



LEAD COMMERCIAL

9TH + NUECES | AUSTIN, TEXAS: DEVELOPMENT SITE For Ground Lease



LOCATION: Northeast Corner of 9th & Nueces

ADDRESS: 901, 903 & 905 Nueces, Austin, TX 78701

SUBMARKET: Downtown

LEGAL DESCRIPTION: Lot 1&2 Block 107 Original City

LAND AREA: 17,664 SF (+/- 0.40 acres) per TCAD

EXISTING IMPROVEMENTS: +/- 4,000 SF (3 Buildings + Detached Garage)

ZONING: DMU-CO

USE: Mixed-Use

HEIGHT: 120' and 200'

FAR: 5:1 and 8:1 (Density Bonus)

CONCEPT: Multi-family
96 units | 132 beds | 112,870 SF

LEASE RATE: Negotiable

Perry Horton

m. 512-415-4565
perry@leadcommercial.com

Tim Mooney

m. 512-658-4916
tim@leadcommercial.com

www.leadcommercial.com

2007 S. 1st Street, Suite 102
Austin, TX, 78704
t. 512-467-2222



LEAD COMMERCIAL

HIGHLIGHTS

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease

Lead Commercial has been exclusively retained by the owner for the long-term ground lease of approximately 17,664 square feet (+/- 0.40 acres) located at the northeast corner of 9th and Nueces Streets, also known as 901, 903 and 905 Nueces Street (the "Property"). The site is situated on the edge of the Core/Waterfront District per the Downtown Austin Plan, and in the heart of the Old Austin Neighborhood.

Currently positioned near many of Austin's original homes - now mostly converted offices and several of Austin's newest and upcoming multifamily projects, the site offers the tranquility and neighborhood setting while also providing a short walk to anything "Downtown".

PREMIER DEVELOPMENT SITE IN AUSTIN'S "CORE/WATERFRONT" DISTRICT (Downtown Austin Plan):

- 9th + Nueces offers developers the opportunity to develop in the Old Austin Neighborhood in west central downtown with substantial frontage along 9th and Nueces Streets.
- Located in a residential friendly neighborhood with numerous new developments within several blocks.
- Convenient access to major thoroughfares, Interstate 35 and MoPac (Loop 1) and well connected to City arterials.
- Extraordinary amenities within close proximity to countless restaurants, nightlife and live music venues and pedestrian accessibility to the West Sixth Street Entertainment District, Whole Foods, the Capitol Complex, the Travis County Court house, Lady Bird Lake Hike & Bike Trail, Seaholm Redevelopment District, Wooldridge Square, Duncan Park and Shoal Creek.

DEVELOPMENT POTENTIAL

- The site is currently zoned DMU-CO, permitting a variety of commercial uses including multifamily, office, hotel, retail and mixed-use.
- A slim portion of the site lies within the Capital View Corridor (CVC), but largely does not affect the bulk of the site – see CVC Map.
- The site has a mix of different floor to area ratios (FAR), 5:1 and 8:1 via the density bonus program. The enclosed schematic depicts a development by utilizing the two FAR ratios for the most efficient floor plan. Owner also has the ability to transfer density from the adjacent eastern lots.

A BOOMING DOWNTOWN MARKET

- Demand for commercial and multifamily space in downtown remains strong, as rents and absorption across all product types are near historic highs.
- Limited number of remaining development sites and zoning regulations within the core of downtown serve as barriers to entry into downtown and limit future supply of competitive product.

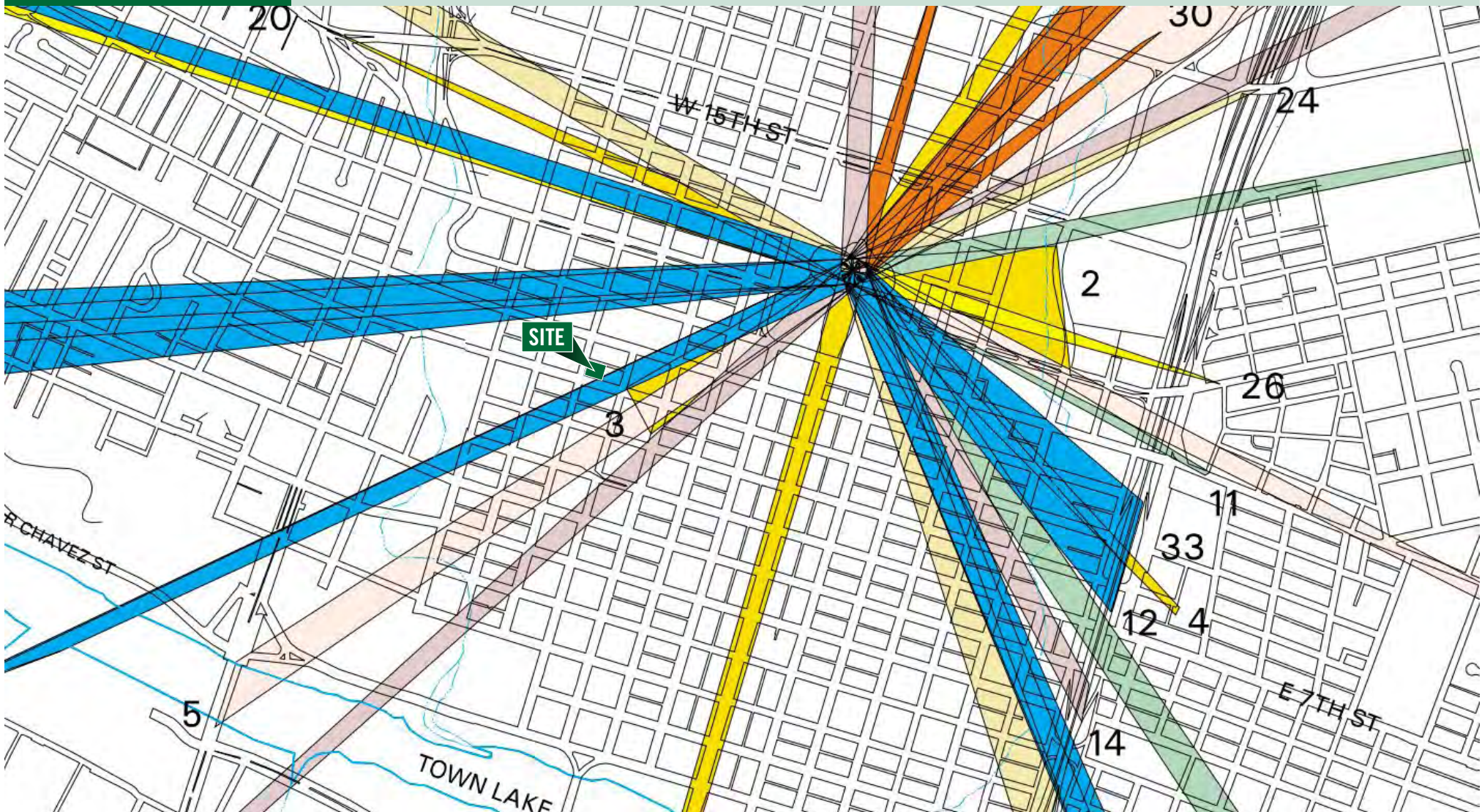




LEAD COMMERCIAL

CVC MAP

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease

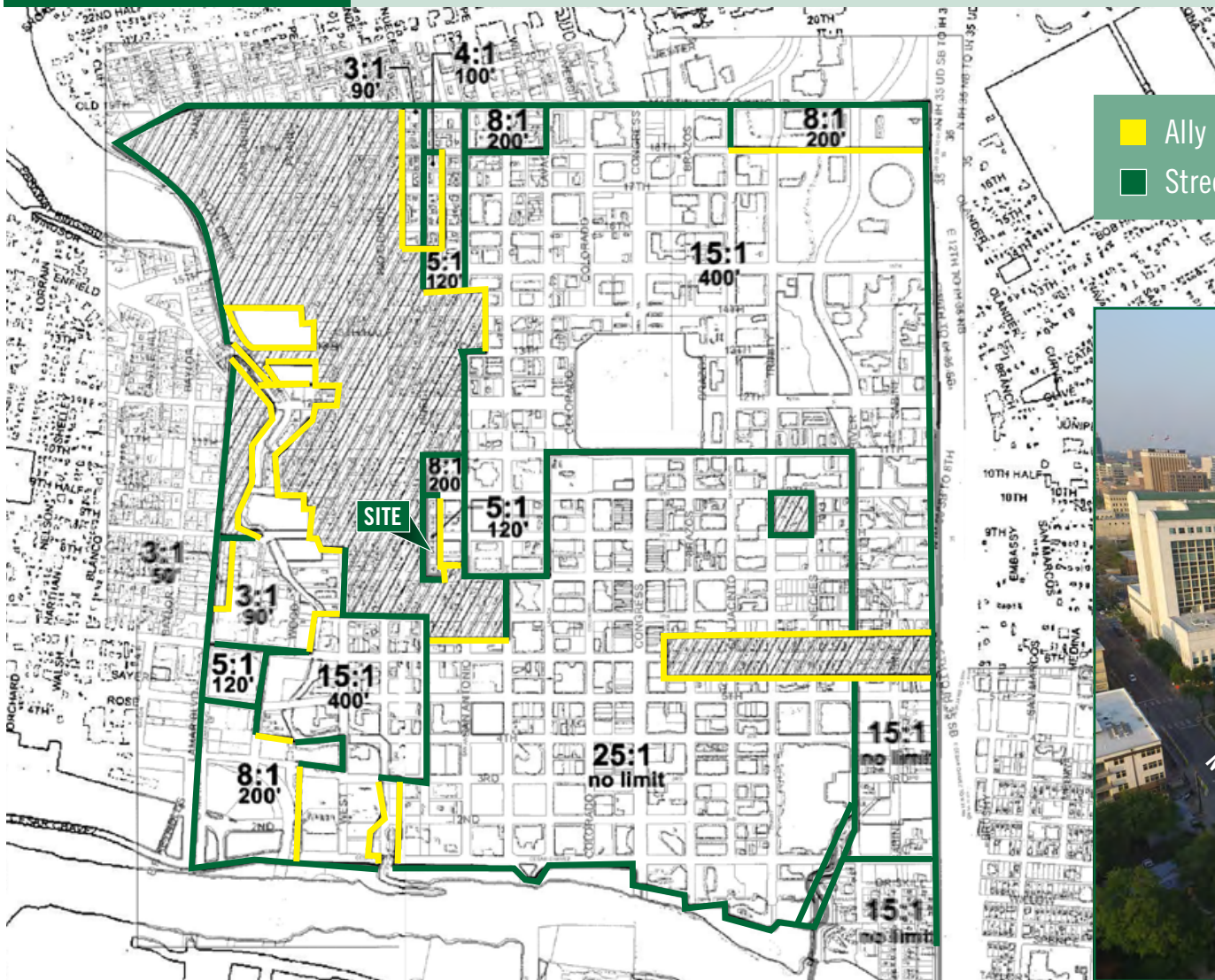




LEAD COMMERCIAL

FAR MAP

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease



-  Ally or Property Division
-  Street Division

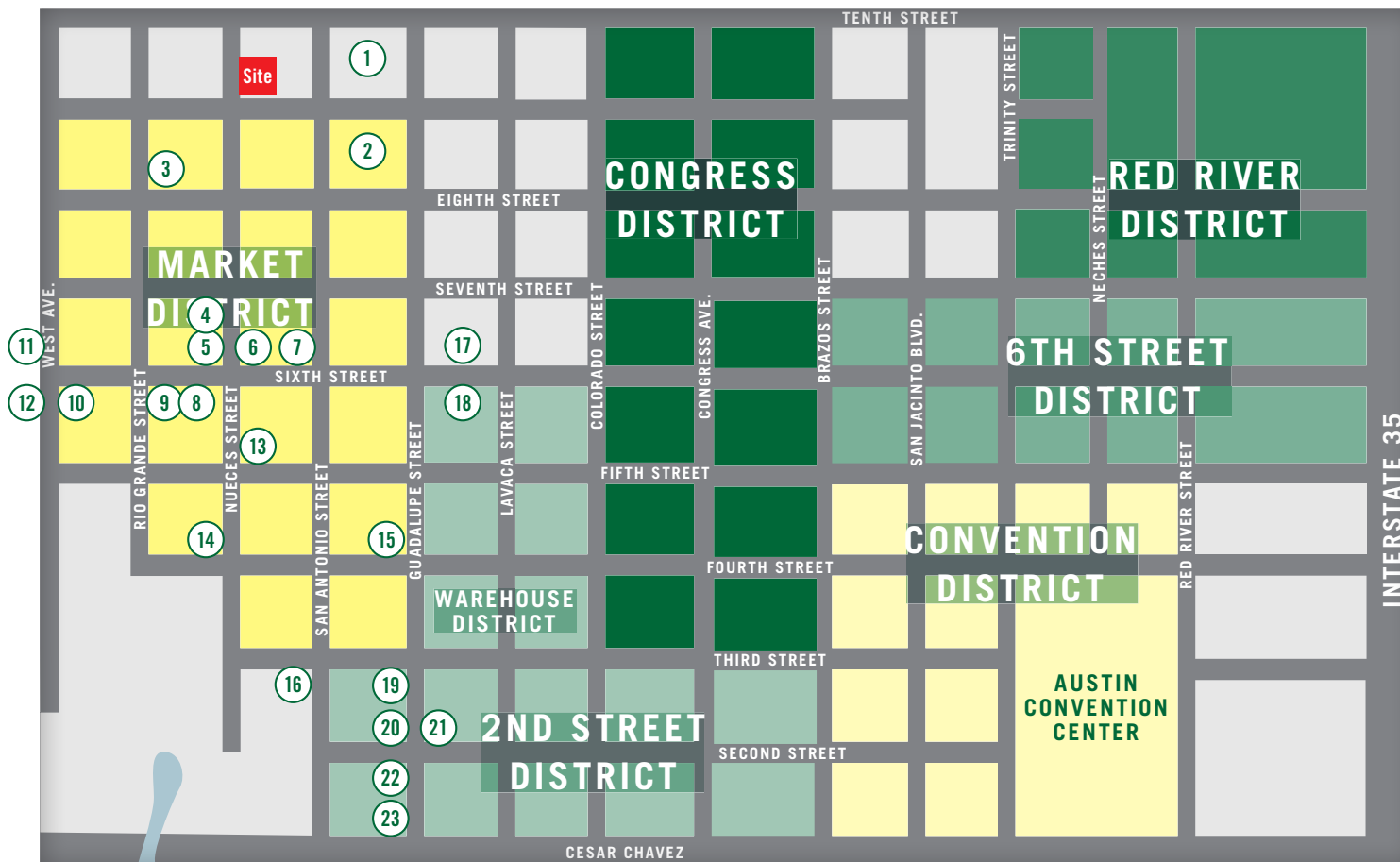




LEAD COMMERCIAL

AMENITY MAP

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease



1. Wooldridge Square
2. Austin History Center
3. Headwaters School
4. Ranch 616 | Rattle Inn
5. Star Bar
6. Little Woodrow's
7. The Austin Wine Merchant
8. Walton's Fancy & Staple
9. Key Bar
10. The Dogwood
11. Cirrus Logic
12. Hut's Hamburgers
13. Fixe | Wu Chow
14. Mellow Johnny's | Juan Pelota Café
15. Republic Square | Farmer's Market-Downtown
16. Ballet Austin
17. Gloria's Latin Cuisine
18. Maiko Sushi | The Belmont
19. Saint Bernard
20. Violet Crown Cinema | La Condesa
21. Urban Outfitters
22. Bonobos
23. Lamberts



LEAD COMMERCIAL

WALLER MAP

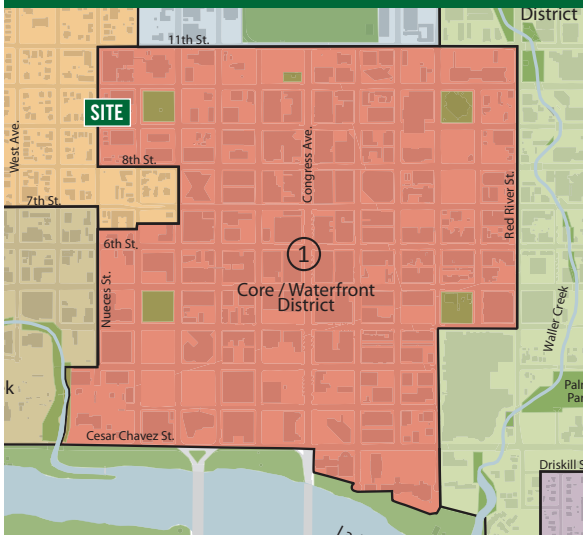
9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease





LEAD COMMERCIAL

WATERFRONT DISTRICT



9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease

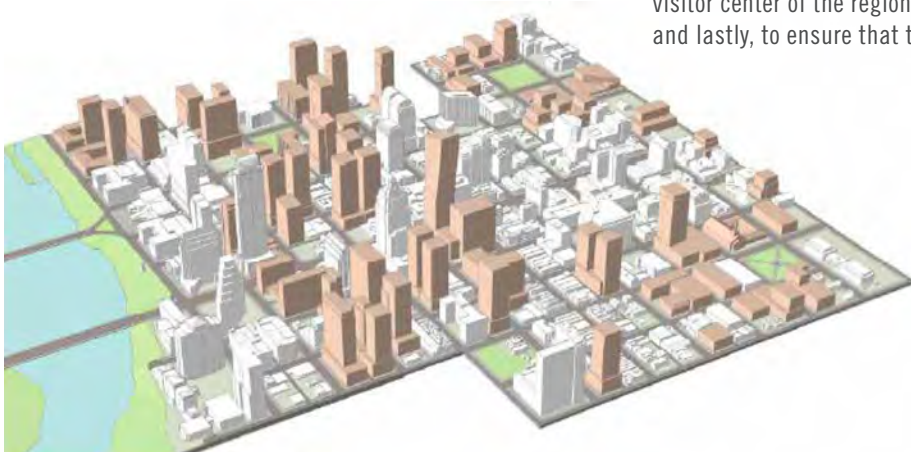
The Core/Waterfront is the most intensely developed and urbanized district of the city. Focused along Congress Avenue between Lady Bird Lake and the Capitol, it has a strong and memorable identity that is recognizable throughout the region.

The area consists of numerous sub-districts, each with its own unique identity, including: Congress Avenue, East 6th Street, the Warehouse District, the three historic squares, 2nd Street, the Waterfront and the Convention Center area. The District faces and embraces Lady Bird Lake, the region's pre-eminent open space and one of the community's most beloved gathering places.

The Core is the principal address for corporate office users and for major "flagship" hotels. Downtown's waterfront has emerged as a high-density residential and mixed-use area. The eastern portion of the Core is least developed, characterized by underutilized parcels, parking lots and a concentration of social services.

As part of the Downtown Austin Plan, urban design priorities have been established to incentivize office and hotel uses to bolster the Core/ Waterfront as the premier office employment district and visitor destination of the region. In fact, in this district, there are 63 properties, totaling about 50 acres that have been assembled to a quarter-block or greater. These are considered "opportunity sites" and are relatively unconstrained. They could likely develop over the next five to 15 years. The sites shown in brown (shown bottom right) represent approximately 14.4 million square feet of future potential development.

Additional urban design goals for the district include enhancing the Core/Waterfront as the premier employment, cultural and visitor center of the region; improving the quality of the pedestrian experience; to make it easier to move around without a car; and lastly, to ensure that the district is a welcoming and affordable place for all.

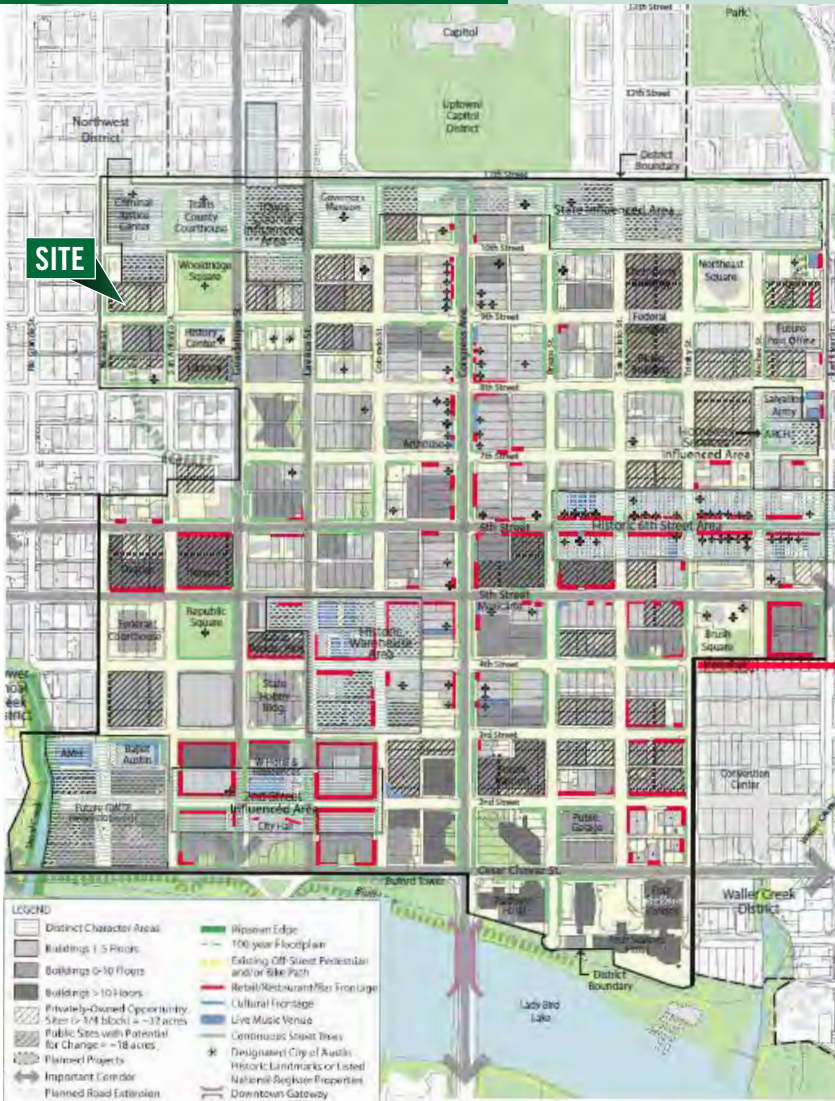




LEAD COMMERCIAL

DOWNTOWN AUSTIN PLAN

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease



DISTRICT GOALS

1. Enhance the Core/Waterfront as the premier employment, cultural and visitor center of the region.
2. Improve the quality of the pedestrian experience.
3. Make it easier to move around without a car.
4. Restore and activate the historic squares.
5. Ensure that the District is a welcoming and affordable place for all.
6. Preserve the historic building fabric.

TOP 3 PUBLIC IMPROVEMENT PRIORITIES

(per 256 responses from 2009 survey):

1. Great Streets (72%), particularly Congress Avenue and E. 6th Street
2. Existing open space improvements (46%), including the historic squares
3. Public parking facility (33%)





LEAD COMMERCIAL

CONCEPT

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease

VIEW SOUTH



VIEW SOUTH



STREET CORNER



POOL CONCEPT





LEAD COMMERCIAL

DENSITY STUDY

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease

9th and Nueces

Austin, TX
NSF/GSF/Parking Analysis

Scheme H V1.7

11.14.2016

12 STORIES COCRETE FRAME			1 STORY BELOW GRADE			10'-0" CEILINGS			
Residential Unit Type	Description	%	Balcony SF	Aprox. Unit SF	Unit Sub-Total	Bedroom Sub-Total	SF Sub-Total	Pkg Spaces/Unit (COA)	Parking Base Req
A1	1BR 1BA	18.75%	52	689	18	18	12,402	1.5	27
A2	1BR 1BA	18.75%	52	722	18	18	12,996	1.5	27
A3	1BR 1BA	34.38%	52	737	33	33	24,321	1.5	50
	<i>Subtotal</i>	<i>37.50%</i>							
B1	2BR 2BA	9.38%	52	1100	9	18	9,900	2	18
B2	2BR 2BA	9.38%	52	1108	9	18	9,972	2	18
	<i>Subtotal</i>	<i>18.75%</i>							
C1	3BR 2BA	9.38%	52	1432	9	27	12,888	2.5	23
	<i>Subtotal</i>	<i>9.38%</i>							
					Total Units	Total Bedrooms	Total Unit NRSF	Avg Unit Size	Min Parking Req'd
					96	132	82,479	859	65
Unit Mix	Studio	1BR	2BR	3BR	Live Work				
	0.00%	37.5%	18.8%	9.4%	0.0%				
Accessory/Amenity SF	9,245								
Storage SF	1,928								
PARKING SUMMARY									Parking Proposed
Resident Parking	Standard								96
	Compact								0
	Accessible								6
	Total								102
Residential Unit Parking Ratio								1.06	
Residential Bedroom Parking Ratio								0.77	
Staff Parking								0	
TOTAL PARKING PROVIDED									102



LEAD COMMERCIAL

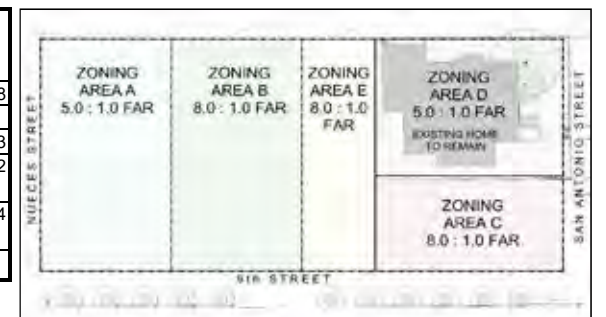
DENSITY STUDY

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease

ZONING AREA A			TOT PARKING	ZONING AREA B					
FLOOR	GSF	NRSF	SPACES	FLOOR	GSF	NRSF	TOT GSF	TOT NRSF	TOT % NRSF OF GSF
Level -01 - Parking			34	Level -01 - Parking					
Level 1 G - Lobby / Units	8,055	0	0	Level 1G - Lobby / Units	4,623	0	12,678	0	0%
Level 2 - Parking / Units			34	Level 2 - Parking					
Level 3 - Parking			34	Level 3 - Parking					
Level 4 - Amenity / Units	4,020	1,220		Level 4 - Amenity / Units	7,124	6,091	11,144	7,311	66%
Level 5 - Units / Storage	4,007	3,405		Level 5 - Units / Storage	7,124	6,091	11,131	9,496	85%
Level 6 - Units / Storage	4,007	3,405		Level 6 - Units / Storage	7,124	6,091	11,131	9,496	85%
Level 7 - Units / Storage	4,007	3,405		Level 7 - Units / Storage	7,124	6,091	11,131	9,496	85%
Level 8 - Amenity / Units	4,007	3,405		Level 8 - Amenity / Units	7,124	6,091	11,131	9,496	85%
Level 9 - Units	4,007	3,405		Level 9 - Units	7,124	6,091	11,131	9,496	85%
Level 10 - Units	4,007	3,405		Level 10 - Units	7,124	6,091	11,131	9,496	85%
Level 11 - Units	4,007	3,405		Level 11 - Units	7,124	6,091	11,131	9,496	85%
Level 12 - Units	4,007	3,405		Level 12 - Units	7,124	6,091	11,131	9,496	85%
Level 13 - Units	Height Limit			Level 13 - Units	Height Limit				
Level 14 - Units				Level 14 - Units					
Level 15 - Units				Level 15 - Units					
Level 16 - Units				Level 16 - Units					
Level 17 - Units				Level 17 - Units					
Level 18 - Units				Level 18 - Units					
Level 19 - Units				Level 19 - Units					
TOTAL	44,131	28,460	102	TOTAL	68,739	54,819	112,870	83,279	74%

FAR CALCULATION

	ZONING AREA A	ZONING AREA B	ZONING AREA C	ZONING AREA D HOUSE	ZONING AREA E	Total A+B+C+D+E
AREA	8,832	8,832	5,230	7,475	4,959	35,328
FAR	5.0	8.0	8.0	5.0	8.0	
TOTAL SF ALLOWED	44,160	70,656	41,840	37,375	39,672	233,703
Zoning SF	44,131	68,739	0	7,602	0	120,472
Proposed + Existing						
SF available to be Transferred to Site B	29	n/a	41,840	29,773	39,672	111,314
FAR Proposed	5.0	7.8	0.0	1.0	0.0	





LEAD COMMERCIAL

DENSITY STUDY

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease

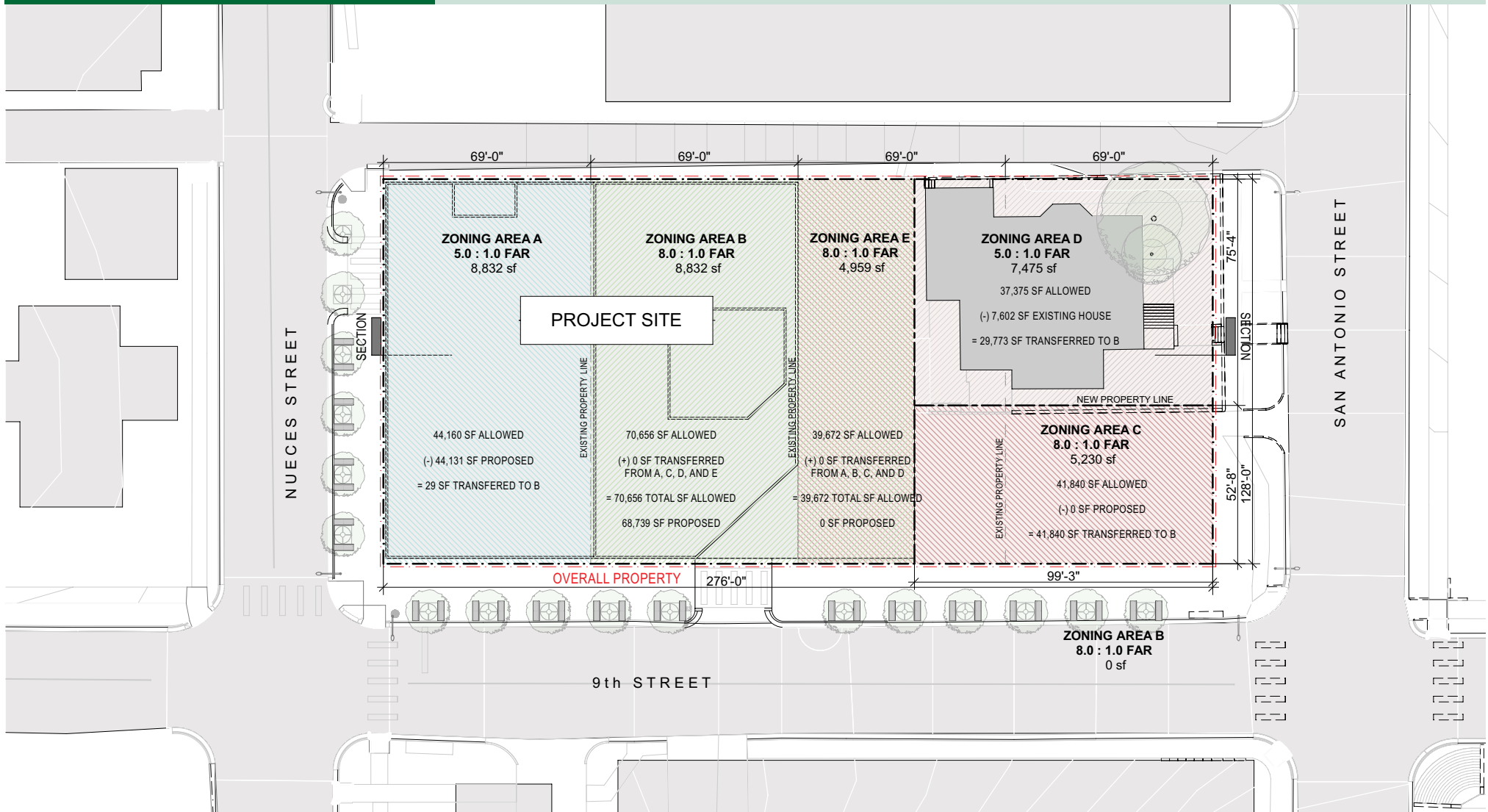




LEAD COMMERCIAL

DENSITY STUDY

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease



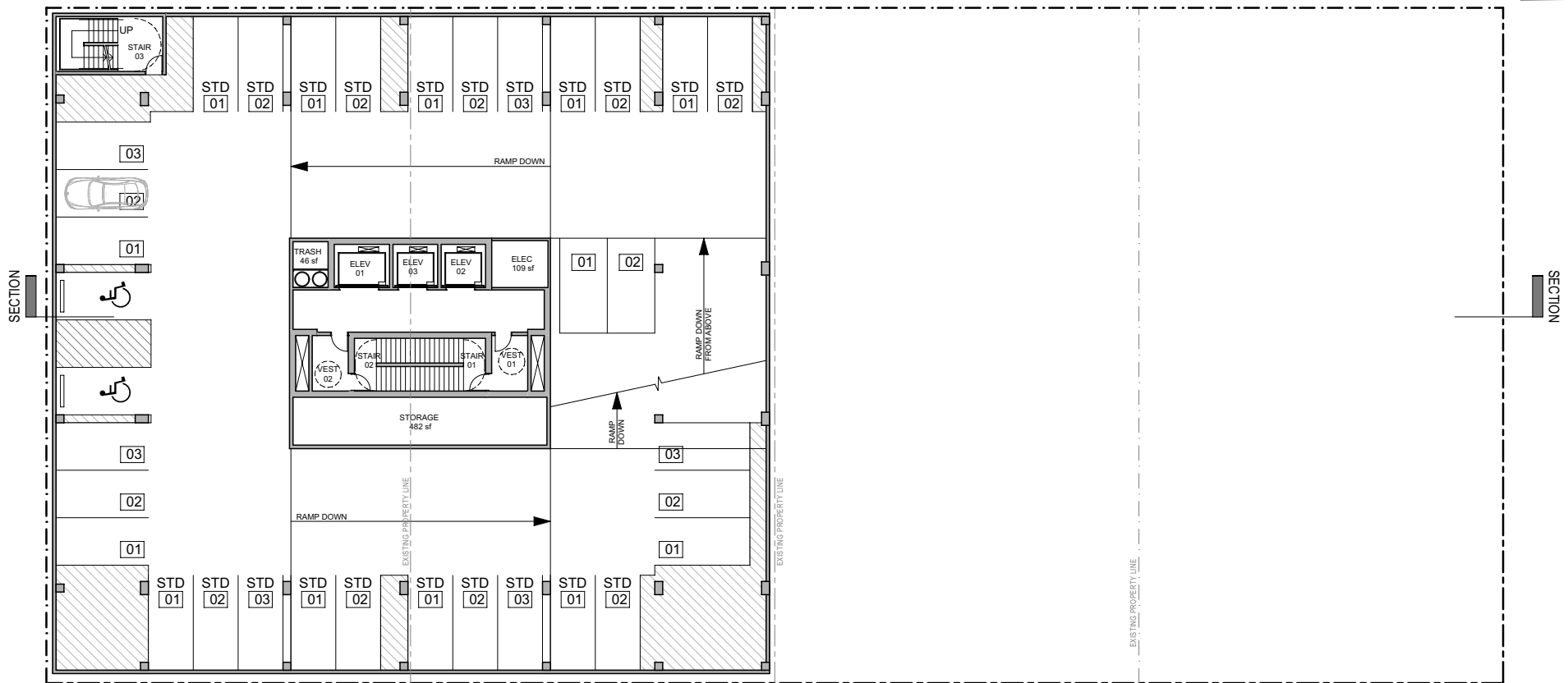


LEAD COMMERCIAL

DENSITY STUDY

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease

LEVEL - 01

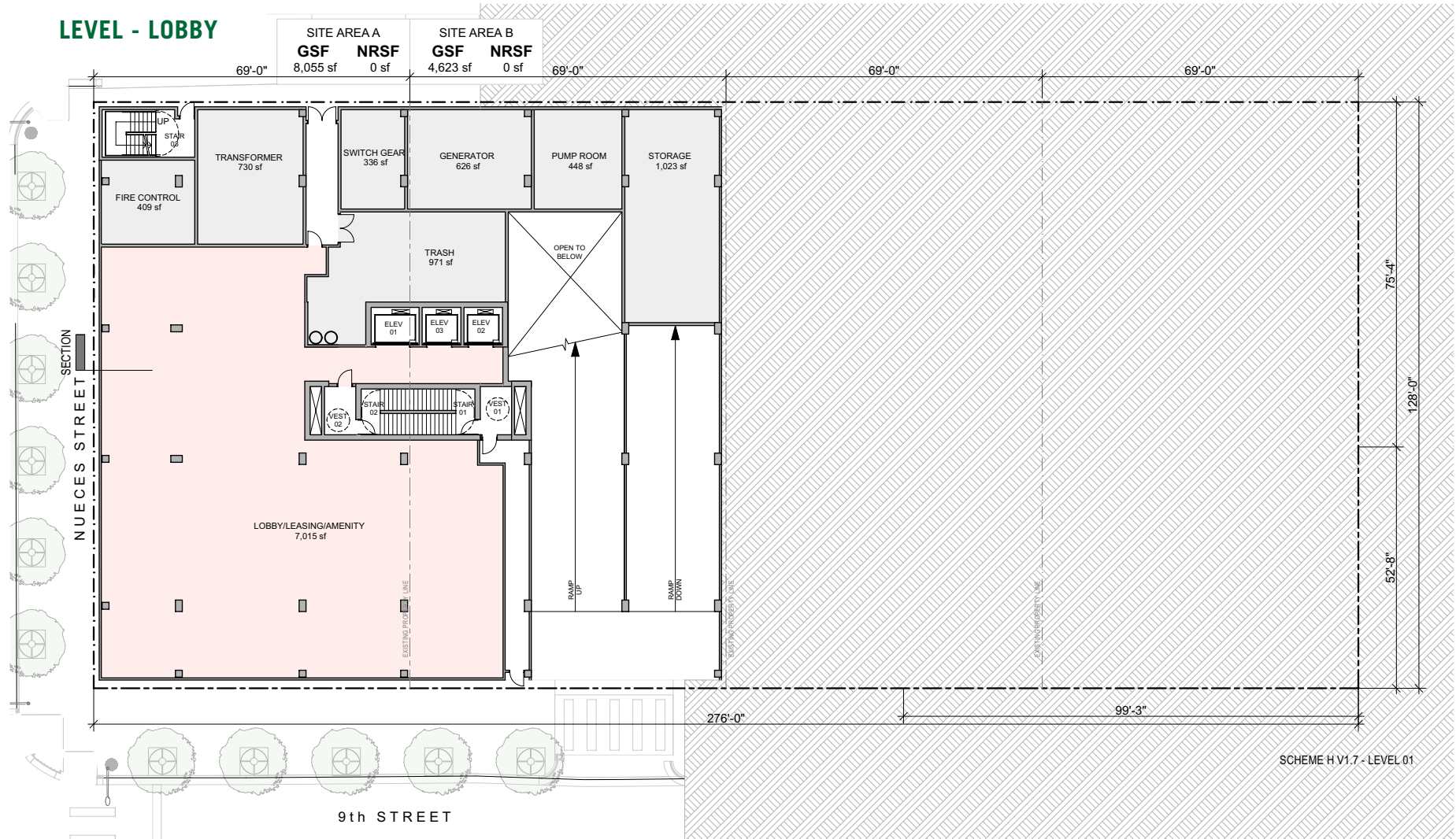




LEAD COMMERCIAL

DENSITY STUDY

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease



SCHEME H V1.7 - LEVEL 01

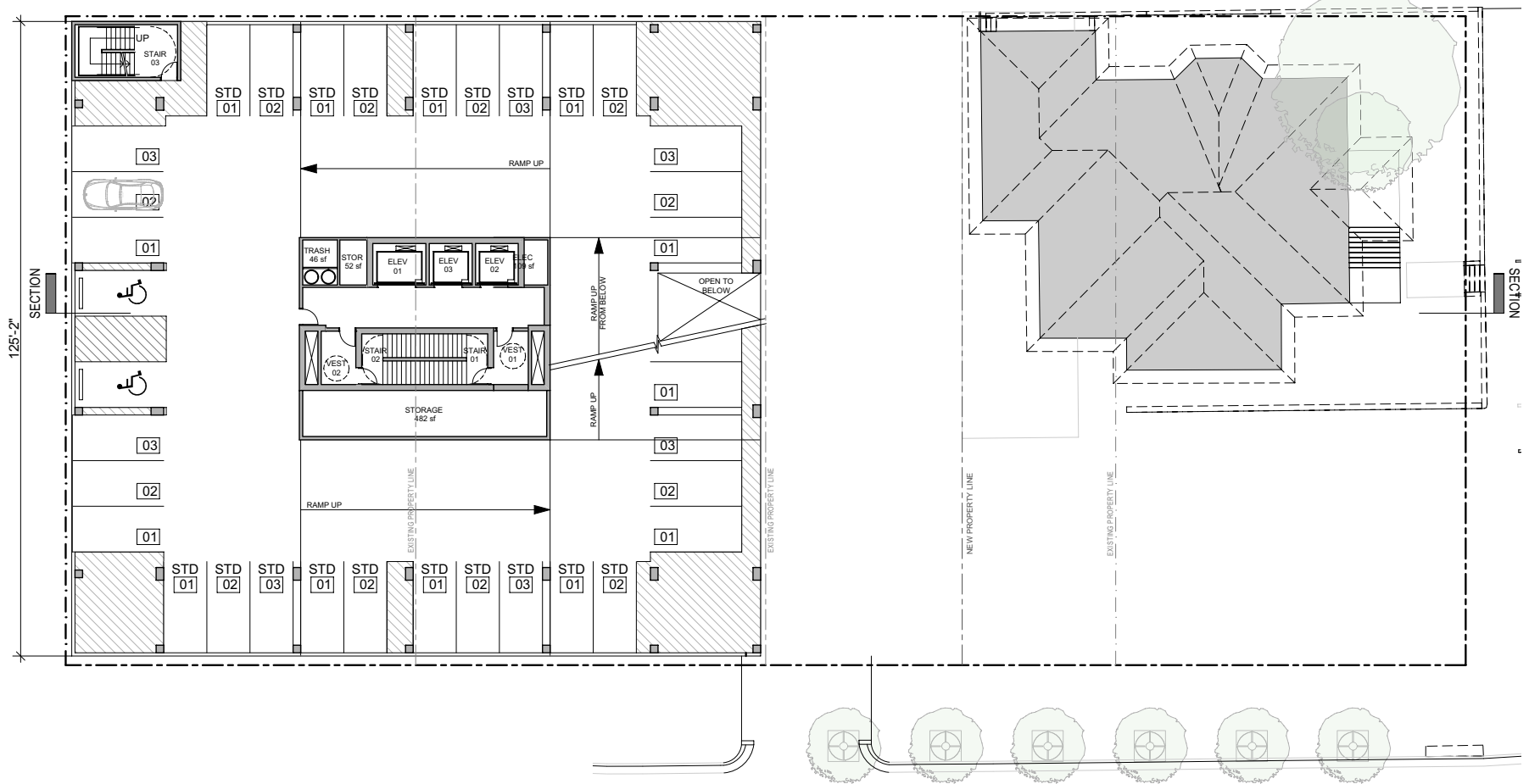


LEAD COMMERCIAL

DENSITY STUDY

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease

LEVEL - 02



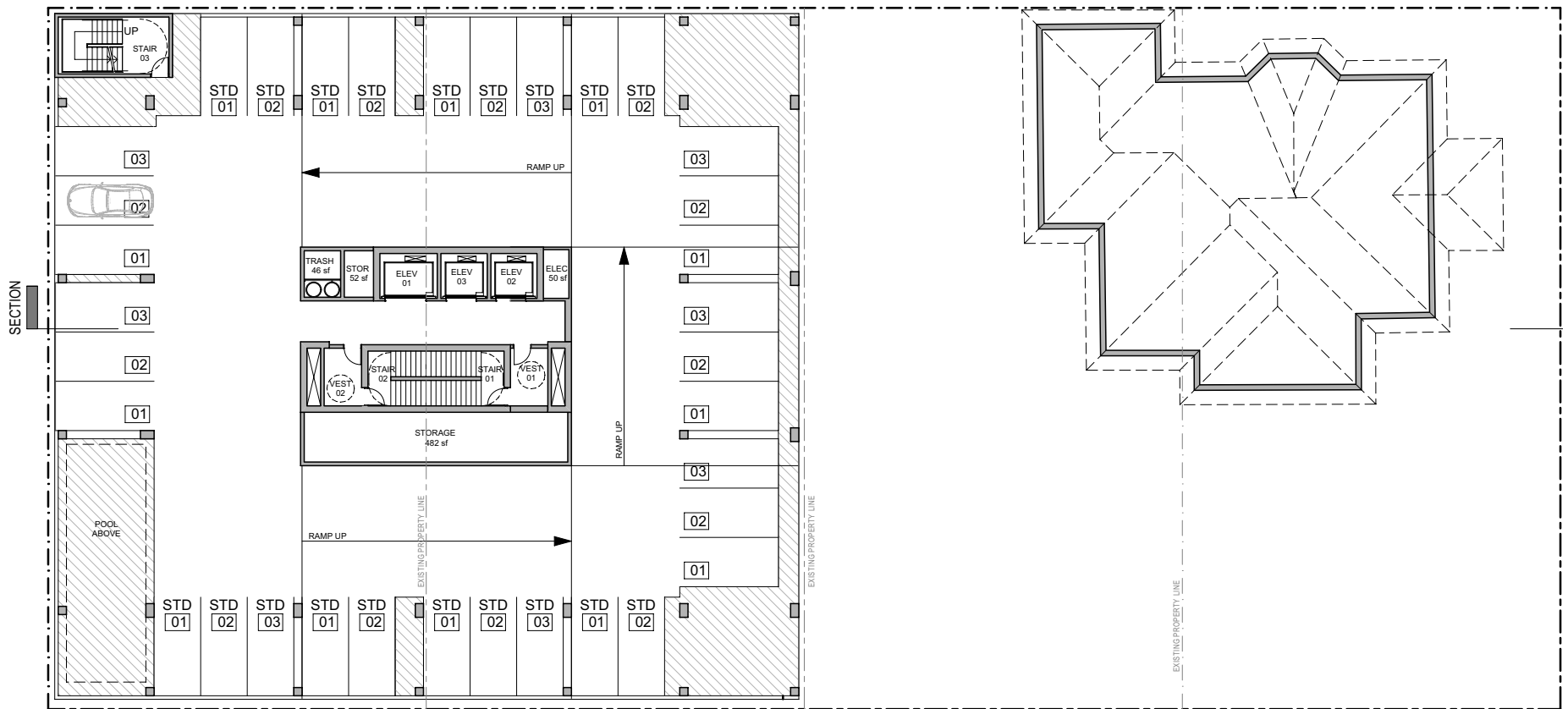


LEAD COMMERCIAL

DENSITY STUDY

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease

LEVEL - 03



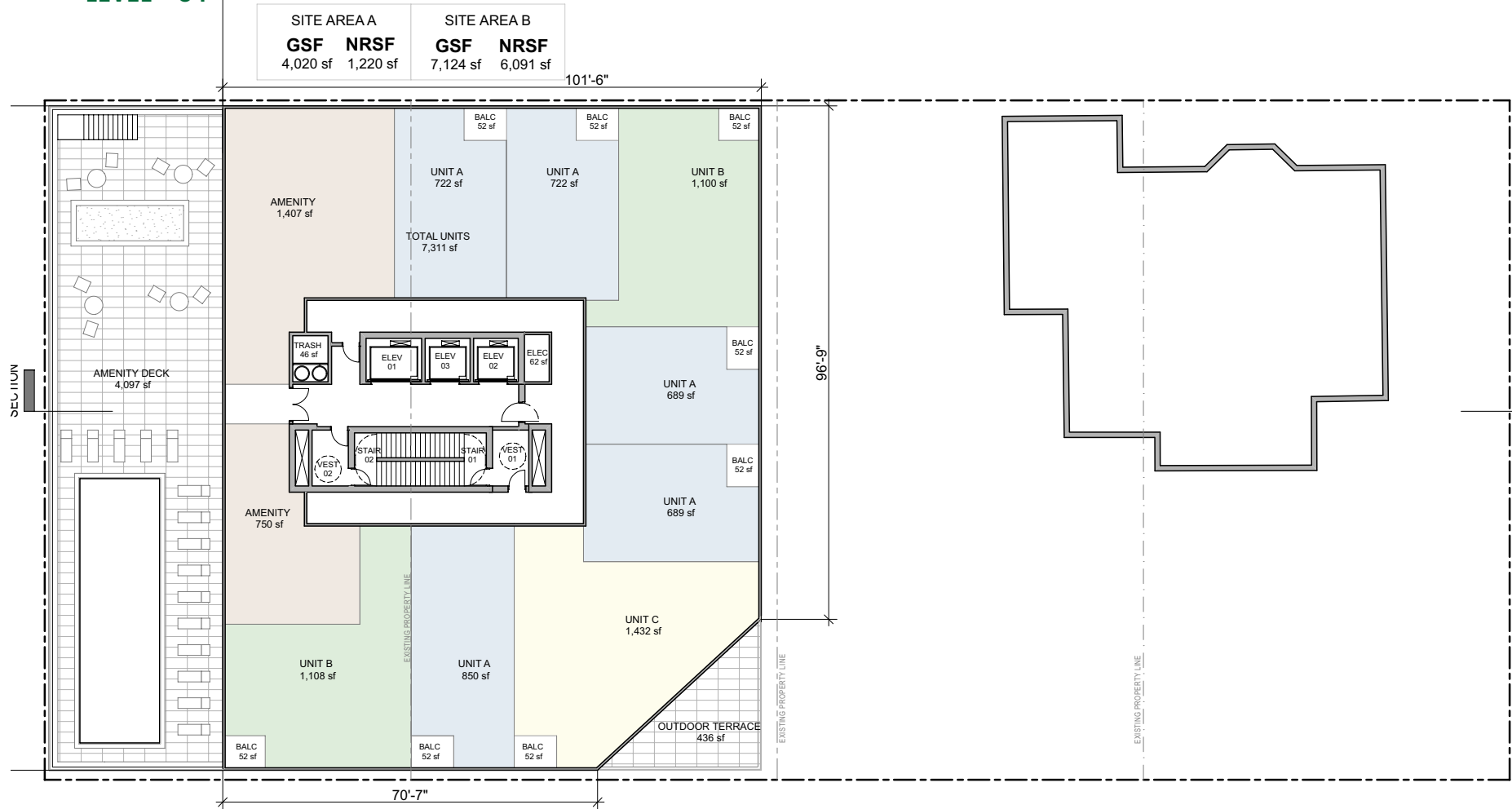


LEAD COMMERCIAL

DENSITY STUDY

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease

LEVEL - 04





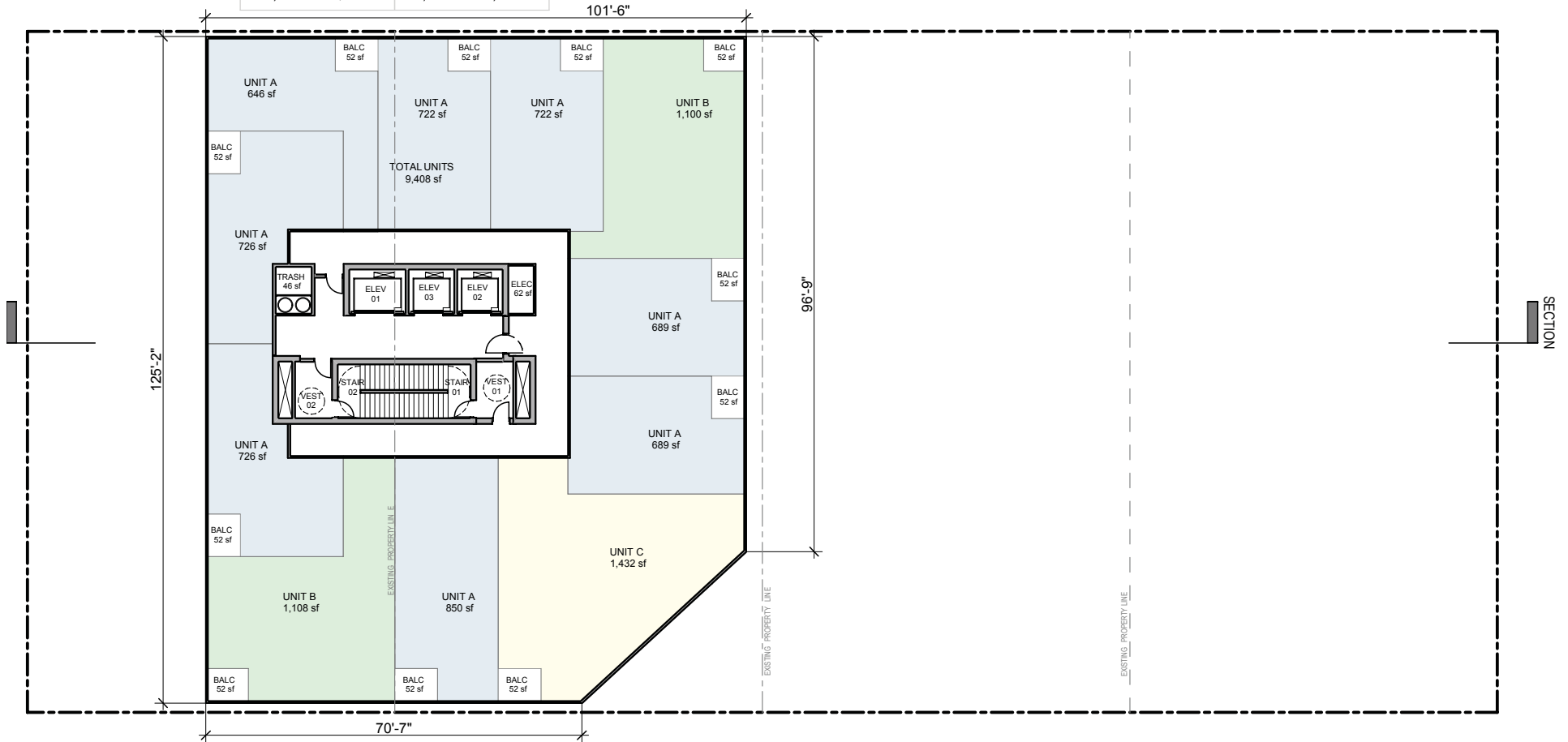
LEAD COMMERCIAL

DENSITY STUDY

9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease

LEVELS - 5-12

SITE AREA AAS		ITE AREA B	
GSF	NRSF	GSF	NRSF
4,007 sf	3,405 sf	7,124 sf	6,091 sf





LEAD COMMERCIAL

COMPANY



9TH + NUECES: DOWNTOWN DEVELOPMENT SITE For Ground Lease

Leaving a legacy in Austin since 2011, Lead Commercial was founded with a mission to protect and serve local establishments. We take pride in our city and want to help it continue to flourish. That means businesses, just like yours. We take ownership of our work and understand the time it takes to gain trust and respect for those with whom we do business. That is why we are selective about those we partner with to serve our clientele. At a time when Austin growth is on the rise, we want to help you to fit right in, sustainably, to become part of Austin's bright future ahead.

When you work with Lead Commercial, you are not just getting experienced, professional brokers by your side, you are getting a network of industry professionals that will help bring your business and its vision to life—from trusted and certified contractors to architects to landscapers.

Perry Horton

m. 512-415-4565
perry@leadcommercial.com

Tim Mooney

m. 512-658-4916
tim@leadcommercial.com

www.leadcommercial.com



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 others, including the broker’s own interests;
- 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 buyer/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 opinions 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 ESTABLISH:

- 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 purposes. 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

AUSTIN, TEXAS 78711-2188

(512) 936-3000