



Accelerating success.



For Sale

Fully Entitled Senior Housing Development Site

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Property Overview

- We currently have an approved site plan in hand for this 142 unit development. This is a shovel ready project in Austin, TX. No zoning change is needed. As opposed to development friendly cities like Dallas and Houston, Austin is not a development friendly city. Obtaining entitlements for any project is a long process. Shovel ready sites in Austin for any product type are rare.
- The project is 3 miles to the east of the new 3,000,000 SF Apple office campus currently under construction. The new Apple campus has already drastically improved the demographics in the area, which were already strong, including a substantial increase in single family home values.
- The project is 2 miles to the northwest of The Domain, Austin's 2nd downtown with dozens of high rise buildings, restaurants and high end shopping.
- At five stories with building and monument signage, the project will have high drive-by visibility to Parmer Lane (50,000 AADT).
- The building will be nestled among several groves of live oak trees, backing up to green space and a creek.
- Signalized access at Parmer Lane with prime monument signage opportunities.
- Plentiful visitor surface parking near front door (56 surface stalls).

4003 W Parmer Lane is located in the quickly-growing Austin, TX, and is surrounded by Fortune 500 companies. The property is located just 1.5 miles away (5 minutes) from St. David's North Austin Medical Center and 4 miles (8 minutes) away from Seton Northwest Hospital, making it an ideal spot for Senior Housing. There are also a handful of amenities within walking distance from the property, including a restaurants, a coffee shop, a pharmacy and a bank.



Property Details

Address 4003 W Parmer Lane

City, State Zip Austin, TX 78727

Lot Size 3.9716 AC

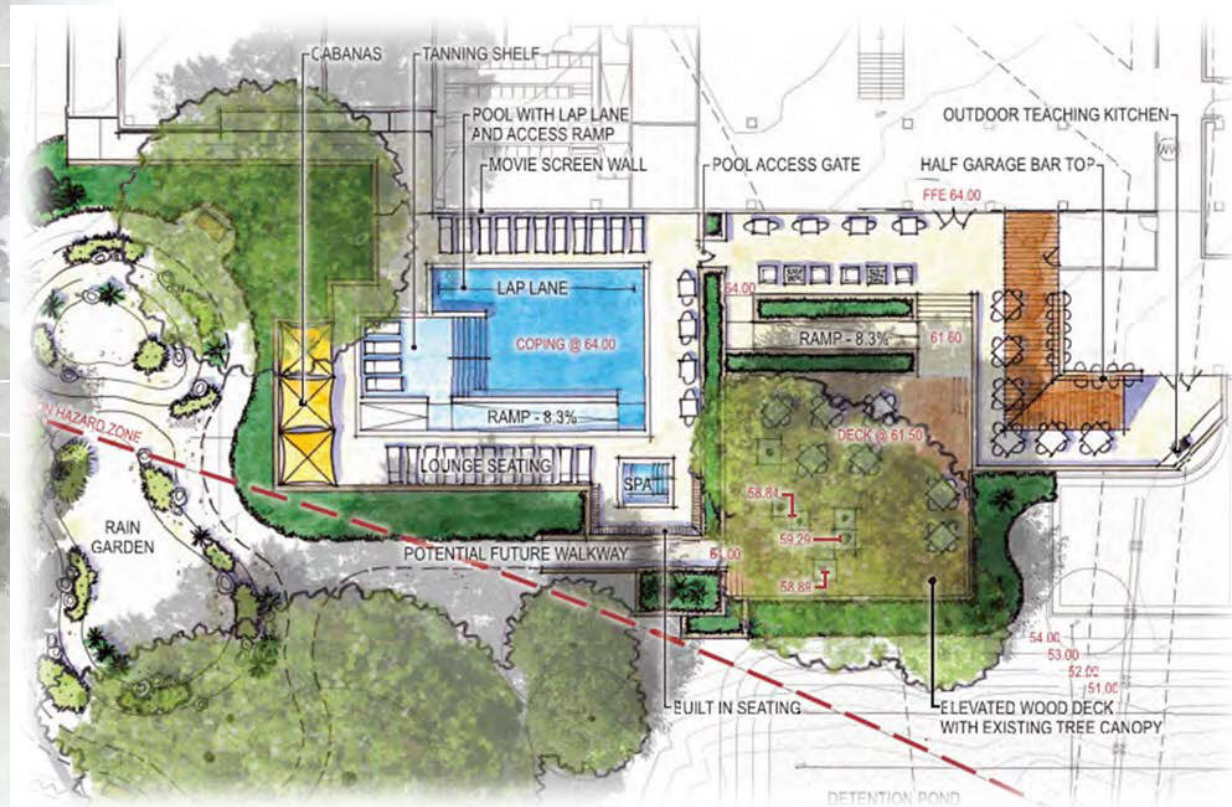
Building Size 169,818 SF

Number of Floors 5

Number of Units 142

Average Unit Size 789 SF

Parking Spaces 149



Waterloo Surveyors Inc.
SURVEY PLAT

LEGAL DESCRIPTION:

TRACT 1: BEING 3.9716 ACRES (173003sq.ft.) OUT OF LOT 1, BLOCK T, THE RESUBDIVISION OF LOT 37, BLOCK T, MILWOOD SECTION SIX, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT No. 199900219 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
TRACT 2: EASEMENT ESTATE CREATED BY THAT CERTAIN RECIPROCAL ACCESS EASEMENT AGREEMENT, DATED AUGUST 27, 1999, RECORDED UNDER DOCUMENT No. 1999095207 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING OVER AND ACROSS LOTS 2-9, INCLUSIVE, BLOCK T, THE RESUBDIVISION OF LOT 37, BLOCK T, MILWOOD SECTION SIX, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT No. 199900219 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
TRACT 3: EASEMENT ESTATE CREATED BY THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIONS, DATED JULY 22, 1999, RECORDED UNDER DOCUMENT No. 199973783 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS AFFECTED BY DOCUMENT No. 1999095207 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING OVER AND ACROSS LOTS 2 THROUGH 9, INCLUSIVE, BLOCK T, THE RESUBDIVISION OF LOT 37, BLOCK T, MILWOOD SECTION SIX, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT No. 199900219 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Property Survey



SCALE
1" = 60'

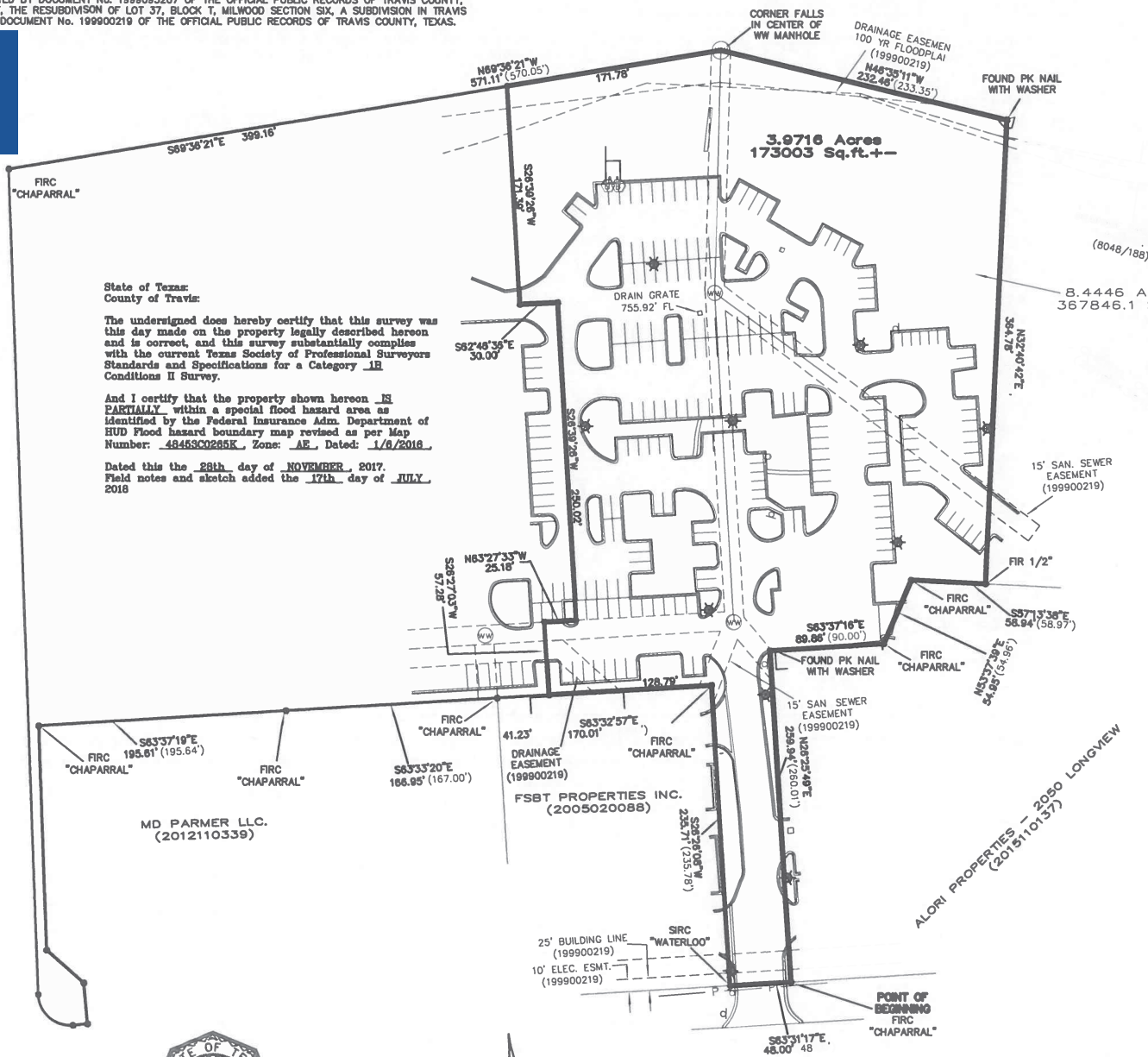
State of Texas
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IR Conditions II Survey.

And I certify that the property shown hereon IS PARTIALLY within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0285K, Zone: AE, Dated: 1/8/2016.

Dated this the 28th day of NOVEMBER, 2017.
Field notes and sketch added the 17th day of JULY, 2018

- LEGEND
- RECORD CALL ()
 - BUILDING SETBACK LINE (B.L.)
 - PUBLIC UTILITY EASEMENT (P.U.E.)
 - FOUND PK NAIL (FPK)
 - FOUND IRON ROD (FIR)
 - SET IRON ROD WITH CAP (SIR)
 - FOUND IRON ROD WITH CAP (FIRC)
 - WATER VALVE (V)
 - WATER METER (M)
 - LIGHT POLE (L)
 - FIRE HYDRANT (H)
 - SIGN POST (d)
 - BOLLARD (B)
 - UTILITY POLE/GUY ANCHOR (U)
 - WASTE WATER MANHOLE (W)
 - UTILITY LINE (P)



Thomas P. Dixon
Thomas P. Dixon R.P.L.S. 4324
FIRM #10124400

PARMER LANE

Nearby services

Development Site

The Domain



Seton



St. David's
HEALTHCARE

University
of Texas - JJ
Pickle Ctr

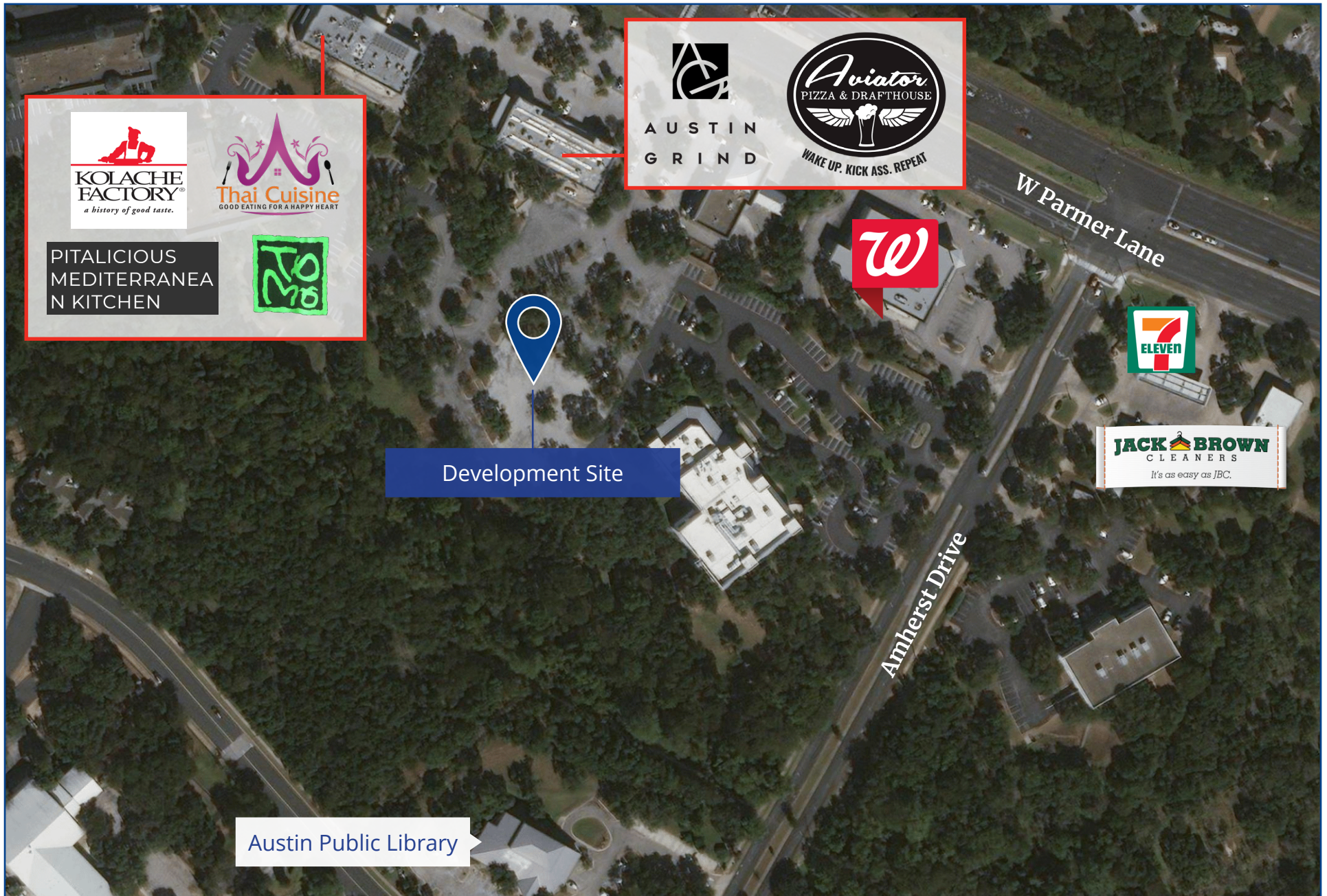
North Star

Walnut
Metrop
Park

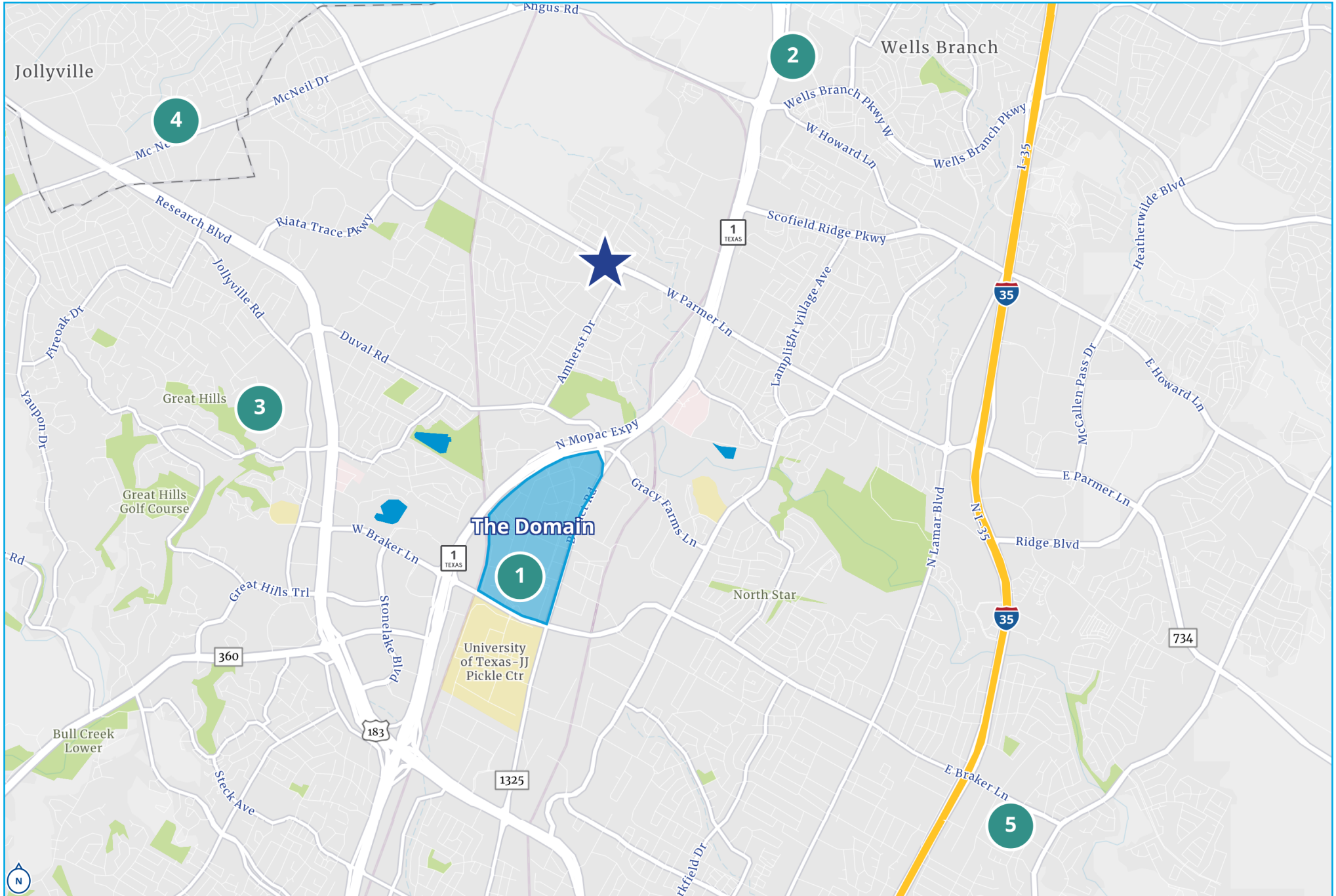
Nearby Amenities

Walkable Amenity	Google Rating	Short Drive Amenity	Distance
 <p>Kolache Factory a history of good taste.</p>	<p>Kolache Factory Counter-serve chain with classic Czech pastries in sweet & savory flavors, plus other baked goods.</p> <p>★★★★☆</p>	 <p>Tacodeli</p>	<p>Tacodeli Austin-born BYOB taqueria chain serving more than 40 types, including breakfast tacos.</p> <p>1.8 miles</p>
 <p>Thai Cuisine GOOD EATING FOR A HAPPY HEART</p>	<p>Thai Cuisine Standards like curries & noodles in a colorful room; all-you-can-eat soup & salad bar at lunch.</p> <p>★★★★☆</p>	 <p>Whole Foods Market</p>	<p>Whole Foods Market Eco-minded chain with natural & organic grocery items, housewares & other products (most sell wine).</p> <p>2.0 miles</p>
 <p>AUSTIN GRIND</p>	<p>Austin Grind Coffee Chain outpost offering coffee & tea drinks, plus smoothies & a variety of light fare.</p> <p>★★★★☆</p>	 <p>P. TERRY'S BURGER STAND</p>	<p>P. Terry's Burger Stand Relaxed option for all-natural beef burgers, shoestring fries & milkshakes, plus breakfast.</p> <p>1.9 miles</p>
 <p>PITALICIOUS MEDITERRANEAN KITCHEN</p>	<p>PitaLicious Mediterranean Kitchen Popular Mediterranean food trailer on a lawn offering halal fare like wraps & made-to-order bowls.</p> <p>★★★★☆</p>	 <p>THE HIDEOUT PUB AUSTIN - TEXAS SERVING TASTY BURGERS & CHEAP DRINKS SINCE 2008</p>	<p>The Hideout Pub Easygoing tavern featuring comfort food such as burgers & wings, plus happy hours.</p> <p>1.1 miles</p>
 <p>TO MO</p>	<p>Tomodachi Sushi Snug, stylish eatery with a bar serving Japanese plates & traditional & inventive sushi options.</p> <p>★★★★☆</p>	 <p>H-E-B</p>	<p>H-E-B Grocery store that offers a bakery, flower shop, meat market, seafood, produce and a pharmacy.</p> <p>1.0 mile</p>
 <p>Aviator PIZZA & DRAFFHOUSE WAKE UP. KICK ASS. REPEAT</p>	<p>Aviator Pizza & Draffhouse Family friendly locally owned, operated, and sourced craft pizza and Texas craft beer bar.</p> <p>★★★★☆</p>	 <p>TOPGOLF</p>	<p>Topgolf Sprawling entertainment venue with a high-tech driving range & swanky lounge with drinks & games.</p> <p>2.3 miles</p>

Walkable Amenities



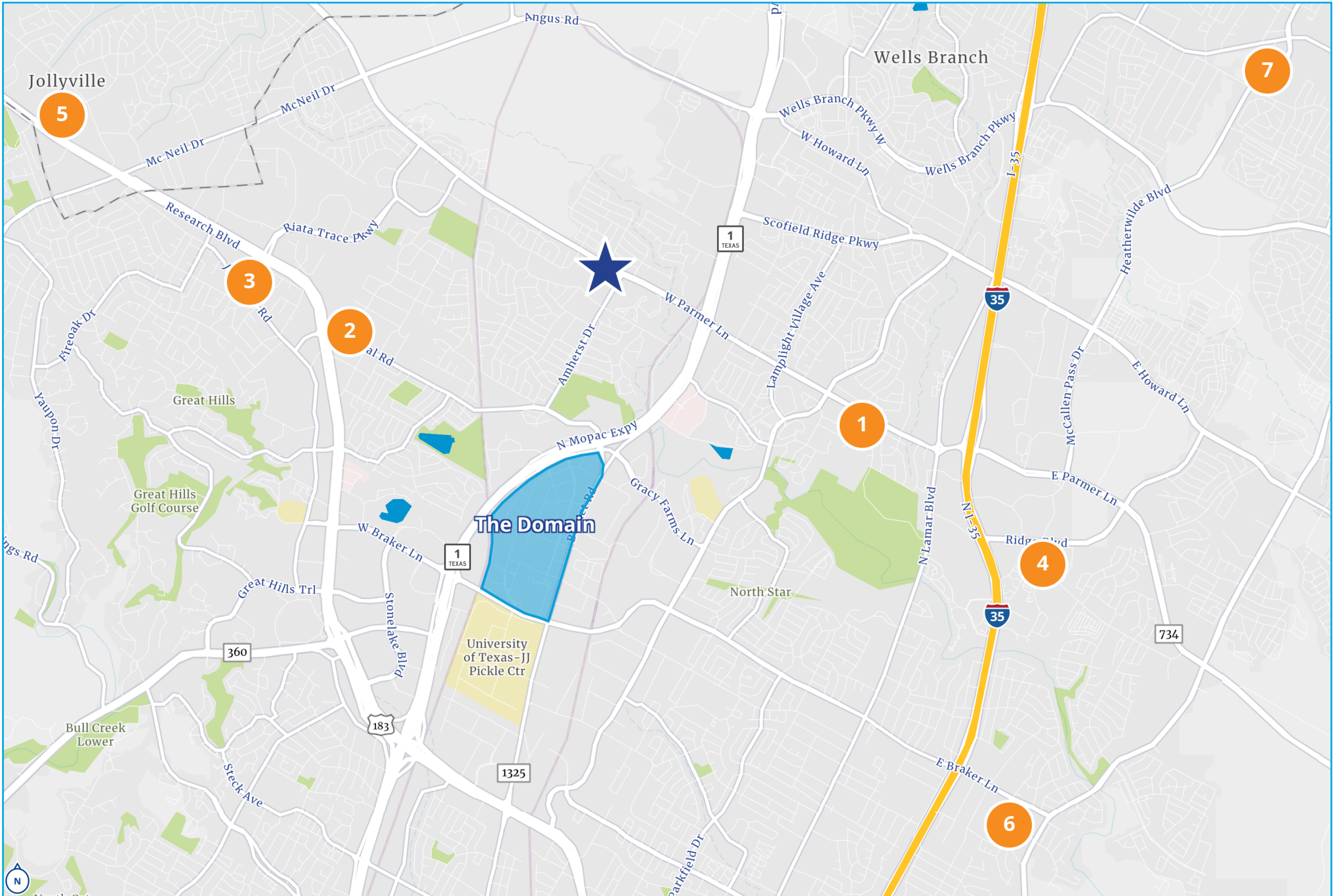
Comparable Properties - Independent Living



Comparable Properties - Independent Living

#	Facility	Year Built	Total Units	Units Occ.	Studio	1 Bedroom	2 Bedroom
1	Maravilla at The Domain 11001 Austin Lane Austin, TX 78758	2019	144	72	\$4,095	\$4,650-\$4,695	\$6,095-\$7,700
2	Conservatory at North Austin 14320 Tandem Blvd Austin, TX 78728	2005	250	200	-	\$2,495-\$3,095	\$3,245-\$3,695
3	Renaissance-Austin 11279 Taylor Draper Ln Austin, TX 78759	1988	126	76	\$2,434	\$2,569-\$3,239	\$3,289-\$3,489
4	Clairmont Retirement Community 12463 Los Indios Trl Austin, TX 78729	1985	145	125	\$2,195	\$2,395-\$2,595	\$2,795-\$2,895
5	Buckner GreenRidge Villas 11110 Tom Adams Dr Austin, TX 78753	1970	166	149	-	\$2,655-\$5,085	\$5,260-\$6,690

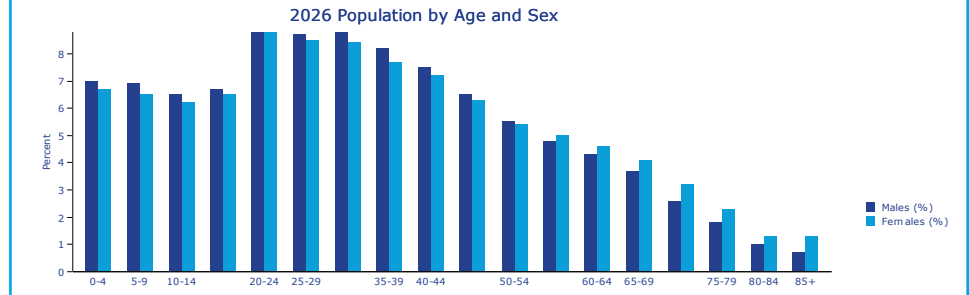
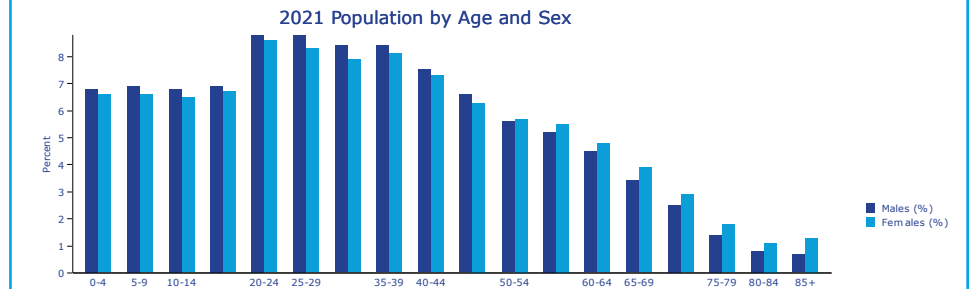
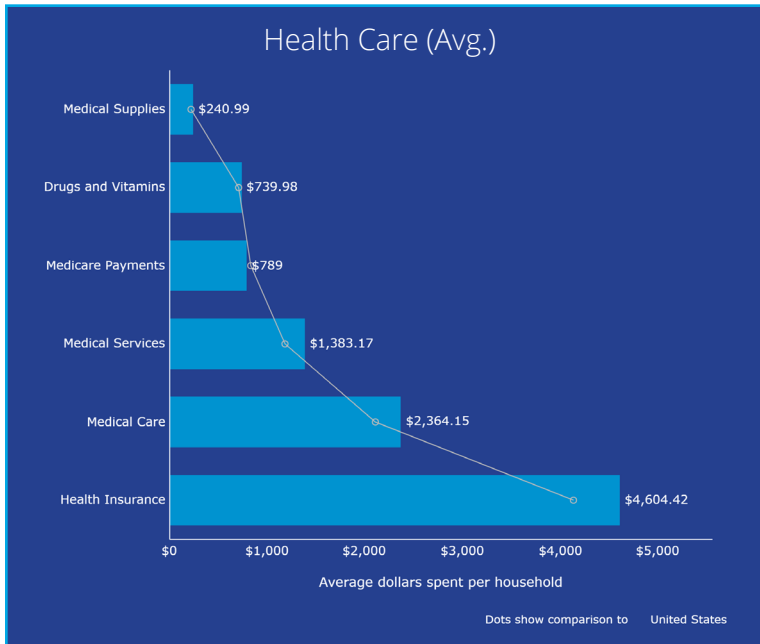
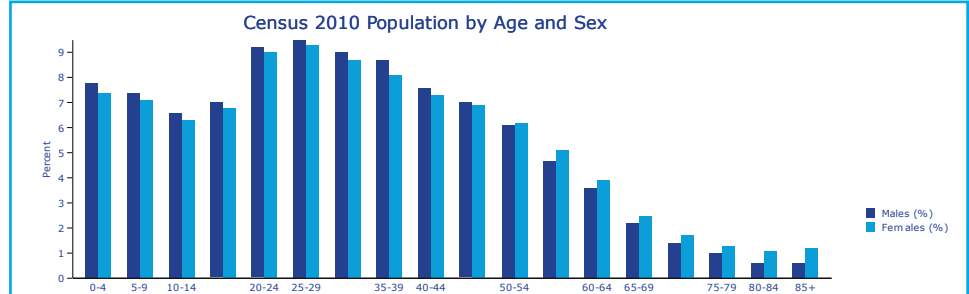
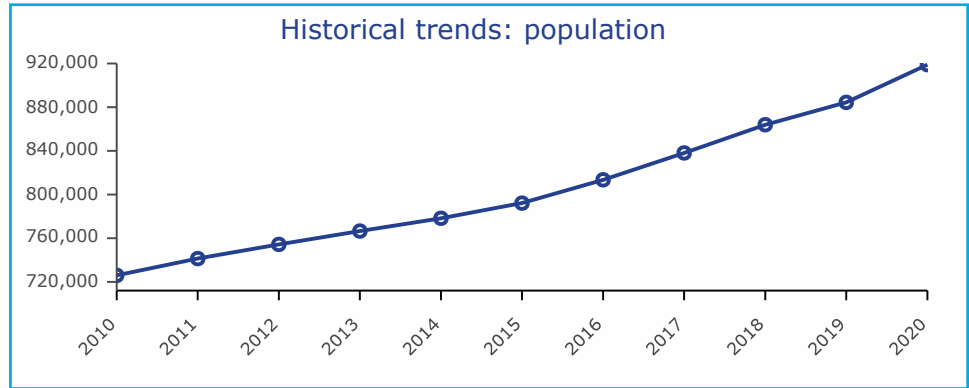
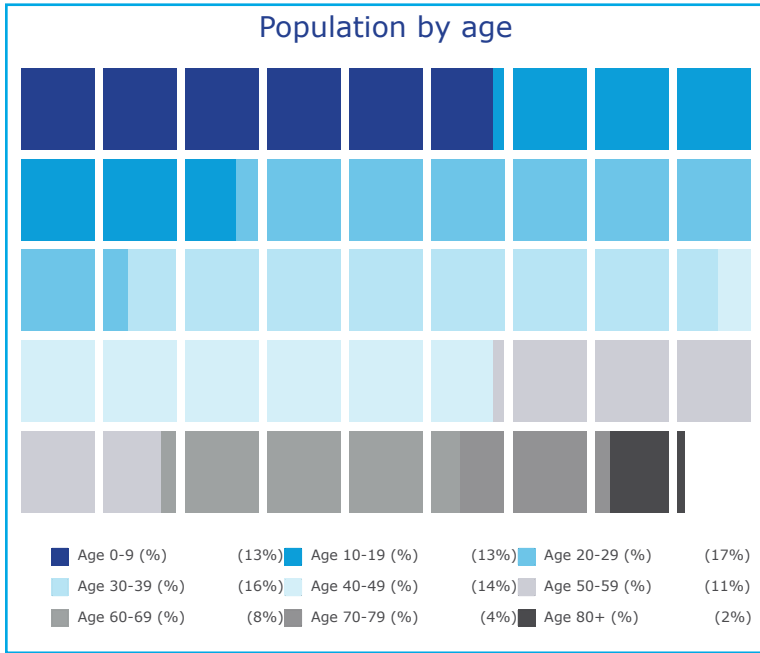
Comparable Properties - Assisted Living



Comparable Properties - Assisted Living

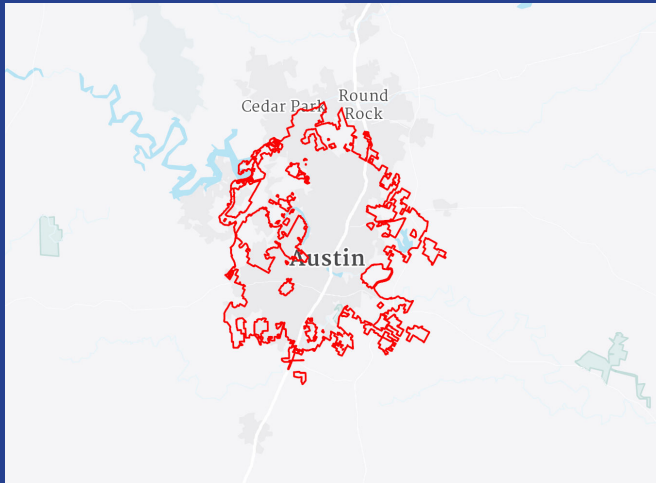
#	Facility	Year Built	Total Units	Units Occ.	Studio	1 Bedroom	2 Bedroom
1	Parmer Woods of North Austin 12429 Scofield Farms Dr Austin, TX 78758	1998	98	49	\$3,510	\$4,320	\$6,000
2	Brookdale North Austin 5310 Duval Rd Austin, TX 78727	2001	55	42	\$3,020-\$3,210	\$3,130-\$4,130	-
3	Pavilion at Great Hills 11819 Pavilion Blvd Austin, TX 78759	2010	116	58	\$3,750-\$4,500	\$4,350-\$5,000	\$7,000-\$7,500
4	Tech Ridge Oaks Assisted Living and Memory Care 400 East Yager Lane Austin, TX 78753	2018	66	53	\$3,790-\$4,285	\$4,690	-
5	The Heritage at Hunters Chase 12151 Hunters Chase Dr Austin, TX 78729	1999	80	40	\$2,820-\$3,200	\$4,750	-
6	Buckner GreenRidge Villas 11110 Tom Adams Dr Austin, TX 78753	1970	40	36	\$3,295-\$3,515	\$5,700	\$6,310
7	Heatherwilde Assisted Living 401 S. Heatherwilde Blvd Pflugerville, TX 78660	1994	60	45	\$3,700-\$3,900	\$4,100	-

Demographics - 10 Mile Radius



Austin, Texas

"Because of its draw as a destination for migrating talent, metro Austin's population surpassed 2.0 million in 2015. The decade ending 2020 saw a 33.7% increase in population, and growth was 3.0% for the year ending July 2020. Census Bureau estimates show that Austin remains one of the top destinations for migrating talent. Austin ranked first among the 50 largest U.S. metros based on net migration as a percent of total population in 2019. In addition, 6.6% of Austin residents in 2019 lived elsewhere one year earlier. That is the second largest rate among the top 50 U.S. metros." - *Austin Chamber of Commerce*



Population Trends & Key Indicators

Austin city |

992,111	414,192	2.35	33.3	\$77,296	\$376,197	101	103	76
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$10,511

Avg spent on mortgage & basics



20.5%

Percent of income for mortgage

Population by generation



3.5%

Greatest gen: born 1945/earlier



14.7%

Baby boomer: born 1946 to 1964



18.9%

Generation x: born 1965 to 1980



32.1%

Millennial: born 1981 to 1998



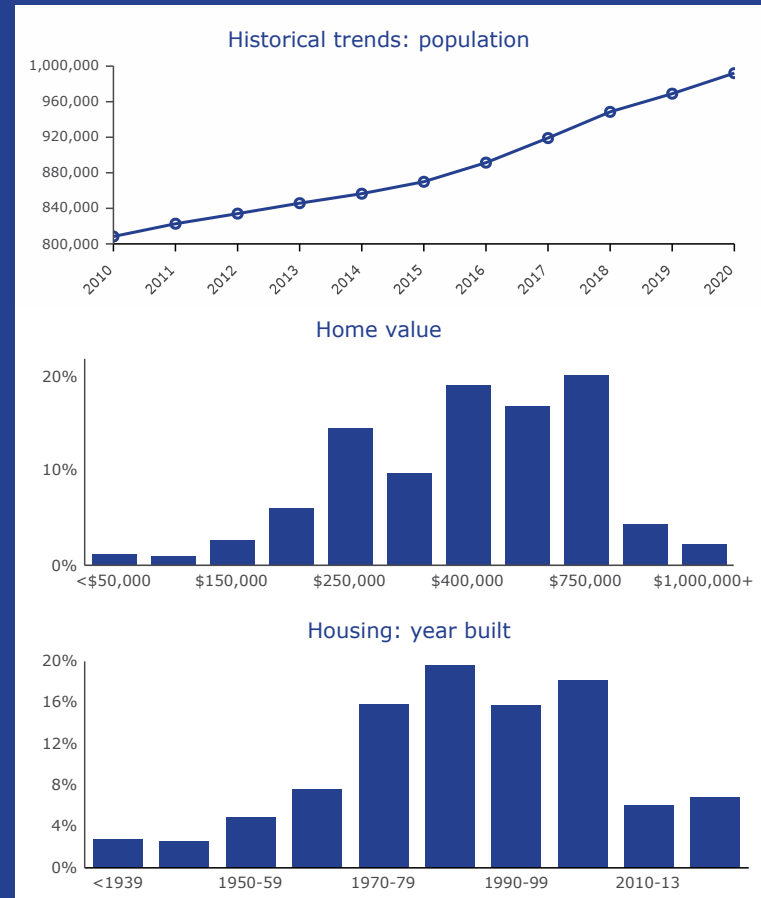
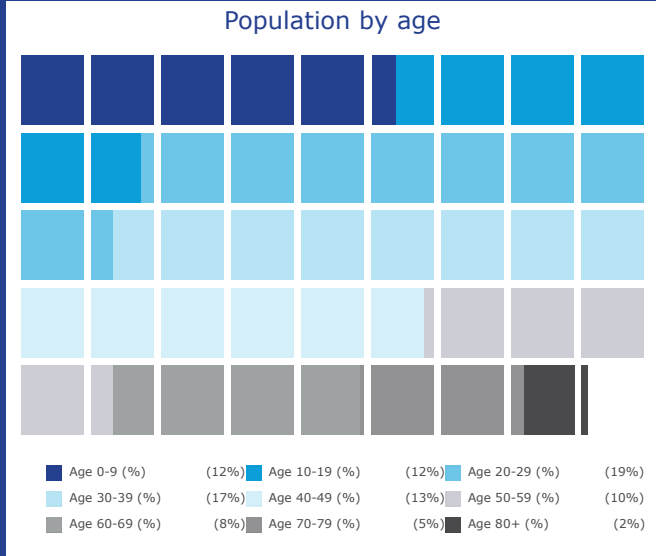
24.5%

Generation z: born 1999 to 2016



6.3%

Alpha: born 2017 to present



U.S. Census Bureau, Esri forecasts for 2021 and 2026, Esri Vintage 2021 Time Series



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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