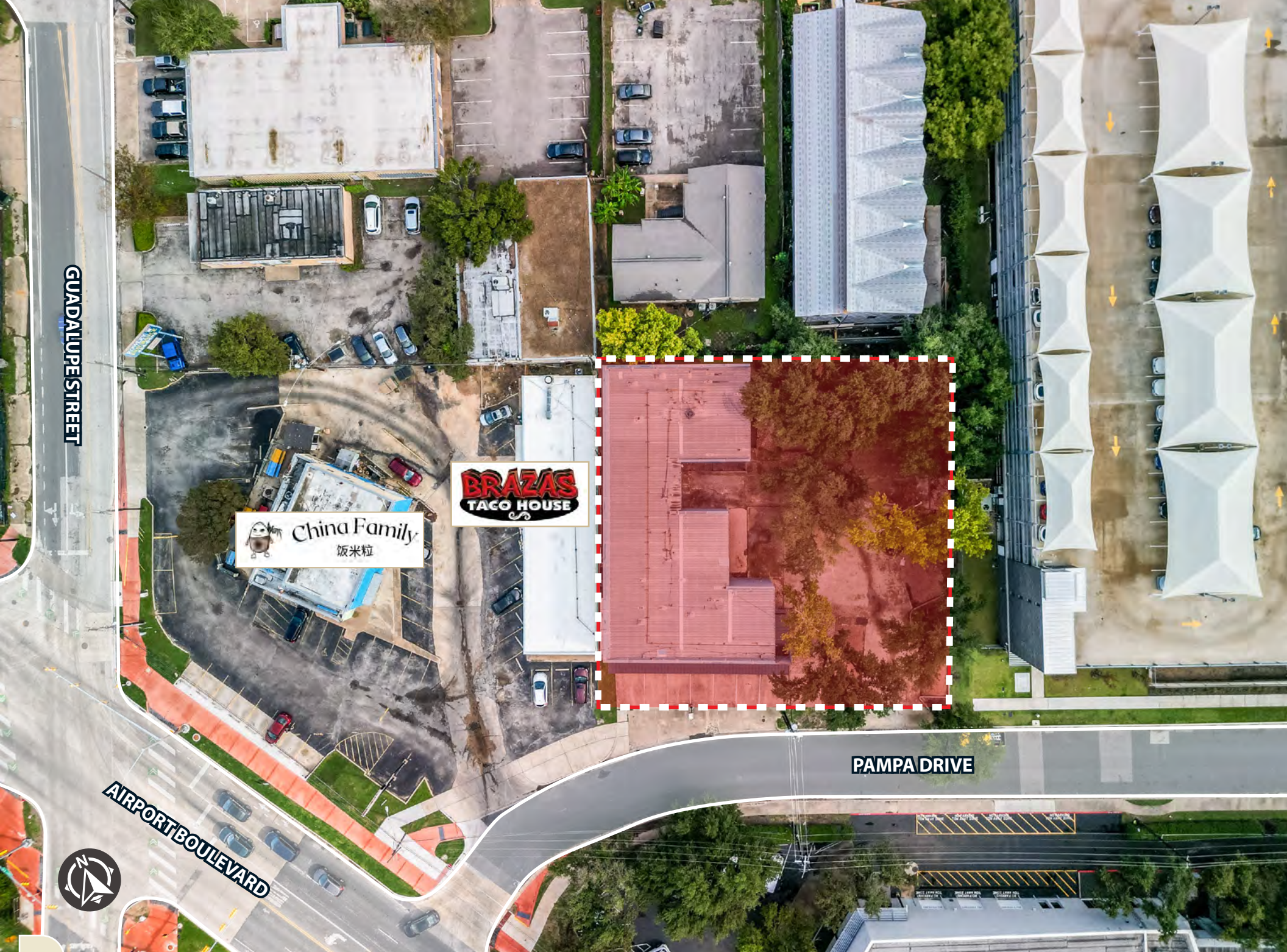
PROPERTY DESCRIPTION

ADDRESS	500 Pampa Dr, Austin, TX 78752
RSF	12,949
FLOORS	2
PARKING	2.09 : 1,000 (27 Surface Spaces)*
YEAR BUILT	1975
ACRES	0.50
CONSTRUCTION	Continuous reinforced concrete footings along the building perimeter and at interior columns. Reinforced concrete slab-on-grade. Exterior wall CMU block and reinforced concrete decks supported by a grade beams and steel-framed structure.
EXTERIOR	The exterior walls include painted CMU and stucco. The window and door systems are conventional storefront units with single-pane glazing set in aluminum frames.
INTERIOR	Painted drywall, CMU, and tile walls. Concrete, tile, and capret flooring. Painted drywall and exposed to structure ceilings.
STAIRS	Two sets of metal-framed stairs with metal treads to the second level of the building.
ROOF	The roof and canopy are standing metal seam.
ELECTRICAL	Electrical service is provided by pole-mounted, utility-owned transformers that provide 225-amp, 208/120-volts, three-phase, four-wire service. Electrical wiring within the building is copper.
CLIMATE CONTROL	The building is provided with limited heating, ventilating, and air conditioning (HVAC) by direct expansion (DX) split-systems.
LIGHTING	Pole-mounted exterior lights were provided. Interior lighting consists mainly of fluorescent fixtures. Interior lighting control is primarily manually switched.
PLUMBING	Domestic hot water is provided by an electric, tank-type, water heater. No backflow preventers were observed for the domestic service piping. The observable sanitary and vent piping was PVC. Domestic water piping within the building is copper.
LIFE SAFETY	No/limited central fire alarm or fire suppression systems are provided. Portable fire extinguishers are provided in select areas. No/limited emergency egress and exit lighting is provided by battery packs in select areas light fixtures and egress fixtures.
ELEVATOR	One, hydraulic, Otis passenger elevator is provided.

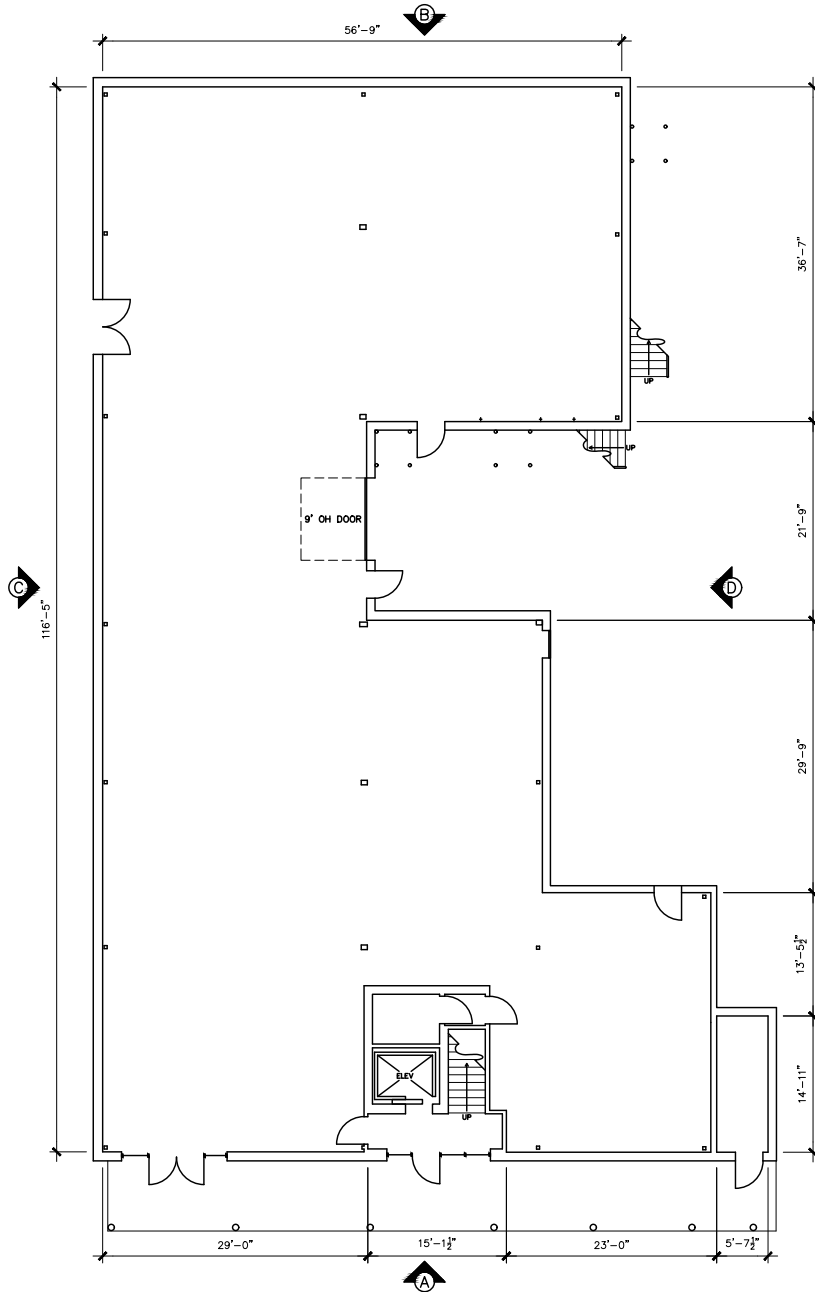
*Additional Street Parking Available



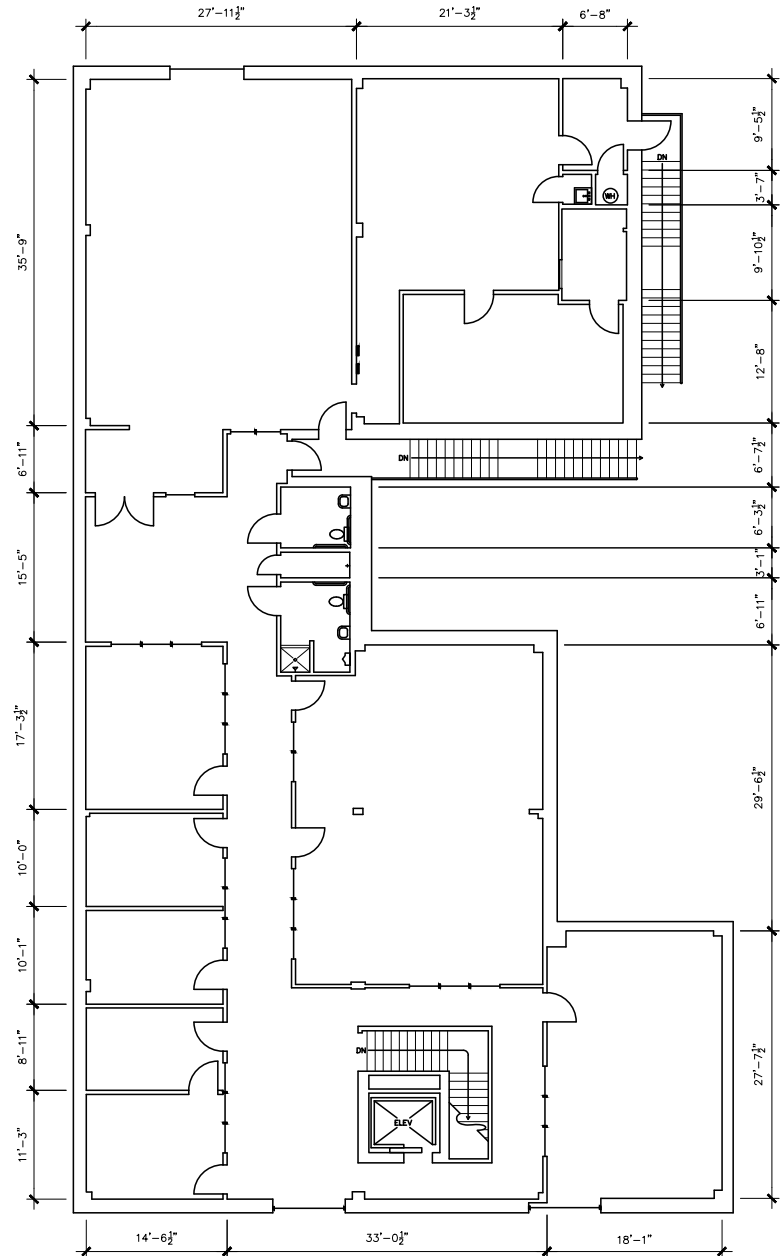




1ST FLOOR AS-BUILT



2ND FLOOR AS-BUILT



500 PAMPA



ECONOMIC OVERVIEW

THE AUSTIN STORY

Leading The Nation In Everything

Named the #1 Market for Global Real Estate investment by AFIRE (2022), 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, 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.

27.4M
ANNUAL
VISITORS

17.4%
MILLENNIAL
POPULATION

1,300+
EXPANSIONS &
RELOCATIONS
SINCE 2012

107%
OF PRE-COVID
EMPLOYMENT

28%
POPULATION
GROWTH
(2012-2022)

47%
EMPLOYMENT
GROWTH
(2012-2022)



A photograph of the Austin skyline at sunset, with several high-rise buildings illuminated and the sky in shades of orange and purple. The city is viewed from across a body of water, with a bridge visible in the foreground.

#10

**LARGEST
U.S. CITIES**

(MAY 2023)

SOURCE: U.S. CENSUS
BUREAU

#1

**EMPLOYMENT
GROWTH**

(OCT 2022)

SOURCE: BLS

Top Global Cities for Planned Investment

- 1 AUSTIN**
- 2 ATLANTA
- 3 BOSTON
- 4 DALLAS
- 5 RALEIGH
- 6 SEATTLE
- 7 CHARLOTTE
- 8 NEW YORK

36%

**OF SURVEYED INVESTORS
PLAN TO INCREASE
THEIR AUSTIN EXPOSURE**

SOURCE: AFIRE

WHY AUSTIN

A Few Reasons...

NO.1

JOB MARKET (WSJ)

NO.1

SOARING TECH SALARIES (Bloomberg)

NO.1

HIGH TECH HUB (WSJ)

NO.1

CITY TO START A BUSINESS (INC.)

NO.1

MARKET FOR GLOBAL REAL ESTATE
INVESTMENT (AFIRE)



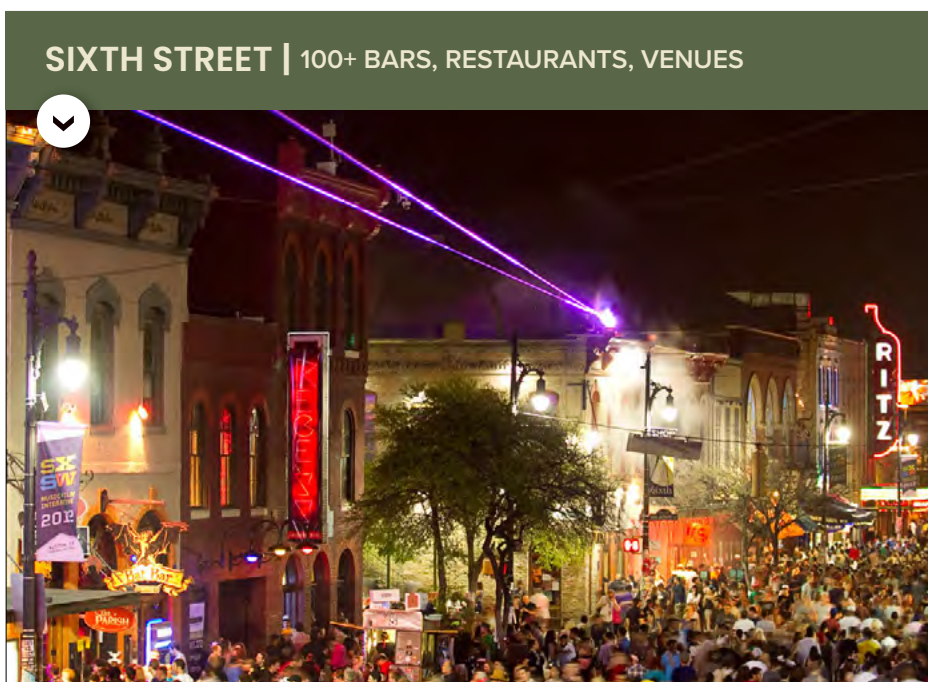
SOUTH CONGRESS DISTRICT | HIGHEST RETAIL RENTS IN TEXAS



THE DOMAIN | 4.5M SF OFFICE, 2.1M SF RETAIL, 4,600+ MF UNITS



EAST AUSTIN | 50+ BARS, RESTAURANTS, VENUES



SIXTH STREET | 100+ BARS, RESTAURANTS, VENUES



RAINEY STREET | 20+ BARS, RESTAURANTS

WHY AUSTIN

A Few Reasons...

SXSW:

\$350M+

ANNUAL ECONOMIC IMPACT

Circuit of the Americas

\$5B

ECONOMIC IMPACT SINCE 2010

ACL:

\$370M+

ANNUAL ECONOMIC IMPACT

300 DAYS

OF SUNSHINE





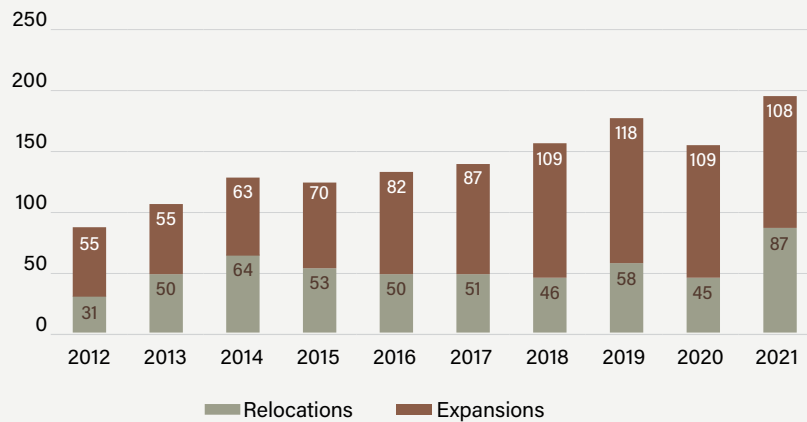
20,000+ ACRES OF GREEN SPACE

- ZILKER PARK
- AUDITORIUM SHORES
- BUTLER HIKE & BIKE TRAIL
- WALNUT CREEK PARK
- EMMA LONG PARK
- LADYBIRD LAKE
- LAKE AUSTIN
- LAKE TRAVIS



CORPORATE DESTINATION

AUSTIN CORPORATE RELOCATIONS & EXPANSIONS



TESLA

\$1+ BILLION
INVESTMENT

10,000+
DIRECT JOBS

SAMSUNG

\$17+ BILLION
INVESTMENT

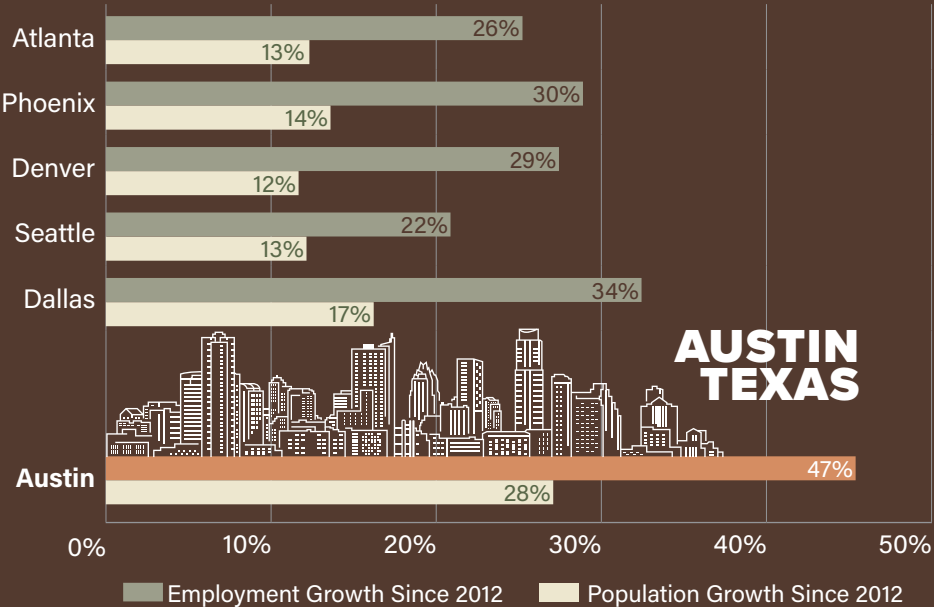
2,000+
DIRECT JOBS





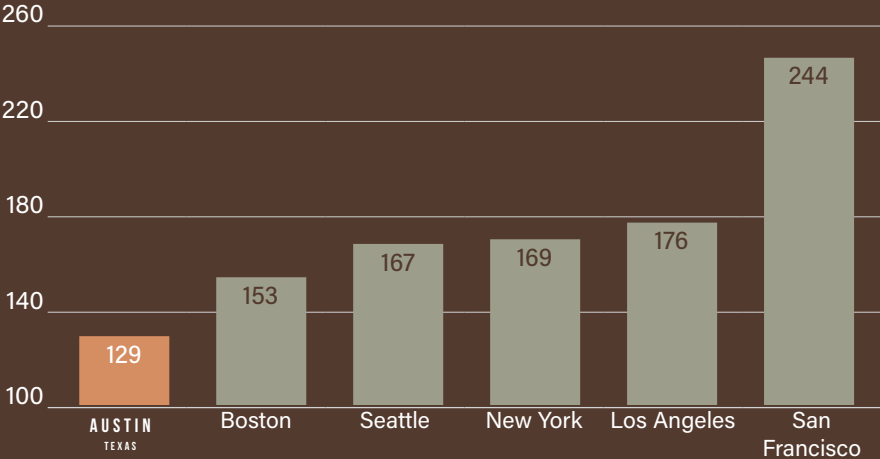
Prolific Population & Employment Growth

EMPLOYMENT & POPULATION GROWTH



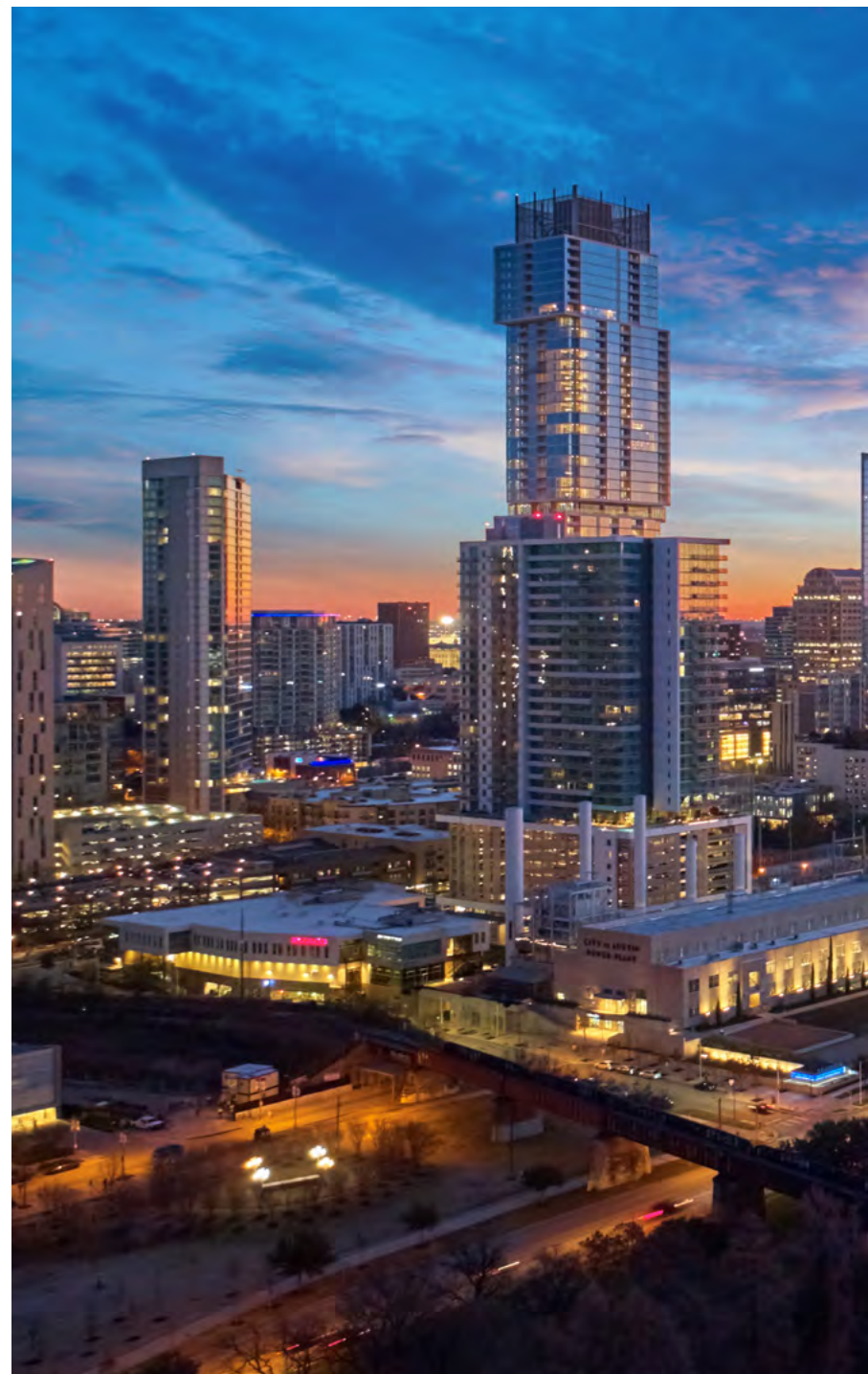
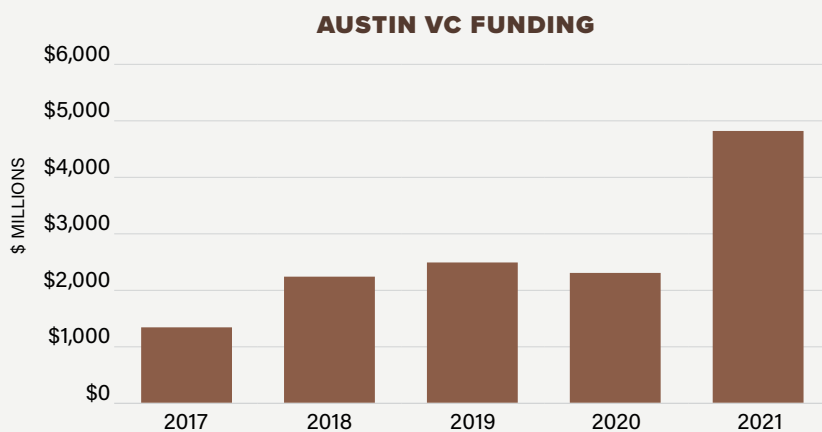
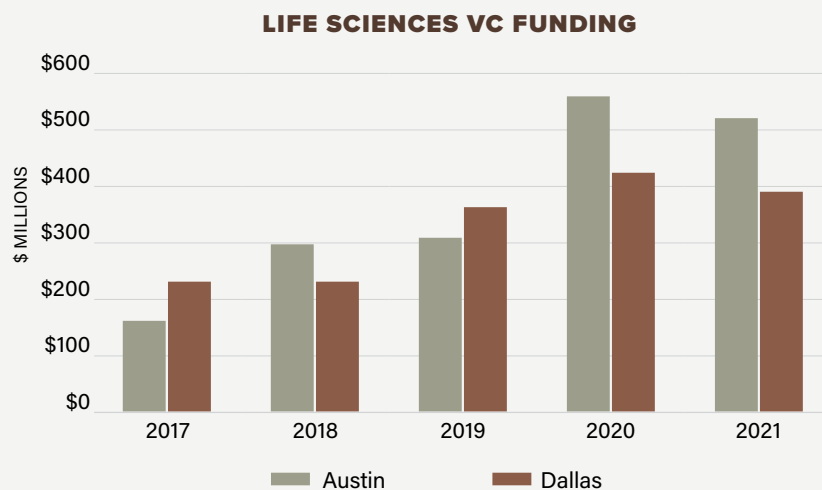
Still Affordable, Despite Rumors That Say Otherwise

COST OF LIVING INDEX



INNOVATION HUB

Austin's Life Science focused VC funding has increased more than 5x since 2012, while overall VC funding has increased 3.5x since 2017.





TECH LEASING MOMENTUM
RAPID EXPANSION (LAST 24 MONTHS)

∞ Meta
589,000 SF
6X GUADALUPE

indeed™
300,000 SF
INDEED TOWER

🎵 TikTok
125,000 SF
300 COLORADO

TECHNOLOGY FOOTPRINT

- 

Meta
META
1.4 MILLION SF LEASED
- 

ORACLE®
ORACLE HQ
1 MILLION SF CAMPUS
- 

indeed™
INDEED HQ
1 MILLION SF LEASED
- 

APPLE
1.3 MILLION SF EXISTING CAMPUS
3 MILLION SF CAMPUS UNDER CONSTRUCTION
- 

Google
GOOGLE
1.4 MILLION SF LEASED
- 

amazon
AMAZON
850K SF LEASED



500 PAMPA



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For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

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