



THE CAMERON CENTER

**THREE BUILDING OFFICE COMPLEX
FOR SALE**

7901 Cameron Rd | Austin, TX 78754

THE CAMERON CENTER

EXECUTIVE SUMMARY

St. Croix is pleased to offer investors the opportunity to purchase The Cameron Center, (the “Property”), a three-building office park along US Highway 183 and Cameron Road in the emerging “Upper Eastside” submarket. Currently 70% leased primarily as executive suites, the 116,951-square foot office park presents numerous value-add opportunities allowing a potential buyer to increase occupancy through focused leasing efforts, convert the Property to a traditional multi-tenant asset, or sell-down to owner-occupants. The offering provides an investor a rare opportunistic investment opportunity within a rapidly changing submarket in one of the most dynamic and fastest growing cities in the United States.

The vast majority of leases include 30-90-day landlord termination options, giving investors maximum flexibility to execute a new business plan.

The existing condo regime is 100% controlled by current ownership, giving a new owner the opportunity to purchase each building individually and/or sell-down portions of the property to owner-occupants or other investors.

HIGHLIGHTS

- OWNER-OCCUPANT / OPPORTUNISTIC INVESTMENT OPPORTUNITY
- BELOW MARKET IN-PLACE RENTS AND OCCUPANCY
- FRACTION OF REPLACEMENT COST ACQUISITION
- AUSTIN'S EMERGING “UPPER EASTSIDE”
- TRANSPORTATION THOROUGHFARE
- THRIVING AUSTIN ECONOMY



FOR MORE INFORMATION
PLEASE CONTACT:

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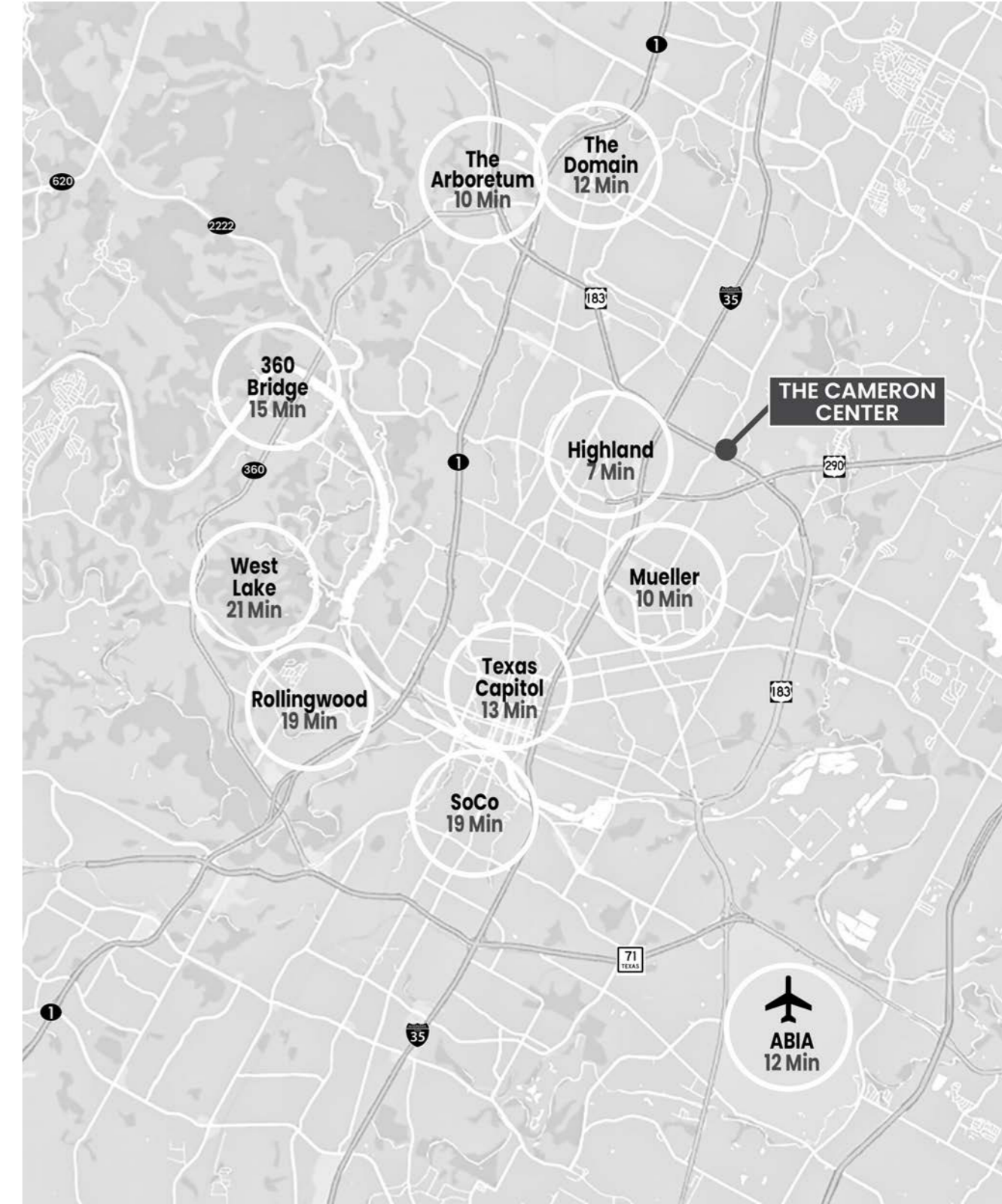
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With a below-market occupancy rate of 70%, the Property offers a unique opportunity to implement an effective management and leasing program to increase occupancy.

The near-term ability to vacate tenants, coupled with varying tenant sizes presents value creation opportunities while allowing tenants the ability to grow or downsize.

PROPERTY OVERVIEW	
ADDRESS:	7901 Cameron Road Austin, Texas 78754
TOTAL RBA:	± 116,951 SF
BLDG 1:	± 17,063 SF
BLDG 2:	± 44,518 SF
BLDG 3:	± 55,370 SF
% LEASED:	70%
YEAR BUILT / RENOVATED:	1986 / 2017
SITE:	± 4.38 Acres
STORIES:	Bldg. 1 - Two (2) Bldg. 2 - Three (3) Bldg. 3 - Three (3)
PARKING RATIO:	3.2/1,000 (395 surface spaces)
NOTES:	Bldg. 3 - New elevators & New Roof (2022) Bldg. 2 - New elevators underway



SITE PLAN

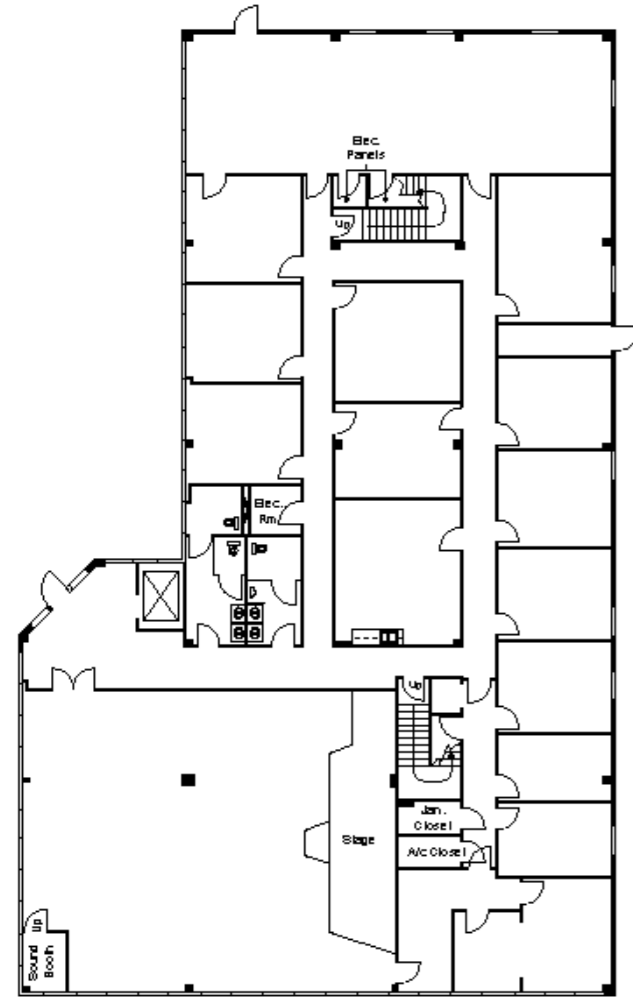


GENERAL INFORMATION

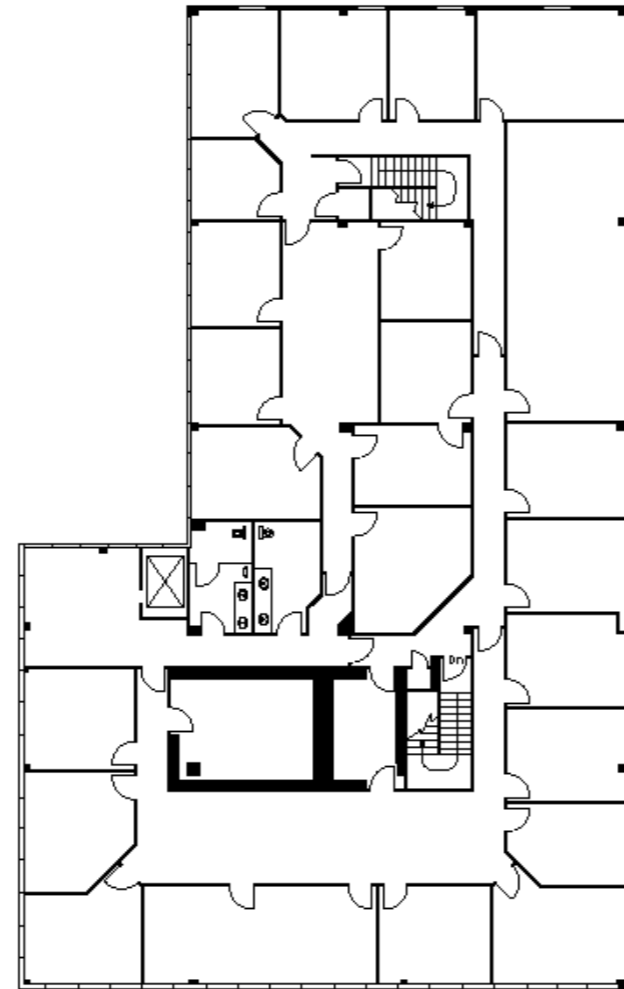
- Zoning: GR - Community Commercial
- Structure: Concrete Slab and Steel
- Exterior: Stucco and EIFS
- Electric: Austin Energy
- Water/Sewer: Austin Energy
- Telephone/Fiber: ATT, Spectrum
- HVAC: Unit control is mixed across common areas and certain individual tenant suites
- Plumbing: Copper water supply and PVC wastewater piping
- Security: Nightly patrol along with a controlled access system monitored by DataWatch
- Safety: The building is fully protected by a fire alarm system



FLOOR PLAN - BUILDING 1 | 17,063 SF

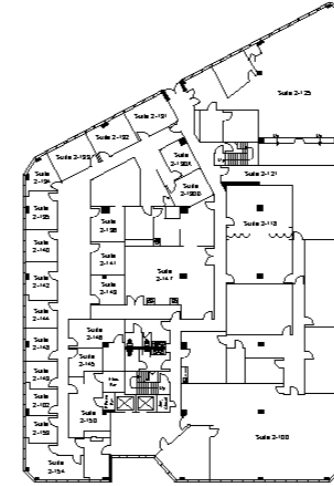


1ST FLOOR

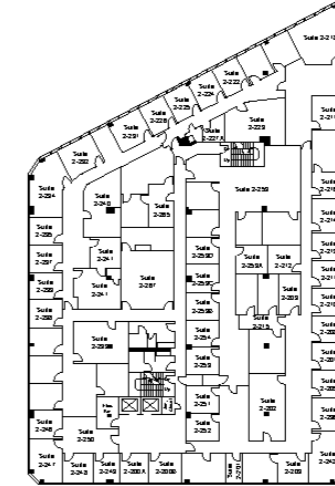


2ND FLOOR

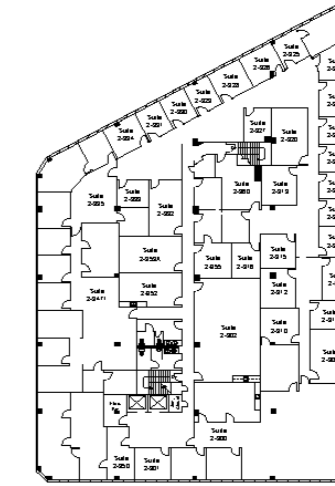
FLOOR PLAN - BUILDING 2 | 44,518 SF



1ST FLOOR

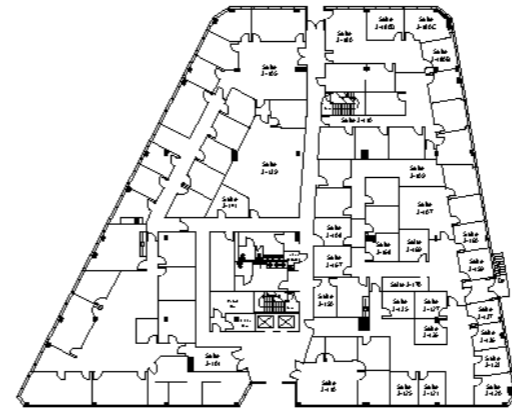


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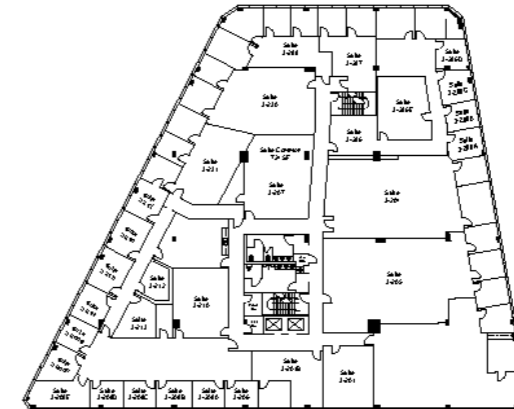


3RD FLOOR

FLOOR PLAN - BUILDING 3 | 55,370 SF



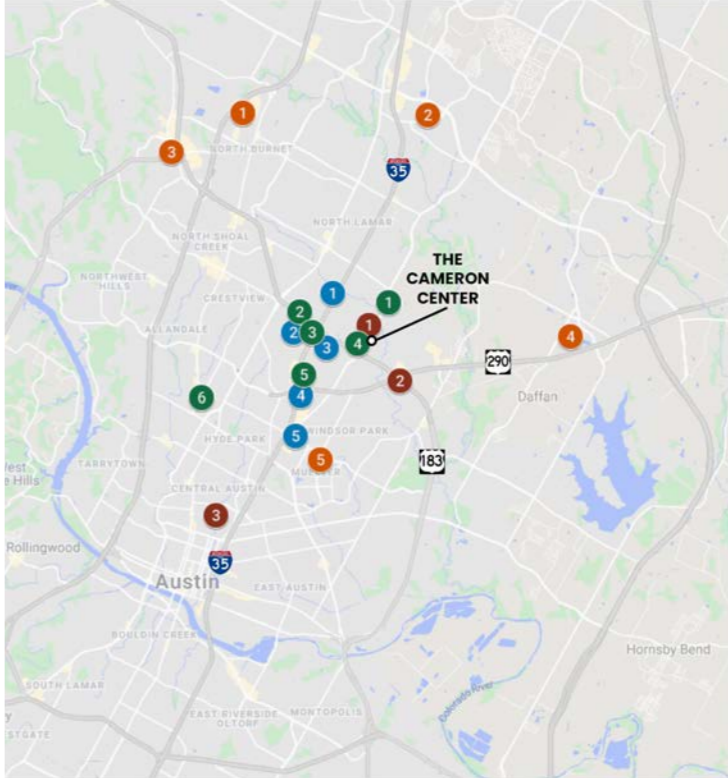
1ST FLOOR



2ND FLOOR



3RD FLOOR



NEARBY AMENITIES

BUSINESS

- 1 The Domain
- 2 Dell Campus
- 3 The Arboretum
- 4 Applied Materials HQ
- 5 Mueller Market District

HOTELS

- 1 Holiday Inn
- 2 Hyatt Place
- 3 Hampton Inn
- 4 Embassy Suites
- 5 Residence Inn

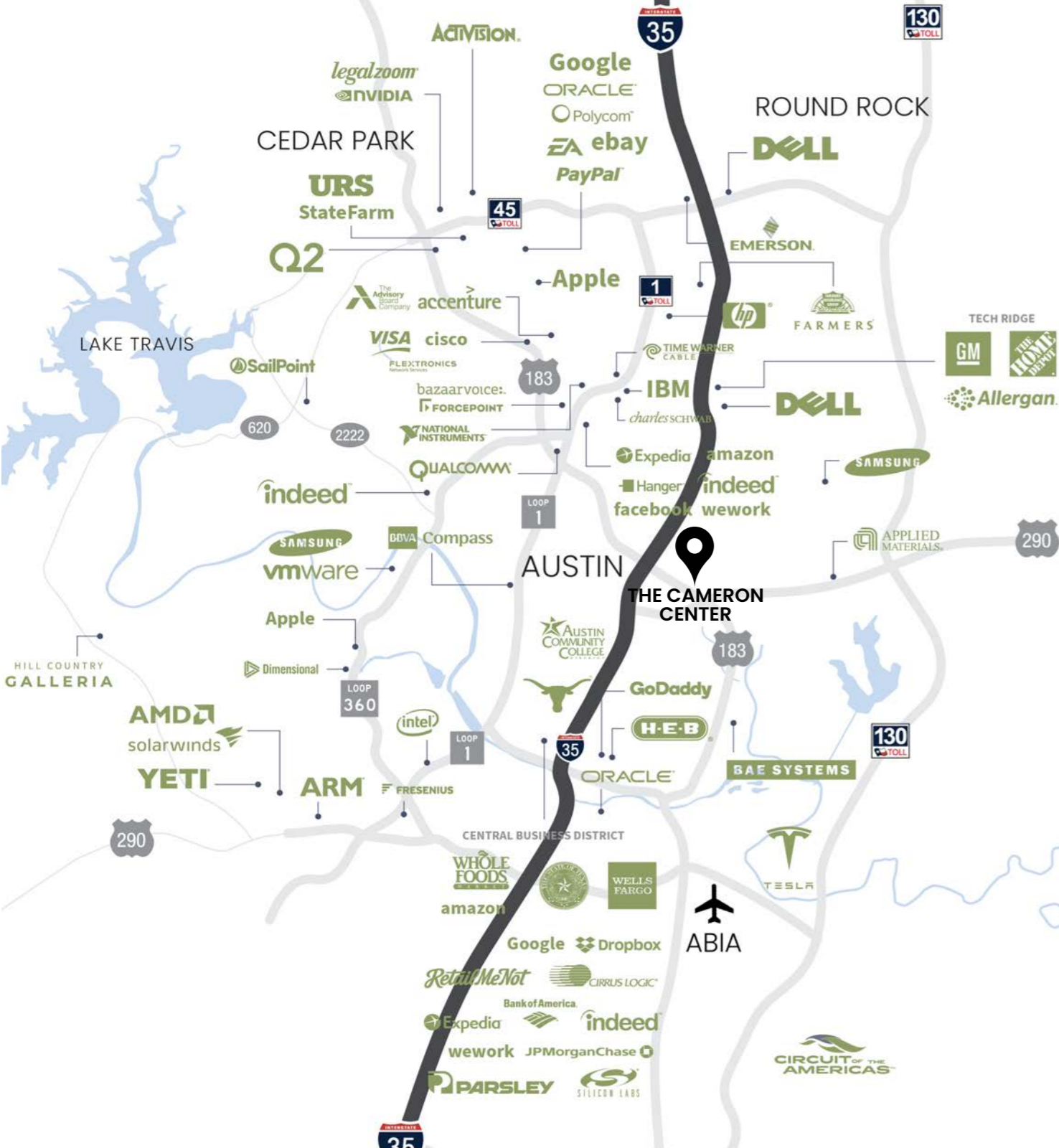
RESTAURANTS

- 1 Domino's
- 2 Red Lobster
- 3 Buffalo Wild Wings
- 4 Wendy's
- 5 Pappadeaux
- 6 Picnik

EDUCATION

- 1 KIPP Austin Collegiate
- 2 Texas Preparatory School
- 3 University of Texas Campus





NORTHEAST LOCATION

Prominently located at the northeast corner of Highway 183 and Cameron Road, the Property has immediate access to all parts of the city via adjacent major thoroughfares US Highway 290, Interstate 35, and State Highway 130 Toll Road.

Current renovations to Highway 183 will offer the Property direct access to a non-stop, signal free route to get to destinations without delay. This key north-south alternative to I-35 will provide significant improvements to the corridor including enhanced non-tolled general-purpose lanes and new multimodal transportation options in the form of bicycle and pedestrian improvements.

AMENITIES

Austin's location along the Colorado River, at the base of the Texas Hill Country, allows Austinites to enjoy more than 14,000 acres of public green space within the city and an additional 7,500 acres in the nearby hills to the west. The Cameron Center boasts a highly centralized location that is proximate to Downtown Austin and many of the area's finest recreational destinations, including Lake Austin, several of Austin's famous parks and greenbelts, and the scenic Texas Hill Country. Conveniently located adjacent to highway 183, and less than a mile from both I-35 and highway 290, The Cameron Center offers superior accessibility to Austin's most sought-after destinations.



AUSTIN ACCOLADES

Austin is the 11th largest city in the United States and now boasts a population of over 1 million people within the Austin City Limits. The Austin Metropolitan Statistical Area (MSA), which consists of five counties and eight cities, had the fastest population growth for large metros between 2010 and 2019, according to the U.S. Census Bureau.

- No. 1 Best Place to Live in the U.S. in 2020. [Bankrate]
 - Best State Capital to Live In. [WalletHub]
- Best City in the U.S. for Overall Real Estate Prospects in 2020. [ULI/PwC]
 - 2nd Hottest City for Commercial Real Estate Investing in 2020. [Forbes]
 - No. 2 Best Metro for Millennials. [Commercial Café]
 - Fastest Growing Large City in Ranking based on Population and Economic Variables. [WalletHub]
 - Fastest Growing Large Metro from 2017 to 2018 and Fastest Growing Since 2010. [U.S. Census Bureau]
 - In the Top 5 Among Metros for Net Gain from Other Metros. [Commercial Café]
 - No. 1 Hottest Job Market. [Wall Street Journal]
 - Fastest Growing Population of Skilled Independent Workers, largely driven by Skilled Independents in Creative Services. [Fiverr]
 - No. 3 Best City for STEM Jobs. [WalletHub]
 - No. 4 Best Place to Find a Job. [WalletHub]
 - No. 5 Metro with Most Durable Jobs. [GlobeSt]



Please forward all inquiries to:

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TREC Information on Brokerage Services