

FOR SALE

3401 ED BLUESTEIN

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SCORE GROUP
COMMERCIAL



THE OFFERING

PROPERTY SUMMARY

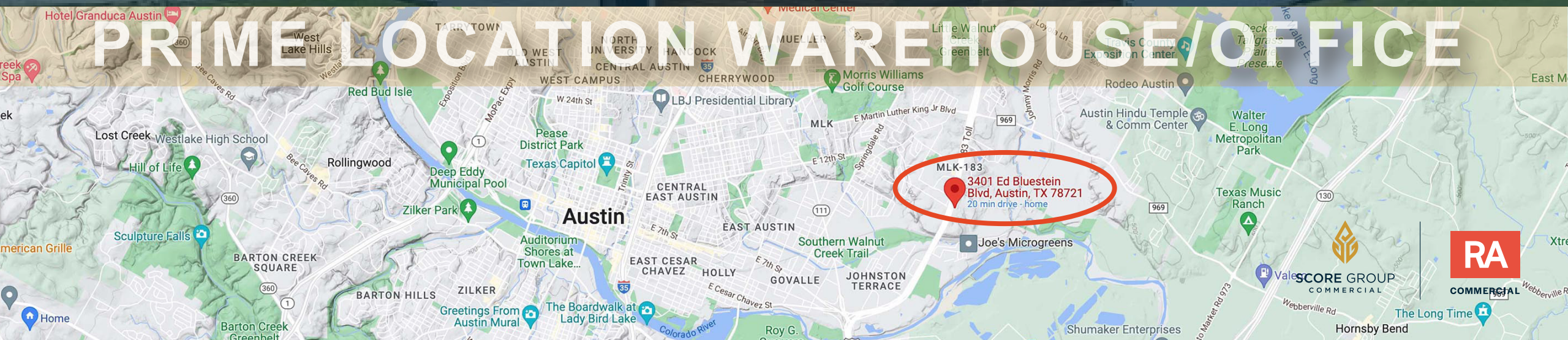
LOCATION:	3401 Ed Bluestein
SITE AREA:	1.92 Acres
TENANT (BUILDING):	Available
RENTABLE SQ/FT:	19,834 SF
YEAR BUILT	1971 - RENOVATED IN 2022
# OF DOCK HIGH / LOADING DOORS:	3
# OF DRIVE IN / GRADE-LEVEL DOORS:	3



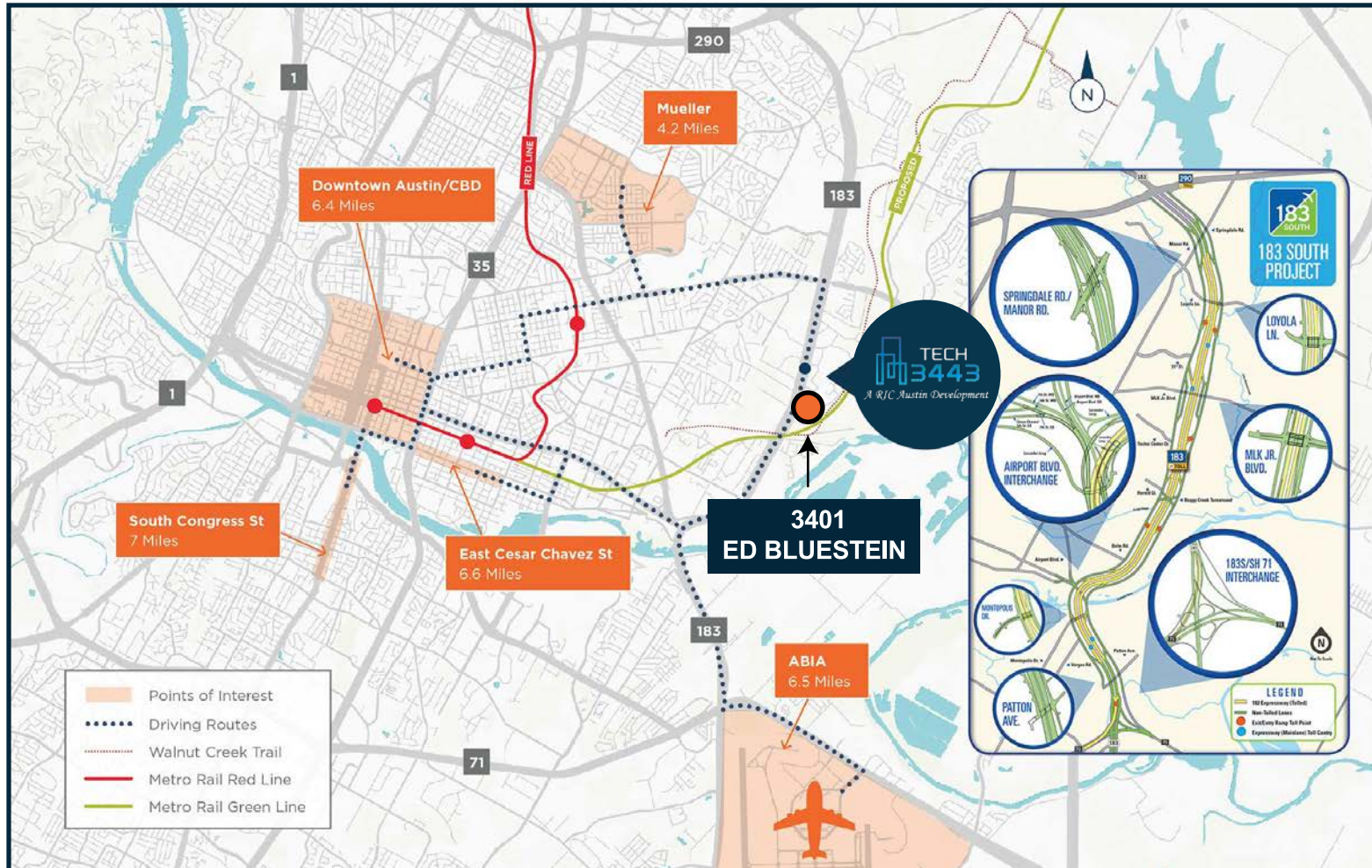
Prime location warehouse / office available for owner/occupier.

19,834 SF	Highway 183/ Ed Bluestein Frontage	Prime Location	3 Dock Highs + 3 Ramps
66,182 VPD	1.92 Acres	7% Population Growth 2021-'26	

PRIME LOCATION WAREHOUSE/OFFICE



LOCATION OVERVIEW

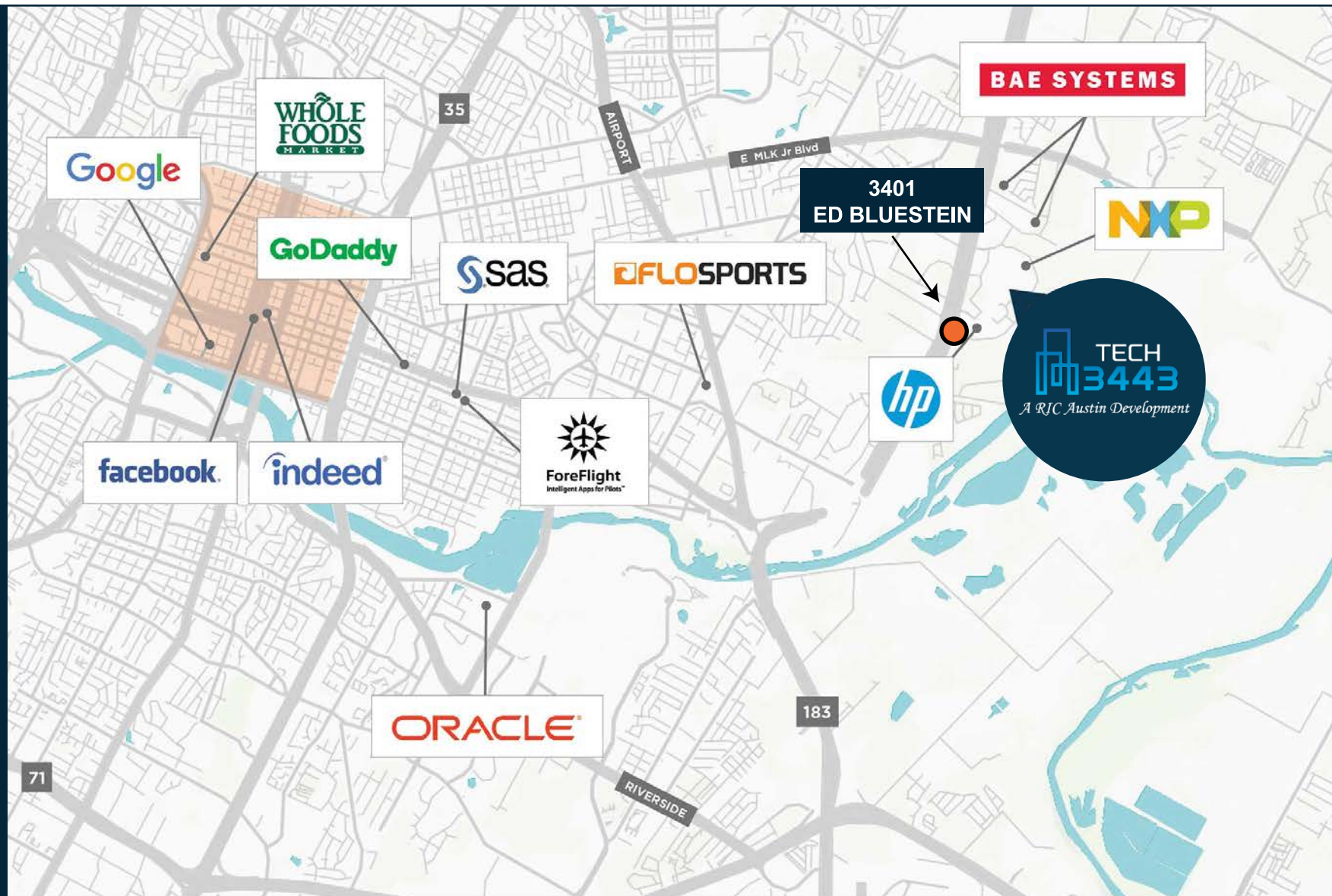


\$743 Million
183 South
Project Recently
Completed



LOCATION OVERVIEW

AREA EMPLOYERS



LOCATION OVERVIEW



TECH 3443
A RJC Austin Development

EAST AUSTIN



TECH 3443 is a +- 4,600,000 SF mixed-use development located in East Austin that features a variety of unique amenities designed to meet all your needs. Centrally located on Highway 183 east of downtown, **TECH 3443** aims to create a sustainable, forward-thinking complex built for all forms of collaboration, be it professional, social or cultural.





LOCATION OVERVIEW



WALNUT CREEK TRAIL

CIVIC CENTERS

MARKET

GREEN LINE EXISTING TRAIN LINE

NXP Parking Agreement (400 Spaces)

3401 ED BLUESTEIN

183

- BUILDING 1
- BUILDING 2
- BUILDING 3
- BUILDING 4
- BUILDING 5
- BUILDING 6
- BUILDING 7
- BUILDING 8
- BUILDING C
- BUILDING D
- BUILDING F
- BUILDING H
- BUILDING J
- BUILDING L&M
- BUILDING B
- W1
- W2
- GREEN LINE
- WALNUT CREEK TRAIL
- MARKET
- CIVIC CENTERS
- CP

- PHASE 1
- PHASE 2
- PHASE 3

LOCATION OVERVIEW



TECH 3443 Austin Project



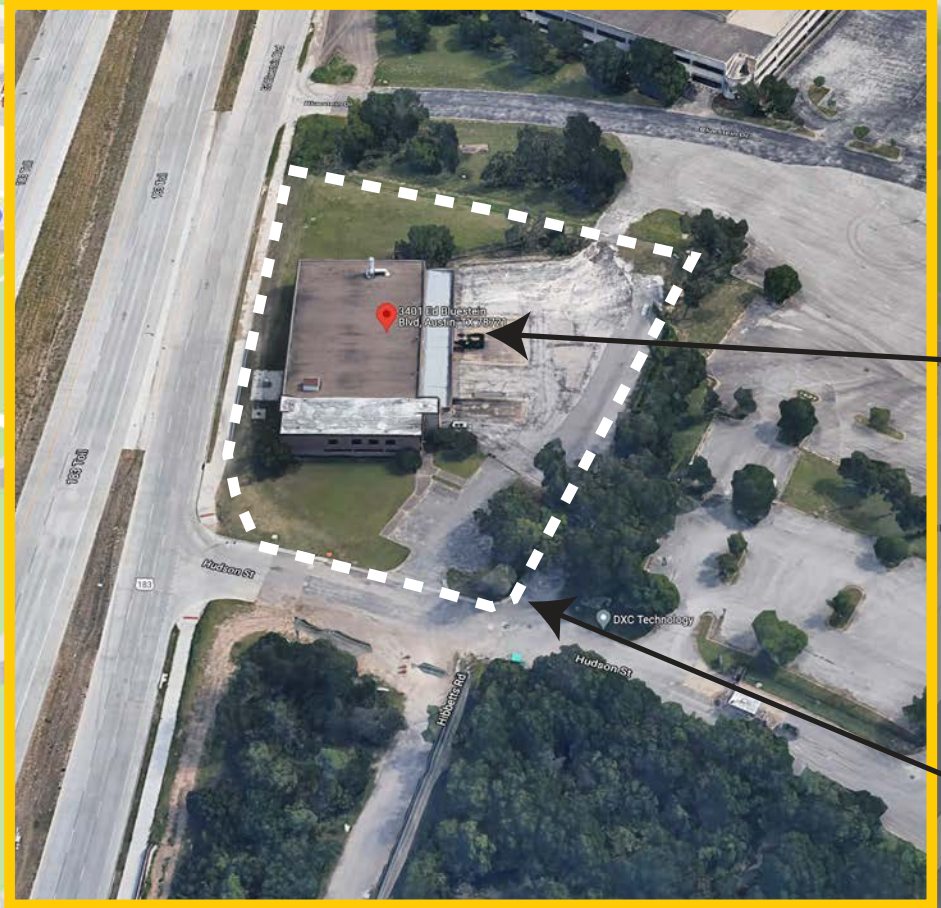
LOCATION OVERVIEW



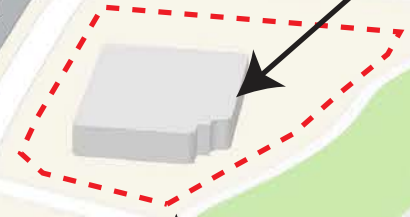
TECH 3443 Austin Project



3D SITE PLAN



LOADING DOCKS



PROPERTY LINE

3401 Ed Bluestein



SITE PLAN | 1ST Floor

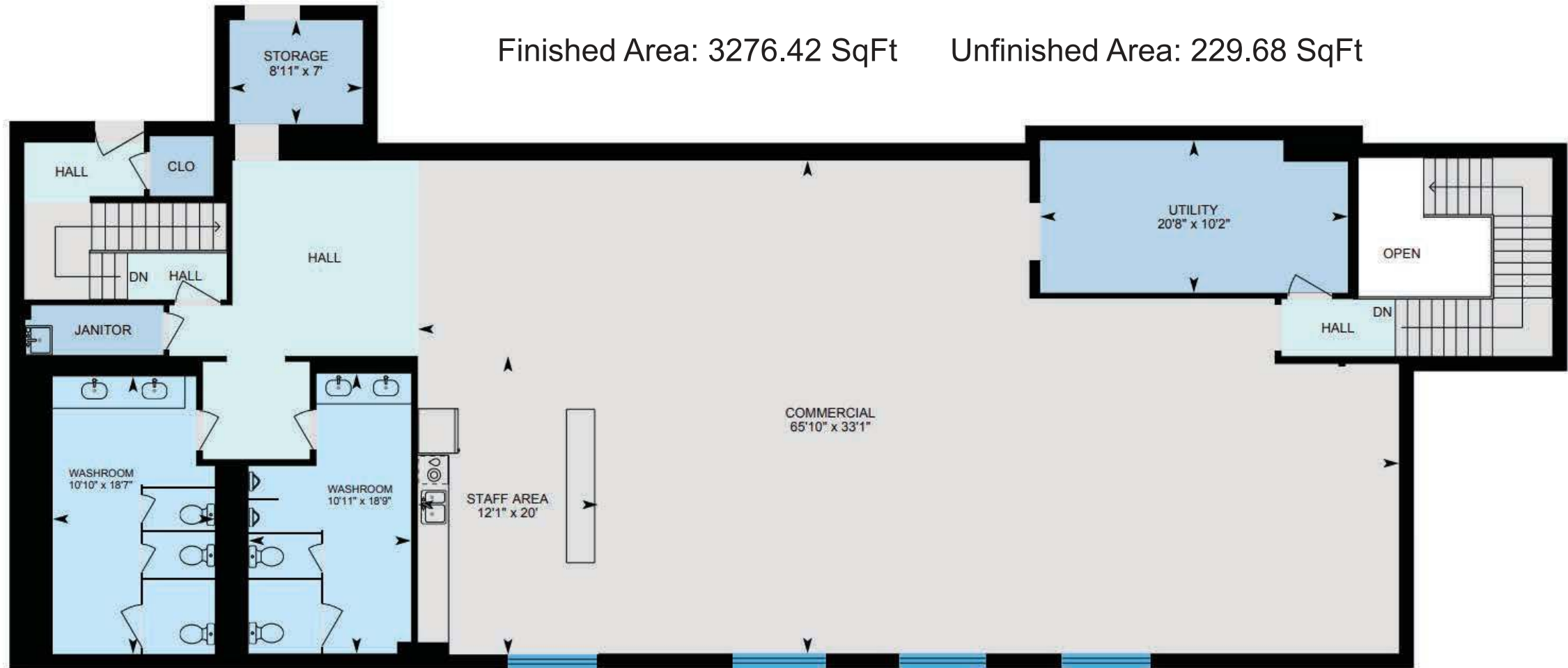
Finished Area: 15,719.33 SqFt

Unfinished Area: 59.47 SqFt



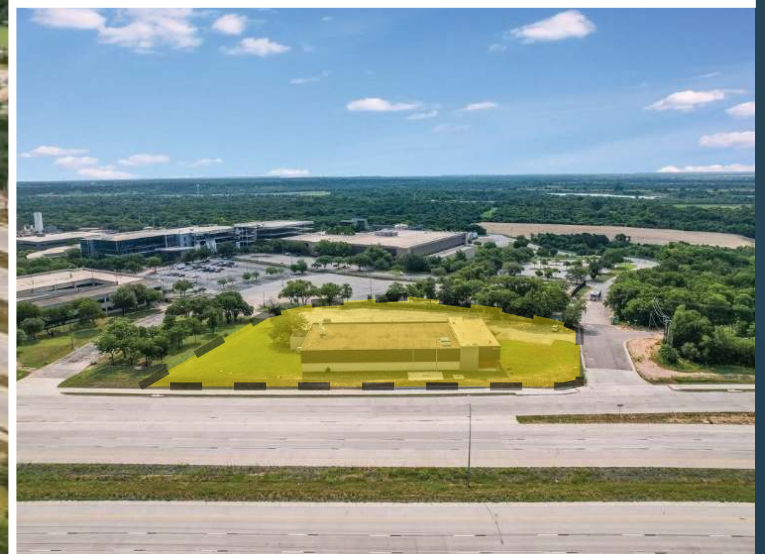
SITE PLAN | 2ND Floor

Finished Area: 3276.42 SqFt Unfinished Area: 229.68 SqFt



PROPERTY OVERVIEW | Exterior

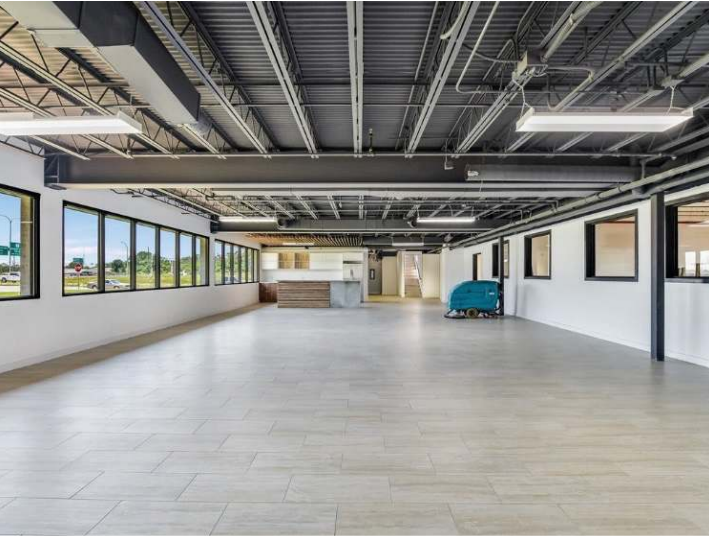
Downtown **AUSTIN**



PROPERTY OVERVIEW | Exterior

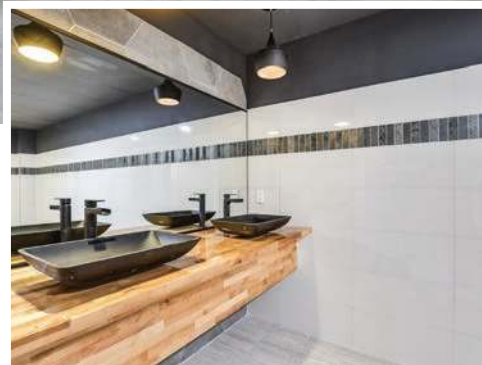


PROPERTY OVERVIEW | 1ST Floor

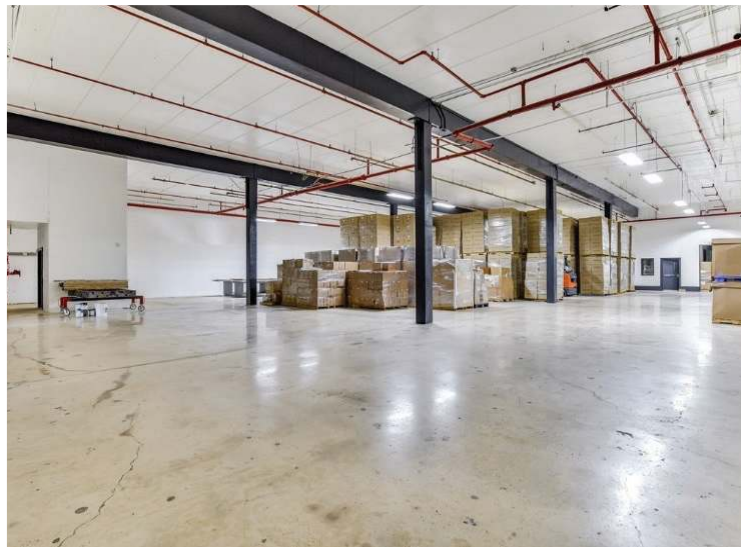
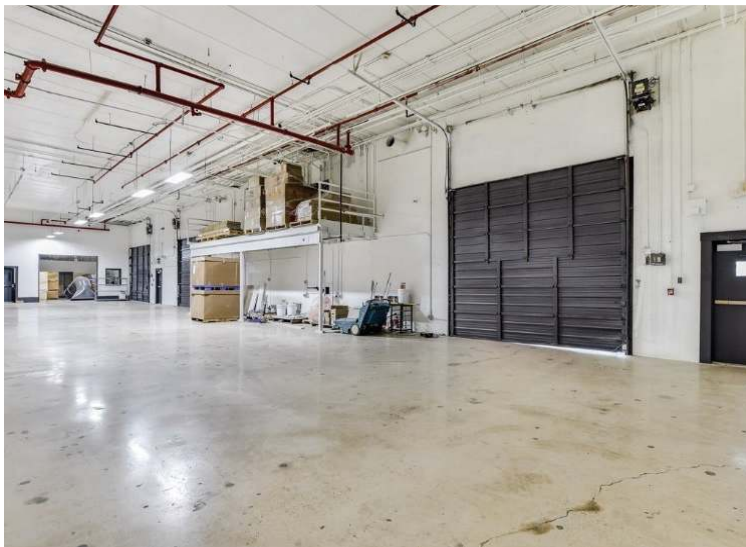


A dark blue rectangular area containing two logos. On the left is the logo for SCORE GROUP COMMERCIAL, featuring a stylized 'S' and 'G' icon above the text 'SCORE GROUP COMMERCIAL'. On the right is the logo for RA COMMERCIAL, featuring the letters 'RA' in a white square above the text 'COMMERCIAL'.

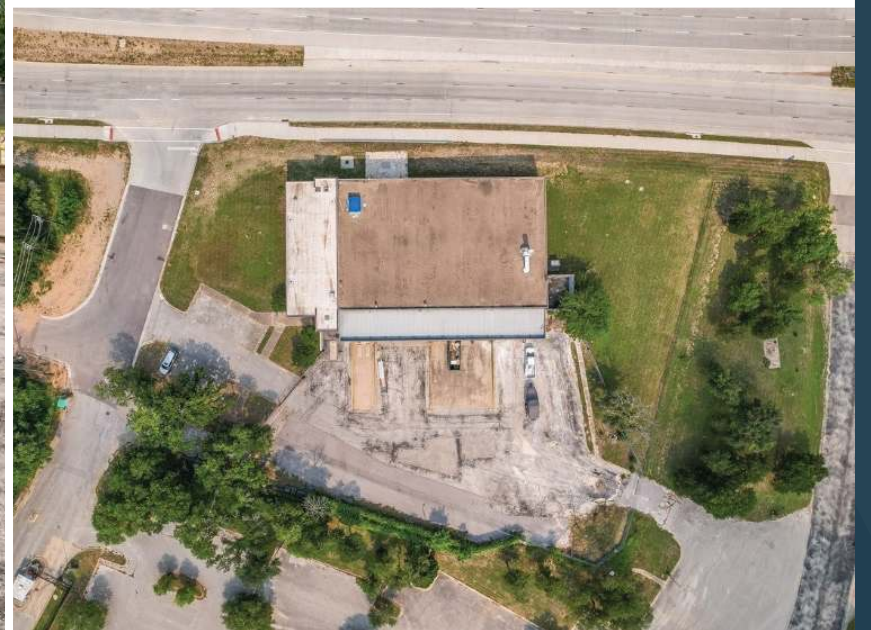
PROPERTY OVERVIEW | 2ND Floor



PROPERTY OVERVIEW | *Warehouse*



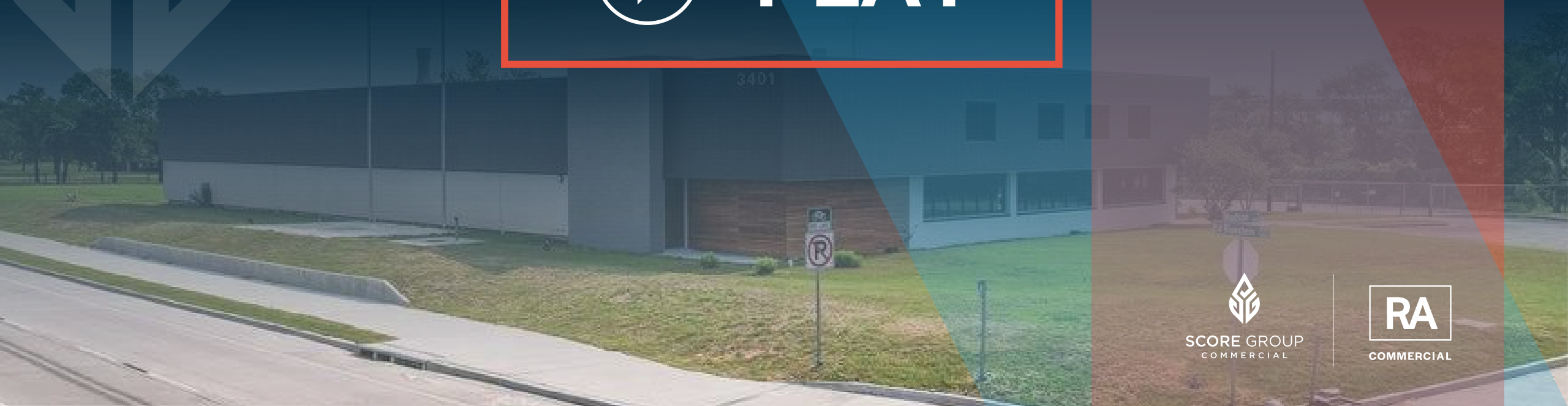
PROPERTY OVERVIEW | *Rear Loading Docks*



PROPERTY OVERVIEW | *iGuide Virtual Tour*



PLAY



LOCATION OVERVIEW

Demographics

1

MILE

POPULATION BY YEAR

(4/1/2000)	3,168
(4/1/2010)	4,222
(1/1/2021)	5,465
% Growth (2021/2010)	29.44%

3

MILES

POPULATION BY YEAR

(4/1/2000)	50,626
(4/1/2010)	56,630
(1/1/2021)	72,357
% Growth (2021/2010)	27.77%

5

MILES

POPULATION BY YEAR





(4/1/2000)	188,380
(4/1/2010)	204,173
(1/1/2021)	256,509
% Growth (2021/2010)	25.63%



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 <small>(Savills)</small>	#1 Best State Capital to LIVE in <small>(WalletHub)</small>	
#1 Top Place to LIVE in the USA <small>(U.S. News & World Reports)</small>		#3 Best Place to START a CAREER <small>(WalletHub)</small>	

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.



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

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.



CONTACT



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SCORE GROUP
COMMERCIAL



COMMERCIAL

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