

FOR SALE

11304 / 11302 IH-35 AUSTIN, TX | Offering Memorandum



COMMERCIAL



THE OFFERING

Prime Austin location, absolute net (NNN) stand-alone retail building, plus large I-35 billboard with separate lease. This ~5,000 SF GLA stand alone building plus outbuildings is located on two combined parcels totaling 0.90 acres on I-35 near the corner of Braker Lane. With 183,741 VPD (vehicles per day) on I-35 and 36,007 VPD on Braker, this site benefits from high traffic volume and visibility. The building is occupied and the lease secured by SMART Pawn, an 80+ location pawn shop chain – a recession resistant business. This location is a very high performing and lucrative location, and the tenant has made substantial investments in improvements to the property -- demonstrating long-term lease intent. There are no landlord responsibilities. And, with three 5-year escalating lease options, this is an appealing no hassle investment property. The property also benefits from a billboard lease secured by The Lamar Companies. There are 8.5 years remaining in the existing billboard lease term. Located on Austin's busiest thoroughfare, this property is exceptionally positioned to benefit from Austin's continued explosive growth. Current NOI is \$96,000.

PROPERTY SUMMARY

LOCATION:	11304 / 11302 N IH-35
TENANT (Building):	SMART Pawn
LESSEE (Billboard):	The Lamar Companies
SITE AREA:	0.90 Acres
YEAR BUILT:	1963, with Recent Improvements
GLA:	~5,000 SF
LEASE TYPE:	Absolute NNN
REMAINING LEASE TERM:	1.5 years w/ three 5-Yr options
CURRENT ANNUAL RENT (Building):	\$81,600 w/ annual \$1,200 escalations
CURRENT ANNUAL RENT (Billboard):	\$14,400 w/ \$3,600 escalation in year 6
Combined NOI:	\$96,000
PARKING:	2.4 per 1,000 SF

Retail Lease +
Separate
Billboard Lease

Strong, committed,
recession-
proof tenant

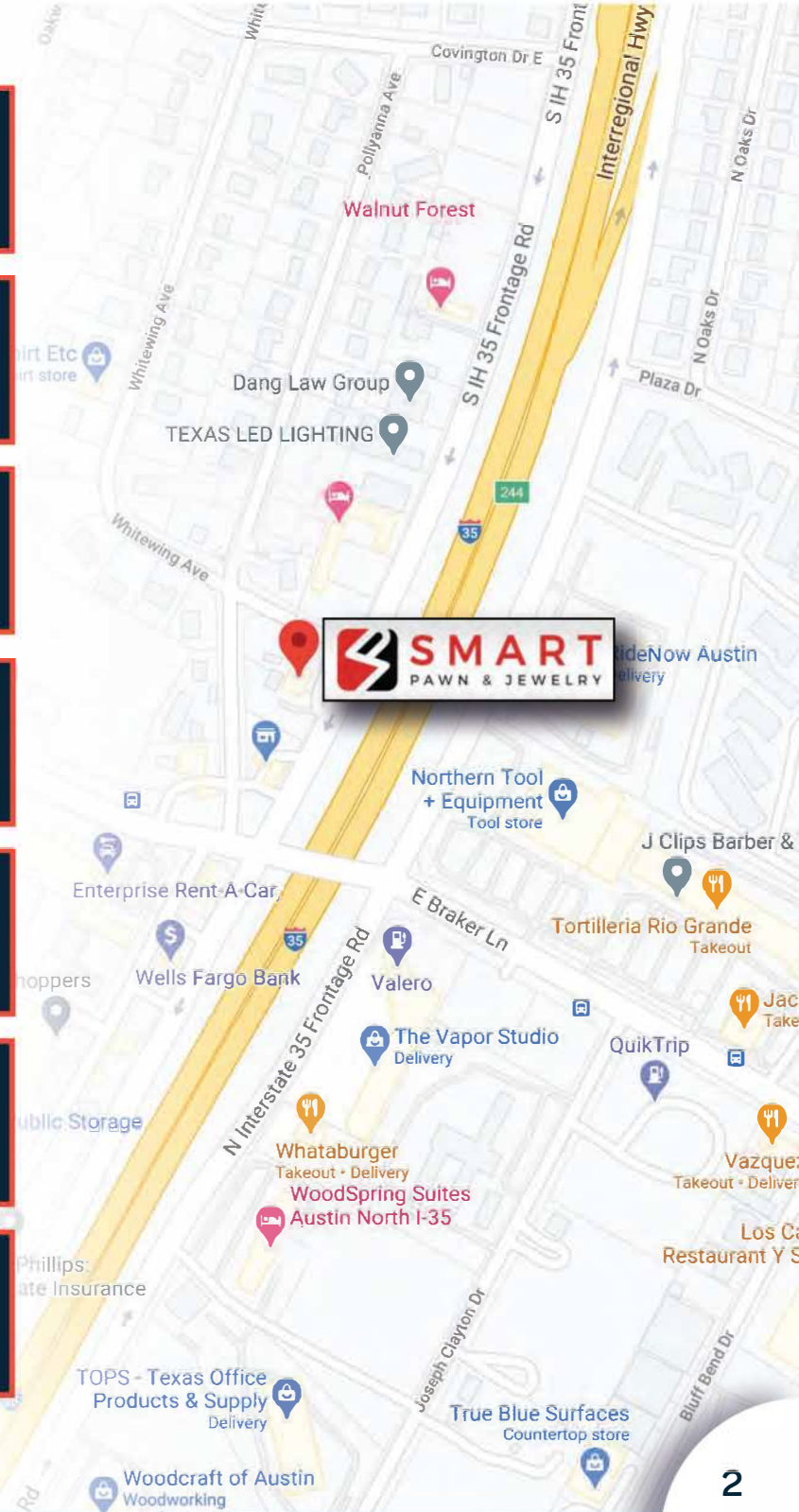
Absolute NNN Lease
with No Landlord
Obligations

Escalating
Rents

219,748 VPD

0.90 Acres

8% Population
Growth
2020-'25



SECURE STAND-ALONE BUILDING TENANT + BILLBOARD TENANT

LEASE ABSTRACT

BUILDING

ADDRESS:	11304 N IH-35, Austin, TX 78753
LESSEE:	SMART Pawn
SITE AREA:	0.713
GLA SF:	5000
RENT COMMENCEMENT DATE:	11/22/2017
LEASE EXPIRATION DATE:	11/21/2022
EXTENSION OPTION:	Three 5-Year Options
CURRENT ANNUAL RENT:	\$81,600
RENT ESCALATION:	\$1,200 PER YEAR
TAXES, INSURANCE, & MAINTENANCE:	NNN
LANDLORD OBLIGATIONS:	None

BILLBOARD

ADDRESS:	11302 N IH-35, Austin, TX 78753
LESSEE:	The Lamar Companies
SITE AREA:	0.184
GLA SF:	0
RENT COMMENCEMENT DATE:	12/15/2019
LEASE EXPIRATION DATE:	12/14/2029
EXTENSION OPTION:	None
CURRENT ANNUAL RENT:	\$14,400
RENT ESCALATION:	\$3,600 IN YEAR 6
TAXES, INSURANCE, & MAINTENANCE:	NNN
LANDLORD OBLIGATIONS:	None



BUILDING RENT SCHEDULE

INITIAL TERM	\$FIXED BASE MONTHLY RENT	\$ ANNUAL RENT
11/22/17 - 11/21/18	\$6,500	\$78,000
11/22/18 - 11/21/19	\$6,600	\$79,200
11/22/19 - 11/21/20	\$6,700	\$80,400
11/22/20 - 11/21/21	\$6,800	\$81,600
11/22/21 - 11/21/22	\$6,900	\$82,800
OPTION 1		
11/22/22 - 11/21/23	\$7,000	\$84,000
11/22/23 - 11/21/24	\$7,100	\$85,200
11/22/24 - 11/21/25	\$7,200	\$86,400
11/22/25 - 11/21/26	\$7,300	\$87,600
11/22/26 - 11/21/27	\$7,400	\$88,800
OPTION 2		
11/22/27 - 11/21/28	\$7,500	\$90,000
11/22/28 - 11/21/29	\$7,600	\$91,200
11/22/29 - 11/21/30	\$7,700	\$92,400
11/22/30 - 11/21/31	\$7,800	\$93,600
11/22/31 - 11/21/32	\$7,900	\$94,800
OPTION 3		
11/22/32 - 11/21/33	\$8,000	\$96,000
11/22/33 - 11/21/34	\$8,100	\$97,200
11/22/34 - 11/21/35	\$8,200	\$98,400
11/22/35 - 11/21/36	\$8,300	\$99,600
11/22/36 - 11/21/37	\$8,400	\$100,800



BILLBOARD RENT SCHEDULE

TERM	\$ FIXED BASE MONTHLY RENT	\$ ANNUAL RENT
12/15/19 - 12/14/20	\$1,200	\$14,400
12/15/20 - 12/14/21	\$1,200	\$14,400
12/15/21 - 12/14/22	\$1,200	\$14,400
12/15/22 - 12/14/23	\$1,200	\$14,400
12/15/23 - 12/14/24	\$1,200	\$14,400
12/15/24 - 12/14/25	\$1,500	\$18,000
12/15/25 - 12/14/26	\$1,500	\$18,000
12/15/26 - 12/14/27	\$1,500	\$18,000
12/15/27 - 12/14/28	\$1,500	\$18,000
12/15/28 - 12/14/29	\$1,500	\$18,000



Clean rich is the
new filthy rich.
ASPIRATION.COM

SITE PLAN



PROPERTY OVERVIEW



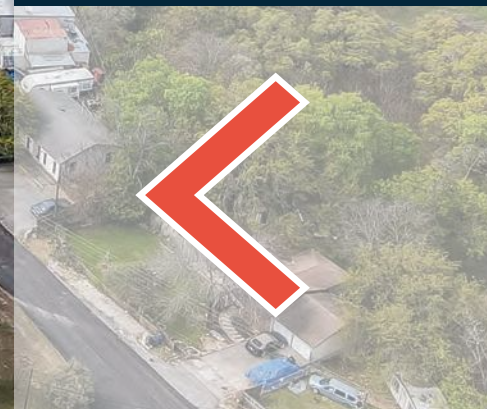
LOCATION OVERVIEW



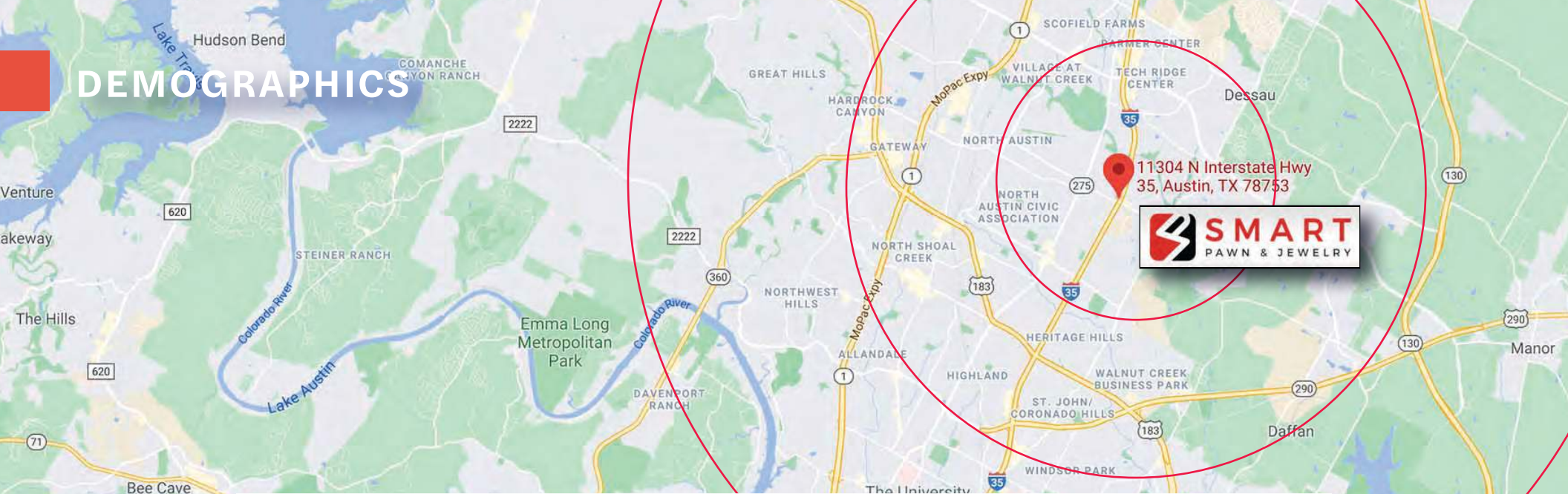
DOMAIN:
10 Min

DOWNTOWN:
13 Min

ROUND ROCK:
12 Min



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	13,682	129,451	308,625	839,249	365,796
5 Yr Growth	8.1%	7.7%	7.8%	9.0%	7.5%
Median Age	36	33	34	34	34
5 Yr Forecast	39	36	37	37	37
White / Black / Hispanic	76% / 13% / 43%	73% / 13% / 51%	75% / 12% / 40%	75% / 11% / 31%	75% / 12% / 37%
5 Yr Forecast	75% / 13% / 43%	72% / 12% / 51%	74% / 12% / 40%	74% / 11% / 31%	74% / 12% / 37%
Employment	6,058	65,201	172,952	554,291	211,314
Buying Power	\$319.7M	\$2.7B	\$7.7B	\$24.8B	\$10.3B
5 Yr Growth	12.5%	9.9%	11.0%	12.8%	12.0%
College Graduates	24.7%	24.9%	35.0%	42.1%	53.1%
Household					
Households	5,110	48,067	125,612	336,635	151,918
5 Yr Growth	7.5%	7.4%	7.6%	8.9%	7.5%
Median Household Income	\$62,554	\$55,140	\$61,484	\$73,759	\$68,128
5 Yr Forecast	\$65,449	\$56,405	\$63,431	\$76,418	\$70,990
Average Household Income	\$80,136	\$73,433	\$84,237	\$101,442	\$90,756
5 Yr Forecast	\$82,616	\$75,553	\$86,683	\$104,065	\$93,745
% High Income (>\$75k)	42%	34%	41%	49%	46%
Housing					
Median Home Value	\$235,809	\$237,992	\$280,063	\$318,174	\$308,866
Median Year Built	1985	1987	1987	1991	1988
Owner / Renter Occupied	51% / 49%	36% / 64%	40% / 60%	47% / 53%	40% / 60%



AUSTIN, TEXAS

BEST PLACE TO LIVE IN THE U.S.

2017, 2018, 2019, 2020 *U.S. News & World Report*



**#1 Top City
in the WORLD
for TECH**

(Savills)

**#1 Best
State
Capital
to LIVE in**

(WalletHub)



**#1 Top Place
to LIVE in
the USA**

(U.S. News & World Reports)



**#3 Best
Place to
START a
CAREER**

(WalletHub)



AUSTIN, TEXAS

Austin, TX – Austin is booming with new job creation since the downturn of the pandemic in March of 2020. In fact, Austin takes third place in top metro cities for job opportunities and employment levels are trending back to levels before the pandemic hit. Many companies from around the nation, most notably from California, are relocating to the Capital City to escape high taxes and housing prices. View some of the top companies that are expanding and relocating into the Austin-area.



Latest News Reports



TESLA ANNOUNCES \$1 BILLION MANUFACTURING EXPANSION IN SOUTHEAST AUSTIN

Gigafactory Texas is an electric vehicle manufacturing facility that will create at least 5,000 new jobs. The 2,000-acre site will be an “ecological paradise” with public access, a boardwalk, hiking and biking paths, and other environmentally friendly features. The factory will produce the Model Y, Model 3, Semi, and Cybertruck.



APPLE ANNOUNCES NEW \$1 BILLION AUSTIN CAMPUS AS PART OF BIG US EXPANSION

The new 133-acre development is expected to make it the largest private employer in Austin. Apple expects the new campus to accommodate 5,000 employees at first, though it will ultimately have a total capacity of 15,000.

Major Construction Projects and Headquarters Coming to Austin:

- 66-story 6 X Guadalupe- Downtown
- Google Leasing 35 Story Tower Block 185- Downtown
- Tower 5C Moves Step Closer To Starting Line- Downtown
- 405 Colorado Tower- Downtown
- Third & Brazos Tower- Downtown
- Indeed Tower Block 71- Downtown
- 90 and 92 Rainey Street, Downtown
- 33-story Natiivo tower at 48 East Ave- Downtown
- 30-story Marriott Austin- Downtown
- Hanover Republic Square- Downtown
- 31-Story Hyatt Centric Hotel- Downtown
- 410 Uptown Offices and Retail on 18th Street, Downtown
- UT’s New Office Tower Now Rising Next To Old Hospital- Downtown
- Colton House Boutique Hotel on South Congress, Downtown
- West Campus Student-Housing Project on 2nd Street, Downtown
- Tesla Picks Austin For \$1 Billion Auto Factory
- Major Mixed-Use Development Near Airport Gets Larger
- Austin FC Soccer Stadium- Domain
- Big Buildings To Rise Near Austin FC Training Grounds- Domain
- Amazon Confirms 1,000-Job Fulfillment Center in Pflugerville
- Amazon Signs Another Large Lease in Austin Area- Kyle

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COMMERCIAL

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