

FOR SALE

MIXED-USE DEVELOPMENT SITE

14TH & LAVACA



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14th & Lavaca

Investment Highlights

- **Approved Site Development Permit**
- 303,219 Gross Buildable Square Feet
- 251,697 SF Net Rentable Square Feet
- 442 FT (37 floors) Approved Max Height
- Excellent walkability to popular spots in Downtown Austin and close proximity to the Texas Capitol Complex

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 is a rare CBD development opportunity with an approved site plan development permit, 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 251,697 rentable square feet, with a max height of 442 feet. It allows for a variety of commercial and residential uses, including office, hospitality, retail, and multifamily.





SXSW

Capitol Complex

Downtown Austin

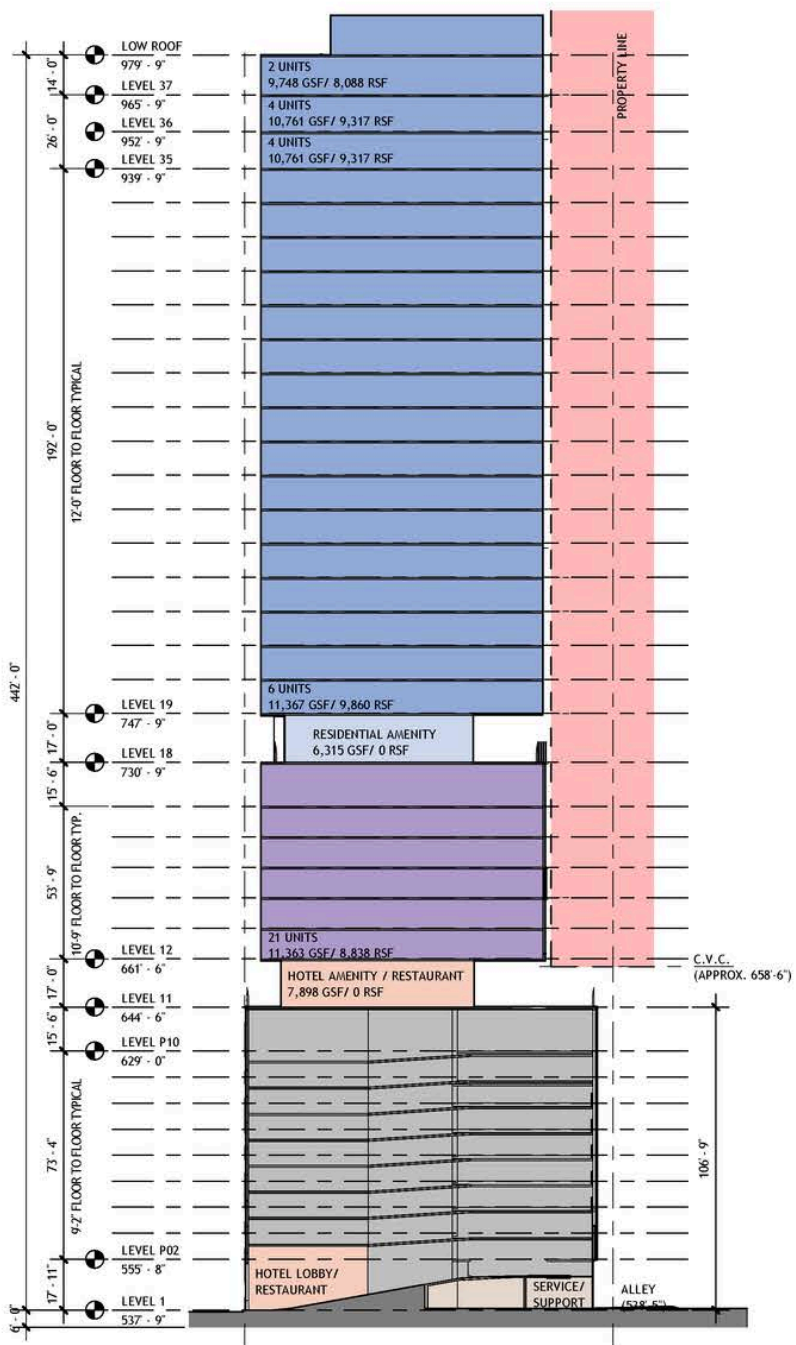


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Sale Type	Development Site with approved Site Development Plan
Land Area	0.41 AC (18,114 SF)
Zoned	CBD-CO (Central Business District - Conditional Overlay)
Approved Max Height	442' (37 levels)
Gross Buildable SF	303,219 GSF
Net Rentable SF	251,697 SF

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Disclaimer: This Marketing Package, which includes architectural plans and drawings, is for informational and demonstrative purposes only. The Marketing Package has not been submitted to any governmental agency for approval. Seller and its representatives make no representation or warranty regarding the development potential of the property. Buyer should perform its own due diligence, including consultation with licensed professionals and government entities, regarding the suitability of the property for future development. Yield Studies prepared by STG Design are for the purpose of generally identifying the development parameters of a site or property in terms of square footage and parking subject to the development restrictions imposed by regulations by the applicable authorities having jurisdiction. The studies are conceptual in nature and are an expression of STG Design's professional opinion to the best of its knowledge, information, and belief. STG Design makes no warranties, representations, or guarantees that the development parameters will be met. ARCHITECT: STG | 512.358.3581



Site Analysis

Land Area:	0.41 AC
Zoning:	CBD-CO
Height Limit:	442' (37 Levels)
Impervious Cover Max:	100%

Yield Analysis

Multifamily:	106
Above-Grade Parking:	151,220 SF
Lobby & Support:	14,178 SF
Retail:	2,480 SF
Total FAR Area:	303,630 SF

Parking Analysis

Stalls:	295
Gross Parking SF:	151,220 SF
Parking Ratio:	0.67 : 1,000 SF

Multi-Family Unit Mix

Level 19-34:	
2 Bedroom:	1,333 - 1,458 SF
3 Bedroom:	1,826 - 1,916 SF
Level 35 (21 Units):	11,363 GSF / 8,838 RSF
Level 36 (4 Units):	10,761 GSF / 9,317 RSF
Level 37 (4 Units):	10,761 GSF / 9,317 RSF
Total:	106 Units

Hotel Component Analysis

Floors:	12-18
Keys Per Floor:	Approx. 21
Room SF:	Ranging from 317 - 541 SF
Total Keys:	Approx. 126 Keys

*Total Net Rentable Square Feet is 251,697 SF and can be any combination of multifamily, hospitality or condos. IE if project was pure residential – development project could yield 300+/- apartments if the avg. size is 840 SF



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Floor Plan



Level 1

Level 4 - Typical Parking

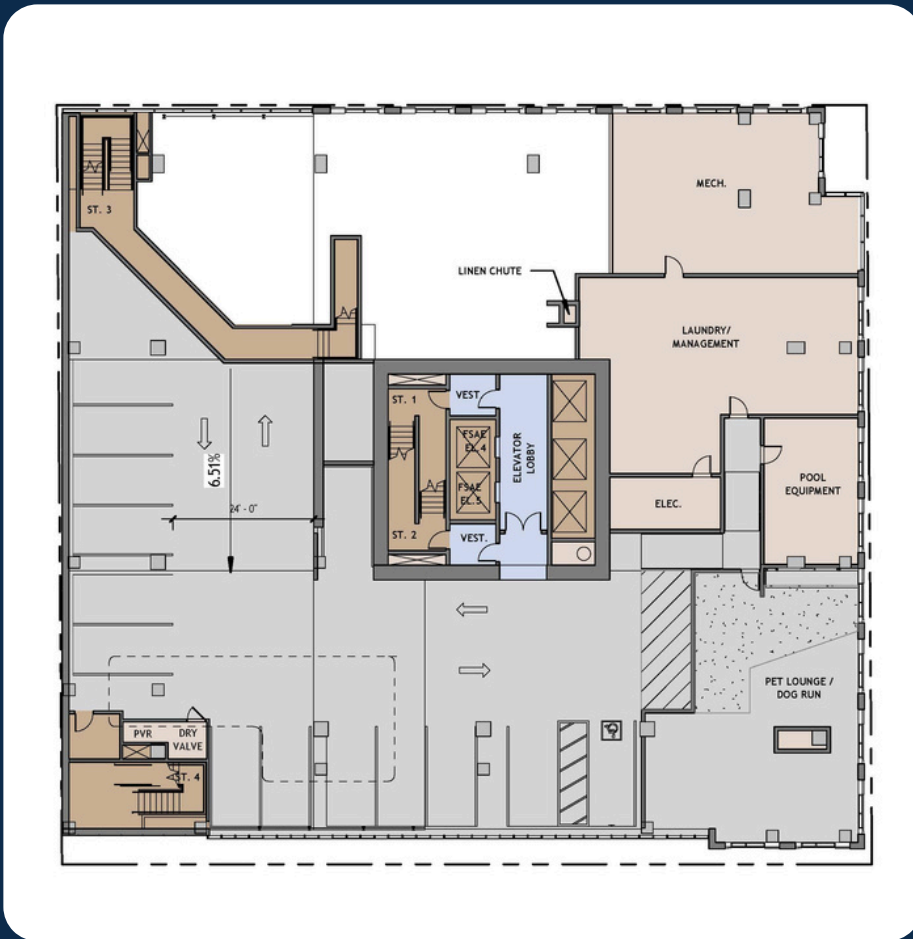


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Floor Plan

Level 10 - Parking



Level 11 - Hotel Amenity

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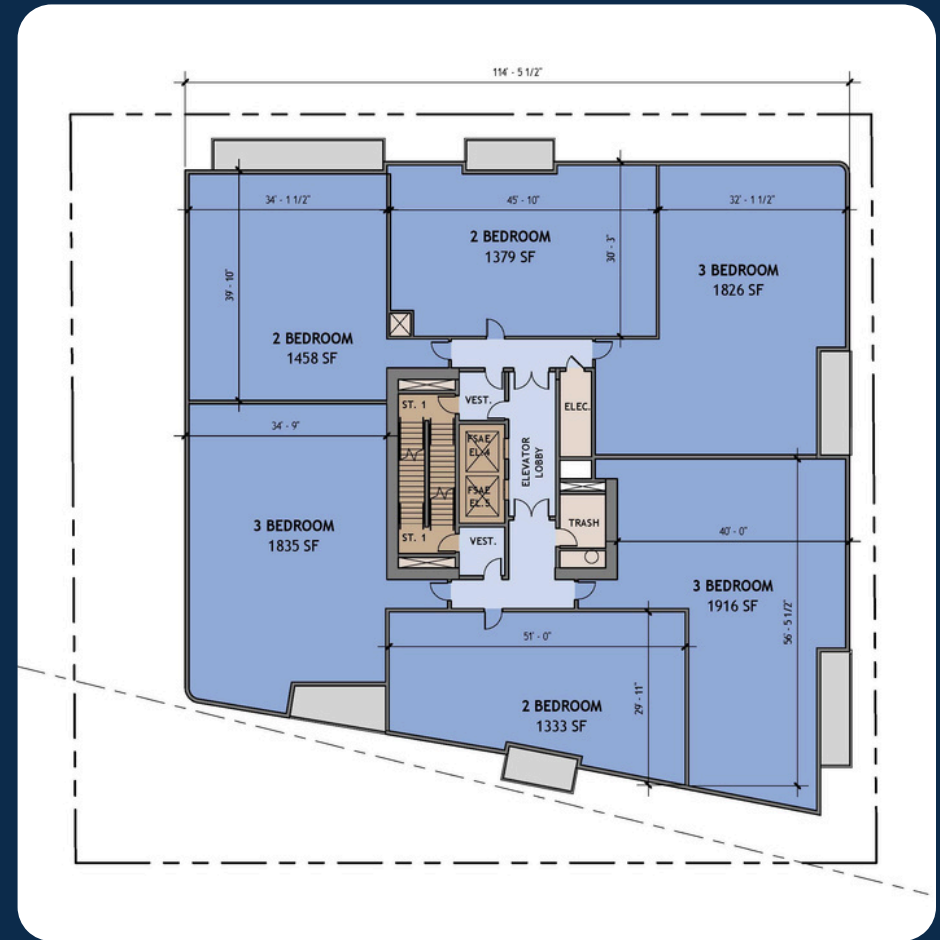
Floor Plan



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Floor Plan

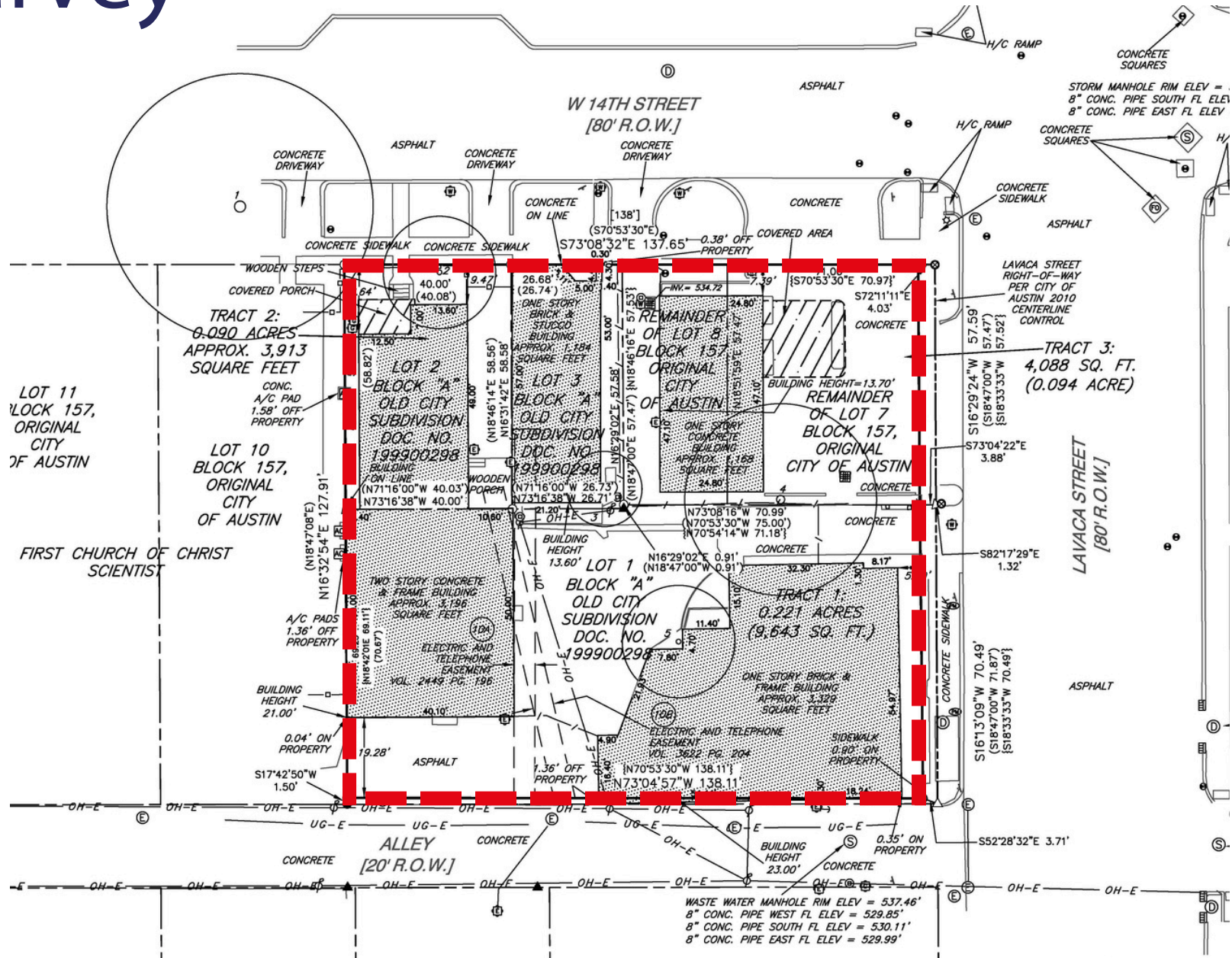
Level 18 - Residential Amenity (Option 2)



Level 19-34 - Typical Residential

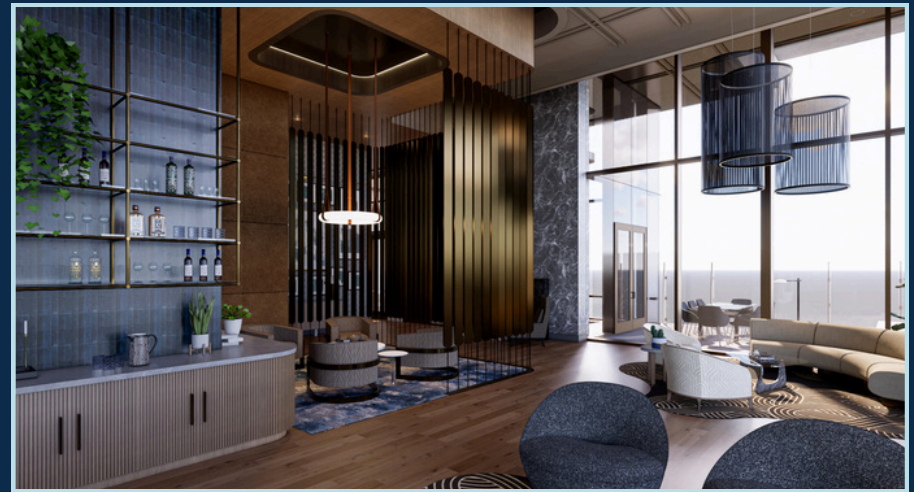
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Survey



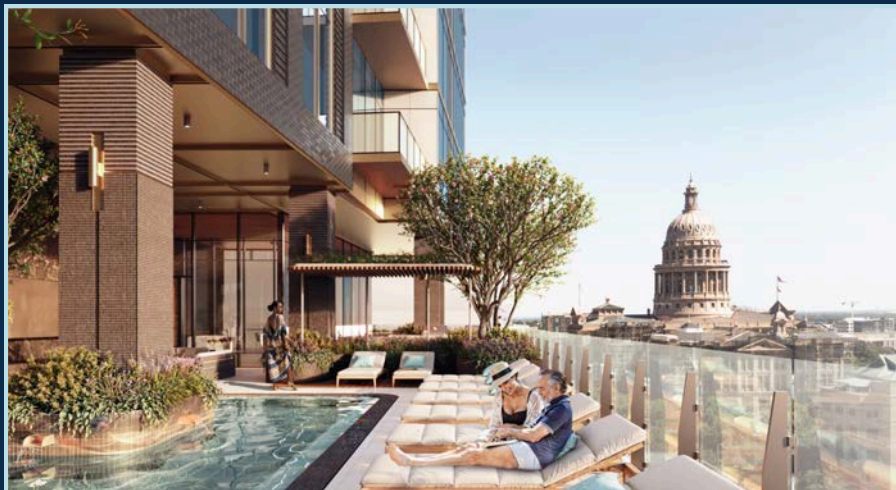
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Conceptual Renderings



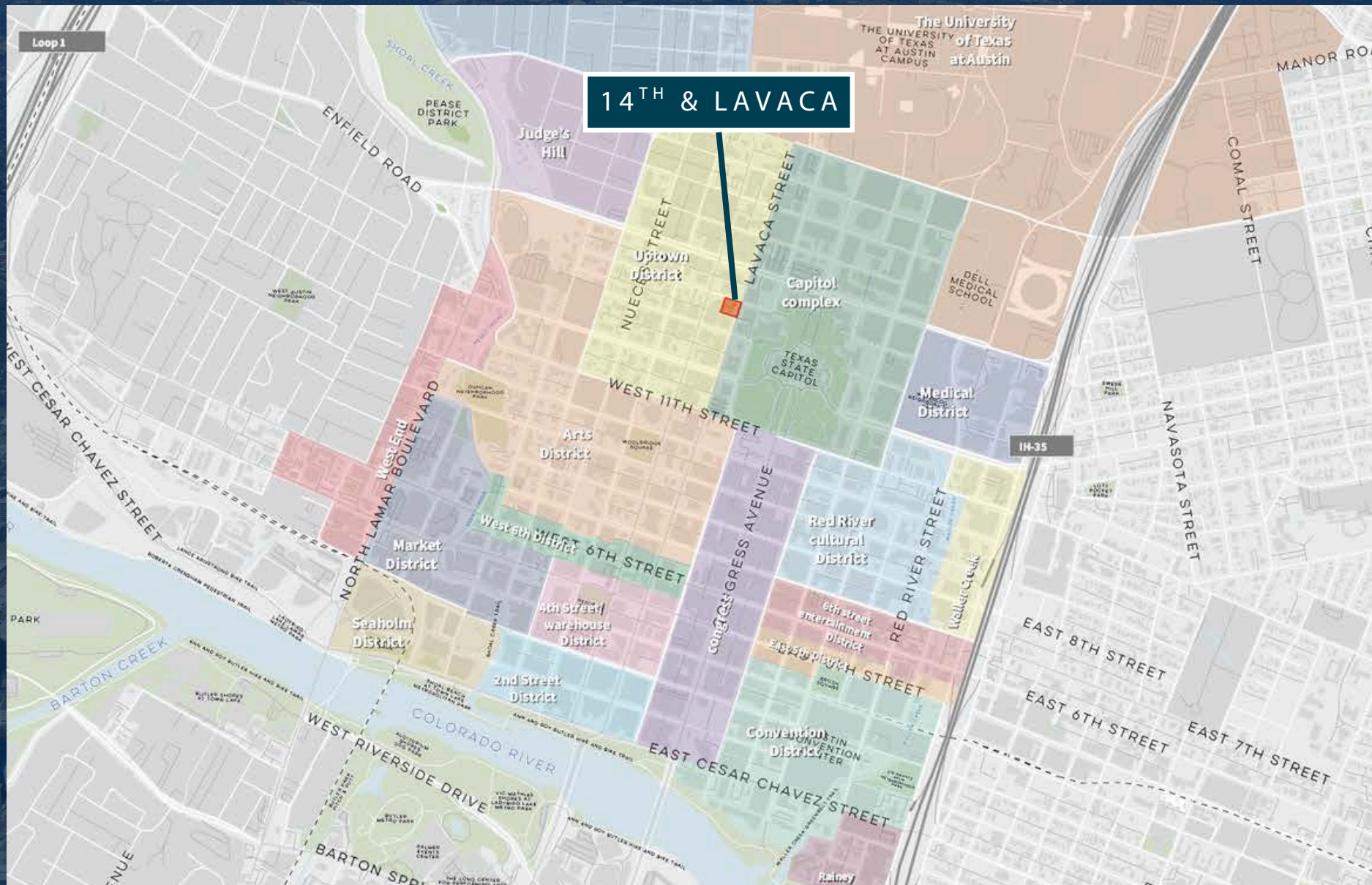
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Conceptual Renderings



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Location Map



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Economic Drivers

Texas Capitol Complex Redevelopment

- \$1 billion Investment in Capital Complex
- +1 million SF Under Construction
- 6 millions SF Retail, Residential & Mixed-Use
- 7 million SF of Planned Development

1601 Congress
416,000 SF Class A Office

Texas State Capitol

1801 Congress
603,000 SF Class A Office

Bob Bullock State
History Museum

Texas Mall

Ground Floor
Walkable Amenities

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