

FOURTEENTH & LAVACA

UNIVERSITY OF TEXAS AT AUSTIN

UPTOWN DISTRICT

CAPITOL COMPLEX

RED RIVER DISTRICT

6TH STREET ENTERTAINMENT DISTRICT

CONGRESS AVENUE DISTRICT

MARKET DISTRICT

WAREHOUSE DISTRICT

2ND STREET DISTRICT

AUSTIN CONVENTION CENTER

FOURTEENTH & LAVACA

CBD DEVELOPMENT SITE | AUSTIN, TX



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THE OFFERING

JONES LANG LASALLE AMERICAS, INC. (“JLL”) HAS BEEN EXCLUSIVELY RETAINED BY THE OWNER (THE “OWNER”) TO OFFER FOR SALE 301, 303 W. 14TH STREET & 1304, 1308 LAVACA STREET, LOCATED IN DOWNTOWN AUSTIN, TEXAS.

FOURTEENTH
& LAVACA

FOURTEENTH & LAVACA IS A RARE CBD DEVELOPMENT OPPORTUNITY LOCATED DIRECTLY ACROSS THE STREET FROM THE NEW SXSW HEADQUARTERS AND THE TEXAS CAPITOL COMPLEX. IT SITS WITHIN THE DOWNTOWN BONUS DENSITY AREA AND IS ENTITLED FOR UP TO 210,000 BUILDABLE SQUARE FEET, WITH A MAX HEIGHT OF 165 FEET. IT ALLOWS FOR A VARIETY OF COMMERCIAL AND RESIDENTIAL USES, INCLUDING OFFICE, HOSPITALITY, RETAIL, AND MULTIFAMILY.

An aerial photograph of downtown Austin, Texas. A white semi-transparent box is overlaid on the left side of the image, containing the title 'INVESTMENT HIGHLIGHTS' and a list of six bullet points. To the right of the box, a rectangular plot of land is outlined in orange, situated at the intersection of W 14th St and Guadalupe St. The plot is adjacent to the First Church of Christ Scientist and the Texas Oil & Gas Association. The surrounding area includes various buildings, trees, and parking lots. The text 'The law firm of' is visible in the background of the white box.

INVESTMENT HIGHLIGHTS

- 210,000 BUILDABLE SQUARE FEET
- 165 FT MAXIMUM HEIGHT
- FOOTSTEPS FROM THE NEW TEXAS CAPITOL COMPLEX
- CBD ZONING APPROVED FOR COMMERCIAL AND/OR RESIDENTIAL USE
- EXCELLENT WALKABILITY
- MINUTES TO POPULAR SPOTS IN DOWNTOWN AUSTIN

Texas Oil & Gas
Association

First United
Methodist Church

DEVELOPMENT SUMMARY

14th & Lavaca

Parcel Land Area

1304 Lavaca Street	10,105 SF
303 W 14th Street	2,352 SF
301 W 14th Street	1,568 SF
1308 Lavaca Street	4,089 SF

Total Land Area

18,114 SF

Zoning

Zoning Designation	CBD-CO
Height Limitation	400 Feet
As of Right FAR	8.00 to 1
As of Right Developable	144,912 SF
Downtown Density Bonus	Yes
Density Bonus FAR	15.00 to 1
Developable per Bonus	271,710 SF
CVC	Yes
CVC Designation	Capitol of Texas Highway CVC
Height Limitation per CVC	121 Feet
Total Land Area in CVC	1,880.55 SF
Capitol Dominance (CD)?	Yes
Height Limitation per CD (Min)	155 Feet
Height Limitation per CD (Max)	165 Feet

Potential True Buildable

Floor Plate Size:	18,000 SF
Floor Plate Size Above CVC:	16,000 SF
Average Floor Height	13 Feet
# of Floors in CVC	9 Floors
Buildable up to CVC Limit	162,000 SF
# of Floors in CD above CVC	3 Floors
Buildable above CVC below CD	48,000 SF
Total Buildable per Limitations	210,000 SF
Total Buildable Loss:	61,710 SF

CBD ZONING

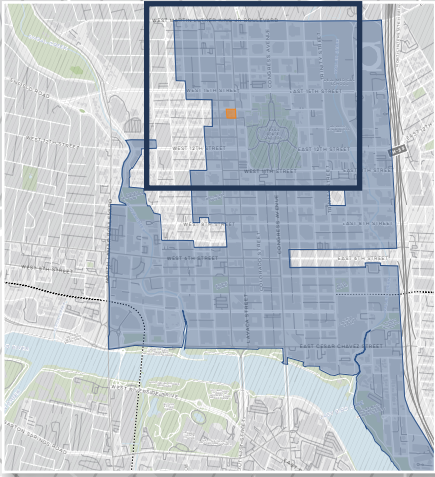
CENTRAL BUSINESS DISTRICT

CENTRAL BUSINESS DISTRICT IS INTENDED FOR AN OFFICE, COMMERCIAL, RESIDENTIAL, OR CIVIC USE LOCATED IN THE DOWNTOWN AREA. SITE DEVELOPMENT REGULATIONS APPLICABLE TO A CBD DISTRICT USE ARE DESIGNED TO: ENSURE THAT A CBD USE IS COMPATIBLE WITH THE CULTURAL, COMMERCIAL, HISTORICAL, AND GOVERNMENTAL SIGNIFICANCE OF DOWNTOWN AND PRESERVES SELECTED VIEWS OF THE CAPITOL; PROMOTE THE DOWNTOWN AREA AS A VITAL COMMERCIAL RETAIL AREA; CREATE A NETWORK OF PLEASANT PUBLIC SPACES AND PEDESTRIAN AMENITIES WITHIN THE DOWNTOWN AREA; ENHANCE EXISTING STRUCTURES, HISTORIC FEATURES, AND CIRCULATION PATTERNS IN THE DOWNTOWN AREA; AND, CONSIDER SIGNIFICANT NATURAL FEATURES AND TOPOGRAPHY IN THE DOWNTOWN AREA.

SITE DEVELOPMENT STANDARDS

LOT	
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MAXIMUM BUILDING COVERAGE	100%
MAXIMUM IMPERVIOUS COVER	100%
MAXIMUM FLOOR AREA RATIO	8 : 1

MASSING	
MINIMUM SETBACKS	N/A
FRONT YARD	N/A
STREET SIDE YARD	N/A
INTERIOR SIDE YARD	N/A
REAR YARD	N/A



3:1
90'

4:1
100'

8:1
200'

5:1
120'

15:1

**FOURTEENTH
& LAVACA**

LEGEND:

- MAXIMUM FLOOR AREA RATIO (FAR)
- MAXIMUM HEIGHT (FEET)

DOWNTOWN DENSITY BONUS PROGRAM



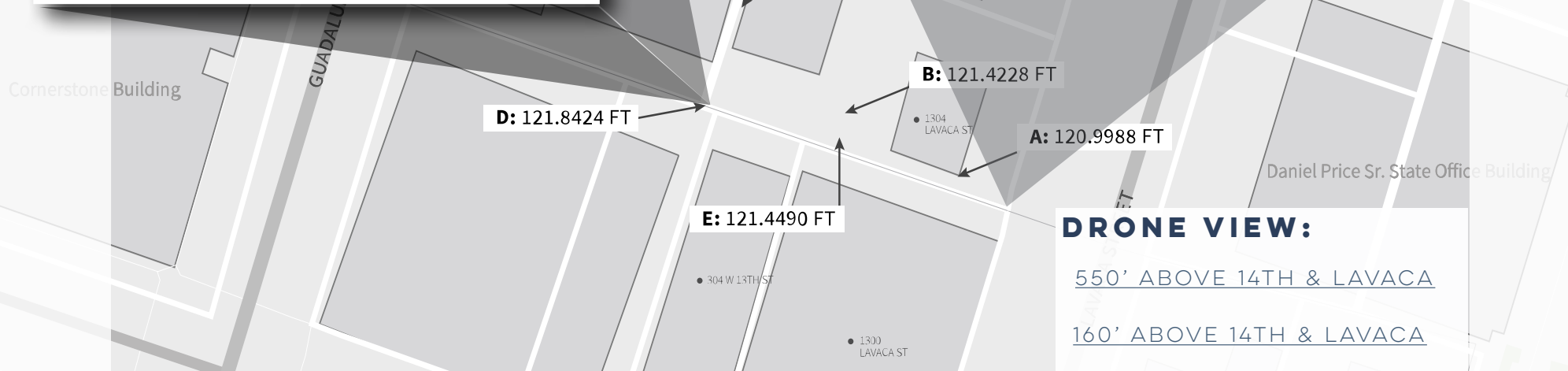
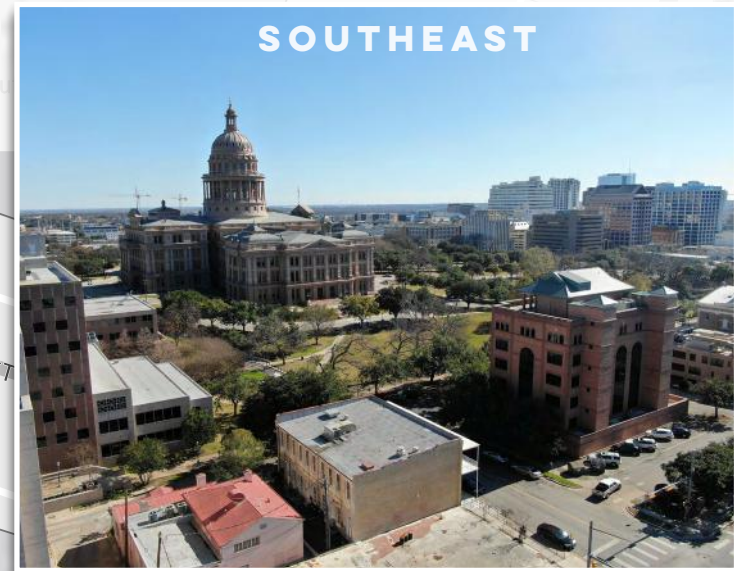
CONCEPTUAL OVERVIEW

- 195,675 GSF (INCLUDES 10,101-SF ROOF TERRACE)
- 165' TALL / 12 FLOORS
- TWO BASEMENT PARKING LEVELS WITH 100 CAR SPACES
- LEVEL 1: LOBBY WITH LOUNGE AND BAR
- LEVEL 2: 5,200-SF BALLROOM WITH ADDITIONAL 1,500-SF OF MEETING SPACE
- LEVEL 3: AMENITY LOUNGE, POOL, AND ROOF TERRACE
- LEVEL 12: SKY LOUNGE WITH ROOF TERRACE

CONCEPTUAL RENDERINGS



CVC ANALYSIS



POINT A

EVP	850
B	29,736.832
B'	28,831.32
ES	538
H	120.9988 FT.

POINT B

EVP	850
B	29,736.832
B'	28,767.32
ES	538
H	121.4228 FT.

POINT C

EVP	850
B	29,736.832
B'	28,697.49
ES	538
H	121.8854 FT.

POINT D

EVP	850
B	29,736.832
B'	28,703.98
ES	538
H	121.8424 FT.

POINT E

EVP	850
B	29,736.832
B'	28,763.37
ES	538
H	121.4490 FT.

CVC CAPITOL OF TEXAS HIGHWAY

EVP ELEVATION OF CVC

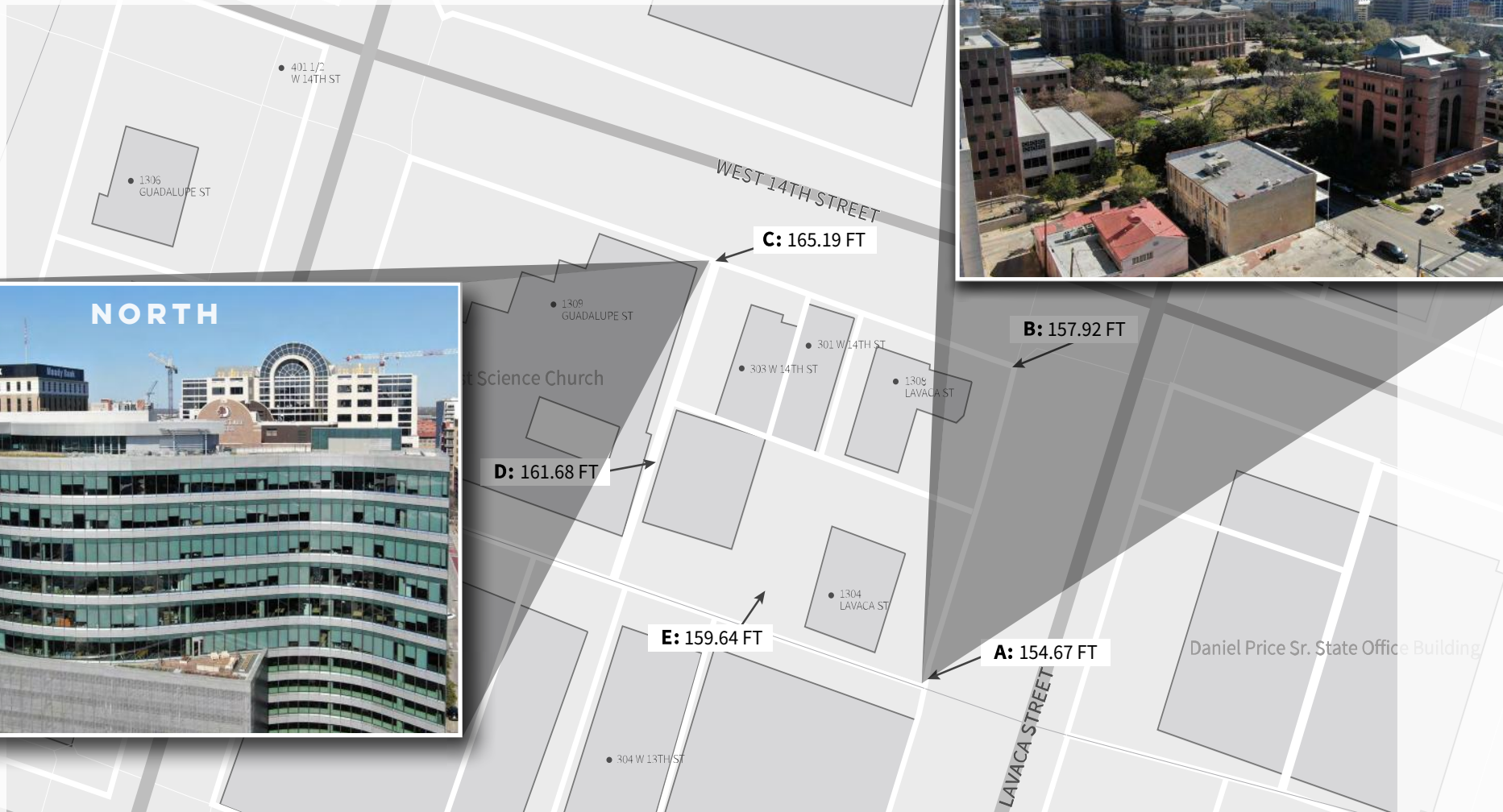
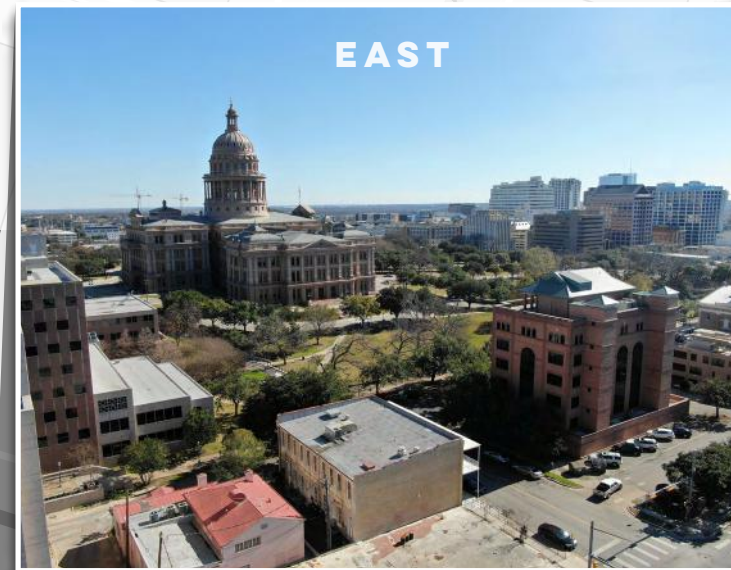
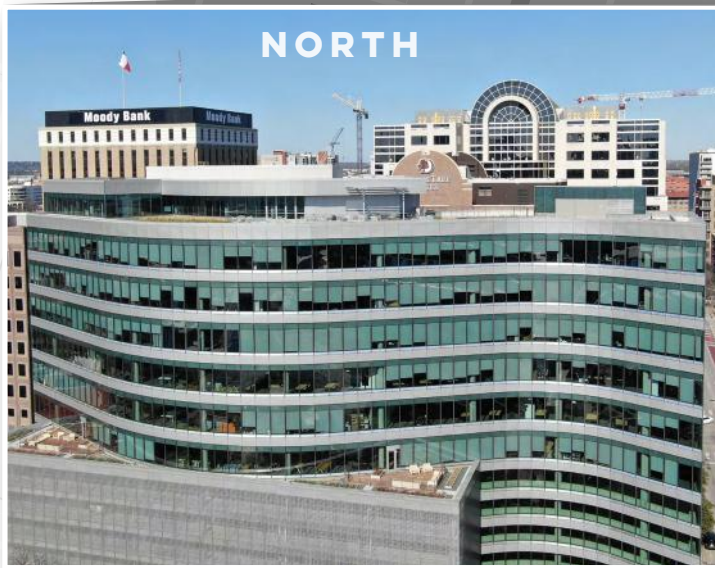
B DISTANCE FROM CAPITOL DOME CORRIDOR FINISH

B' DISTANCE FROM CAPITOL DOME TO STRUCTURE

ES ELEVATION OF POINT ON SITE IN QUESTION

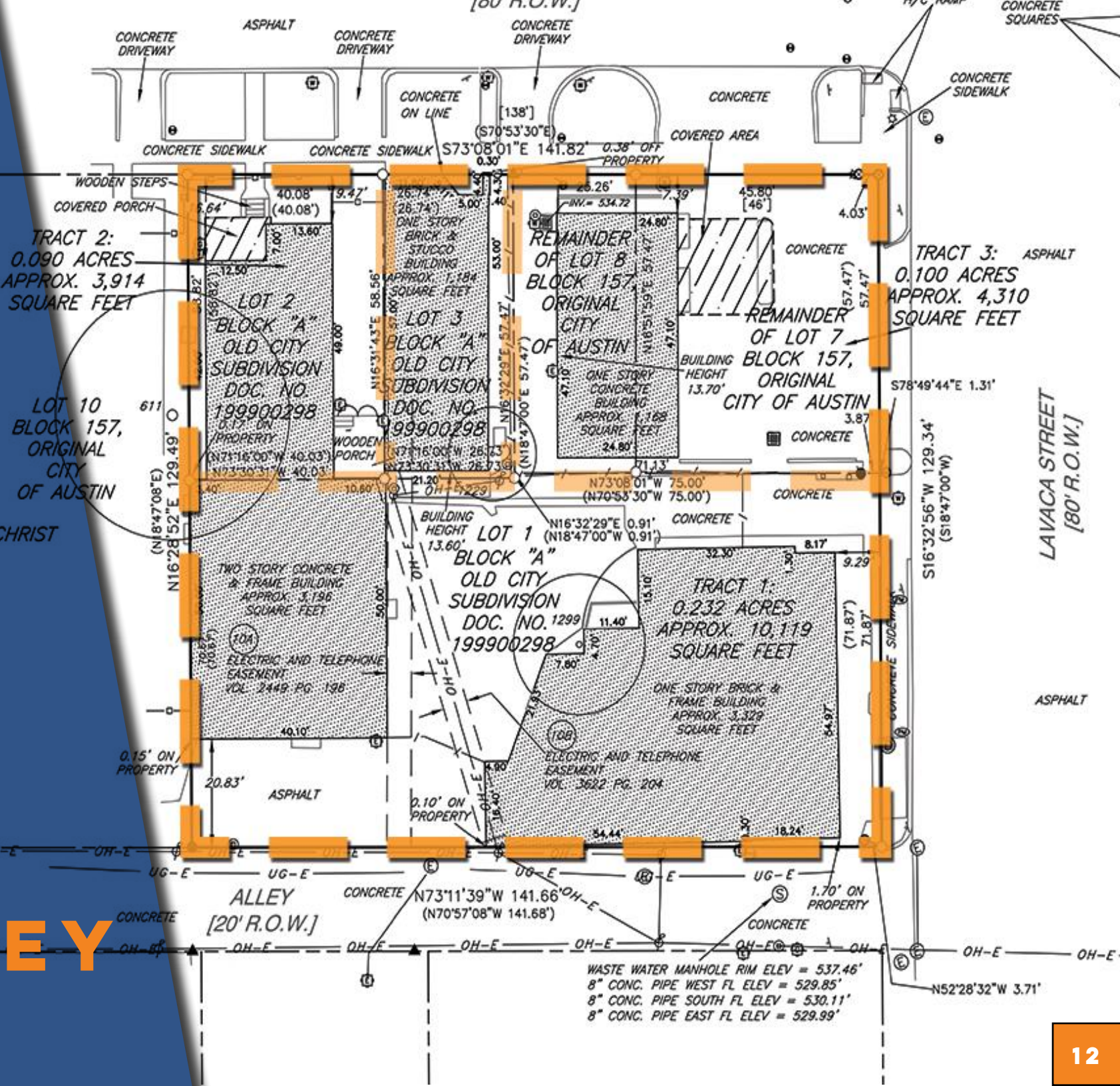
H [HTTPS://STATUTES.CAPITOL.TEXAS.GOV/DOCS/HTM/GV.3151.HTM](https://statutes.capitol.texas.gov/docs/HTM/GV.3151.HTM)

CD ANALYSIS



POINT A		POINT B		POINT C		POINT D		POINT E	
CAPITOL HEIGHT	653.00 FT.	CAPITOL HEIGHT	653.00 FT.	CAPITOL HEIGHT	653.00 FT.	CAPITOL HEIGHT	653.00 FT.	CAPITOL HEIGHT	653.00 FT.
STEP ELEVATION	538.00 FT.	STEP ELEVATION	537.00 FT.	STEP ELEVATION	535.00 FT.	STEP ELEVATION	537.00 FT.	STEP ELEVATION	536.00 FT.
TOTAL	115.00 FT.	TOTAL	116.00 FT.	TOTAL	118.00 FT.	TOTAL	116.00 FT.	TOTAL	117.00 FT.
DISTANCE FROM CAPITOL DOME	908.51 FT.	DISTANCE FROM CAPITOL DOME	960.15 FT.	DISTANCE FROM CAPITOL DOME	1080.90 FT.	DISTANCE FROM CAPITOL DOME	1046.20 FT.	DISTANCE FROM CAPITOL DOME	976.74 FT.
FEET OF HEIGHT / FOOT OF DISTANCE	0.04366 FT.	FEET OF HEIGHT / FOOT OF DISTANCE	0.04366 FT.	FEET OF HEIGHT / FOOT OF DISTANCE	0.04366 FT.	FEET OF HEIGHT / FOOT OF DISTANCE	0.04366 FT.	FEET OF HEIGHT / FOOT OF DISTANCE	0.04366 FT.
TOTAL ADDITIONAL HEIGHT	39.67 FT.	TOTAL ADDITIONAL HEIGHT	41.92 FT.	TOTAL ADDITIONAL HEIGHT	47.19 FT.	TOTAL ADDITIONAL HEIGHT	45.68 FT.	TOTAL ADDITIONAL HEIGHT	42.64 FT.
HEIGHT LIMIT	154.67 FT.	HEIGHT LIMIT	157.92 FT.	HEIGHT LIMIT	165.19 FT.	HEIGHT LIMIT	161.68 FT.	HEIGHT LIMIT	159.64 FT.

SITE SURVEY



VALUE-ADD INFORMATION

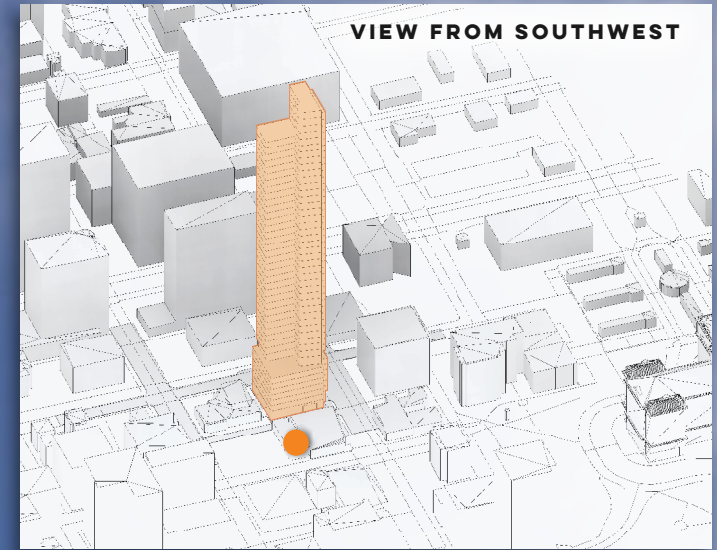
LAND DEVELOPMENTS CODE REVISION

ON AUGUST 9, 2018, THE AUSTIN CITY COUNCIL APPROVED AGENDA ITEM #111 DIRECTING THE CITY MANAGER TO DEVELOP AND PROPOSE A NEW PROCESS LEADING TO A LAND DEVELOPMENT CODE THAT ACHIEVES GOALS SET OUT IN THE CITY AS OUTLINED IN THE IMAGINE AUSTIN COMPREHENSIVE PLAN, THE STRATEGIC HOUSING BLUEPRINT, THE WATERSHED PROTECTION MASTER PLAN, AND THE AUSTIN STRATEGIC DIRECTION 2023 PLAN.

IN THE NEW LAND DEVELOPMENT CODE, 14TH AND LAVACA WOULD BE UP-ZONED TO A NEW CATEGORY CALLED "DOWNTOWN CORE (DC)", WHICH ALLOWS UNLIMITED MAX HEIGHT AND AN INCREASED FAR FROM 8:1 TO 15:1. THE NEW DRAFT ALSO PROPOSED TO REMOVE THE CAPITOL DOMINANCE OVERLAY (CDO), WHICH CURRENTLY RESTRICTS HEIGHT ON THE SITE.

ALTHOUGH THE PROCESS WAS PUT ON HOLD IN MARCH OF 2020 DUE TO LEGAL CHALLENGES AND COVID-19, AUSTIN IS STILL ONE OF THE FASTEST-GROWING CITIES IN AMERICA WHOSE POPULATION IS PROJECTED TO NEARLY DOUBLE OVER THE NEXT THREE DECADES, NECESSITATING THE INSTITUTION OF THIS REVISION SOONER THAN LATER!

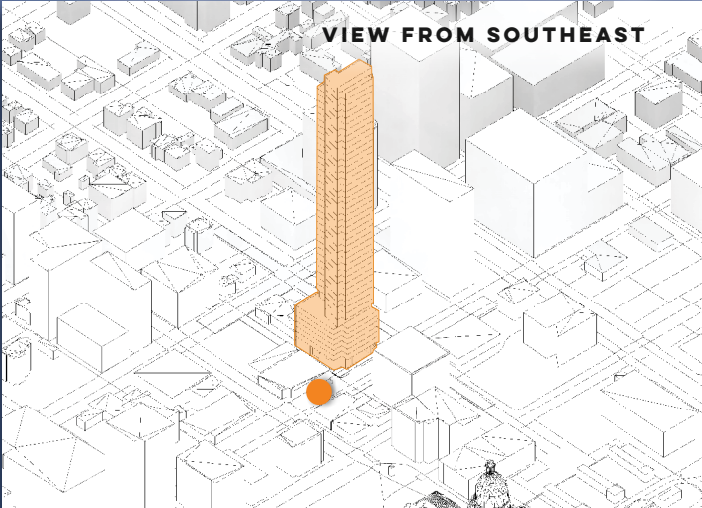
FOR MORE INFORMATION, PLEASE CLICK HERE:
[HTTP://AUSTINTEXAS.GOV/LDC](http://austintexas.gov/LDC)



VALUE-ADD SUMMARY

ALLOWANCES	
LISTED PARAMETERS:	
ZONE	CBD-CO
FAR	8:1 (15:1 WITH BONUS DENSITY)
MAX HEIGHT	165 FT
PARKING	NOT REQUIRED

NEW INTERPRETATIONS	
ZONE	DOWNTOWN CORE
MAX HEIGHT	UNLIMITED
FAR	15:1
CAPITOL DOMINANCE OVERLAY ELIMINTAED UNDER CODE REWRITE. CAPITOL VIEW CORRIDOR WILL REMAIN IN EFFECT.	



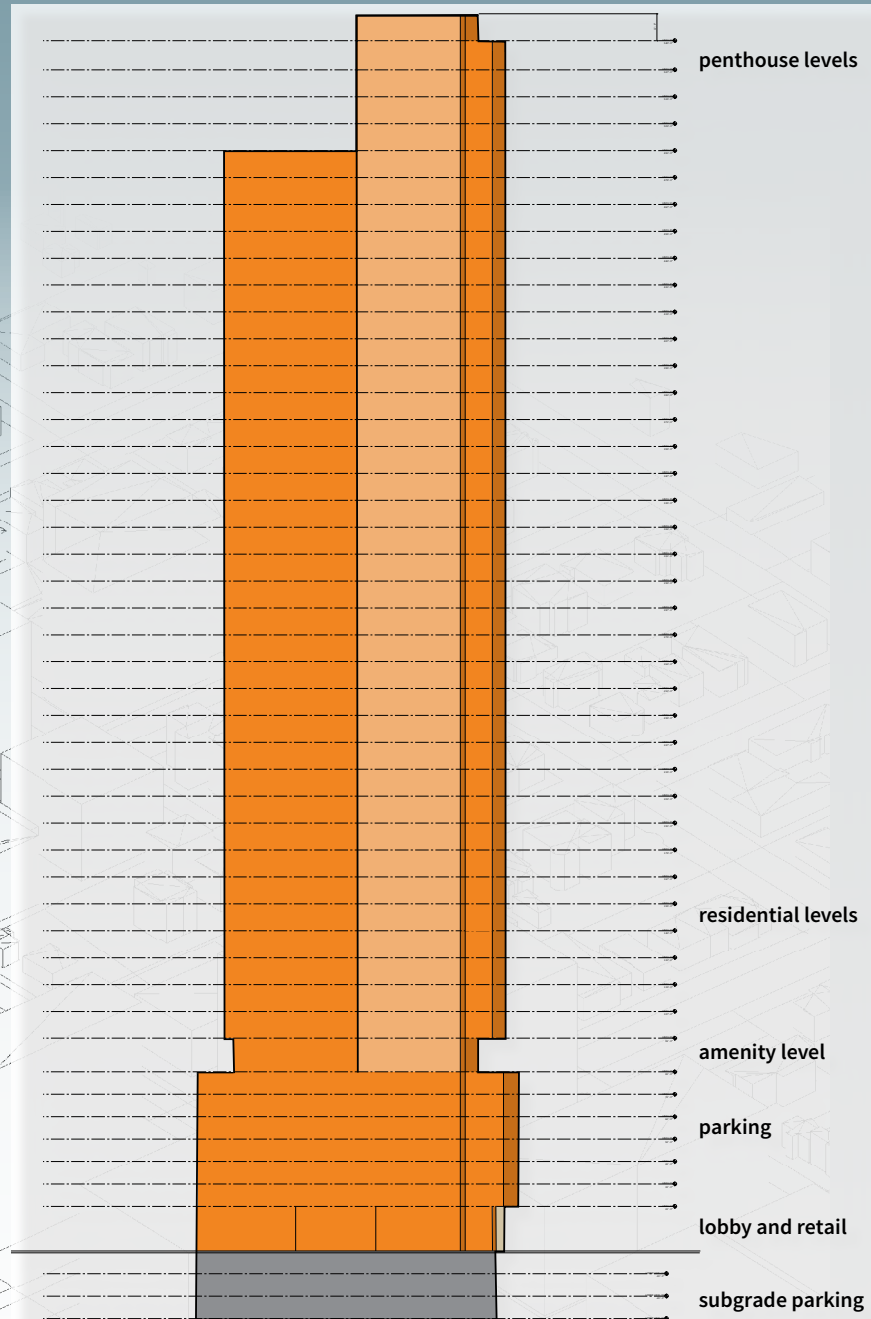
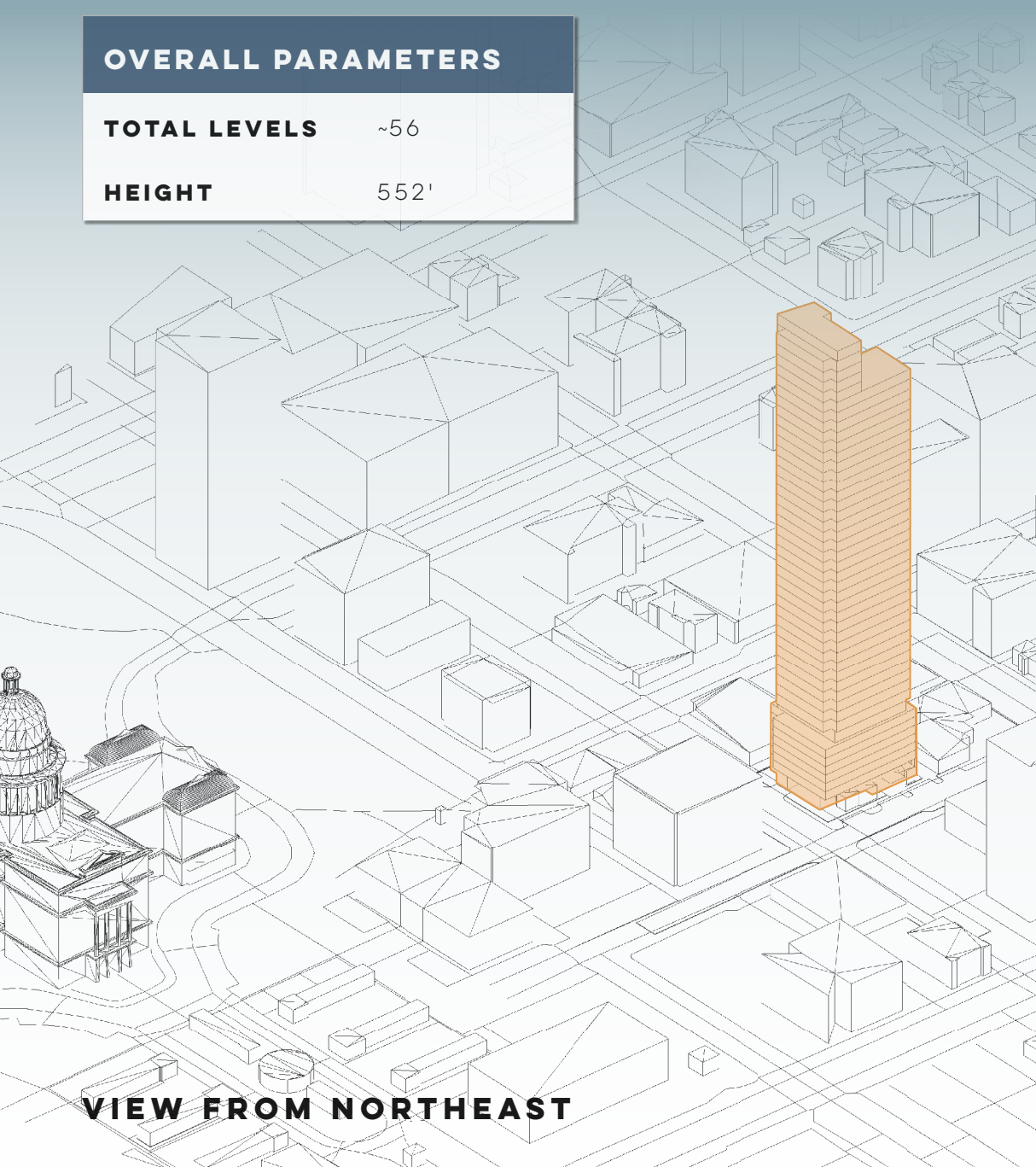
PROVIDED IN THIS STUDY	
HEIGHT	552 FT
RESIDENTIAL UNITS	~400
TOTAL AREA/ SITE SIZE	450,000 SF (EXCLUDING PARKING)
PARKING	320 SPACES
PARKING LEVELS	10 LEVELS (3 SUBGRADE)
ACCOMODATES THE CAPITAL VIEW CORRIDOR	

DIAGRAMMIC ELEVATION

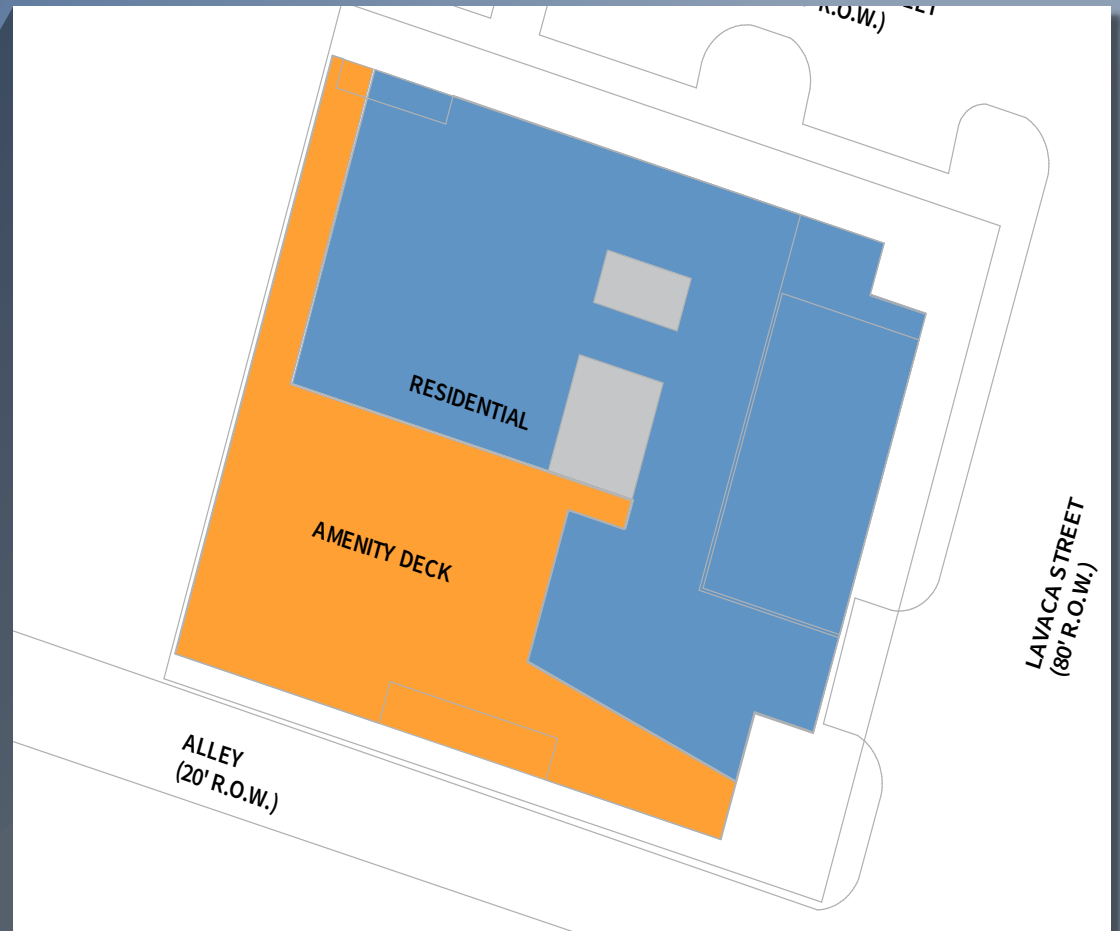
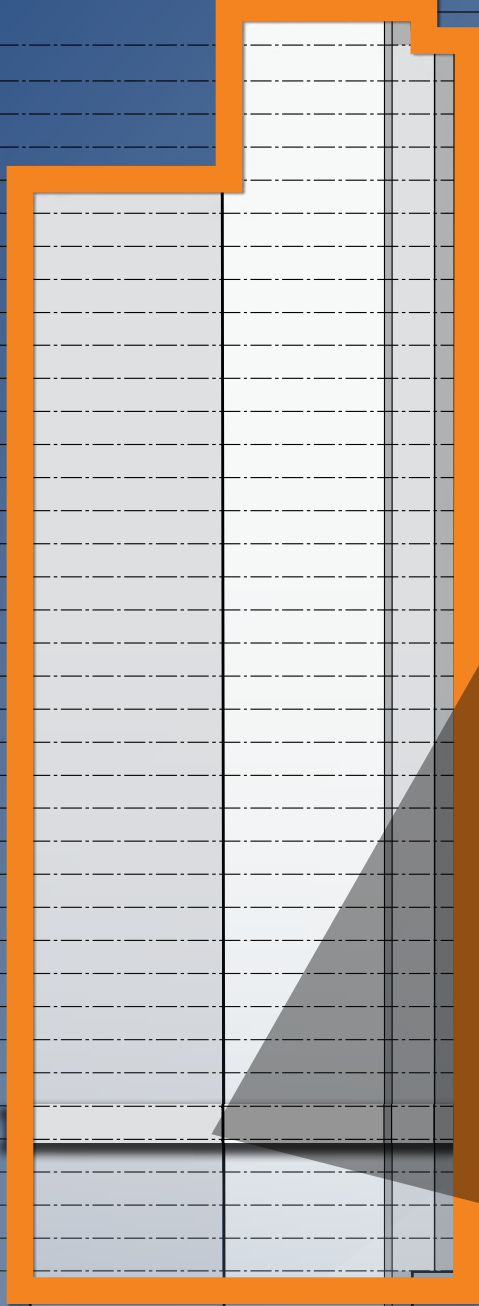
OVERALL PARAMETERS

TOTAL LEVELS ~56

HEIGHT 552'



VIEW FROM NORTHEAST



TYPICAL RESIDENTIAL:



42 RESIDENTIAL LEVELS



~400 TOTAL UNITS

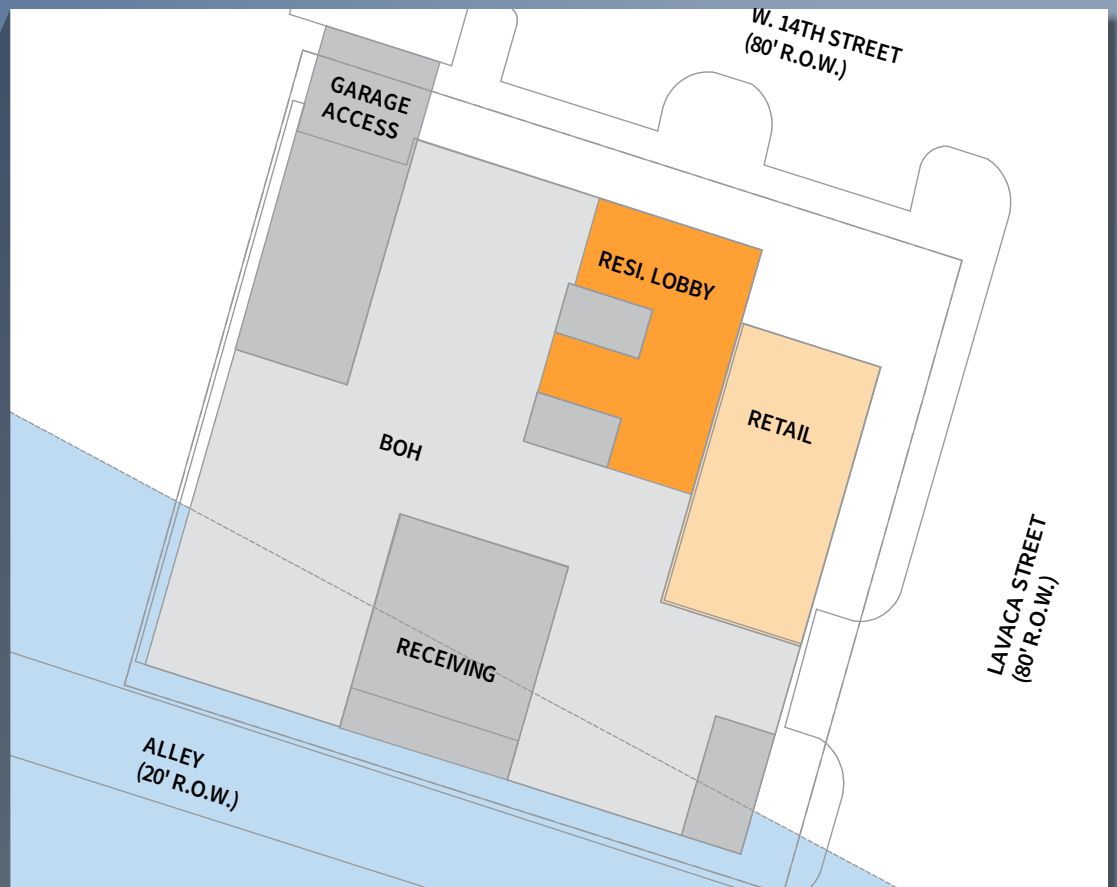


4 PENTHOUSE LEVELS



~10 UNITS PER LEVEL

RESIDENTIAL FLOOR PLAN



GROUND LEVEL:



±15,000 SF TOTAL



FREIGHT LOADING + RECEIVING



RAMP ACCESS



1,500 SF RESIDENTIAL LOBBY

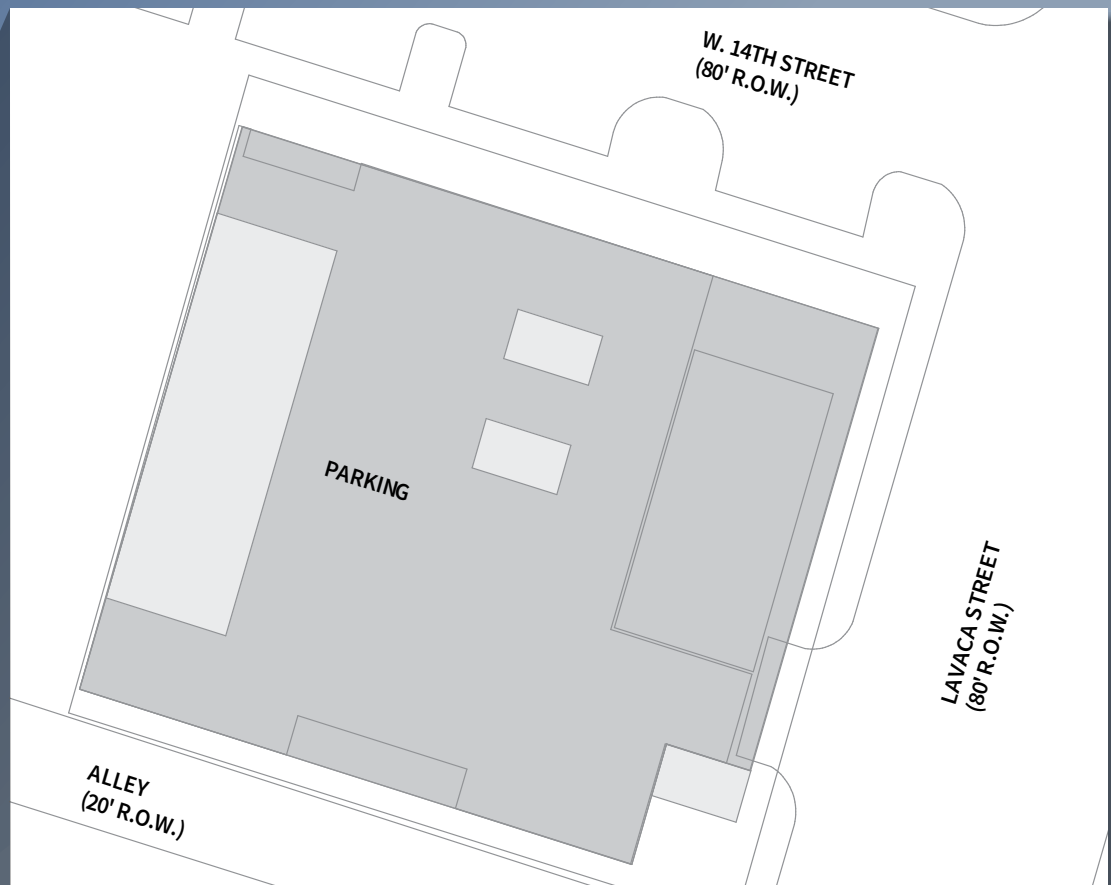


1,800 SF RETAIL SPACE



20' FLOOR-TO-FLOOR

LOBBY + RETAIL FLOOR PLAN



TYPICAL PARKING:



10 TOTAL PARKING LEVELS



~320 TOTAL SPACES



7 ABOVE-GROUND LEVELS



±30 SPACES PER LEVEL



3 SUBGRADE LEVELS

PARKING LEVEL FLOOR PLAN

DOWNTOWN CORE ZONING



23-3C-7080(A) LOT SIZE AND INTENSITY

INTENSITY	LOT SIZE	LOT WIDTH	DWELLING UNITS PER ACRE	FAR (MAX)	ADDITIONAL FAR WITH BONUS
ALL ALLOWED USES	N/R	N/R	N/R	8.0	REF. DOWNTOWN DENSITY BONUS PROGRAM

23-3C-7080(B) BUILDING PLACEMENT

(1) SETBACK	ROW/LOT LINE DISTANCE FROM:			
	FRONT	SIDE ST.	SIDE	REAR
MINIMUM	0'	0'	0'	0'
MAXIMUM ¹	10'	10'	N/R	N/R
¹ MAXIMUM SETBACK APPLIES TO THE FIRST FOUR STORIES ABOVE GROUND-LEVEL ONLY.				
(A) THE REQUIREMENTS IN SECTION 23-3C-10080 DOWNTOWN PLAN OVERLAY FOR ADDITIONAL SETBACK STANDARDS SUPERSEDE IN THE EVENT OF CONFLICT.				

23-3C-7080(C) BUILDING FORM

(1) NET FRONTAGE DEFINED BY BUILDING FACADE	
LOCATION	NET FRONTAGE
FRONT	75% MINIMUM
SIDE ST.	75% MINIMUM
(A) THE PERCENT OF NET FRONTAGE OF A BUILDING FACADE DEFINED IN THIS SUBSECTION MUST BE WITHIN THE FACADE ZONE.	
(B) SEE EXEMPTIONS IN SUBSECTION 23-3C-7050(B)(1).	
(C) WHERE THERE IS NOT ENOUGH BUILDING FRONTAGE TO MEET THE STANDARDS, AN ACTIVE PRIVATE FRONTAGE IS REQUIRED IN COMPLIANCE WITH SUBSECTION 23-3C-7050(B)(2).	

23-3C-7080(D) HEIGHT

(1) BUILDING HEIGHT
(A) NO LIMITATIONS IN HEIGHT.
(1) BUILDING HEIGHT STEPBACK
(B) IN ADDITION TO THE REQUIREMENTS SET FORTH IN THE PRESERVATION PLAN ESTABLISHED IN SECTION 23-3C-10100 (HISTORIC LANDMARK AND HISTORIC DISTRICT OVERLAYS), ROOFTOP ADDITIONS TO HISTORIC STRUCTURES IN THE EAST 6TH STREET NATIONAL REGISTER HISTORIC DISTRICT OR ON CONGRESS AVENUE MUST BE STEPPED BACK 15' FROM THE FRONT FACADE.

23-3C-7080(E) ENCROACHMENTS

(1) HEIGHT ENCROACHMENT
(A) SEE SECTION 23-3E-7050 (ENCROACHMENTS ABOVE MAXIMUM HEIGHT) FOR ADDITIONAL STANDARDS.

23-3C-7080(F) PARKING

(1) PARKING REQUIREMENTS
(A) NO OFF-SITE PARKING REQUIRED. SEE SECTION 23-3D-2040 (PARKING FOR PERSONS WITH DISABILITIES).
(B) SEE SUBSECTION 23-3C-7040(C) (PARKING LOCATION STANDARDS) FOR PARKING LOCATION STANDARDS

23-3C-7080(G) FRONTAGES

(1) GROUND FLOOR FRONTAGE
(A) MINIMUM 60% GROUND FLOOR NET FRONTAGE IS REQUIRED TO HAVE ACTIVE COMMERCIAL OR CIVIC USE AS PROVIDED IN SECTION 23-3C-10080 (DOWNTOWN PLAN OVERLAY).
(2) FRONTAGE TYPES
(B) ARCADES, GALLERIES, OR COLONNADES ALLOWED IF:
(I) PART OF AN EXISTING OR PLANNED BLOCK SYSTEM OF COVERED SIDEWALKS.
(II) STRUCTURE PROVIDES CLEAR OPENING TO STREET WITH MINIMUM 14' VERTICAL CLEARANCE.
(III) SOLID COLUMNS REPRESENT MAXIMUM 10% OF BUILDING FACADE.

23-3C-7080(H) IMPERVIOUS COVER

(1) IMPERVIOUS COVER	% (MAX.)
IMPERVIOUS COVER	100%
(A) SEE DIVISION 23-4D-3 (IMPERVIOUS COVER) FOR ADDITIONAL STANDARDS.	

23-3C-7080(I) ADDITIONAL STANDARDS

(1) CONSTRUCTION
(A) A BUILDING MUST ACHIEVE AT LEAST A ONE-STAR RATING UNDER THE AUSTIN ENERGY GREEN BUILDING PROGRAM, IN ACCORDANCE WITH CHAPTER 1-2 (ADOPTION OF RULES) OF TITLE 1 (GENERAL PROVISIONS).

23-3C-7080(J) ADDITIONAL COMPATIBILITY

(1) COMPATIBILITY
(A) SEE SECTION 23-3C-10080 (DOWNTOWN PLAN OVERLAY) FOR STANDARDS.

EXPRESS 1 TOLL

LOOP 1

WEST
CAMPUS

THE UNIVERSITY
OF TEXAS
AT AUSTIN
AT AUSTIN
CAMPUS

FOURTEENTH & LAVACA

UPTOWN
DISTRICT

CAPITOL
COMPLEX

MEDICAL
DISTRICT

ARTS
DISTRICT

MARKET
DISTRICT

RED RIVER
CULTURAL
DISTRICT

SEAHOLM
DISTRICT

4TH STREET/
WAREHOUSE
DISTRICT

6TH STREET
ENTERTAINMENT
DISTRICT

WEST 6TH DISTRICT

2ND STREET
DISTRICT

CONVENTION
DISTRICT

RAINEY
STREET
DISTRICT

LOCATION OVERVIEW

DOWNTOWN AUSTIN DISTRICTS MAP

MARKET OVERVIEW

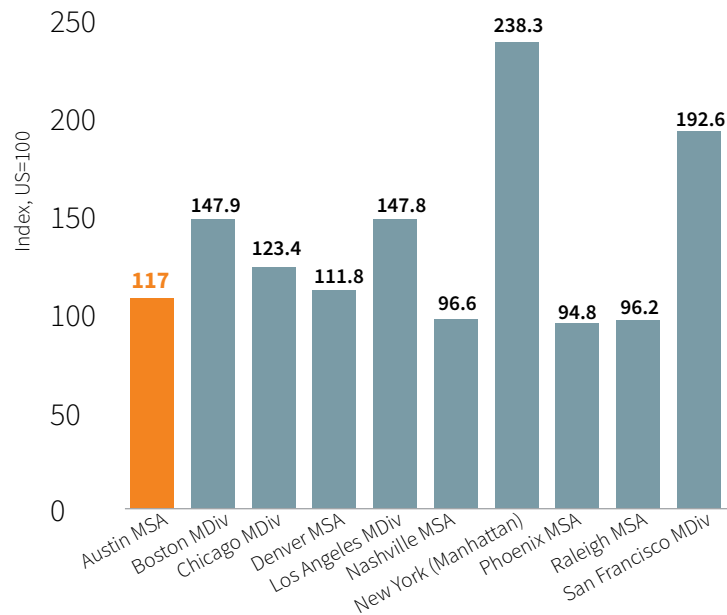
AUSTIN MSA



Business Climate

You will find a business-friendly environment with low taxes and numerous incentives that encourage continued growth and investment in Austin.

Cost Of Living Index Cost of Living Index, 2017 (U.S.=100)



Austin is the
11th
largest city in the country



3.5%
YOY job growth



Talent

Austin's labor pool is among the most vibrant, innovative and educated in the world.

Population

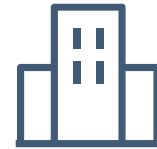


Population of the Austin Region
2.15 Million

152 residents added daily

Projected regional population by **2040** is **3.9 Million**

Labor Force & Growth



The Austin regional labor force is **1 million**



Highest median household income among Texas metro areas

Demographics



43% of adults have at least a bachelor's degree compared to **31%** nationally



66.3% population is under 45 (nationally, 58.7% is under 45)

ECONOMIC DRIVERS

TEXAS CAPITOL COMPLEX REDEVELOPMENT

1801 Congress
603,000 SF Class A Office

1601 Congress
416,000 SF Class A Office

Texas State Capitol

Ground Floor
Walkable Amenities

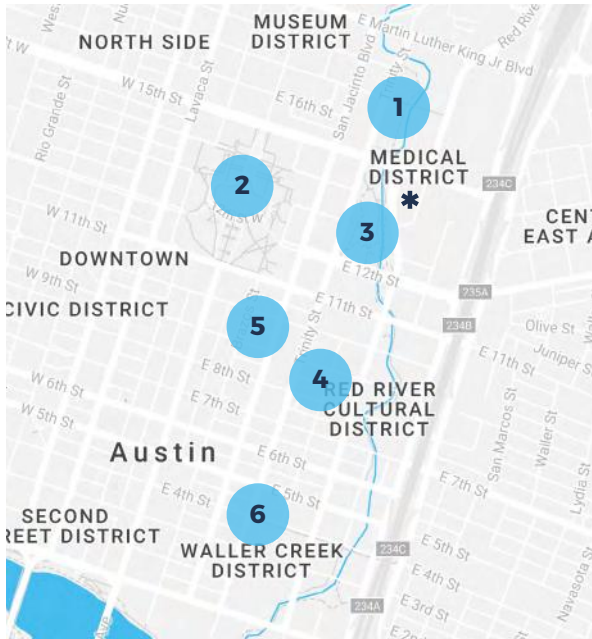
Texas Mall

Bob Bullock State
History Museum

- **\$1 BILLION INVESTMENT IN CAPITAL COMPLEX**
- **+1 MILLION SF UNDER CONSTRUCTION**
- **6 MILLIONS SF RETAIL, RESIDENTIAL & MIXED-USE**
- **7 MILLION SF OF PLANNED DEVELOPMENT**

ECONOMIC DRIVERS

DELL MEDICAL SCHOOL & INNOVATION DISTRICT



Downtown district outlined by:

1. UT Austin/Dell Medical School
2. Texas State Capitol
3. Waterloo Park and Waller Creek
4. Red River Cultural District
5. Capital Factory
6. Austin Convention Center

PARTNERSHIP BETWEEN:

Dell Medical School • Central Health • Seton Ascension
Downtown Austin Alliance • Opportunity Austin



The University of Texas at Austin Dell Medical School

- Graduate medical school
- Opened in summer 2016
- First ground-up med school in 50 years at a top-tier research university



ECONOMIC DRIVERS

MAJOR INTERNATIONAL EVENTS



SXSW

\$350.6 million

2018 economic impact

417,400

attendees in 2018

\$27.1 million

consumer impact



**CIRCUIT OF THE
AMERICAS**

\$5 billion

2018 economic impact

1 million+

attendees in 2018

Formula 1, MotoGP, ARX Rallycross, USL soccer,
IndyCar Racing, and concert events

46,100

new jobs



**AUSTIN CITY LIMITS
MUSIC FESTIVAL**

\$300 million

2018 economic impact

450,000

attendees in 2018

18,511

new jobs

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