

FOR SALE

Tech Ridge Pad Sites

NEC of Parmer Lane & Center Lake Drive | Austin, TX 78753

SEQ of Howard Lane & Center Line Pass | Austin, TX 78753



Overview

AVAILABLE

PARMER & CENTER LAKE	2,354 AC
HOWARD & CENTER LINE	1.55 AC

PRICING

Call for Pricing

Description

- Located on Parmer Ln in the hub of the regional trade area known as Tech Ridge
- Strong retail corridor with co-tenants including anchors such as H-E-B, Walmart, Lowe's, JCPenny, Home Depot and Kohl's.
- Proximate to major employers including General Motors, Dell, HDI Global, Pearson, Samsung and 3M.

Nearby Businesses



Demographics

	1 MILE	2 MILE	3 MILE
2022 Population	6,354	125,314	280,190
2017 Daytime Population	8,317	106,146	278,470
2022 Total Households	3,153	50,669	111,052
Average HH Income	\$84,015	\$83,073	\$83,914

Year: 2018 | Source: Esri

Contact

T.J. POWELL

512.236.4605 | tj.powell@srsre.com

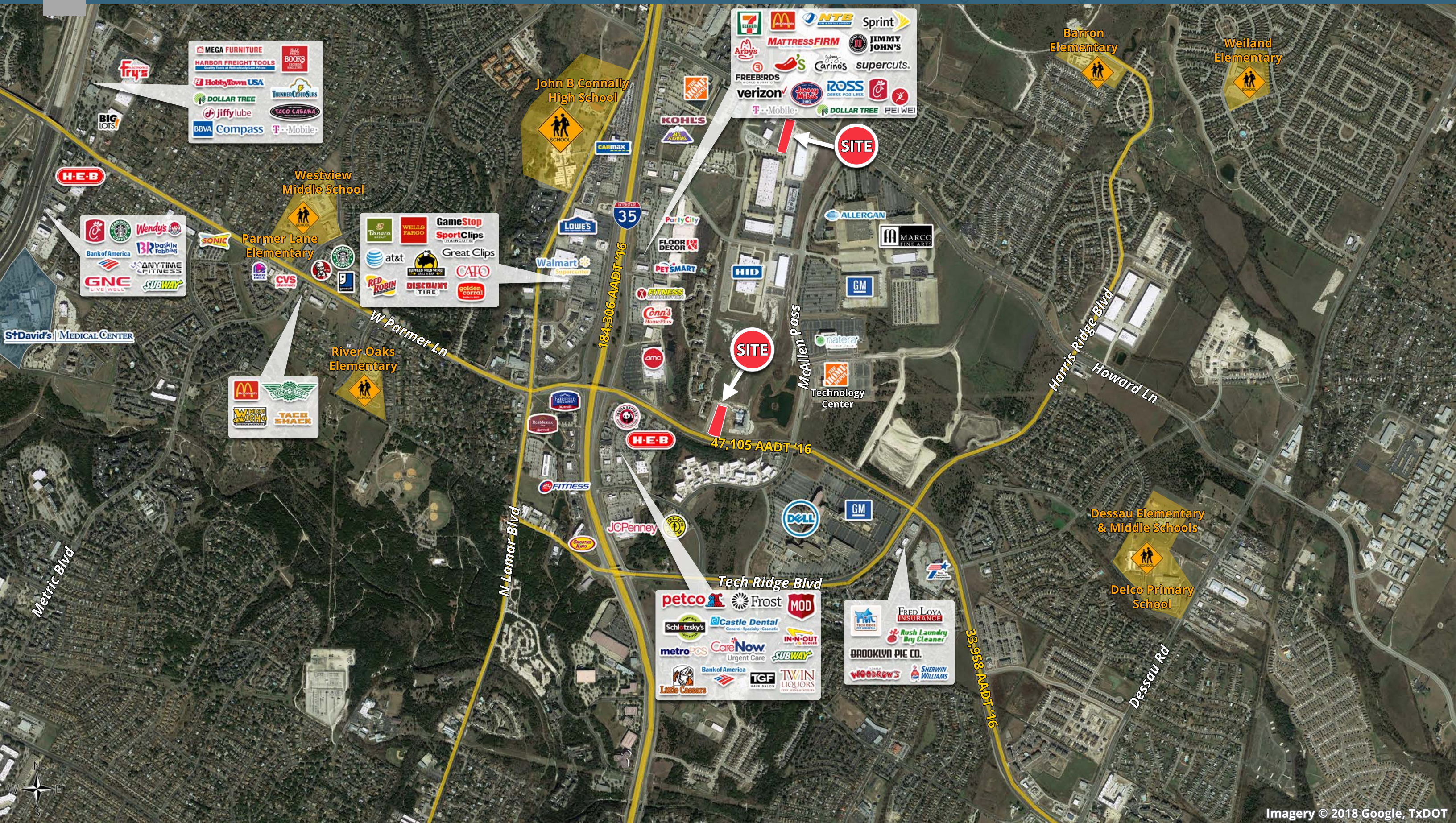
ALISON BARNWELL

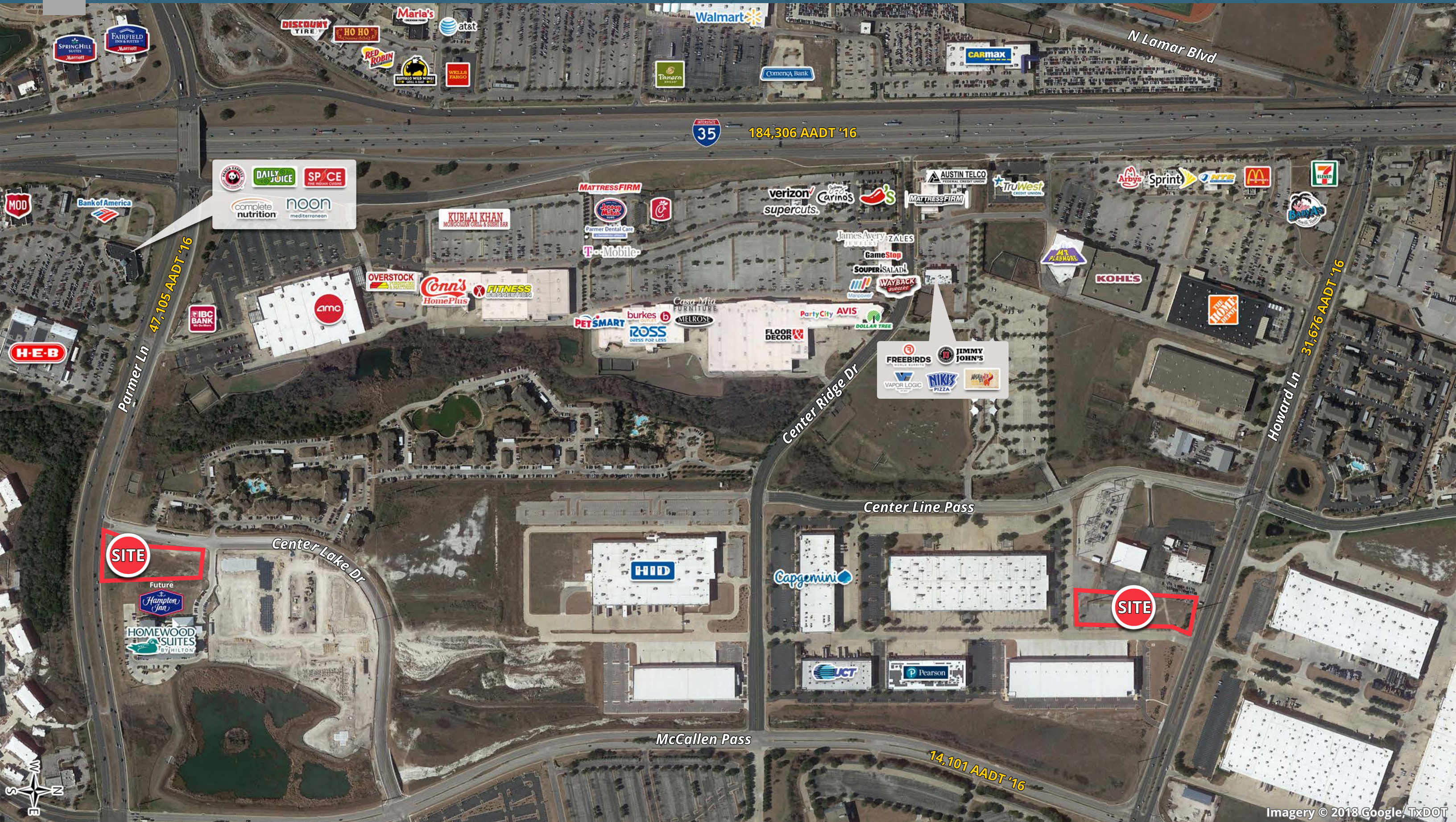
512.236.4603 | alison.barnwell@srsre.com

Traffic Counts

IH35 & Center Ridge Dr	184,306 AADT
Parmer Ln & IH35	47,105 AADT
Howard Ln & Center Line Pass	31,676 AADT

Year: 2018 | Source: TxDot





SITE

SITE

184,306 AADT '16

47,105 AADT '16

31,676 AADT '16

14,101 AADT '16

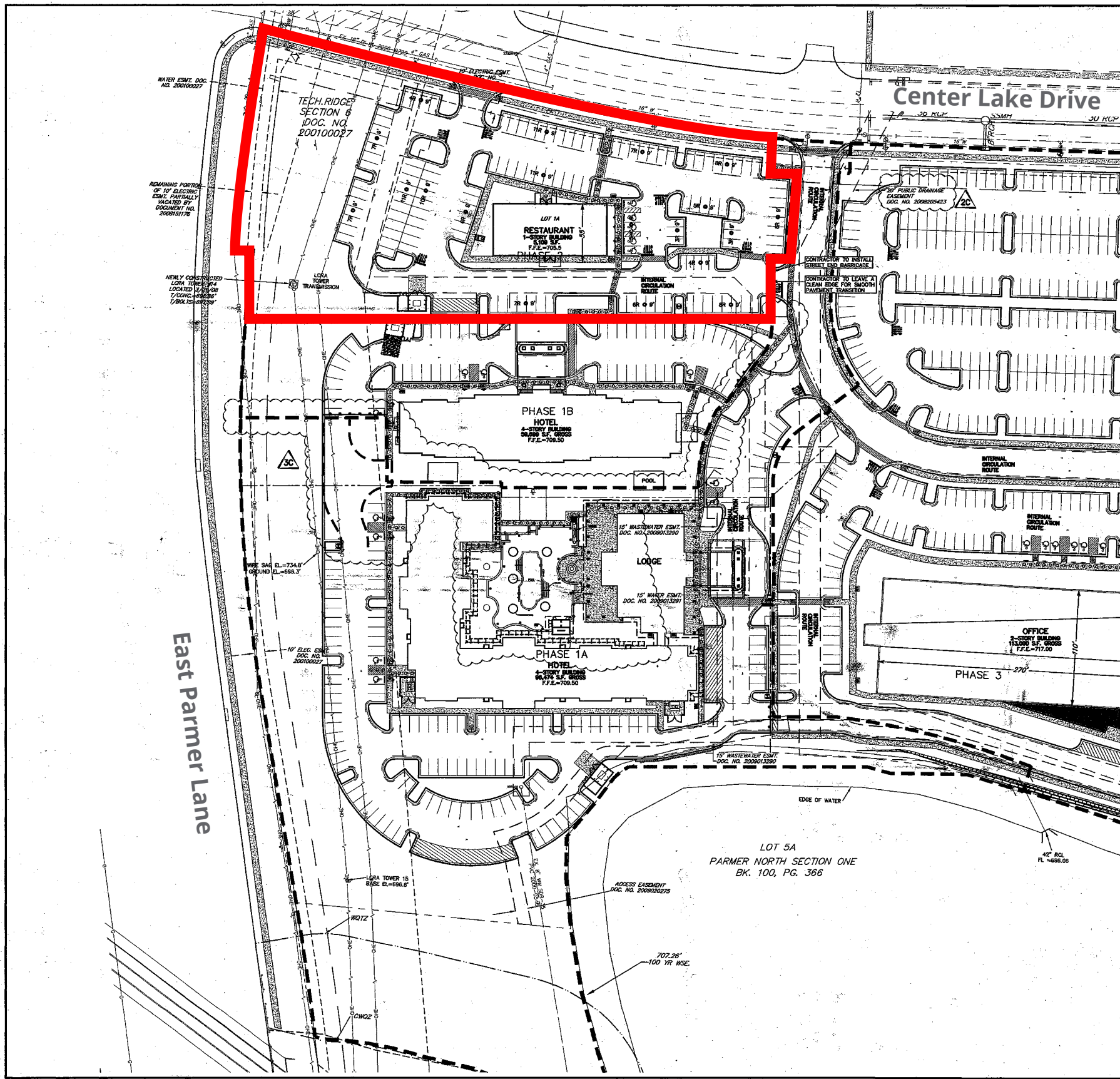
Tech Ridge Pad Sites

NEC of Parmer Lane and IH35 | Austin, TX 78753



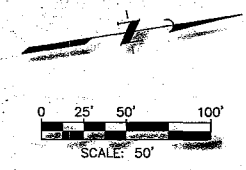
TECH RIDGE SECTION ONE

TECH RIDGE SECTION ONE CASE NUMBER SP-2008-0324C



- NOTES:
1. ALL RAMP PARKING DIMENSIONS ARE 2.50' TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS TO CURBS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 3. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.2]
 4. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.3.2]
 5. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
 6. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]
 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE PROTECTION OF OR REMOVAL OF EXISTING DRY UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, AND TELEPHONE WITH THE MEP AND UTILITY PROVIDERS EXISTING DRY UTILITIES ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO THE MEP PLANS FOR DETAILS. NEW DRY UTILITY DESIGN AND CONSTRUCTION IS TO BE COORDINATED WITH THE MEP, UTILITY COMPANIES, AND PROPERTY OWNER. FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
 8. FOR CONSTRUCTION WITHIN THE RIGHT OF WAY, A CONCRETE PERMIT IS REQUIRED.
 9. ALL WALLS OVER 3' IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
 10. ALL UTILITIES ARE INSTALLED PER THE UTILITY PHASING PLAN LOCATED ON UTILITY PHASING SHEETS WITHIN THESE DOCUMENTS.
 11. SCREENING MATERIALS FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR EQUAL QUALITY OF THE MATERIALS USED FOR THE PRINCIPAL BUILDING.
 12. GAS LINES ARE SHOWN BASED ON INFORMATION RECEIVED FROM TEXAS GAS CO., DATED JULY 2008.
 13. THE SITE IS COMPOSED OF 4 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COMPREHENSIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
 14. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR ALL APPROVAL IN ACCORDANCE WITH SECTION 2.2.2.
 15. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED, IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH SECTION 2.4.7, PROTECTION OF LANDSCAPE AREAS.
 16. RAISED CURBS ON DRIVEWAYS MUST TERMINATE AT SIDEWALKS.
 17. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-6-91).
 18. ALL PHASES WILL BE CONSTRUCTED WITHIN THREE (3) YEARS FROM THE APPROVAL PERMITTED DATE OR AN EXTENSION REQUEST WILL BE MADE TO THE CITY OF AUSTIN.
 19. BUILDING ENTRANCES MUST BE LOCATED UNDER A SHADE DEVICE PER SUBCHAPTER E, 2.2.2.
 20. PER SUBCHAPTER E, SECTION 2.3.2.2, THIS SITE HAS COMPLIED BY LIMITED CURB CUTS, UTILITIES BENEATH PAVEMENT, AND OFFICE USE WILL PROVIDE 1 SHOWER FACILITY AND LOCKERS FOR BUILDINGS WITH MORE THAN 10,000 SQUARE FEET. ADA REQUIREMENTS MAY NOT PERMIT A SINGLE UNLESS SHOWER IF THE EXPECTED OCCUPANT LOAD EXCEEDS 10. THE NUMBER OF REQUIRED SHOWERS MAY BE INCREASED TO 2 ADA SHOWERS.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- EXISTING LEGEND
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - TAP SLEEVE & VALVE
 - WATERLINE W/ REDUCER
 - WATER METER
 - WASTEWATER MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER MANHOLE
 - STORM SEWER W/ INLET
 - GROUND CONTOUR
- PROPOSED LEGEND
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - TAP & SLEEVE VALVE
 - WATERLINE W/ REDUCER
 - WATER METER
 - WASTEWATER MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER MANHOLE
 - STORM SEWER W/ INLET
 - GROUND CONTOUR
 - HC ROUTE
 - PHASE LINE
 - FIRE LANE

NO.	DATE	REVISIONS	APP.
3C	3/19/14	ADD PHASE 1B, REVISE FIRE LANE	
2C	8/1/13	ADD ESMT DOCUMENT NUMBERS	

Austin Fire Department
Engineering Services

JUN 30 2014

S. STALEY
APPROVED
Replacement sheet

LIVE OAK - GOTTESMAN
AUSTIN, TX

TECH RIDGE SECTION ONE
130001 CENTER LAKE DRIVE

PHASE 2. SITE PLAN

JE JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
1701 Directors Blvd., Suite 400 - Austin, Texas 78744 (512) 441-6483

SCALE: 1" = 50' DGN. BY: JMS
DATE: JANUARY 2014 DWN. BY: DJC
JOB NO. A554-011 DWG. NO. -
SUBMITTED: SURV. BY: -
F.B. NO. -



SHEET NO.
8
OF 47

SITE PLAN APPROVAL SHEET 8 OF 47
FILE NUMBER: SP-2008-0324C
APPROVED BY COMMISSION ON UNDER SUBCHAPTER E OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) 8-30-2011 CASE MANAGER: JAMES M. YANZ
PROJECT EXPIRATION DATE (ORD.8970905-4) 8-30-2011
Extended by ZAF on 7-3-13 to 2-27-2016
RELEASED FOR GENERAL COMPLIANCE: 2-27-2008
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Executive Summary

NEC of Parmer Lane and IH35 | Austin, TX 78753



	1 mile	3 miles	5 miles
Population			
2000 Population	3,056	73,986	180,466
2010 Population	5,006	100,216	225,528
2017 Population	5,763	114,610	257,274
2022 Population	6,354	125,314	280,190
2000-2010 Annual Rate	5.06%	3.08%	2.25%
2010-2017 Annual Rate	1.96%	1.87%	1.83%
2017-2022 Annual Rate	1.97%	1.80%	1.72%
2017 Male Population	50.3%	49.9%	50.4%
2017 Female Population	49.7%	50.1%	49.6%
2017 Median Age	33.9	33.3	32.6
2017 Total Daytime Population	8,317	106,146	278,470
Workers	5,957	55,108	161,305
Residents	2,360	51,038	117,165

In the identified area, the current year population is 5,763. In 2010, the Census count in the area was 5,006. The rate of change since 2010 was 1.96% annually. The five-year projection for the population in the area is 6,354 representing a change of 1.97% annually from 2017 to 2022. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 33.9, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	46.7%	55.0%	58.0%
2017 Black Alone	13.2%	13.7%	12.2%
2017 American Indian/Alaska Native Alone	0.5%	0.7%	0.8%
2017 Asian Alone	23.8%	12.9%	9.8%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	11.6%	13.4%	15.1%
2017 Two or More Races	4.1%	4.1%	4.0%
2017 Hispanic Origin (Any Race)	27.6%	34.8%	39.5%

Persons of Hispanic origin represent 27.6% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,190	30,322	72,838
2010 Households	2,480	40,872	89,875
2017 Total Households	2,854	46,377	101,956
2022 Total Households	3,153	50,669	111,052
2000-2010 Annual Rate	7.62%	3.03%	2.12%
2010-2017 Annual Rate	1.96%	1.76%	1.75%
2017-2022 Annual Rate	2.01%	1.79%	1.72%
2017 Average Household Size	2.02	2.46	2.52

The household count in this area has changed from 2,480 in 2010 to 2,854 in the current year, a change of 1.96% annually. The five-year projection of households is 3,153, a change of 2.01% annually from the current year total. Average household size is currently 2.02, compared to 2.02 in the year 2010. The number of families in the current year is 1,461 in the specified area.

Executive Summary

NEC of Parmer Lane and IH35 | Austin, TX 78753



	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$55,905	\$56,426	\$55,704
2022 Median Household Income	\$65,256	\$62,508	\$61,971
2017-2022 Annual Rate	3.14%	2.07%	2.16%
Average Household Income			
2017 Average Household Income	\$73,664	\$73,092	\$73,504
2022 Average Household Income	\$84,015	\$83,073	\$83,914
2017-2022 Annual Rate	2.66%	2.59%	2.68%
Per Capita Income			
2017 Per Capita Income	\$32,867	\$29,866	\$29,079
2022 Per Capita Income	\$37,607	\$33,886	\$33,154
2017-2022 Annual Rate	2.73%	2.56%	2.66%

Households by Income

Current median household income is \$55,905 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$65,256 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$73,664 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$84,015 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$32,867 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$37,607 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	1,259	31,385	75,449
2000 Owner Occupied Housing Units	874	15,660	33,984
2000 Renter Occupied Housing Units	317	14,662	38,855
2000 Vacant Housing Units	68	1,063	2,610
2010 Total Housing Units	2,654	43,668	97,133
2010 Owner Occupied Housing Units	946	18,801	39,657
2010 Renter Occupied Housing Units	1,534	22,071	50,218
2010 Vacant Housing Units	174	2,796	7,258
2017 Total Housing Units	3,009	49,309	109,674
2017 Owner Occupied Housing Units	962	19,752	41,796
2017 Renter Occupied Housing Units	1,892	26,626	60,160
2017 Vacant Housing Units	155	2,932	7,718
2022 Total Housing Units	3,322	53,776	119,288
2022 Owner Occupied Housing Units	1,087	21,299	45,025
2022 Renter Occupied Housing Units	2,066	29,370	66,026
2022 Vacant Housing Units	169	3,107	8,236

Currently, 32.0% of the 3,009 housing units in the area are owner occupied; 62.9%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 2,654 housing units in the area - 35.6% owner occupied, 57.8% renter occupied, and 6.6% vacant. The annual rate of change in housing units since 2010 is 5.74%. Median home value in the area is \$199,503, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.41% annually to \$224,681.

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 or 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 Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
----------------	-----------------	-----------------	-------------------	------