



2718-2806 Oak Springs Dr

OFFERING MEMORANDUM

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Offering Summary

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INVESTMENT HIGHLIGHTS

- Excellent infill opportunity consisting of 62,363 SF/1.437 AC in fastest growing submarket of East Austin.
- Within minutes of downtown conveniently located between IH 35 and Airport Blvd.
- With favorable zoning CS-MU-V-NP the property presents itself to attractive Mixed Use and Multi Family developers
- Local area amenities include famous Franklin's BBQ, Jacoby's, Zilker Brewing, Cuvee Coffee, Target, Whole Foods, East Austin Hotel, Austin Community College

PRICING OVERVIEW

PRICING

CONTACT BROKER

PROPERTY INFORMATION

PROPERTY ADDRESS 2718-2706 Oak Springs Dr

GROSS ACRES 1.437 AC

GROSS SF 62,636 Sq. Ft

PROPERTY TYPE Assemblage

OWNERSHIP Two

ZONING CS - MU - V - NP



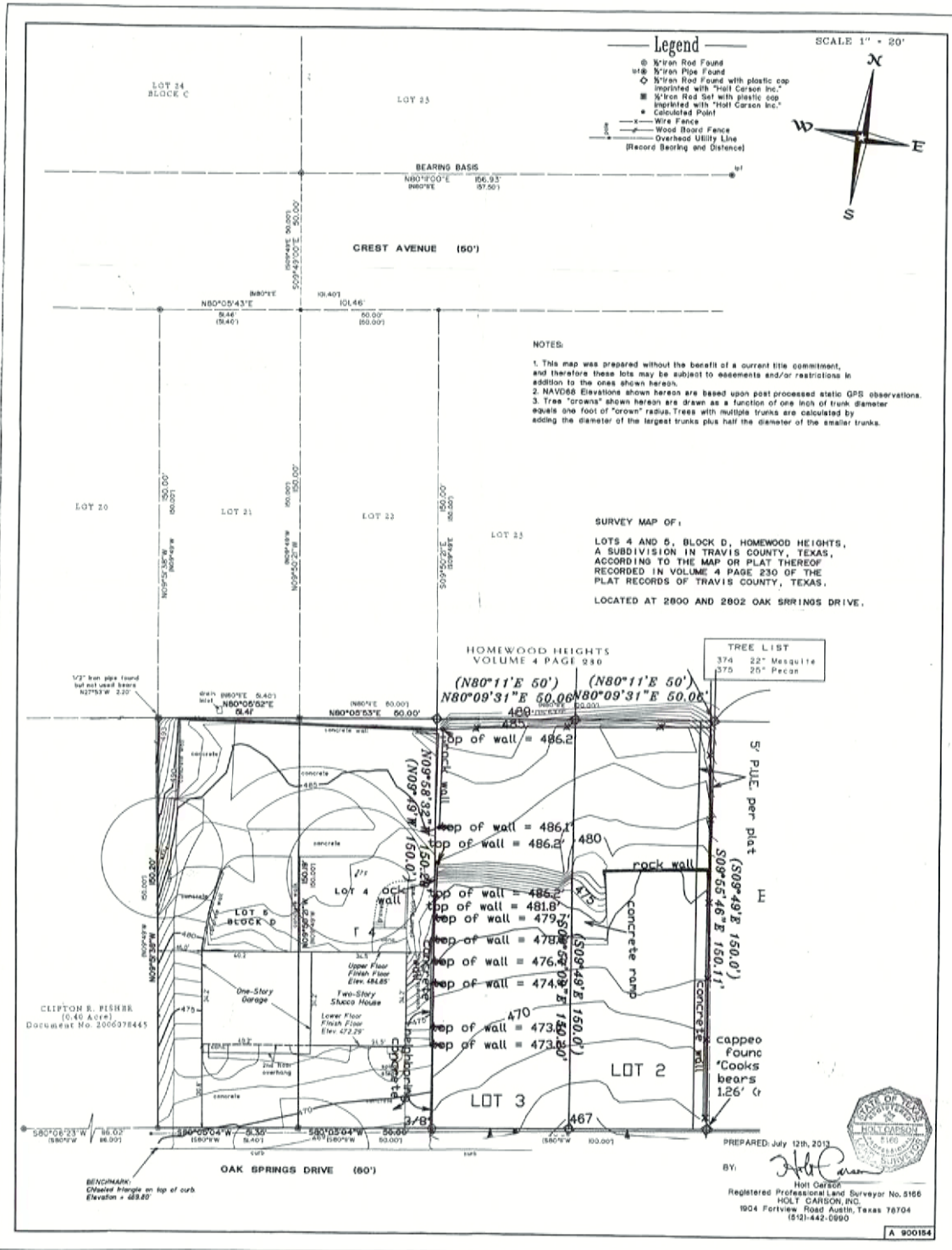
Property Photos





Surveys





2800 - 2806 Oak Springs Dr Survey



WATSON SURVEYING
 9501 CAP OF TEX HWY, #303
 AUSTIN, TEXAS 78759
 PHONE (512) 346-8566

FORM SURVEY OF:

REFERENCE: OAKSPRFO

0.40 ACRE OF LAND, MORE OR LESS, OUT OF OUTLOT 14, DIVISION 'B', CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2000063674, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS

ADDRESS: 2722 OAK SPRINGS DRIVE
 AUSTIN TX 78702

SCALE: 1"=30'

BEARING BASIS IS PLAT

ALL COURSES ARE RECORD, UNLESS OTHERWISE NOTED.

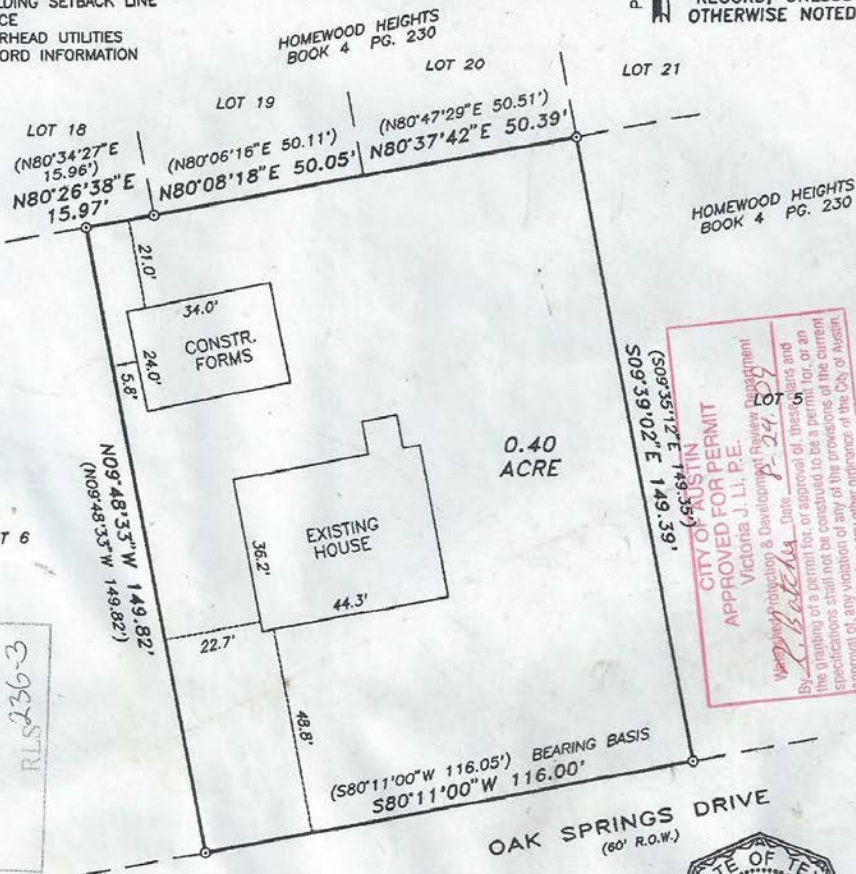
LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIPE FOUND
- 1/2" STEEL PIN SET W/CAP
- *- B.L. BUILDING SETBACK LINE
- *- FENCE
- E- OVERHEAD UTILITIES
- () RECORD INFORMATION



All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
 AUG 24 2009
 RLS 2363



APPROVED FOR PERMIT
 CITY OF AUSTIN
 Victoria J. Li, P.E.
 Planning & Development Review Department
 Date: 8/24/09
 By: [Signature]
 The granting of a permit for or approval of, these plans and specifications shall not be construed to be a permit for or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

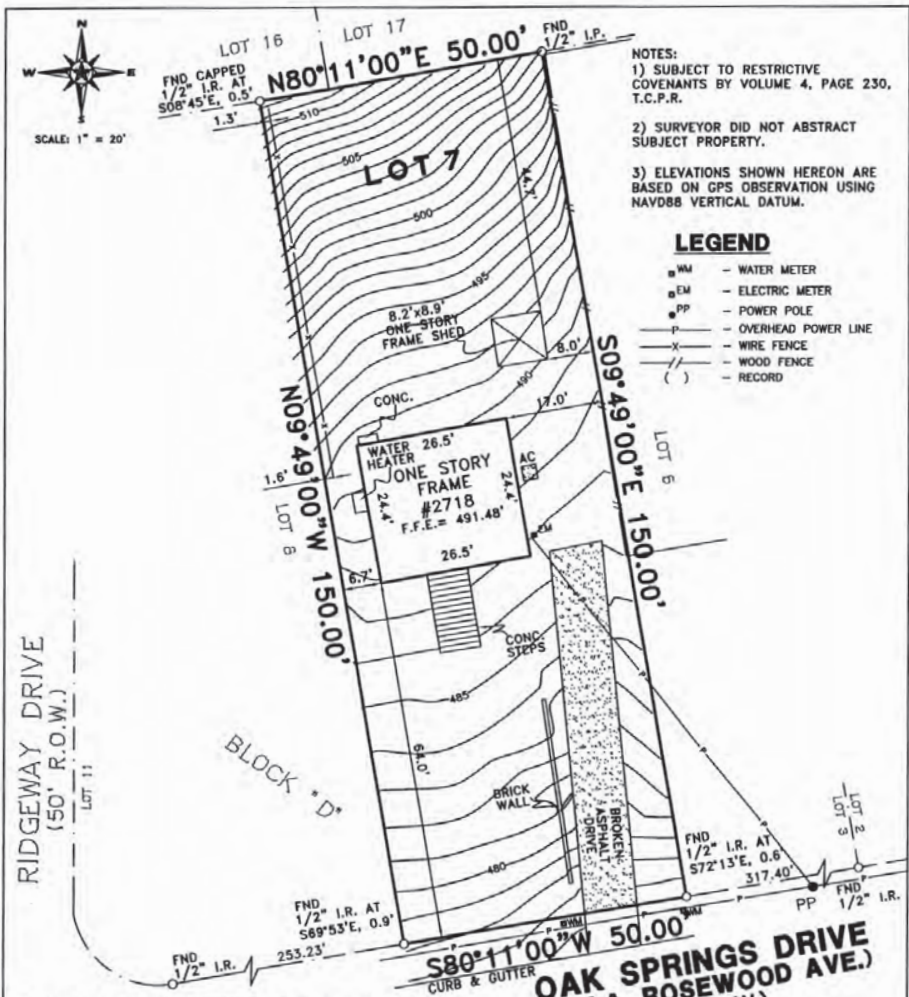


NOTE: THIS SURVEY WAS PERFORMED FOR THE PRIMARY PURPOSE OF LOCATING CONSTRUCTION FORMS, AND WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY REPORT, BUT IS SUBJECT TO THE RESTRICTIONS OF SUCH A REPORT.

DATED THIS 16 DAY OF OCTOBER, 2006:

Stuart Watson
 STUART W. WATSON, REGISTERED
 PROFESSIONAL LAND SURVEYOR,
 TEXAS LICENSE NUMBER 4550

**2722 Oak Springs Dr
 Survey**



NOTES:
 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOLUME 4, PAGE 230, T.C.P.R.
 2) SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
 3) ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATION USING NAVD88 VERTICAL DATUM.

LEGEND
 WM - WATER METER
 EM - ELECTRIC METER
 PP - POWER POLE
 P - OVERHEAD POWER LINE
 X - WIRE FENCE
 - - WOOD FENCE
 () - RECORD

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT UNLESS OTHERWISE NOTED.
 FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 03055108

LOT	BLOCK	SECTION	SUBDIVISION	RECORDATION	COUNTY	STATE	SURVEY
7	00	-	HOMEWOOD HEIGHTS	VOLUME 4, PAGE 230, T.C.P.R.	TRAVIS	TEXAS	-
LENDER CO. WELLS FARGO / CITY REAL ESTATE AND MORTGAGE				TITLE CO. GRACY TITLE COMPANY			
OWNER CLIFTON FISHER							JOB NO. 31540
ADDRESS 2718 OAK SPRINGS DRIVE (F.K.A. ROSEWOOD AVE.), AUSTIN, TEXAS 78702							

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480824 0465 H, REVISED SEPTEMBER 26, 2008.

Whidrose Land Services Austin

FIELD WORK	11/02/15	CS
DRAFTED BY	11/16/15	MDL
CHECKED BY	11/24/15	MT
MAPSCO NO.	588 S	
REVISION		

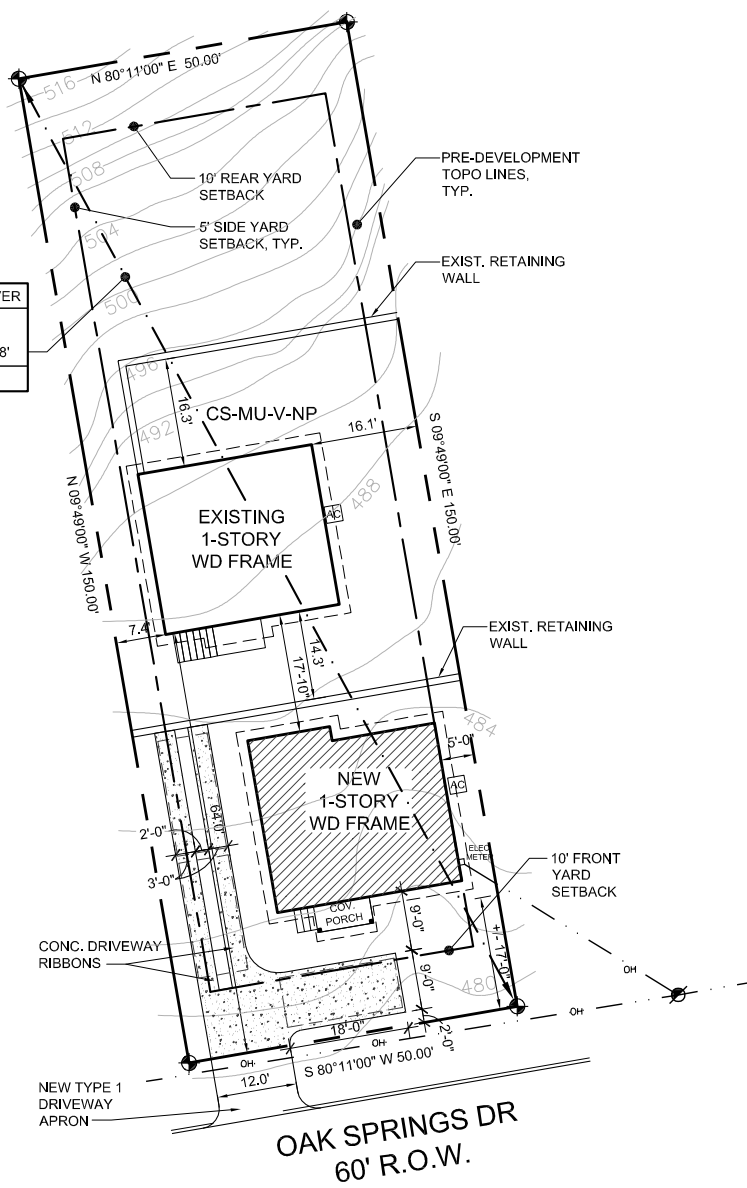


I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the tools found at the time of this survey show the improvements and that there are no encroachments appeared on the ground, except as shown. Surveyor for Whidrose Land Services Austin.

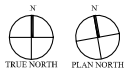
Michael Turner 11/24/15
Whidrose Land Services Austin
 4120 Commercial Center Dr.
 Suite 300
 Austin, Texas 78744
 TEL (512) 326-2100 FAX (512) 326-2770
 COPYRIGHT 2015 WHIDROSE LAND SERVICES AUSTIN, ALL RIGHTS RESERVED

2718 Oak Springs Dr Topography

VISITABILITY SLOPE WAIVER
 LOWEST POINT = 479.5'
 HIGHEST POINT = 516.5'
 DISTANCE BETWEEN = 158'
 SLOPE = 23.4%



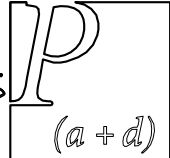
INFORMATION FOR SITE PLAN WAS TAKEN FROM SURVEY PREPARED BY WINDROSE LAND SURVEYING, 7/23/03 & CITY GIS MAPS.



SITE PLAN 1/16" = 1'-0" 1

A100 SHEET
 TITLE SITE PLAN
 JOB NO. 1701
 DATE FEB. 27, 2017

FISHER RESIDENCE
 2718 OAK SPRINGS DR.
 AUSTIN, TEXAS 78702



PORTER architecture + design
 1704 CLIFFORD AVE
 AUSTIN, TX 78702
 (512) 775-8986
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2718 Oak Springs Dr Site Plan



REVISED
 10/20/2018

APPROVED
 AUSTIN COUNTY CLERK
 JOHN BO
 COUNTY CLERK
 TRANS COUNTY

RAVIS CENTRAL APPRAISAL DISTRICT
 3400 JACOBSON DRIVE
 AUSTIN, TEXAS 78746
 PHONE: (512) 375-7400 FAX: (512) 375-7401
 MAIL: Telephone Number: (512) 375-7401 Appraisal Information: (512) 375-7401
 For Number: (512) 375-7401

SCALE
 1" = 400' MAP
 REFERENCE
 2-1011

VAP NO.
 2-0974

2718 Oak Springs Dr Plat Map



Contour

Amenities



City Projects

- Fifth + Tillery is a 182,716 SF Class A office building in the vibrant East Austin submarket. The building will feature three stories of office with outdoor walkways, beautifully landscaped courtyards and outdoor balconies with downtown views.
- Springdale General consists of 15 buildings and will house 165,000 SF of commercial space. The suites will range in size from 760 to 10,000 square feet and will be situated throughout the property with ample parking for tenants and visitors
- Saltillo is a consists of over 150,000 SF of Transit-Oriented Mixed-Use including offices, retail, and residential
- Eastlake at Tillery is a new 162,000 SF Class A office development comprised of two office buildings located at intersection of E. Cesar Chavez and Tillery
- Centro located at 1401 E 6th is a proposed 164,155 SF five star office development
- Foundry consisting of over 236,000 SF mixed use development is a dynamic workspace equipped with amenities suited to the needs of a creative and industrious workforce.
- East6 consists of over 114,000 SF creative office delivered in 2019
- 1515 E. Cesar Chavez is a proposed 60,000 square feet of premier Class A office with private terraces located in the heart of Austin's East Side.



City Demographics

Demographics	1 mile	3 mile	5 mile
Population			
2020 Estimated Population	17,827	156,701	347,880
2025 Projected Population	19,369	168,777	376,549
2010 Census Population	13,609	121,337	275,036
2000 Census Population	13,960	113,772	258,929
Projected Annual Growth 2020 to 2025	1.7%	1.5%	1.6%
Historical Annual Growth 2000 to 2020	1.4%	1.9%	1.7%
Households			
2020 Estimated Households	6,669	65,992	152,662
2025 Projected Households	7,454	73,338	169,422
2010 Census Households	4,749	47,022	112,660
2000 Census Households	4,405	42,300	105,051
Projected Annual Growth 2020 to 2025	2.4%	2.2%	2.2%
Historical Annual Growth 2000 to 2020	2.6%	2.8%	2.3%
Age			
2020 Est. Population Under 10 Years	13.7%	9.1%	10.6%
2020 Est. Population 10 to 19 Years	12.1%	13.5%	11.8%
2020 Est. Population 20 to 29 Years	16.6%	25.5%	22.3%
2020 Est. Population 30 to 44 Years	24.3%	23.7%	25.8%
2020 Est. Population 45 to 59 Years	16.5%	14.7%	15.7%
2020 Est. Population 60 to 74 Years	11.6%	9.7%	10.1%
2020 Est. Population 75 Years or Over	5.3%	3.8%	3.8%
2020 Est. Median Age	33.4	30.9	32.0
Income			
2020 Est. HH Income \$200,000 or More	6.0%	8.6%	9.9%
2020 Est. HH Income \$150,000 to \$199,999	5.2%	6.5%	6.4%
2020 Est. HH Income \$100,000 to \$149,999	16.0%	13.8%	13.4%
2020 Est. HH Income \$75,000 to \$99,999	10.4%	10.0%	10.5%
2020 Est. HH Income \$50,000 to \$74,999	16.5%	15.2%	16.3%
2020 Est. HH Income \$35,000 to \$49,999	10.7%	11.1%	12.4%
2020 Est. HH Income \$25,000 to \$34,999	8.0%	6.8%	7.4%
2020 Est. HH Income \$15,000 to \$24,999	10.7%	8.9%	8.6%
2020 Est. HH Income Under \$15,000	16.5%	19.2%	15.1%
2020 Est. Average Household Income	\$68,317	\$83,380	\$90,051
2020 Est. Median Household Income	\$56,331	\$63,124	\$66,898
2020 Est. Per Capita Income	\$25,720	\$35,473	\$39,756
2020 Est. Total Businesses	571	12,888	23,926
2020 Est. Total Employees	4,176	182,743	297,688





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