

1103 W. 24th St / Austin, Texas / 78705

For Sale

Paul Byars, CCIM
Paul@sayersadvisors.com
512.694.0878

Jake Malone
Jake@sayersadvisors.com
512.897.3075

Clinton Sayers II, CCIM
Clinton@sayersadvisors.com
512.484.0949

1103 WEST 24TH ST

LEON ST

WEST 24TH ST

 **SAYERS**
REAL ESTATE ADVISORS

SayersAdvisors.com

1103 W. 24th St

1103 West 24th St is a 37,000 square foot office building originally built as a student housing dorm. The property is located within the dense and diverse neighborhood of West Campus, with close proximity to the University of Texas, Downtown Austin, and North Central Austin. The site offers easy ingress and egress along 24th St and is rated very walkable and bikeable.

In addition to the existing improvements, the property also includes significant by-right redevelopment potential. The site is over 30,000 SF and the zoning allows for both commercial and residential use. The site's zoning, GO-MU-V-NP, allows up to 60' height and does not have any FAR restrictions.

TEXAS INTERNATIONAL EDUCATION CONSORTIUM

Paul Byars, CCIM
512.694.0878
Paul@sayersadvisors.com

Jake Malone
512.897.3075
Jake@sayersadvisors.com

Clinton Sayers, CCIM
512.484.0949
Clinton@sayersadvisors.com

Property Overview

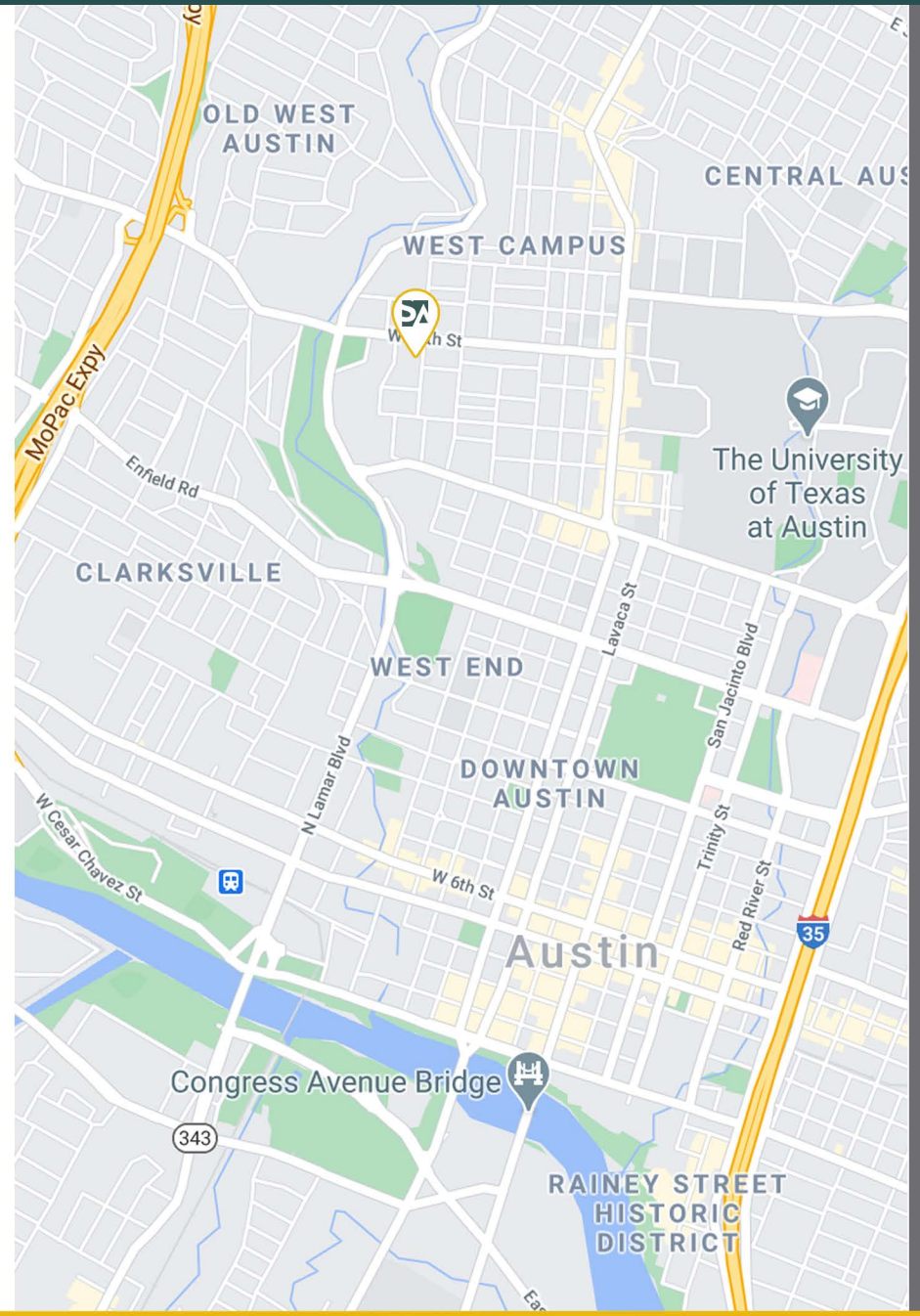
| | | | |
|-------------------|--|----------------------|-----------|
| Address | 1103 West 24th St Austin, TX, 78705 | Full Building | 37,052 SF |
| Sale Price | \$7,500,000 | 1st Floor | 12,976SF |
| Year Built | 1962 | 2nd Floor | 13,236 SF |
| Lot Size | 30,056 SF | 3rd Floor | 10,840 SF |
| Zoning | GO-MU-V-NP | | |
| Parking | 47 Surface Spaces | | |

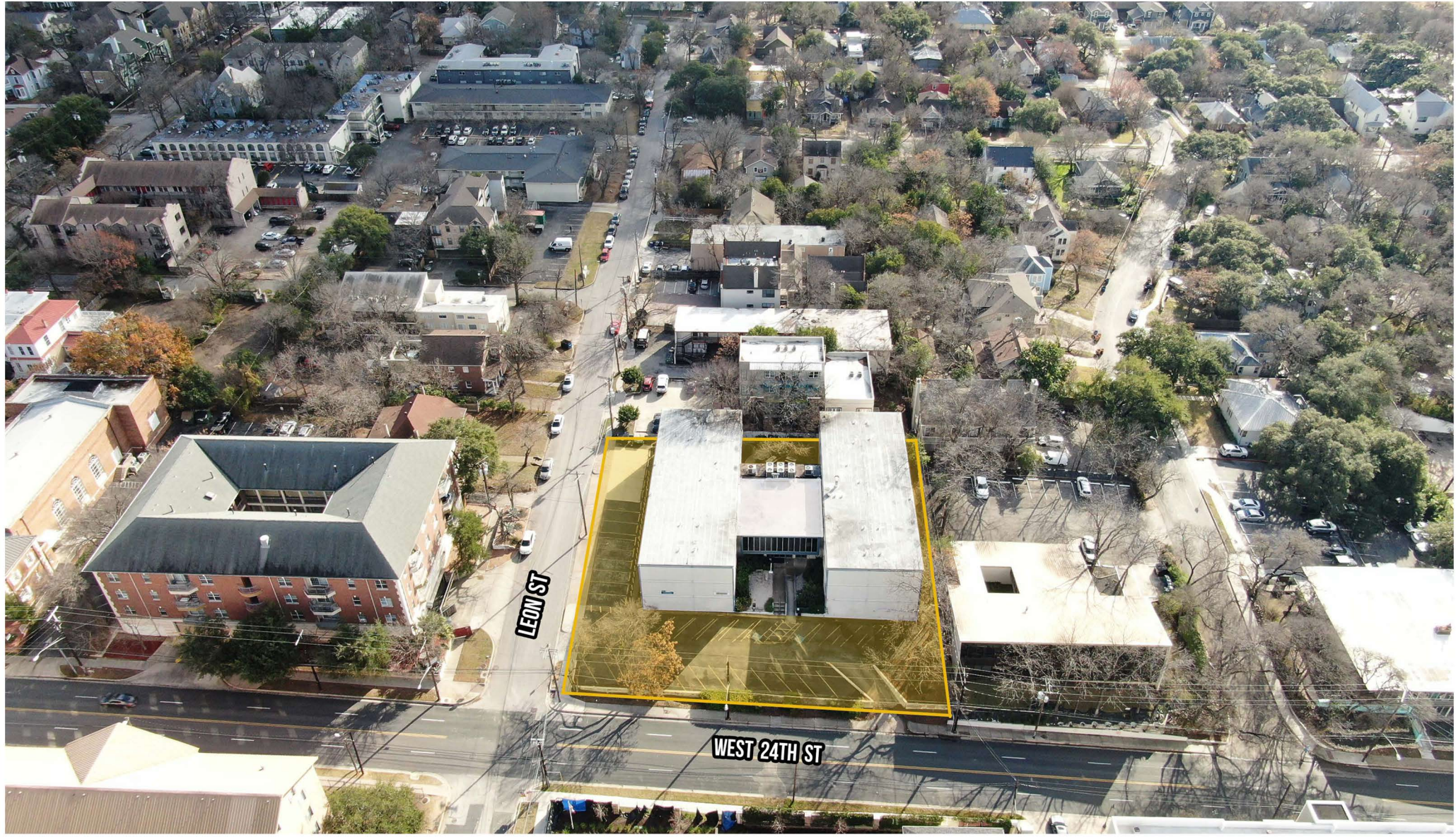
Building Details

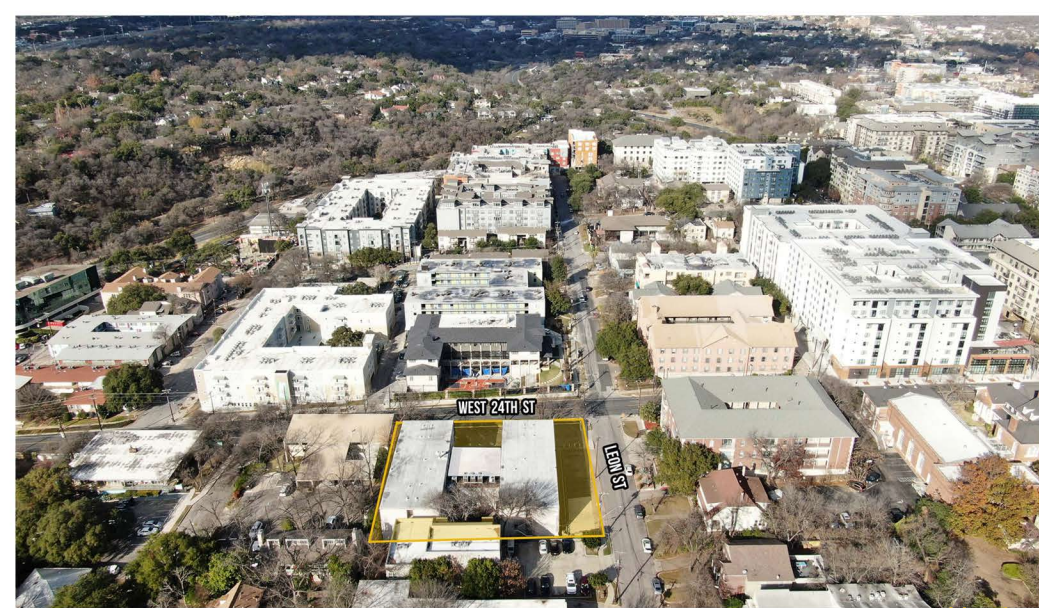
Building is a steel-framed structure with painted concrete masonry unit (CMU) in-fill at the exterior, and steel columns, beams, and open-web joints supporting the metal roof deck.

Low-sloped roof systems consist of Built-up roof (BUR) system with gravel on the two-story portion of the building and modified bitumen roof systems with a granular-surfaced cap sheets with a white coating on the three-story portions of the building.

Ground floor is concrete slab-on-grade.



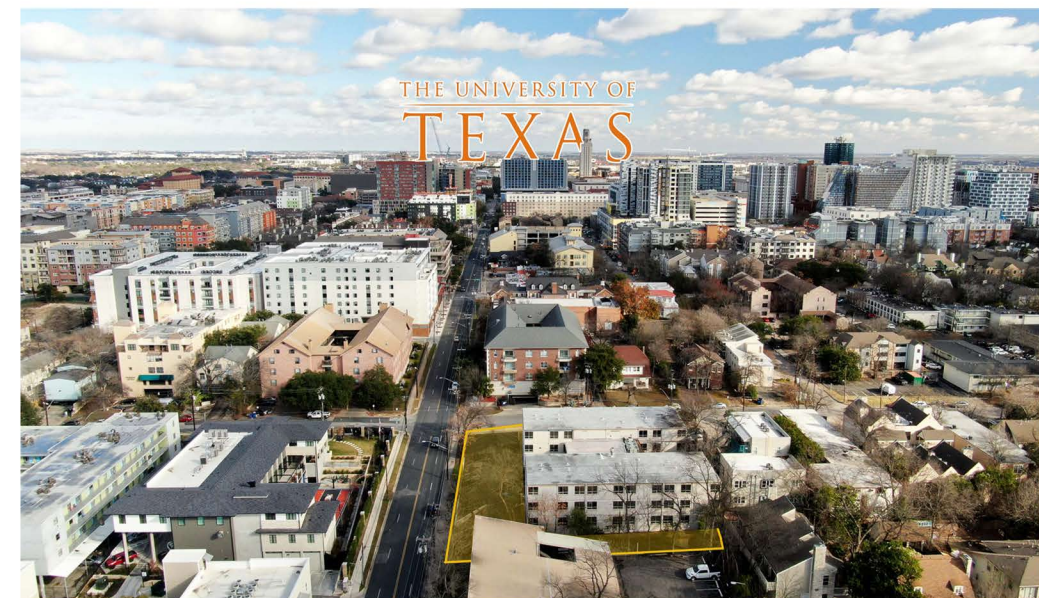




North



South



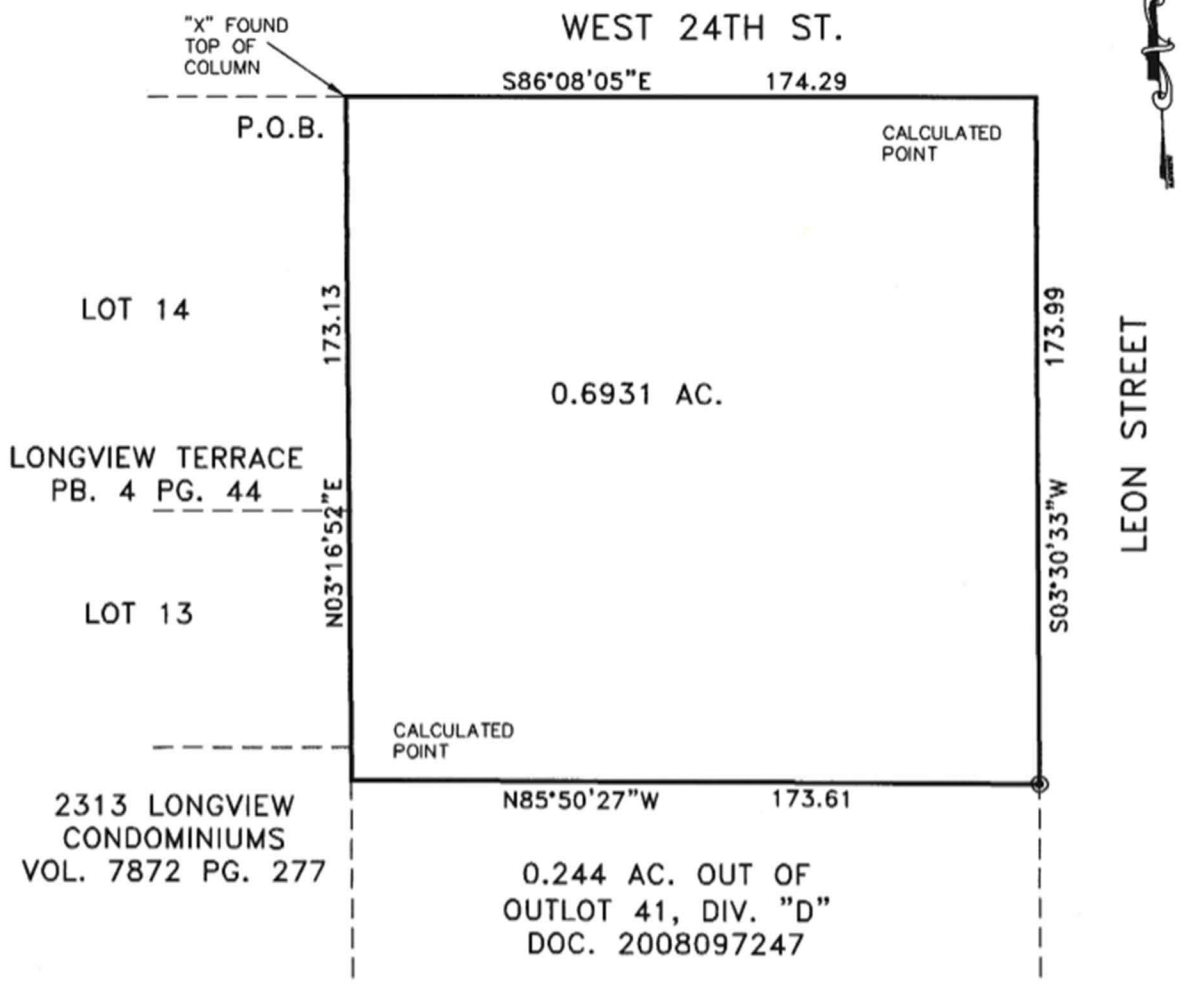
East



West

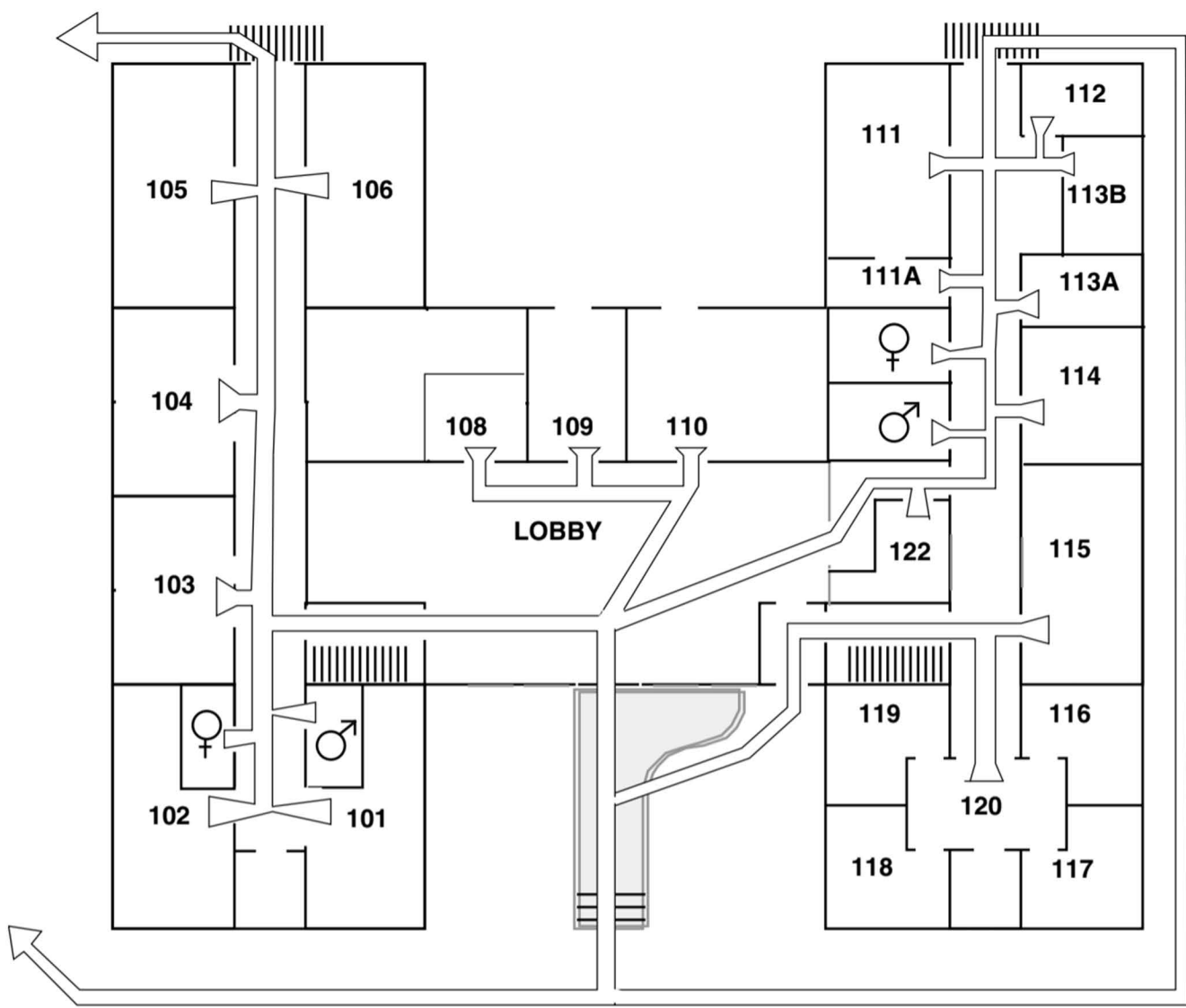
Survey

SCALE 1" = 40'



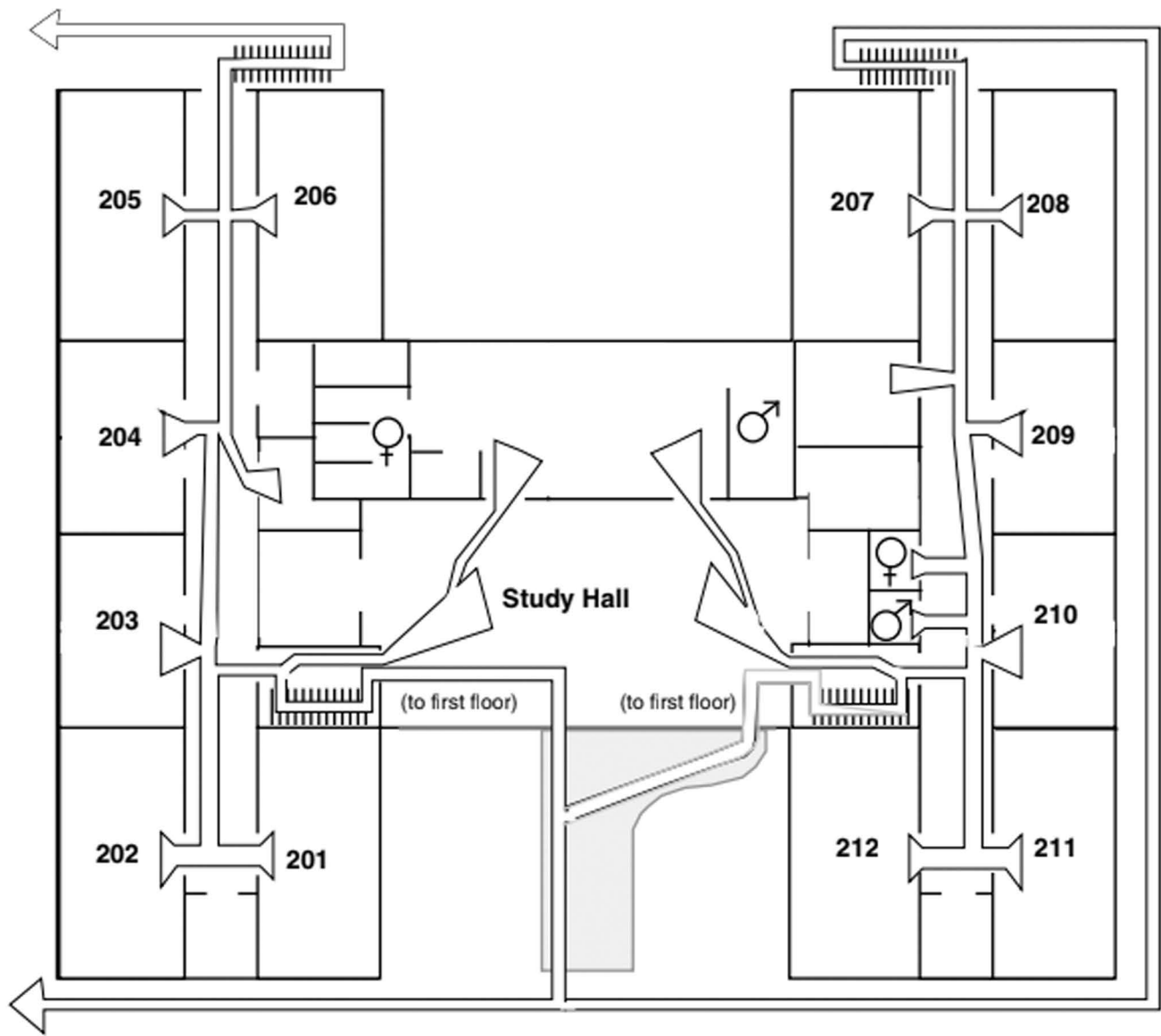
Floor 1

12,976 SF



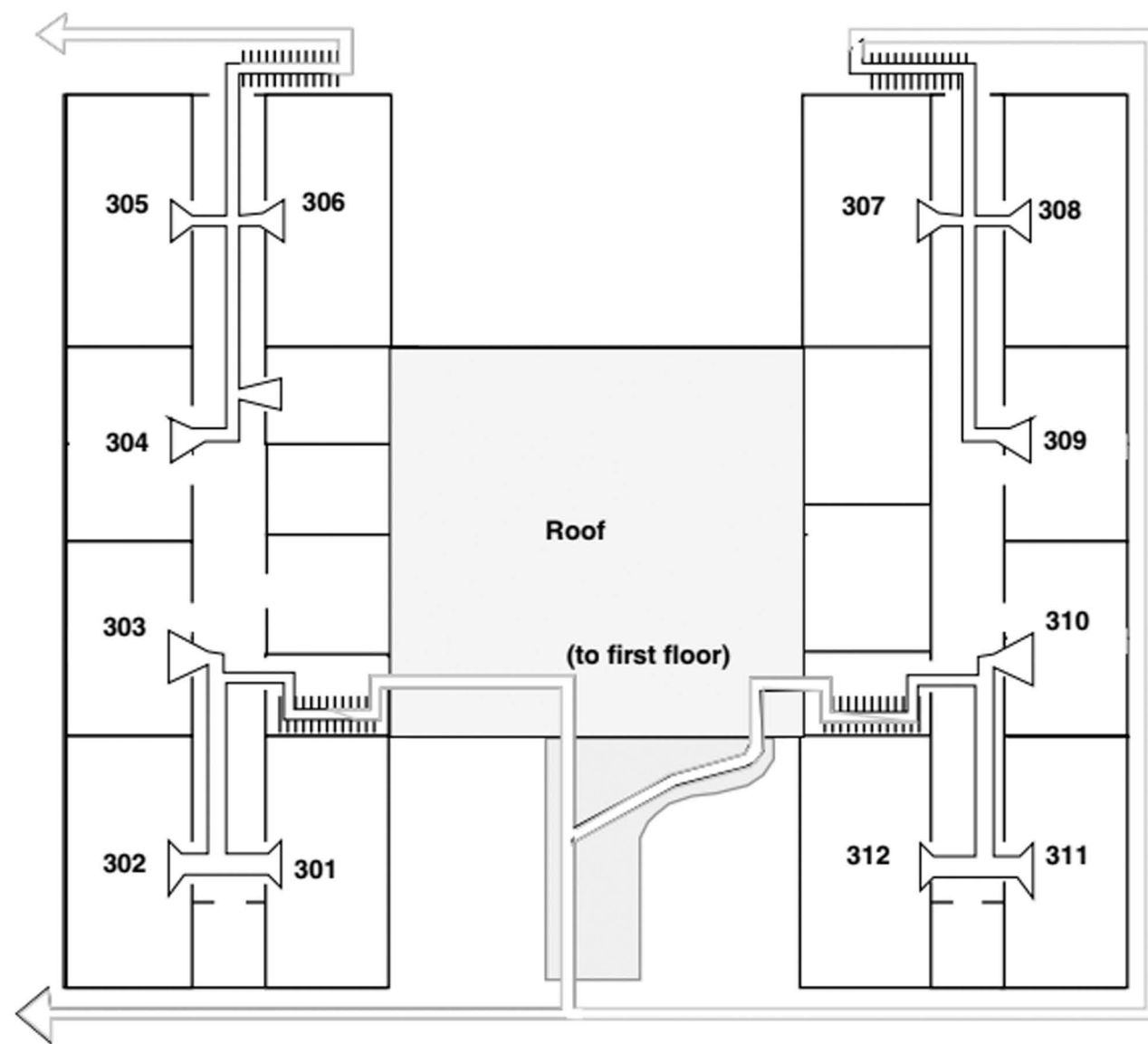
Floor 2

13,236 SF



Floor 3

10,840 SF





TEXAS
The University of Texas at Austin

E 7th St District



Downtown Austin

Guadalupe St

West Campus



W 24th St

N Lamar Blvd

West Campus Amenities

| | | | |
|---|-----------------------|----|------------|
| 1 | | 6 | |
| 2 | | 7 | |
| 3 | | 8 | |
| 4 | | 9 | |
| 5 | Shoal Creek Greenbelt | 10 | Pease Park |



Austin, Texas

Also known as the Live Music Capital of the World, Austin is a booming city that combines the best of live, work, and play.

Austin's unique culture and pro-business environment has catapulted the city to the top of the list for job and population growth year over year.

The balance of a strong economy, top education, attractive housing, and good weather make Austin a top spot for businesses and residents alike.



*Austin-Round Rock Metro
Current Population of
2.22 Million*



*Current Exodus from
California to Austin with
Tesla and Oracle Announcing
a Move.*



*9,700+ new jobs announced
across the metro in 2020*

*Austin has the No. 1 Job Market in
the U.S. - Wall Street Journal, 2020*

*Austin No. 2 Hottest City for
Commercial Real Estate - Forbes,
2020*

*Austin No. 5 Most Recession
Resistant Cities - SmartAsset, 2020*

*Austin-Round Rock Ranked Top 10
Best Performing Large Cities -
Milken Institute, 2020*

*Austin No. 1 Tech Town - Austin
Business Journal, 2019*



The University of Texas

#7 U.S. Public Colleges
Business First, 2020

#7 Largest Public University
2018-2019

49 programs ranked in the Top 10
U.S. News 2019

The University of Texas flagship location in Austin (UT) is home to over 51,000 students from across the globe. Ranking among the 40 best universities in the world, UT boasts top national programs across 18 colleges and schools.

As Texas's leading research university, UT attracts more than \$650 million annually for discovery. UT Austin's students also provide an annual economic boost of \$823 million into the local economy.

West Campus

Just steps from the university, West Campus is the heart of off-campus living. Home to a diverse mix of housing options, restaurants, shops, and services, this unique neighborhood is the preferred location for UT students and businesses.

17,000+ people (mostly college students) call West Campus home. The historic neighborhood is just blocks from downtown and minutes from the North Austin tech core and the Domain.



17,000+ students living in the area



Rated very walkable and bikeable



Plethora of shops and restaurants

1103 West 24th Street

Paul Byars, CCIM
Paul@sayersadvisors.com
512.694.0878

Jake Malone
Jake@sayersadvisors.com
512.897.3075

Clinton Sayers II, CCIM
Clinton@sayersadvisors.com
512.484.0949



Sayers Real Estate Advisors | 906 Rio Grande St |
Austin, TX 78701 | 512.472.6100 | SayersAdvisors.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 seller'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.

| | | | |
|--|----------------|---|--------------|
| Sayers Real Estate Advisors | 448879 | Clint@SayersAdvisors.com | 512-472-6100 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Clint Sayers | 170423 | Clint@SayersAdvisors.com | 512-472-6100 |
| Designated Broker of Firm | License No. | Email | Phone |
| Clint Sayers | 170423 | Clint@SayersAdvisors.com | 512-472-6100 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Clinton Sayers II; Paul Byars | 598862; 627563 | Paul@SayersAdvisors.com Clint@SayersAdvisors.com | 512-472-6100 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date