

CONFIDENTIAL OFFERING SUMMARY

# TWELVE OAKS

— 42,517 SF | MEDICAL & OFFICE | AUSTIN, TEXAS —





# Contact Information

## Investment Sales Advisors

### DREW FULLER

*Managing Director*

Drew.Fuller@am.jll.com

512.532.1931

### SHEA PETRICK

*Director*

Shea.Petrick@am.jll.com

512.619.1958

## Financing Advisor

### KYLE SPENCER

*Managing Director*

Kyle.Spencer@am.jll.com

512.532.1921

## Analytical Support

### CLAYTON KNAVEL

*Associate*

Clayton.Knavel@am.jll.com

512.532.1910



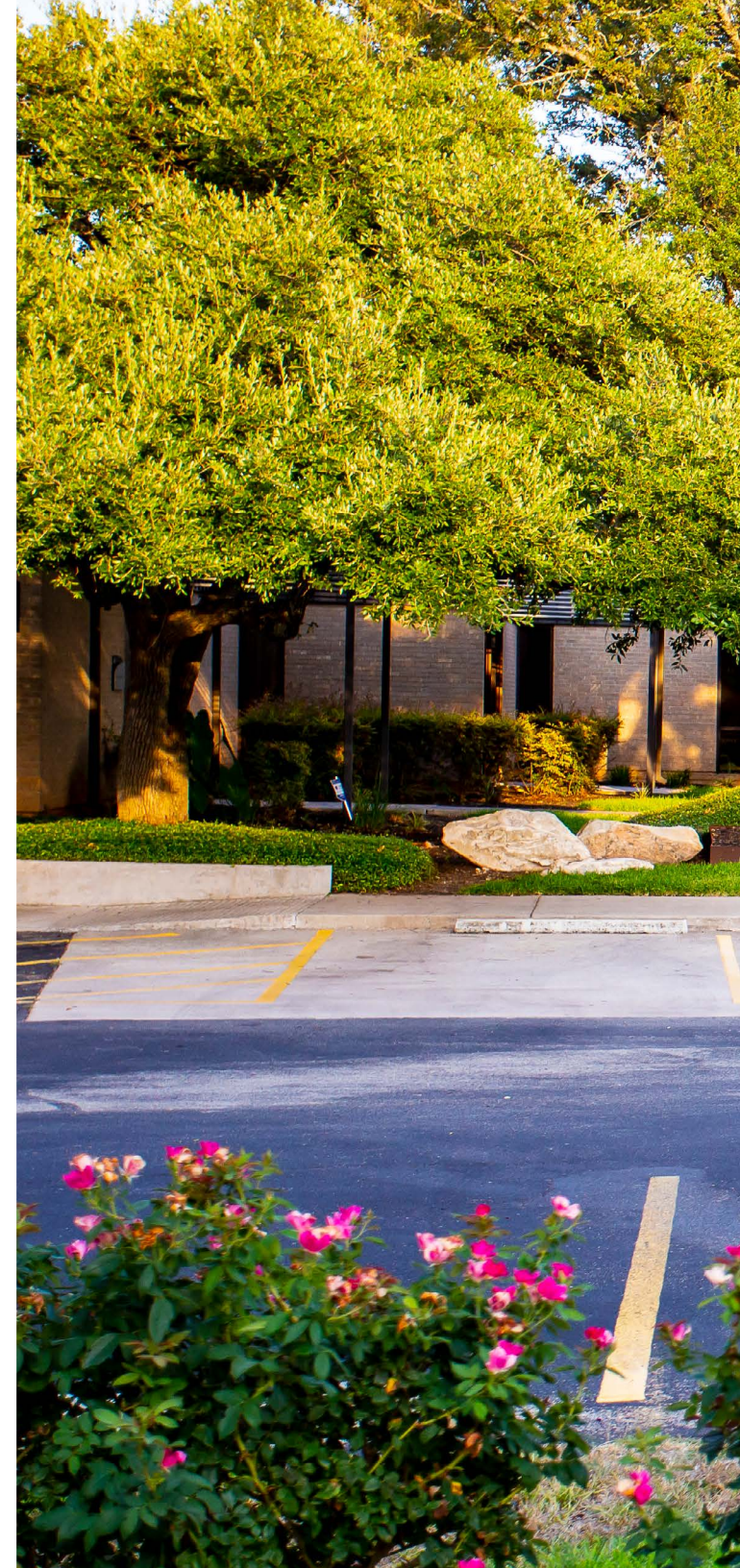
1703 W. 5th Street, Suite 850 | Austin, TX 78703

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# TWELVE OAKS

AUSTIN, TEXAS

## EXECUTIVE SUMMARY



11645

ALLERGY PARTNERS

MOMENTUM SKILLED SERVICES

TDDC - TEXAS DIGESTIVE  
DISEASE CONSULTANTS

MYEYEDR

KPO COMMERCIAL  
512 441 1062





810

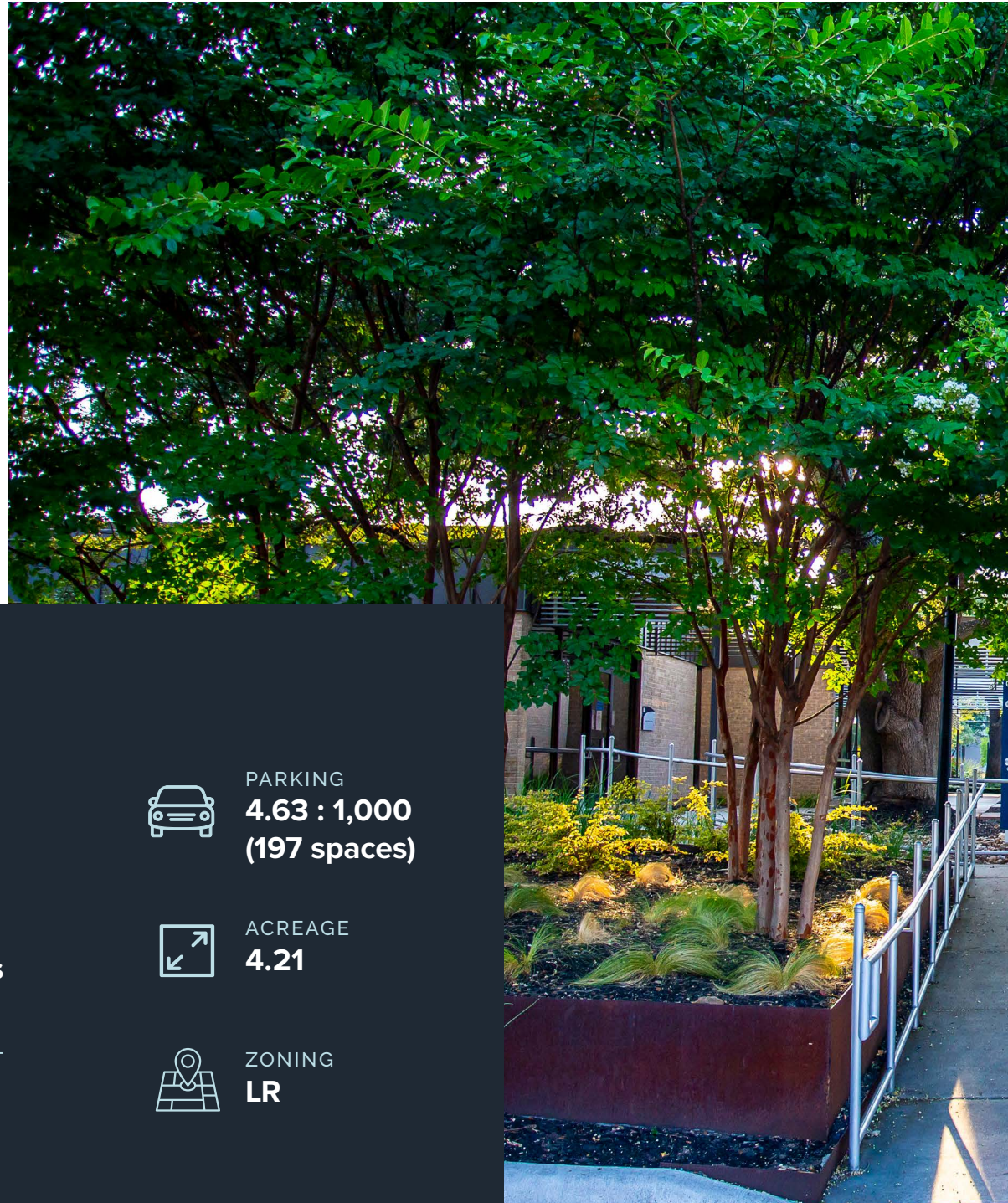
choice  
AUSTIN  
DENTAL  
512.345.5552

B



# Executive Summary

JLL is pleased to offer the exclusive opportunity to purchase Twelve Oaks (the “Property”), a 78% leased 42,517 square foot medical & office asset located in Northwest Austin, Texas. The Property is situated less than 5 minutes from The Domain, Austin’s “Second Downtown”, and less than 8 minutes from North Austin’s two largest hospitals – St. David’s North and Ascension Seton Northwest. Twelve Oaks boasts superior accessibility to all parts of Austin from its location just North of the intersection of Loop 1 (MoPac), Loop 360, and SH 183. Twelve Oaks presents a rare medical office value add opportunity in a market with a lack of medical office supply.



## Property Summary



ADDRESS  
**11645 Angus Road**  
**Austin, TX 78759**



% LEASED  
**78%**



PARKING  
**4.63 : 1,000**  
**(197 spaces)**



TOTAL RSF  
**42,517**



WALT  
**4.0 Years**



ACREAGE  
**4.21**

BLDG. A	9,947
BLDG. B	7,067
BLDG. C	15,065
BLDG. D	3,310
BLDG. E	7,128



YEAR BUILT  
**1981**



ZONING  
**LR**





## Investment Highlights



RESILIENT MEDICAL TENANCY -  
STABLE CASH FLOW



EXCEPTIONAL ACCESS & CONNECTIVITY  
TO PROMINENT AUSTIN HOSPITALS



HIGHLY AMENITIZED  
NORTHWEST AUSTIN SUBMARKET



LACK OF COMPETING PRODUCT



AUSTIN'S UNMATCHED  
ECONOMIC PERFORMANCE

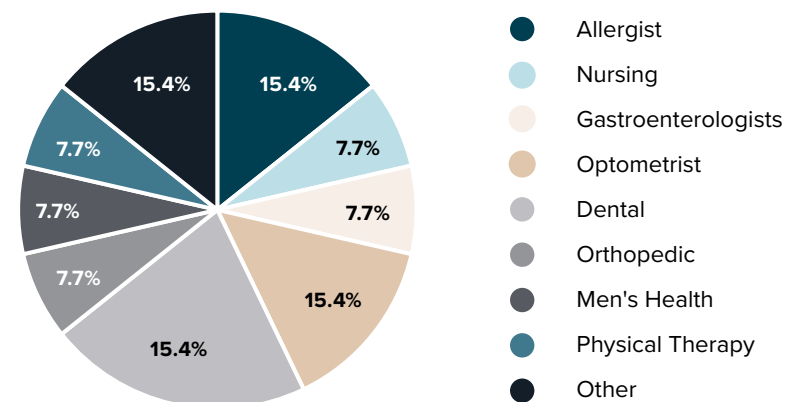




## Resilient Medical Tenancy – Stable Cash Flow

- Twelve Oaks benefits from a robust rent roll of medical specialists including gastroenterologists, allergists, optometrists, physical therapists, and dentists
- Medical office is largely immune to the recent work-from-home trend, as diagnostic visits require in-person interaction
- Twelve Oaks attracts sticky medical office tenants, with in-place tenancy having an average tenure of 8 years due to specific buildouts and their need to service specific demographics
- With no single tenant occupying more than 14% of the rentable square feet, the rent roll is diversified and provides balanced rollover
- Twelve Oaks presents a value creation opportunity through the lease up of existing vacancy at market rates, creating an additional \$200,000+ of NOI

### DIVERSIFIED MEDICAL TENANCY





# Exceptional Access & Connectivity to Prominent Austin Hospitals

Twelve Oaks is located in Northwest Austin at the intersection of Thunder Creek Rd and Angus Rd, less than a quarter mile from SH 183 and less than two miles away from Loop 1 (MoPac) via Duval Rd. SH 183 and MoPac provide seamless highway access to the broader Austin MSA via IH-35, SH-45, Loop 360, and SH 290. In addition to its broader connectivity, Twelve Oaks is ideally located within three miles of Northwest Austin's two largest hospitals: St David's North Austin and Ascension Seton Northwest, providing unmatched convenience for patients and healthcare providers at Twelve Oaks.



**Ascension Seton**  
NORTHWEST HOSPITAL



**6 minute**  
DRIVE



**24-hour**  
FULL SERVICE HOSPITAL



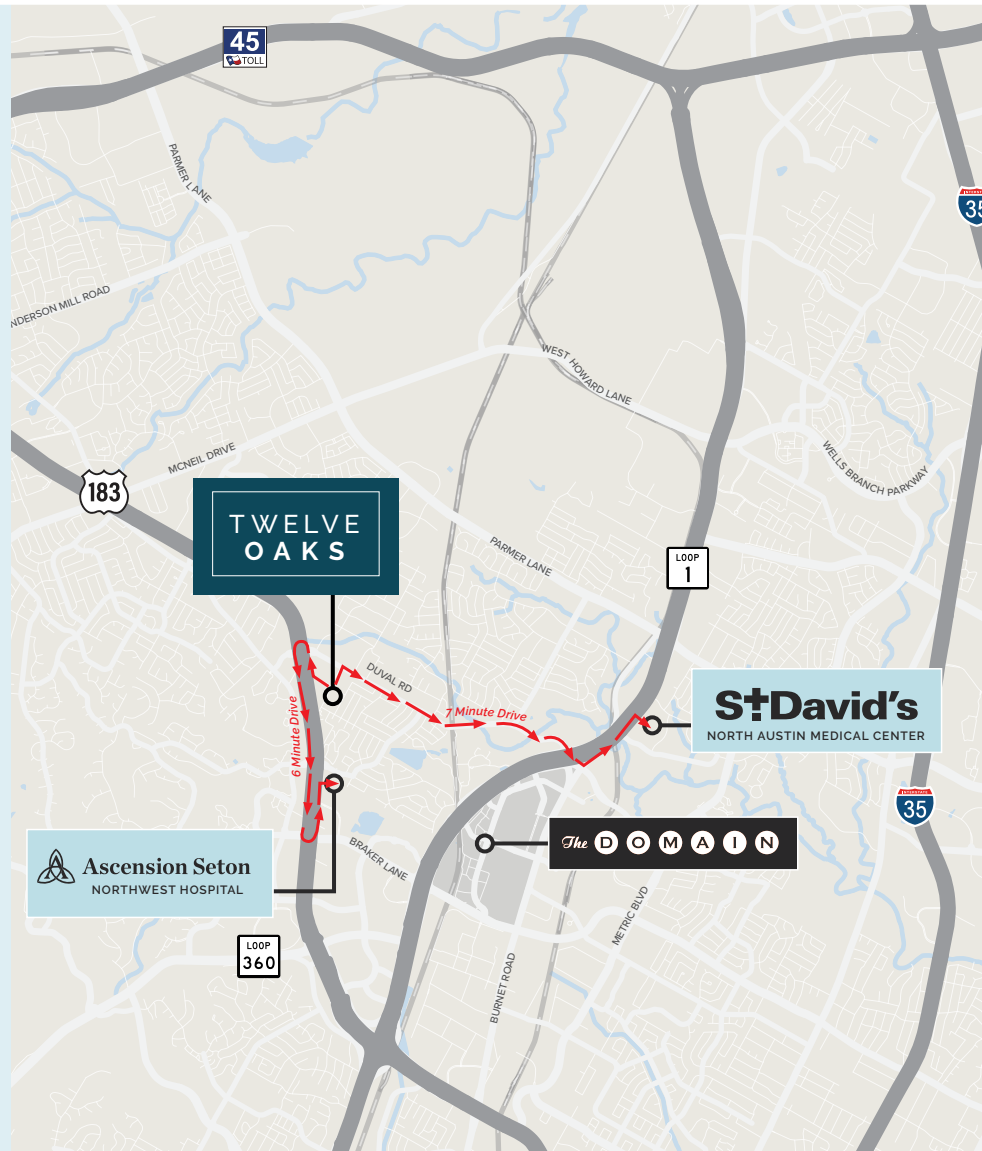
**106**  
STAFFED BEDS



**20,511**  
PATIENT DAYS PER YEAR



**5,561**  
DISCHARGES PER YEAR



**St David's**  
NORTH AUSTIN MEDICAL CENTER



**7 minute**  
DRIVE



**24-hour**  
FULL SERVICE HOSPITAL



**412**  
STAFFED BEDS



**121,419**  
PATIENT DAYS PER YEAR



**23,289**  
DISCHARGES PER YEAR



## DOWNTOWN AUSTIN

15 MINUTES

## The DOMAIN

1.9M SF RETAIL & 99% OCCUPANCY  
4.5M SF OFFICE & 90% OCCUPANCY  
5,380 MF UNITS

183

LOOP  
1

LOOP  
1

## GATEWAY

1M SF RETAIL



## QUARRY OAKS I, II & III

430K SF OFFICE  
93% OCCUPANCY



**Ascension Seton**  
NORTHWEST HOSPITAL

106 BEDS  
5,500+ ANNUAL DISCHARGES

# TWELVE OAKS

AUSTIN, TEXAS

## 78759 HOUSING MARKET

\$640,000 MEDIAN HOME VALUE



## THE ARBORETUM

1M SF RETAIL  
1.2M SF OFFICE


# Highly Amenitized Northwest Austin Submarket

Twelve Oaks is positioned in the heart of Northwest Austin, in close proximity to The Domain, The Arboretum, and Gateway Shopping Centers.

WITHIN A 3 MILE RADIUS

  
**20.3M**  
SF OF OFFICE

  
**8.9M**  
SF OF RETAIL

  
**30,700+**  
MULTIFAMILY UNITS

  
**4,900+**  
HOTEL ROOMS

## DOMAIN

 **7 minute**  
DRIVE

 **100+**  
RESTAURANTS/BARS

 **75+**  
RETAILERS

 **4.5M**  
SF OF OFFICE

  Dillard's  
NORDSTROM GLORIA'S  
FLOWER CHILD  
indeed™ amazon Vrbo  
blackbaud® ∞ Meta

## THE ARBORETUM

 **8 minute**  
DRIVE


 **15+**  
RESTAURANTS


 **15+**  
RETAILERS

 **1.2M**  
SF OF OFFICE

POTTERY BARN® ORVIS  
JOS. A. BANK Soma  
INTIMATES  
The Cheesecake Factory ZOËS  
kitchen  
Juliet Eddie V's  
ITALIAN KITCHEN PRIME SEAFOOD

## GATEWAY

 **9 minute**  
DRIVE

 **30+**  
RETAILERS

   
Crate&Barrel NORDSTROM  
rack  
The Container Store®  
ULTA BEAUTY Total Wine  
& MORE



# Lack of Competing Product

- Austin has 4.6M SF of medical office inventory, 440,000 SF of which is located in the Northwest submarket across only 16 properties
- When compared to similar Sunbelt MSA's, Austin's medical office inventory is significantly undersupplied at 1.91 SF of medical office per person
- Despite a 47% increase in inventory since 2014, Austin is still drastically undersupplied
- Austin's medical office per person is 31% lower than the average among Nashville, Houston, Dallas, and Atlanta
- Austin's medical office base rental rates have grown 33% over the last decade

## SUNBELT MEDICAL OFFICE SUPPLY

MSA	Population	SF per Person	Medical Office Inventory	10 Year Growth	Base Rents
Austin	2,421,115	1.91	4,635,180	47%	\$28.47
Nashville	2,046,828	2.20	4,493,932	21%	\$25.76
Houston	7,340,118	3.69	27,093,816	17%	\$21.75
Dallas	7,943,685	2.67	21,197,156	18%	\$22.05
Atlanta	6,222,106	2.54	15,785,024	11%	\$25.52
Average (excluding Austin)	6,652,341	2.76	18,747,573	14%	\$24.59

Source: CensusReporter.org and CoStar

**33%**  
BASE RENT GROWTH  
SINCE 2014

**4.6M**  
SF OF  
INVENTORY

MEDICAL OFFICE MAKES UP  
**<5%** OF ALL OFFICE  
INVENTORY  
IN AUSTIN  
1.91 SF PER PERSON









# Austin's Unmatched Economic Performance

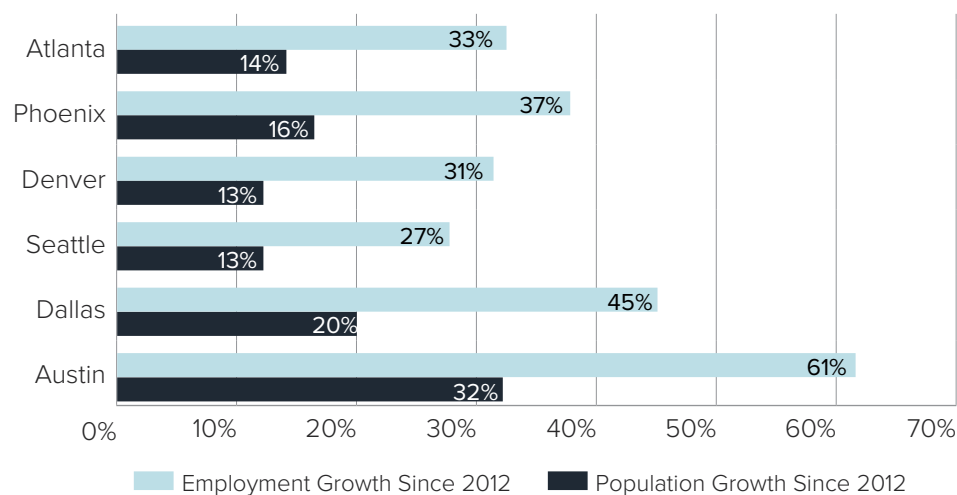
Austin was named the #1 Market for Global Real Estate Investment by AFIRE in 2022 with real estate investors taking note of it's rapid population growth, large influx of corporate relocations and expansions, quality of life, economic resilience, and relative affordability.



## BOOMING POPULATION & EMPLOYMENT GROWTH

Austin's employment and population growth since 2012 sit at 61% and 32%, respectively, outpacing the likes of Dallas, Seattle, Denver, Phoenix and Atlanta.

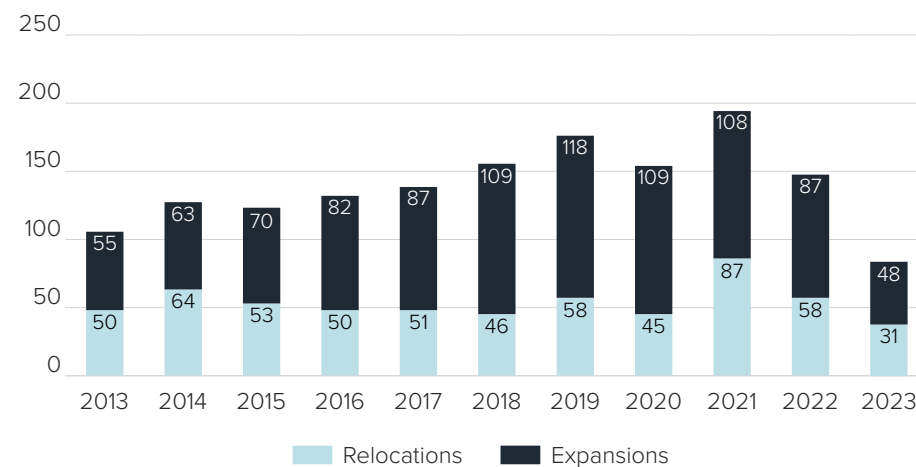
### EMPLOYMENT & POPULATION GROWTH



## BUSINESS MAGNET

Austin saw 79 corporate relocations/expansions in 2023 that created over 18,000 new jobs, with notable employers such as Amazon, Ascension Health, and Oracle adding over 2,800 jobs alone.

### AUSTIN CORPORATE RELOCATIONS & EXPANSIONS



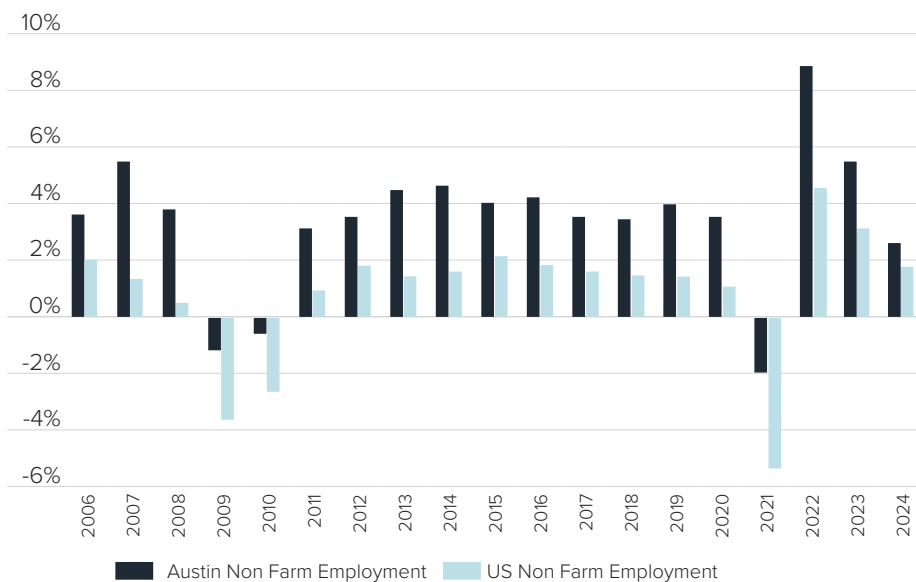




## PROVEN RESILIENCE

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.

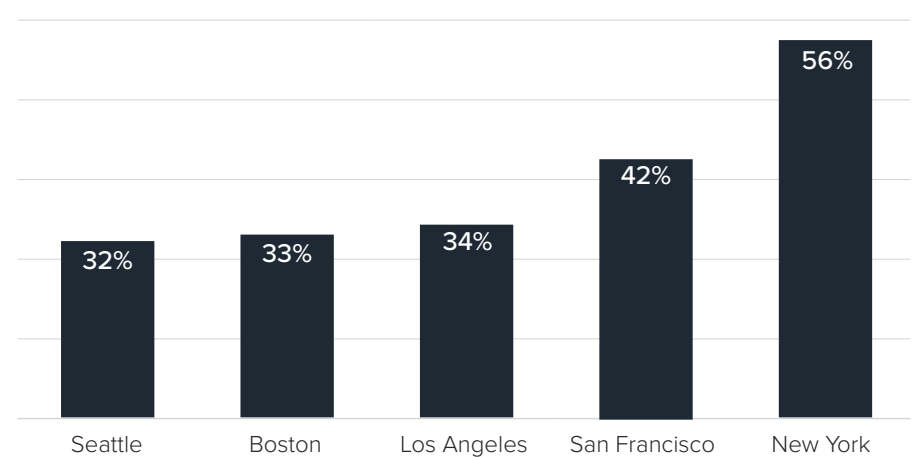
AUSTIN VS U.S. EMPLOYMENT GROWTH



## COMPELLING AFFORDABILITY

Despite the economic prosperity of the city, it still remains 56% more affordable than New York and 42% more affordable than San Francisco.

% HIGHER COST OF LIVING COMPARED TO AUSTIN





# Additional Information

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**DREW FULLER**

*Managing Director*

Drew.Fuller@am.jll.com

512.532.1931

**SHEA PETRICK**

*Director*

Shea.Petrick@am.jll.com

512.619.1958

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**KYLE SPENCER**

*Managing Director*

Kyle.Spencer@am.jll.com

512.532.1921

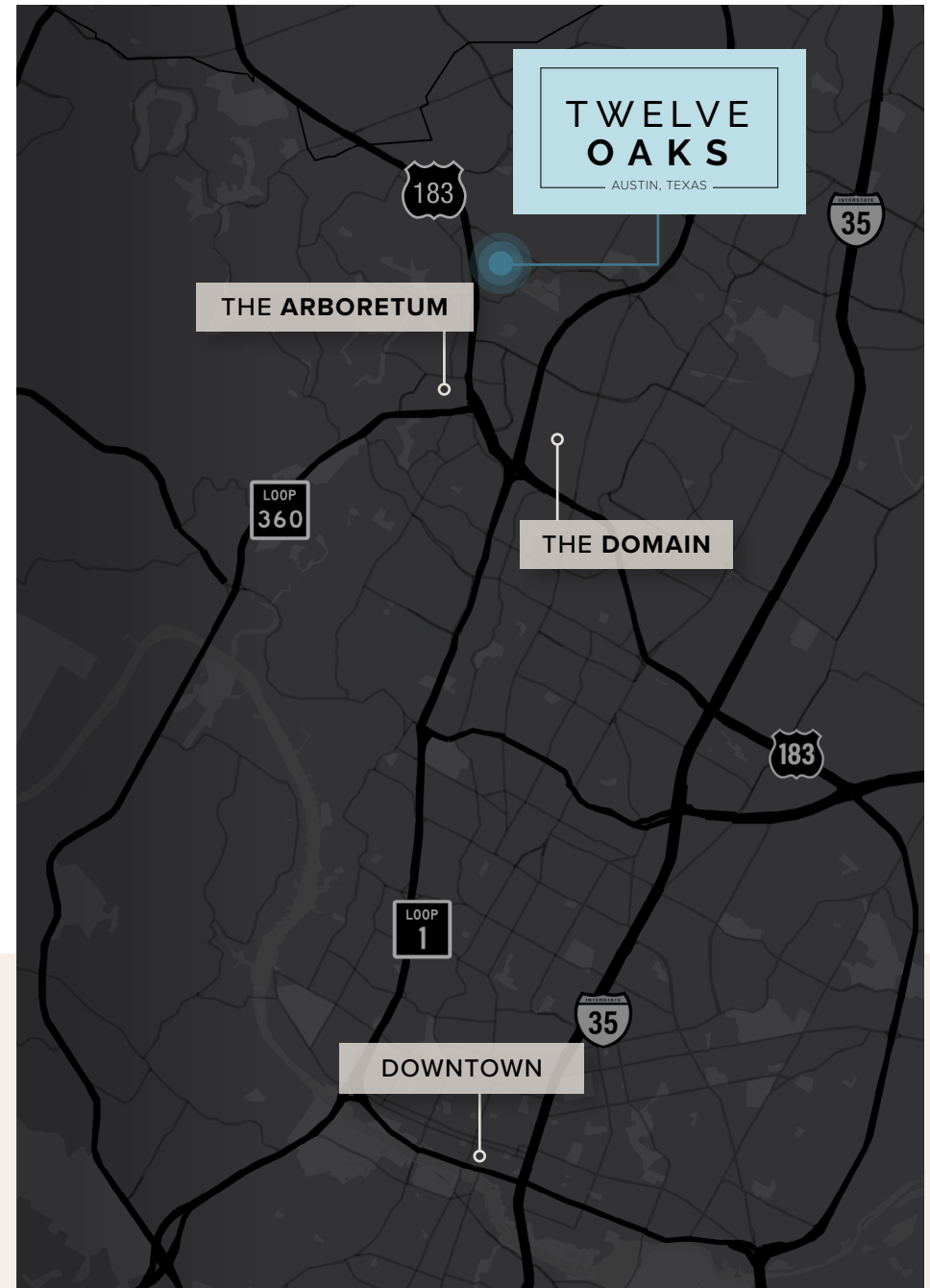
## Analytical Support

**CLAYTON KNAVEL**

*Associate*

Clayton.Knave@am.jll.com

512.532.1910



1703 W. 5th Street, Suite 850 | Austin, TX 78703  
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