

4140 SOUTH CONGRESS

AUSTIN, TX



FOR SALE

SINGLE TENANT, NNN 2,850 SF RETAIL BUILDING + MIXED-USE DEVELOPMENT SITE

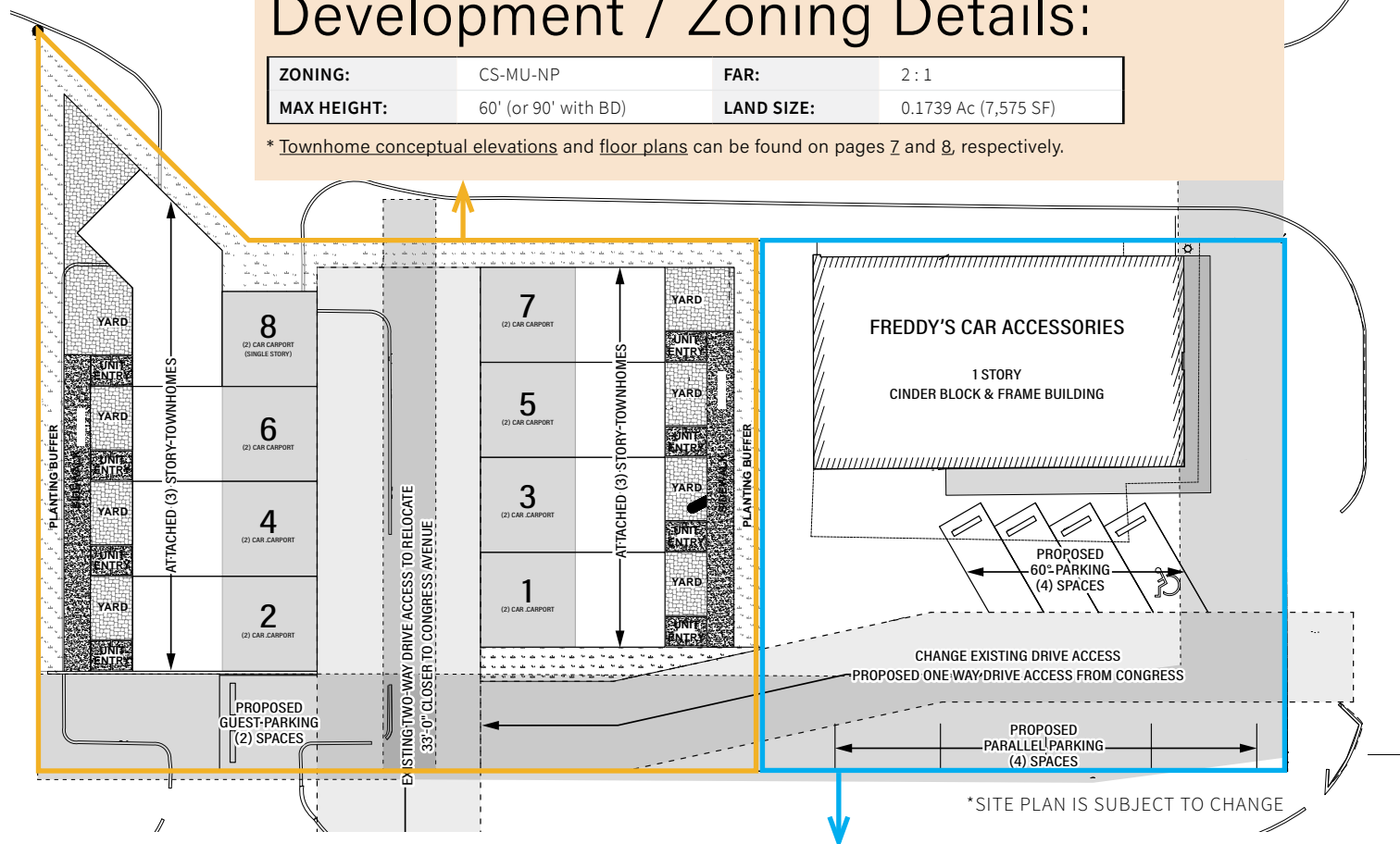




Development / Zoning Details:

ZONING:	CS-MU-NP	FAR:	2 : 1
MAX HEIGHT:	60' (or 90' with BD)	LAND SIZE:	0.1739 Ac (7,575 SF)

* Townhome conceptual elevations and floor plans can be found on pages 7 and 8, respectively.



NNN Single Tenant

TENANT: FREDDY'S CAR ACCESSORIES

ADDRESS: 4140 S CONGRESS AVE.

RENT COMMENCEMENT: 04/01/2023

LAND SIZE: 0.3861 AC

BUILDING SIZE: 2,850 SF

	RENT PERIOD					
	MONTHS 1 - 4	MONTHS 5 - 12	MONTHS 13 - 24	MONTHS 25 - 36	MONTHS 37 - 48	MONTHS 49 - 60
MONTHLY RENT	\$0.00	\$8,312.00	\$8,561.36	\$8,818.20	\$9,082.75	\$9,355.23
ANNUAL RENT PSF	\$0.00	\$35.00	\$36.05	\$37.13	\$38.25	\$39.39
ANNUAL NOI	\$0.00	\$99,744	\$102,736.32	\$105,818.40	\$108,993.00	\$112,262.76

* * Rent will increase by 3% annually in Years 6 - 10 (Months 61 - 120).

NNNs

TAXES	\$1,743.25
INSURANCE	\$106.88
CAM	-
TOTAL	\$1,850.13

* Tenant will be required to pay NNN during Months 1 - 4.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203). NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000076865.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD83) SHOWN HEREON DERIVED FROM GPS STATIC OBSERVATIONS AND WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 48400 STATIC DATA COLLECTED MAY 23, 2022.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. OTHERS IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE ENGRAVED FOR GRAPHIC REPRESENTATION ONLY) HOWEVER HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

LOT 1
RANDOLPH-BROOKS FEDERAL
CREDIT UNION SUBDIVISION No. 1
DOC. NO. 20020007
O.P.R.T.C.T.
OWNER: RANDOLPH-BROOKS FEDERAL
CREDIT UNION
DOC. NO. 201108075
O.P.R.T.C.T.

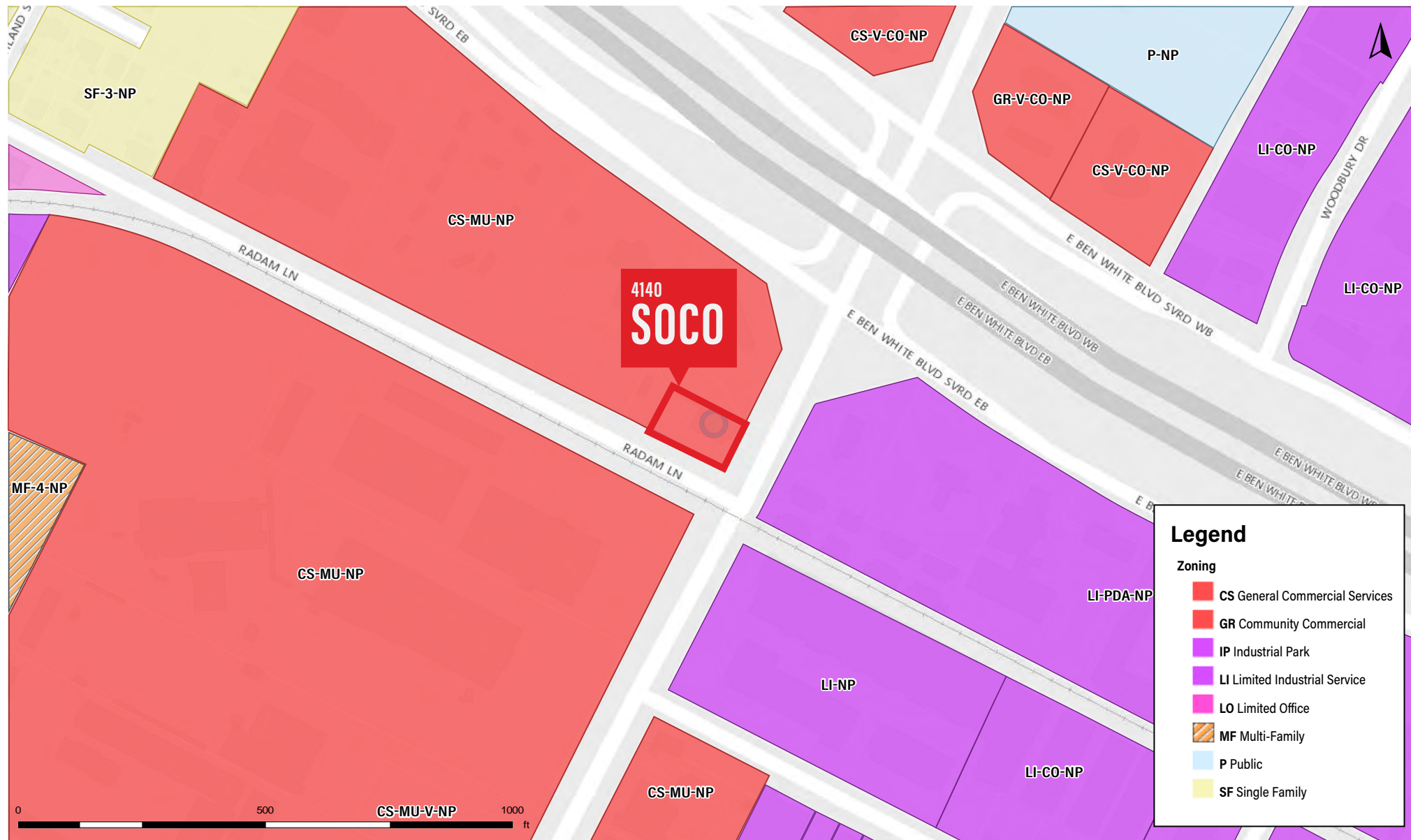
LOT 1
CAPITAL METROPOLITAN
TRANSPORTATION AUTHORITY
PER TCAO PARCEL NO. 734342
O.P.R.T.C.T.

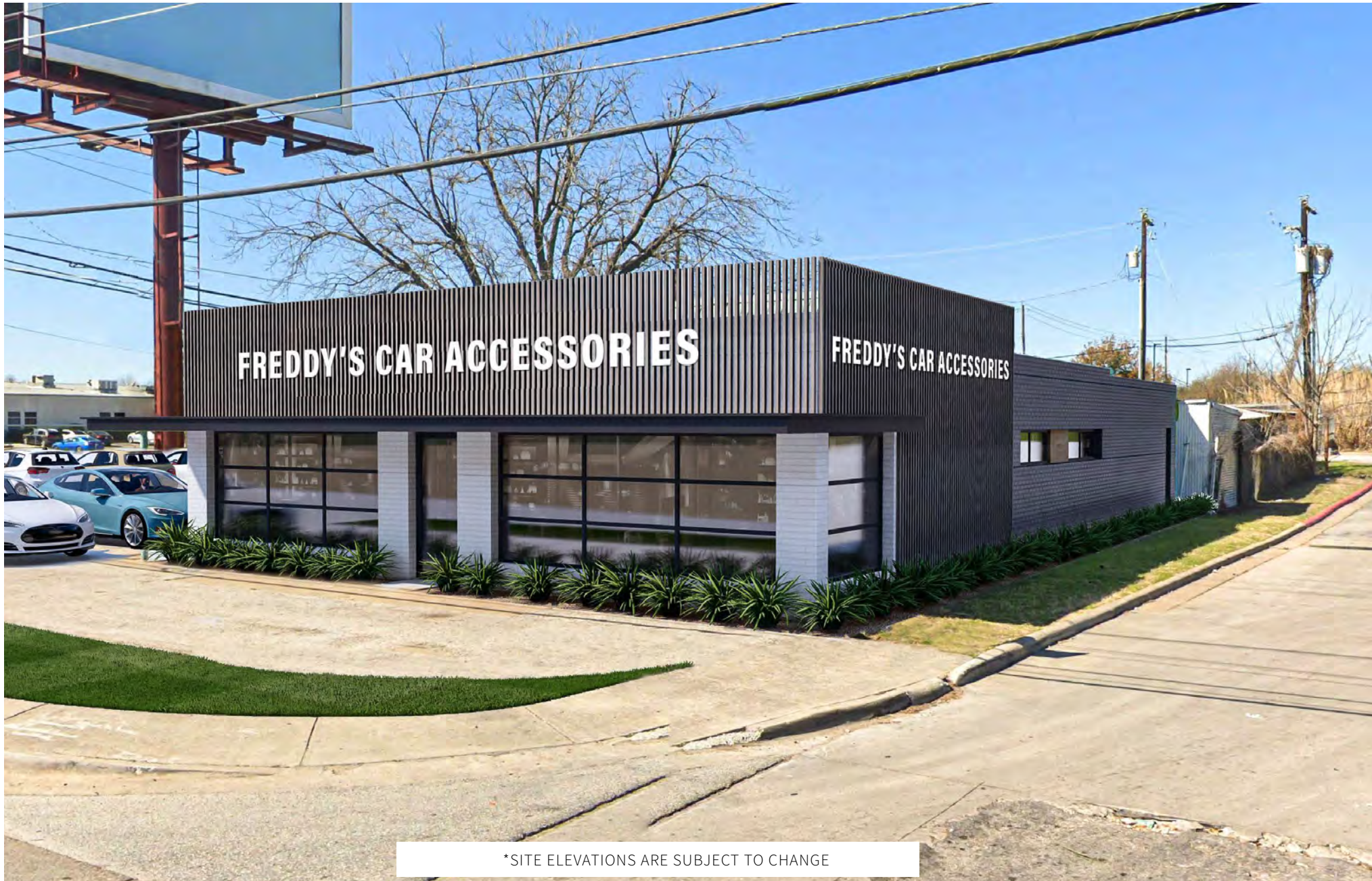
LOT 1
J AND H BUSINESS PARK
VOL. 83, PG. 158A
P.R.T.C.T.

LOT 1
J AND H BUSINESS PARK
VOL. 83, PG. 158A
P.R.T.C.T.

LEGEND

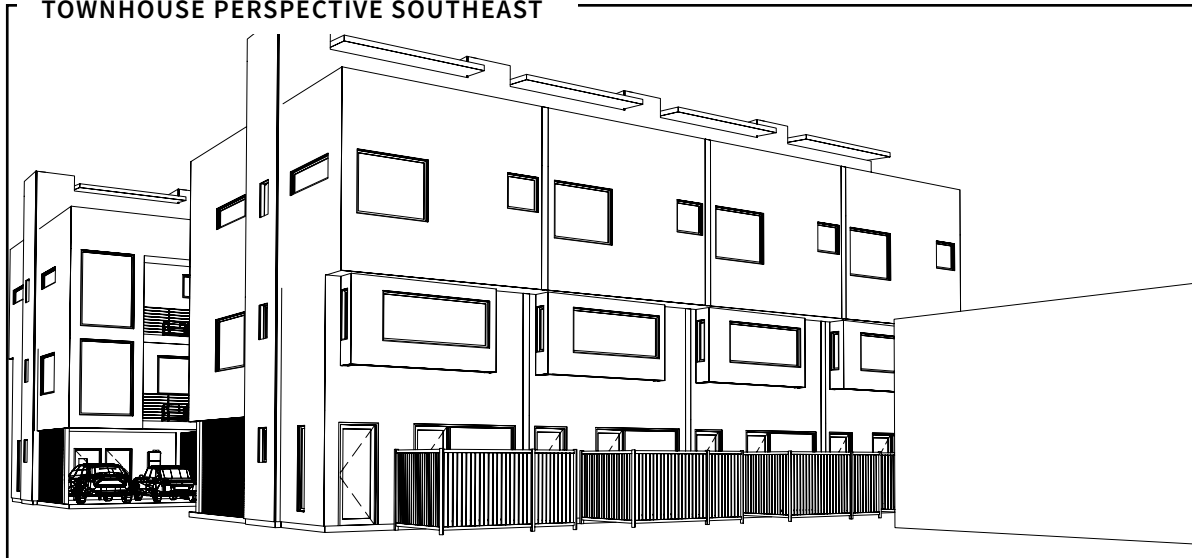
PROPERTY LINE	EXISTING EASEMENTS	CONTOUR LINE	1/2" IRON ROD WITH "WARD BOUNDARY" CAP SET	MAG WITH "WARD BOUNDARY" CAP SET	1/2" IRON ROD FOUND (UNLESS NOTED)	IRON ROD WITH "WALLACE" CAP FOUND (UNLESS NOTED)	SURVEY CONTROL POINT	BENCHMARK	AIR CONDITIONER UNIT	ISLAND POST (UNLESS NOTED)	CABLE TV FEEDLINE	CLEAN OUT	ELECTRIC UNIFORM BOX	ELECTRIC	ELECTRIC TRANSFORMER	ELECTRIC PULLBOX	ELECTRIC MANHOLE	FIRE HYDRANT	GAS METER	LIGHT POLE	MAHOLE	SEPTIC TANK LID	STUB-OUT PIPE	TRAFFIC SIGNAL POLE	WATER VALVE	WATER METER	WATER PUMP	IRRIGATION CONTROL VALVE	CRAN INLET	STORM SEWER MANHOLE	WATER MAIN MANHOLE	SEWER (AS NOTED)
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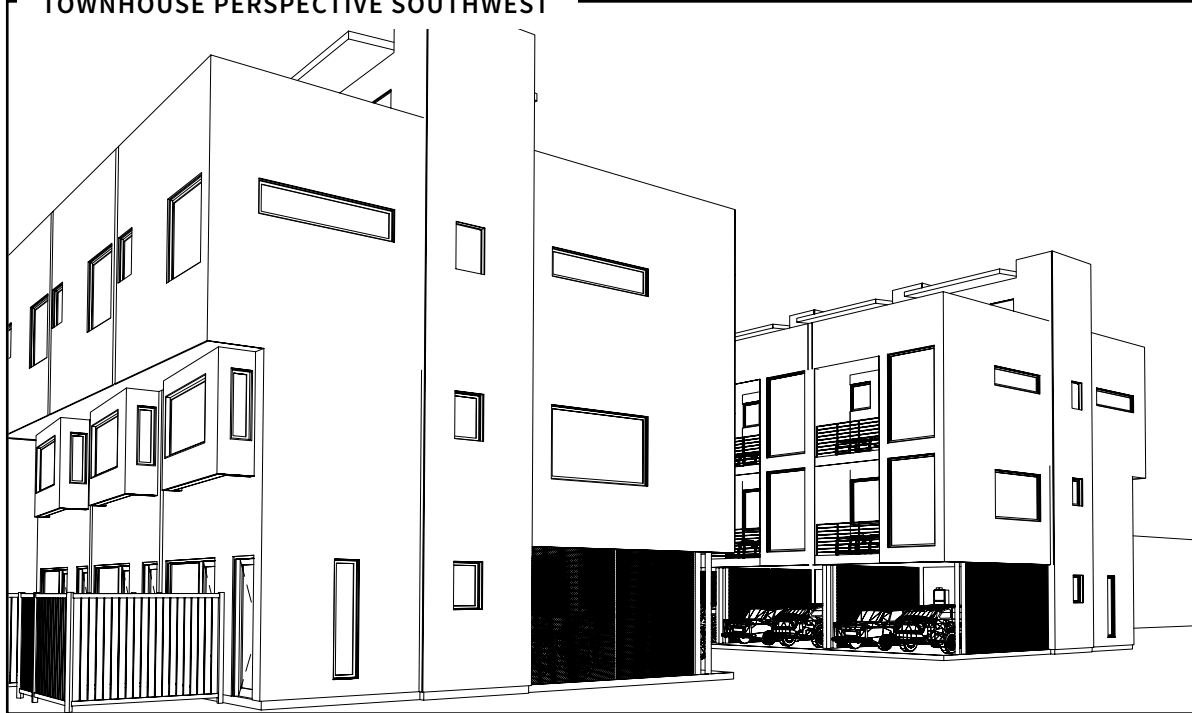


*SITE ELEVATIONS ARE SUBJECT TO CHANGE

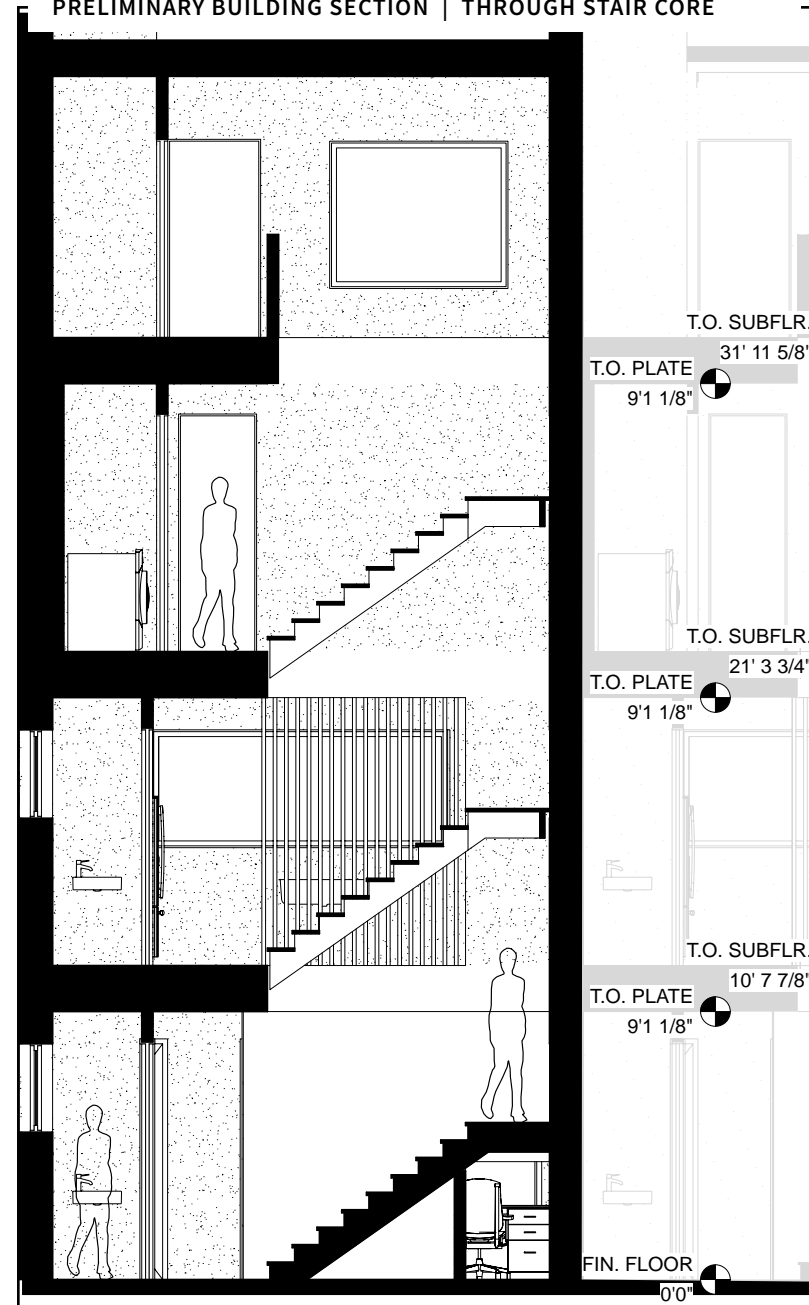
TOWNHOUSE PERSPECTIVE SOUTHEAST



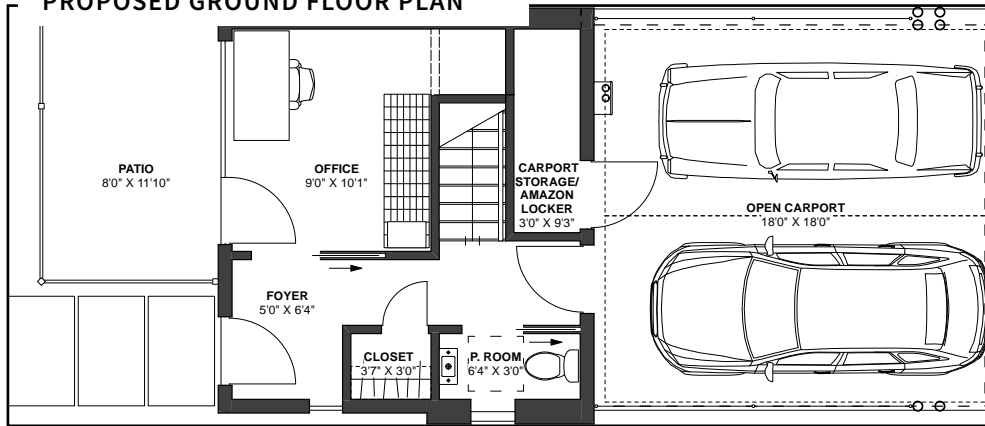
TOWNHOUSE PERSPECTIVE SOUTHWEST



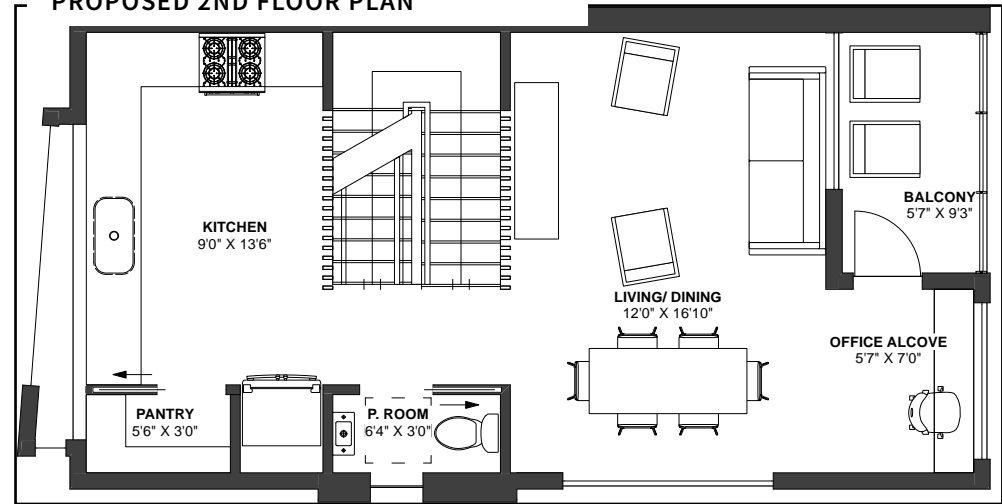
PRELIMINARY BUILDING SECTION | THROUGH STAIR CORE



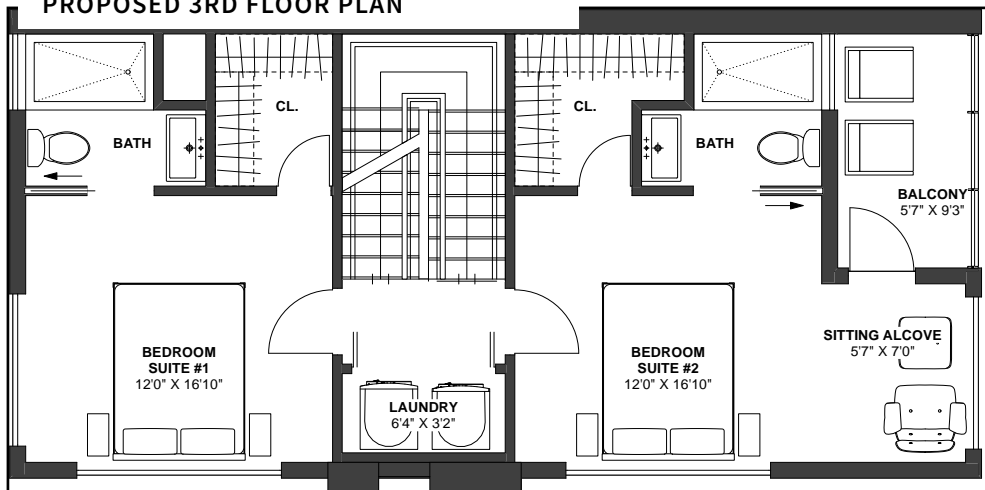
PROPOSED GROUND FLOOR PLAN



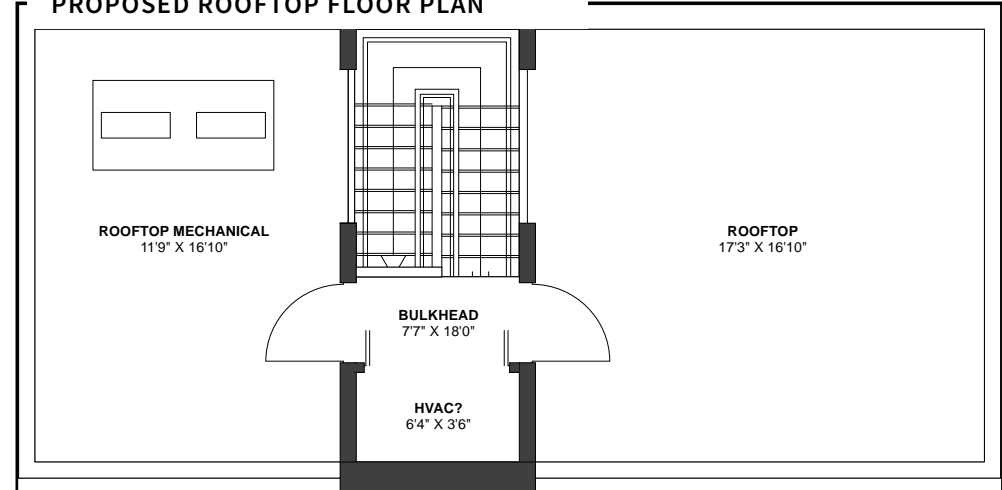
PROPOSED 2ND FLOOR PLAN



PROPOSED 3RD FLOOR PLAN



PROPOSED ROOFTOP FLOOR PLAN



ST. ELMO: AUSTIN'S NEXT DEVELOPMENT BOOM

The St. Elmo area, south of Austin's city center, has started to pique the interest of developers, tenants and shoppers alike. What was mostly industrial space five years ago is now an up-and-coming shopping, eating and entertainment district with plenty of nearby housing options and commercial developments to match.

WHAT IS DRAWING DEVELOPMENT TO THE ST. ELMO AREA IN AUSTIN?

If you have been wondering where the next development boom in Austin might happen, this could be it. With hundreds of multi-family units recently delivered and thousands of square feet of commercial space proposed and under construction in the area, St. Elmo is growing fast.

St. Elmo is located in a prime confluence of the most important arteries of transportation in Austin. South Congress Avenue, IH-35 and Highway 71 all offer easy access to most of the city, and the concentration of numerous, relatively affordable housing options in the area means employees should not have to drive far to get to work.

Due to its proximity to US-290, St. Elmo also offers better access for executives living in west Austin than other comparable markets, such as the Eastside.

THE LAST FRONTIER

Perhaps most importantly, a quick look at the map of Austin will tell you that the St. Elmo area is one of the last available options near downtown for a developer to consider. Austin's CBD is very densely developed (not to mention requires significant capital to build in), the Eastside is already being heavily developed, the western edge is constrained by residential properties and the north has a major mixed-use project of its own, the Highland Mall development.

For a commercial real estate developer wanting to invest in the Austin market, St. Elmo could be an enticing place to look.

***Excerpts taken from Kirk Silas' article published through Aquila Commercial*

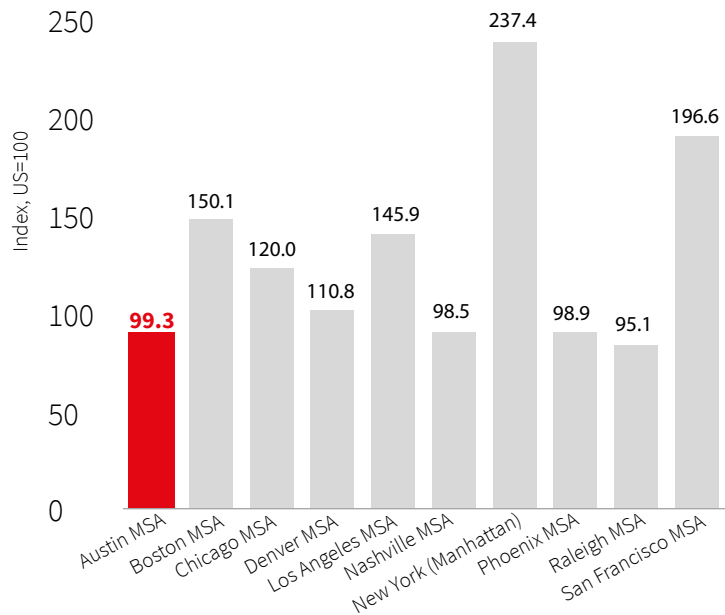




Business Climate

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, 2022 (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)

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