



CONFIDENTIAL OFFERING SUMMARY

# TWELVE OAKS

41,072 SF | MEDICAL & OFFICE | AUSTIN, TEXAS





# DEAL TEAM

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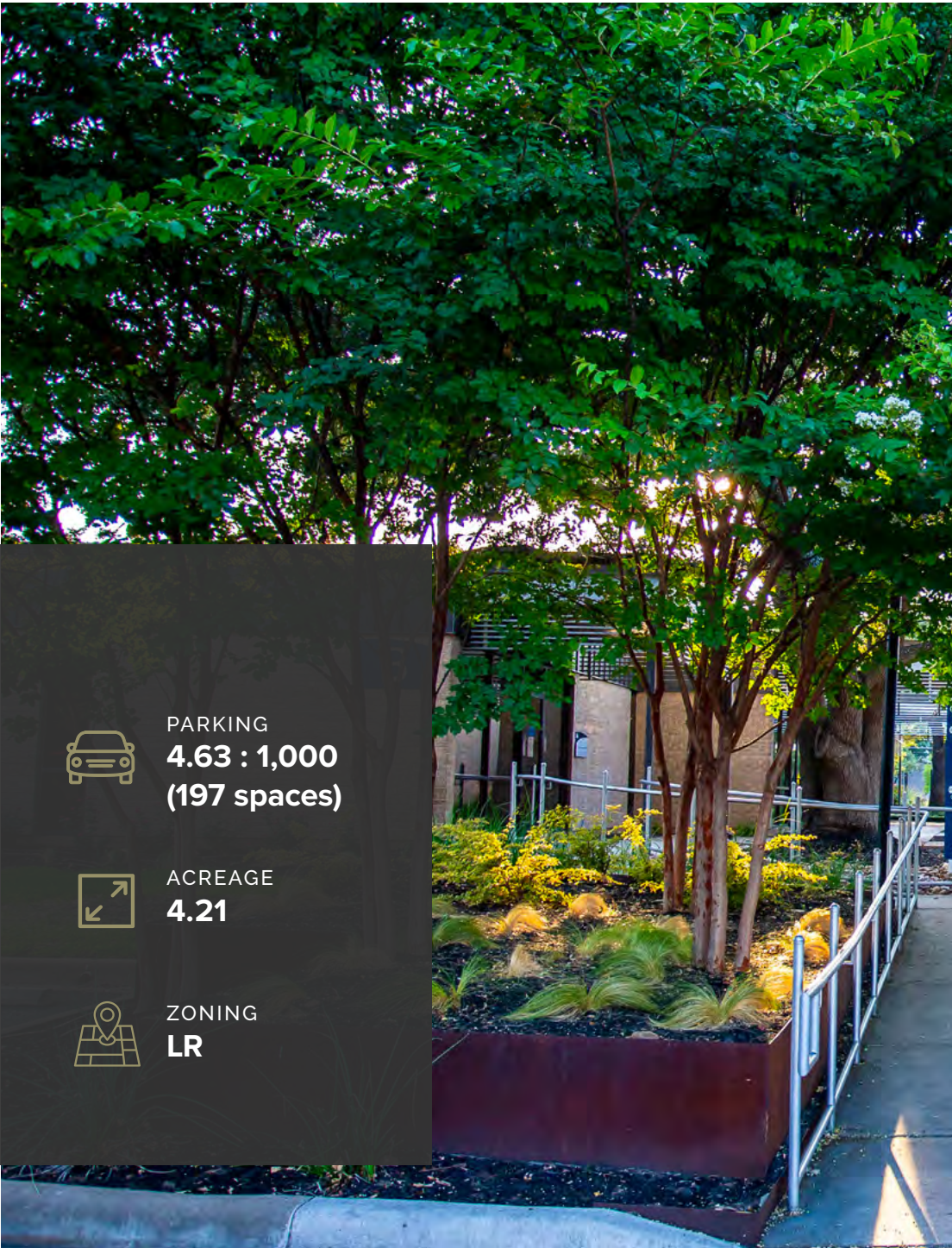







# EXECUTIVE SUMMARY

JLL is pleased to offer the exclusive opportunity to purchase Twelve Oaks (the “Property”), an 82% leased 41,072 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 one of America’s most dynamic cities: Austin, Texas.




# PROPERTY SUMMARY




ADDRESS

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




% LEASED

**82%**



TOTAL RSF


**41,072**



WALT

**3.4**

BLDG. A	9,947
BLDG. B	7,067
BLDG. C	14,237
BLDG. D	2,953
BLDG. E	6,868



YEAR BUILT

**1981**



PARKING

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



ACREAGE

**4.21**



ZONING

**LR**





## INVESTMENT HIGHLIGHTS



**RESILIENT MEDICAL TENANCY -  
STABLE CASH FLOW**



**EXCEPTIONAL ACCESS &  
CONNECTIVITY TO PROMINENT  
AUSTIN HOSPITALS**



**HIGHLY AMENITIZED  
NORTHWEST AUSTIN  
SUBMARKET**



**AUSTIN'S UNMATCHED  
ECONOMIC PERFORMANCE**

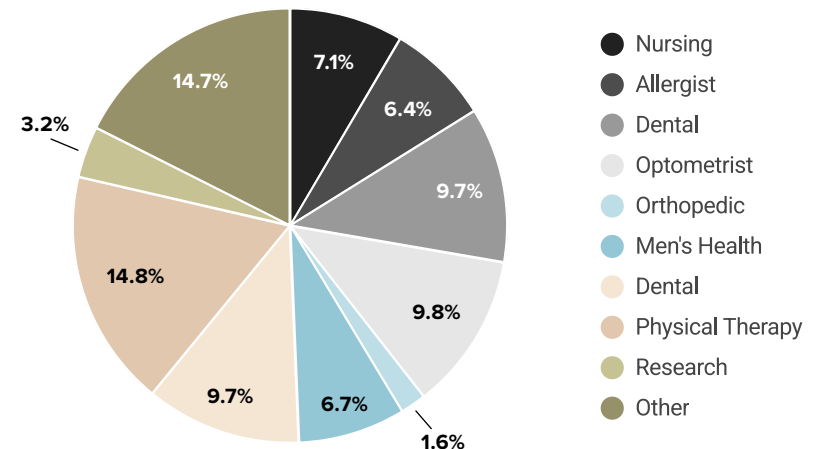




## RESILIENT MEDICAL TENANCY – STABLE CASH FLOW

- Twelve Oaks benefits from a robust rent roll of medical specialists including 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 11% 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

### 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



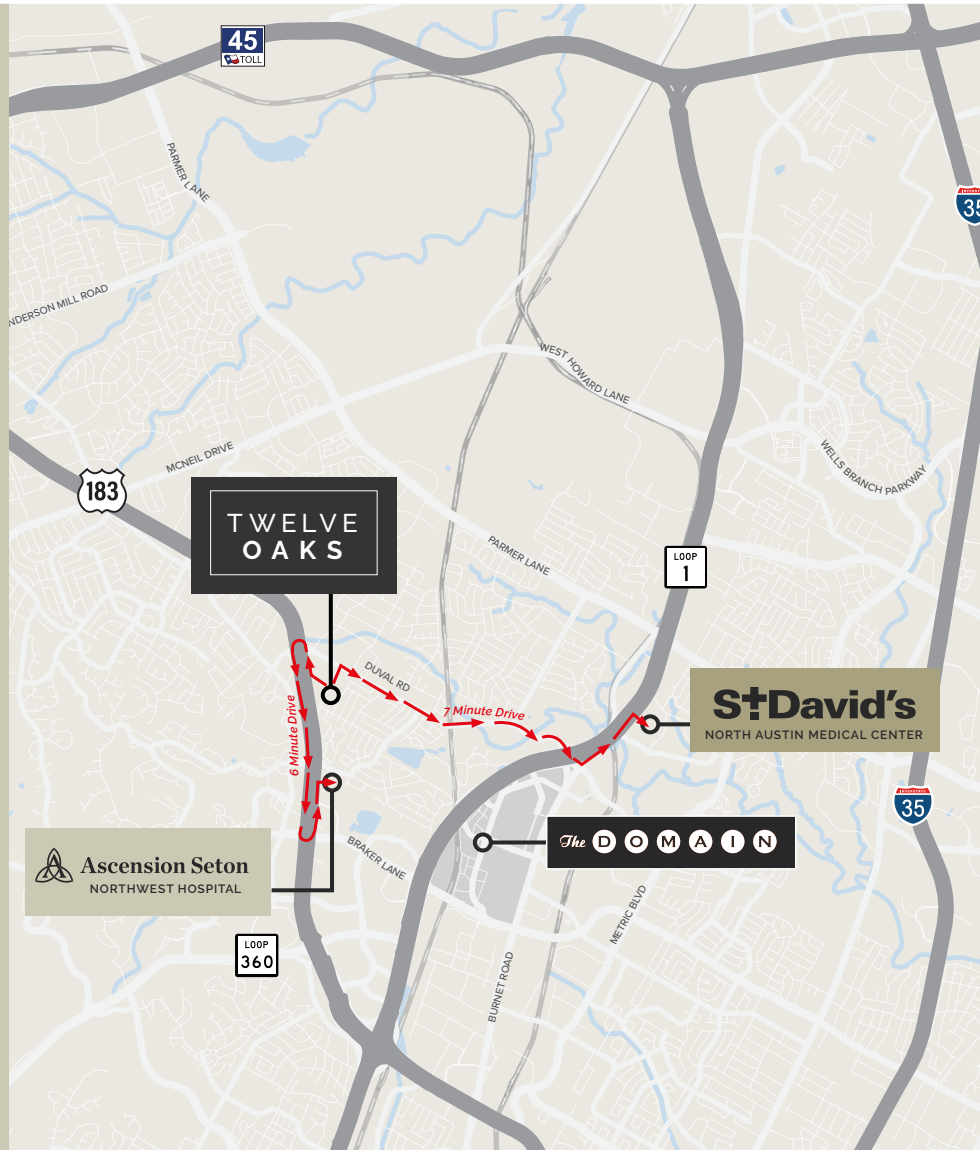
**106**  
STAFFED BEDS



**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

2.2M SF RETAIL & 99% OCCUPANCY  
5.3M SF OFFICE & 86% OCCUPANCY  
7,788 MF UNITS

183

LOOP  
1

LOOP  
1

GATEWAY

1M SF RETAIL

NORDSTROM  
rack



QUARRY OAKS I, II & III

430K SF OFFICE  
90% 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

  
**21.9M**  
SF OF OFFICE

  
**9.4M**  
SF OF RETAIL

  
**34,900+**  
MULTIFAMILY UNITS

  
**4,900+**  
HOTEL ROOMS

## DOMAIN

 **7 minute**  
DRIVE

 **100+**  
RESTAURANTS/BARS

 **75+**  
RETAILERS

 **4.5M**  
SF OF OFFICE

WHOLE FOODS MARKET  Dillard's  
NORDSTROM GLORIA'S  
FLOWER CHILD  
indeed™ amazon Vrbo  
blackbaud® IBM

## 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   
Juliet CAVA

## GATEWAY

 **9 minute**  
DRIVE

 **30+**  
RETAILERS

WHOLE FOODS MARKET J.CREW FACTORY  
Crate&Barrel NORDSTROM rack  
The Container Store®  
ULTA BEAUTY OLD NAVY



# 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.

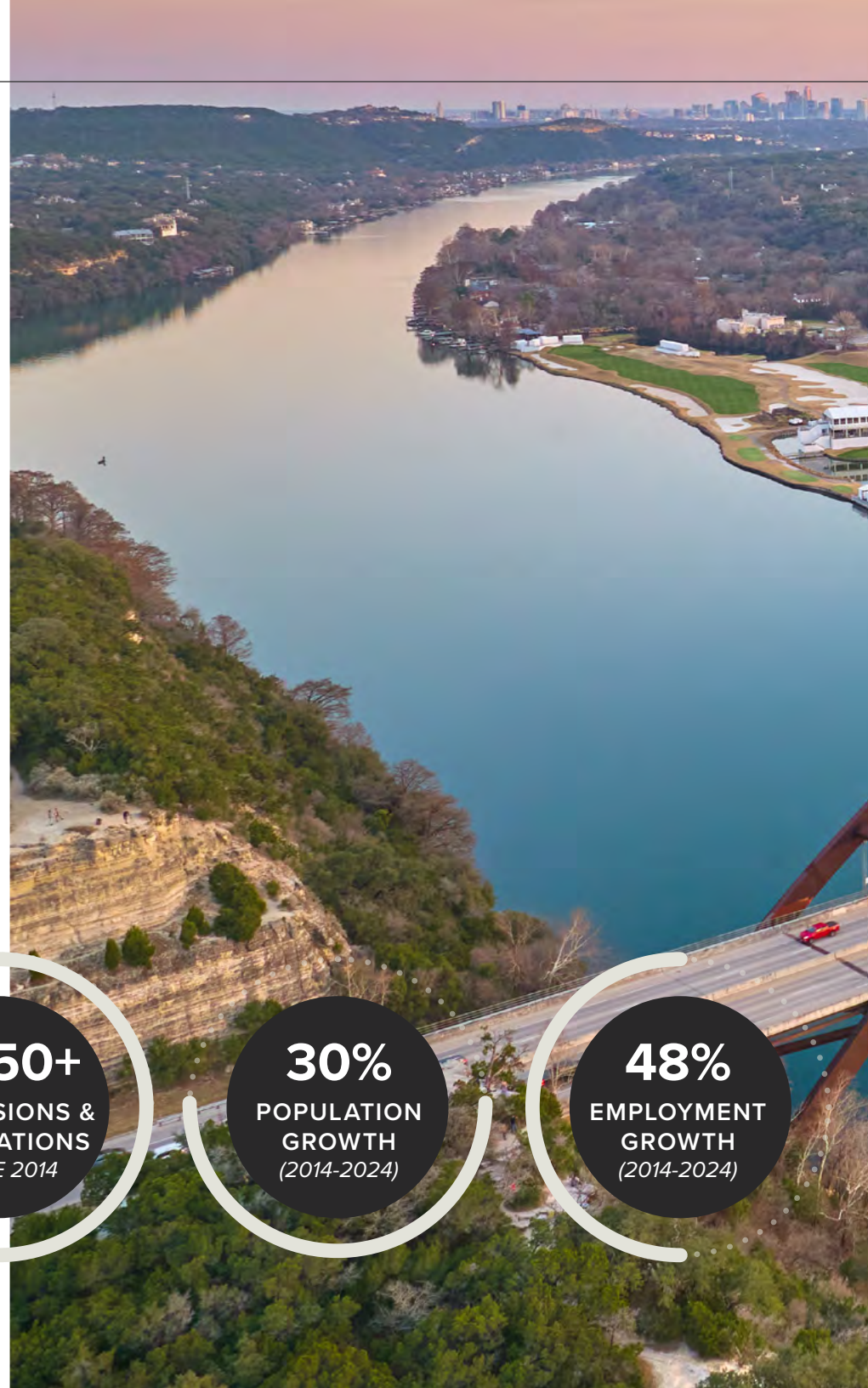
**30M**  
ANNUAL  
VISITORS

**24.3%**  
MILLENNIAL  
POPULATION

**1,450+**  
EXPANSIONS &  
RELOCATIONS  
*SINCE 2014*

**30%**  
POPULATION  
GROWTH  
*(2014-2024)*

**48%**  
EMPLOYMENT  
GROWTH  
*(2014-2024)*







**#11**

**LARGEST  
U.S. CITIES**

(MAY 2024)

AUSTIN AMERICAN  
STATESMAN



# WHY AUSTIN?

A FEW REASONS...



**#1**

**BEST PLACES TO LIVE**  
*(U.S. News & World Report)*



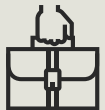
**#1**

**BEST PERFORMING CITIES**  
*(Milken Institute)*



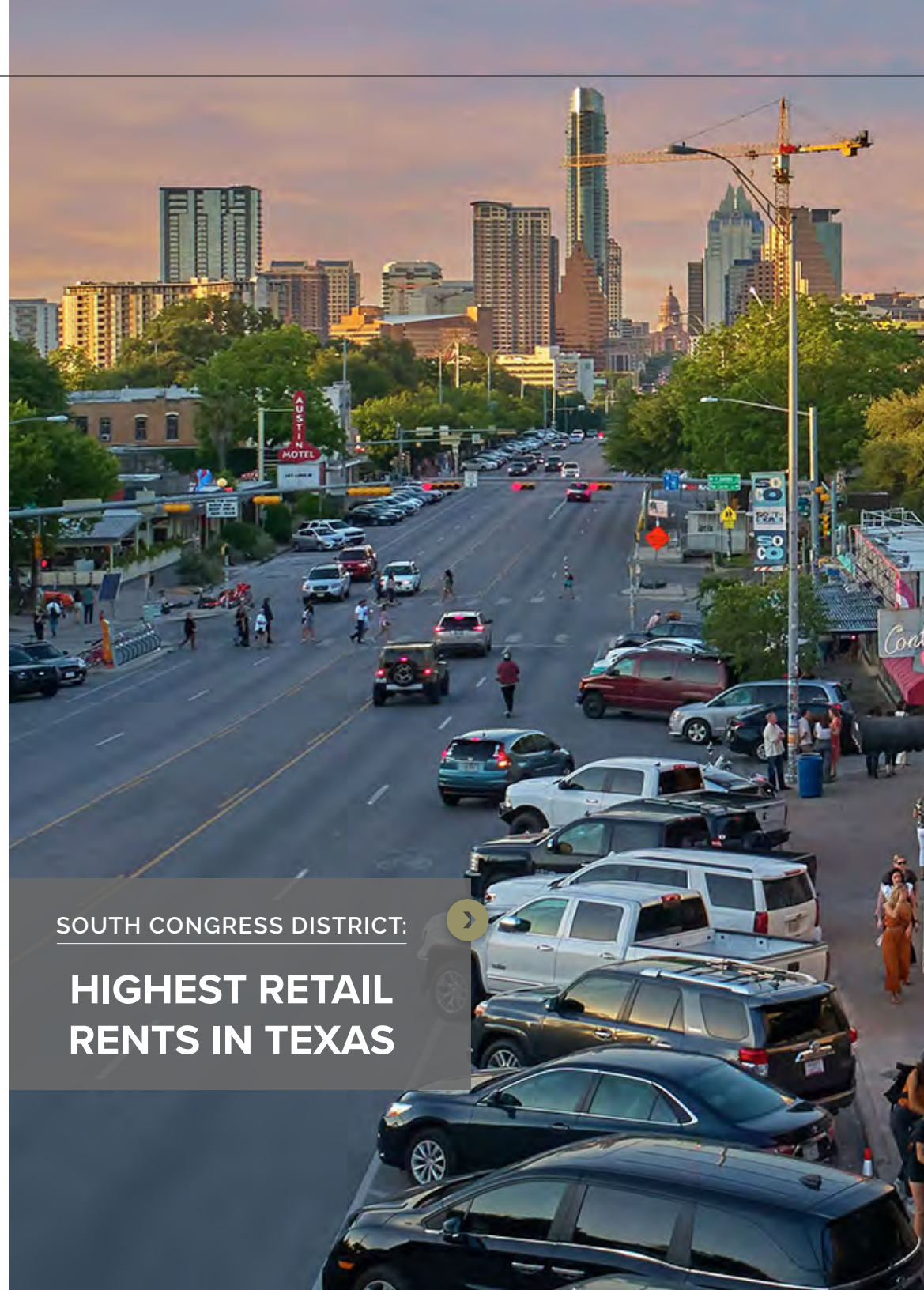
**#1**

**BEST CITY FOR STEM PROFESSIONALS**  
*(WalletHub)*



**#1**

**CITY TO START A BUSINESS**  
*(USA Today)*



SOUTH CONGRESS DISTRICT:

**HIGHEST RETAIL  
RENTS IN TEXAS**





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



EAST AUSTIN DISTRICT:  
50+ BARS, RESTAURANTS, VENUES



SIXTH STREET:  
100+ BARS, RESTAURANTS, VENUES



RAINEY STREET DISTRICT:  
20+ BARS, RESTAURANTS



## Corporate Destination



**550+**

COMPANIES  
RELOCATED TO AUSTIN  
(2014 - 2024)



**900+**

COMPANIES  
EXPANDED IN AUSTIN  
(2014 - 2024)



TESLA

**\$10 BILLION**

INVESTMENT

**20,000+**

DIRECT JOBS

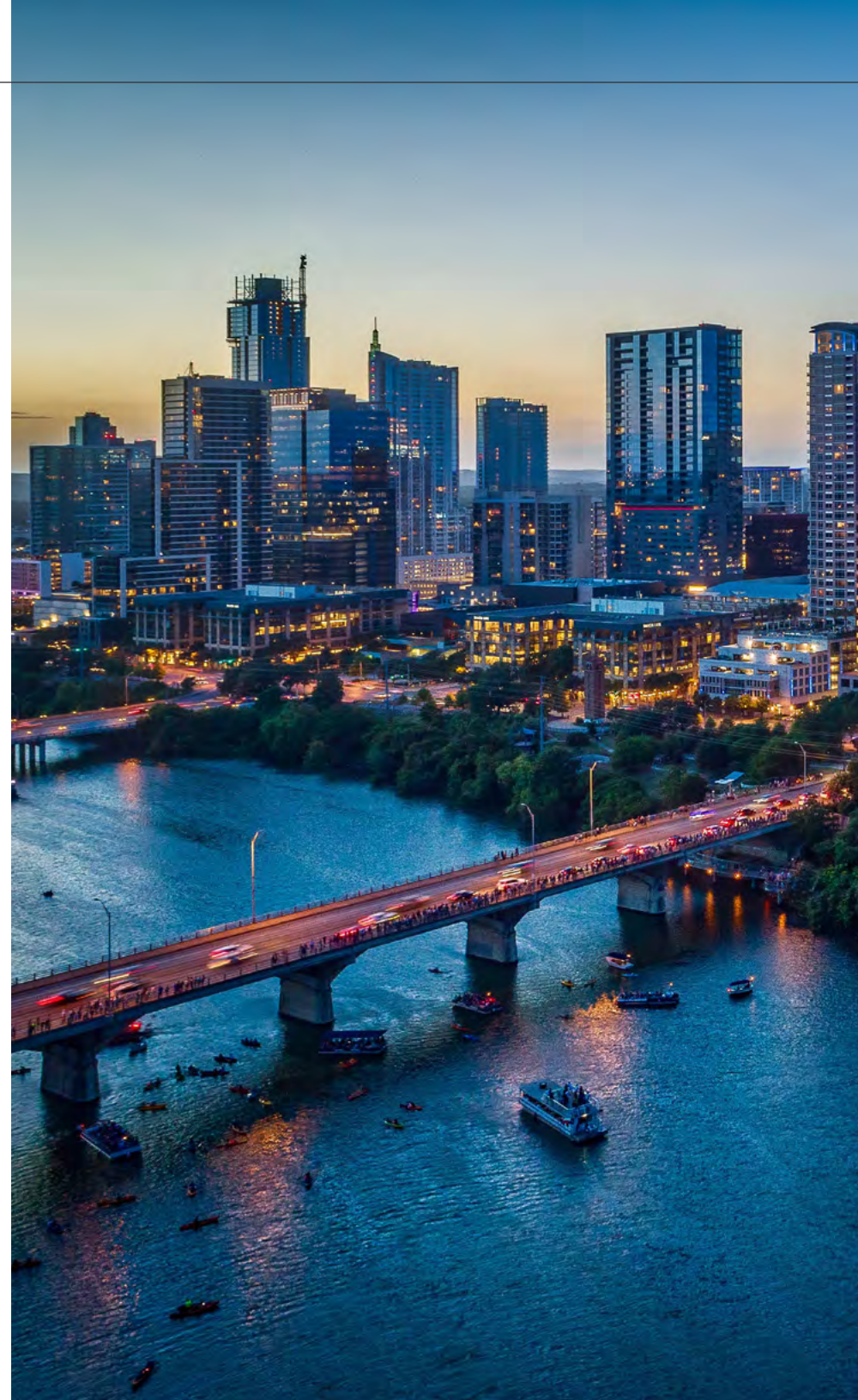
**SAMSUNG**

**\$45 BILLION**

INVESTMENT

**2,000+**

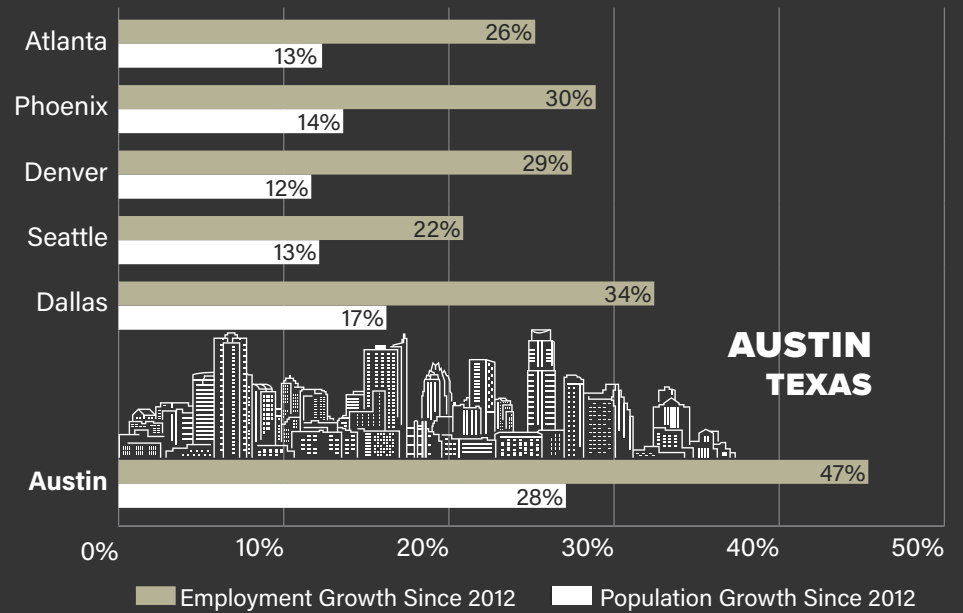
DIRECT JOBS



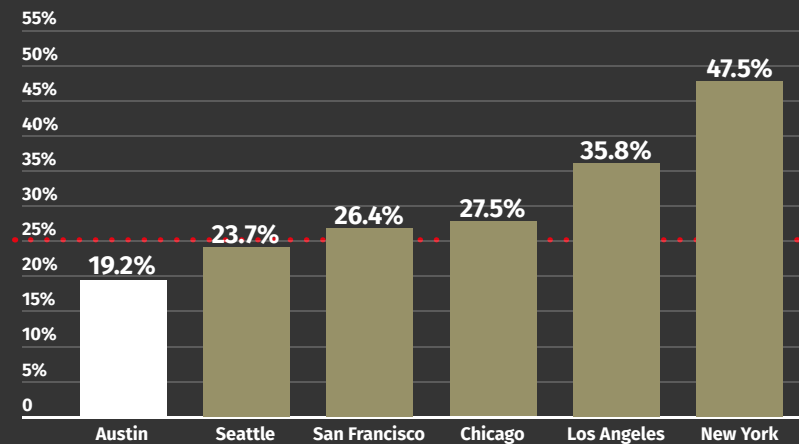


## Prolific Population & Employment Growth

### EMPLOYMENT & POPULATION GROWTH



### RENT-TO-INCOME RATIO %



*Still Affordable,  
Despite Rumors  
That Say  
Otherwise*



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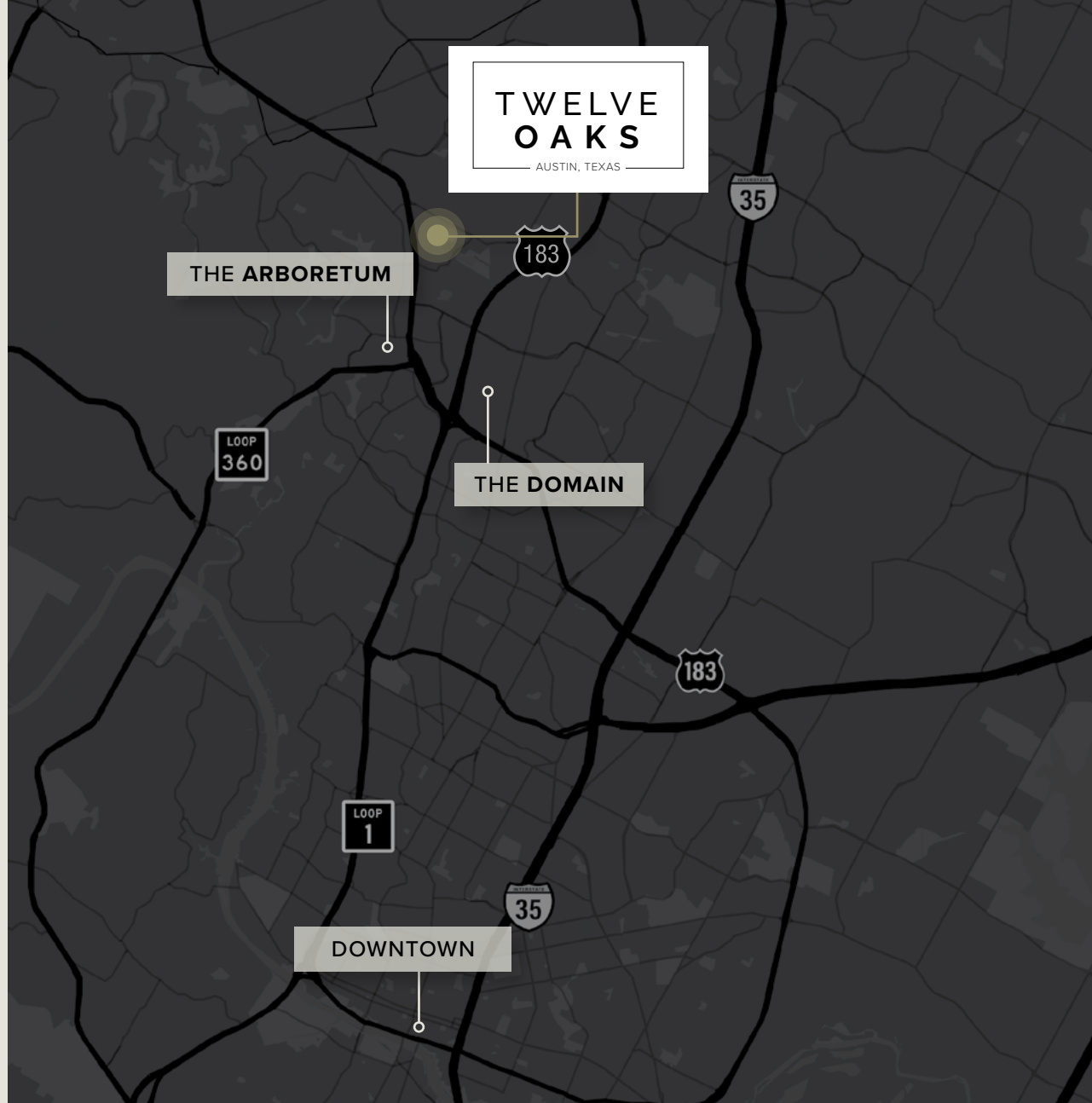
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