

Wells Branch Pkwy & Heatherwilde Blvd. - Commercial Site
38 AC Retail/Office/Medical/Multifamily Site
Offering Memorandum

For Sale
38± Acre Mixed-Use Land
SEC Wells Branch Parkway at Heatherwilde Boulevard



Exclusively Offered By:



MATHIAS
PARTNERS

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Executive Summary

- Location:** Site is located at the southeast corner of Wells Branch Parkway and Heatherwilde Boulevard in far north Austin. This property is 0.8 miles north of the Dell Headquarters and across from the new DPS Megacenter.
- Roadways:** Heatherwilde Boulevard is a four-lane divided arterial that connects Howard Lane to FM 1825 (Pecan Street), in Pflugerville and beyond, to SH-45. Heatherwilde Boulevard provides easy access between both Dell campus facilities - its world headquarters in Round Rock and its manufacturing and engineering campus in Austin. Wells Branch Parkway is a four-lane divided east/west arterial stretching from MoPac, across I-35 to FM 685. This stretch of Wells Branch Parkway has seen marked year-to-year traffic count increases as a desired east/west connector between I-35 and FM 685 (Dessau Road) as development of Pflugerville and other areas east of the subject tract continues.
- Size:** Approximately 38 Acres.
- Jurisdiction:** City of Austin.
- Utilities:** City of Austin water and wastewater to the site.
- Area Activity:** The Department of Public Safety has recently opened a 23,840 sq. ft. driver license Megacenter with 60 employees and approximately 500-600 visitors each day.

Just south of Wells Branch Parkway, a new elementary school has opened. In addition, a 43-acre tract of land across Heatherwilde Blvd. and north of Wells Branch Parkway has been sold to Concordia High School, a private preparatory school, bringing additional daily traffic and daytime employment to the immediate area.

Just to the east of the subject site is Village at Northtown, planned for 2,900 homes, including apartments and patio homes.

US Farathane Corp. has leased a 250,000 sq. ft. state-of-the-art manufacturing facility at 820 Howard Lane, just west of Heatherwilde Blvd. This Michigan auto parts supplier will bring 228 jobs to north Austin over the next three years. The building is part of the Tech Ridge development and recently housed some of Applied Materials' operations. It is approximately 1/2 mile south of this 38± acre site.

Karlin Real Estate has purchased 300 acres of land from Dell for additional office, retail and industrial development—over 320,000 sq. ft. of which is currently being leased by General Motors as the first of four technology centers they plan to open as part of a companywide transformation wherein 90 percent of their technology will be developed within the company. GM expects to eventually employ about 10,000 information technology workers from this endeavor, with 1,500 software engineers being hired to work at this facility alone.

Bison Global Logistics occupies a 70,000 square foot facility just north of the subject site on Heatherwilde Blvd before W. Olympic Dr.



Executive Summary

Area Activity: HID Global, a security technology company, has also leased a 200,000 sq. ft. building in the Tech Ridge development. Originally projected to employ 276, HID Global has now announced that it is moving it's headquarters to Austin and will add another 150 employees to the facility.

Yodle, an internet marketing firm, is moving its 375 employees to 12234 N IH-35. They plan to add over 400 additional jobs at this new location.

Topography: The land is very gently sloping.

Zoning: The site is zoned GR-MU, allowing for multifamily, office and retail development.

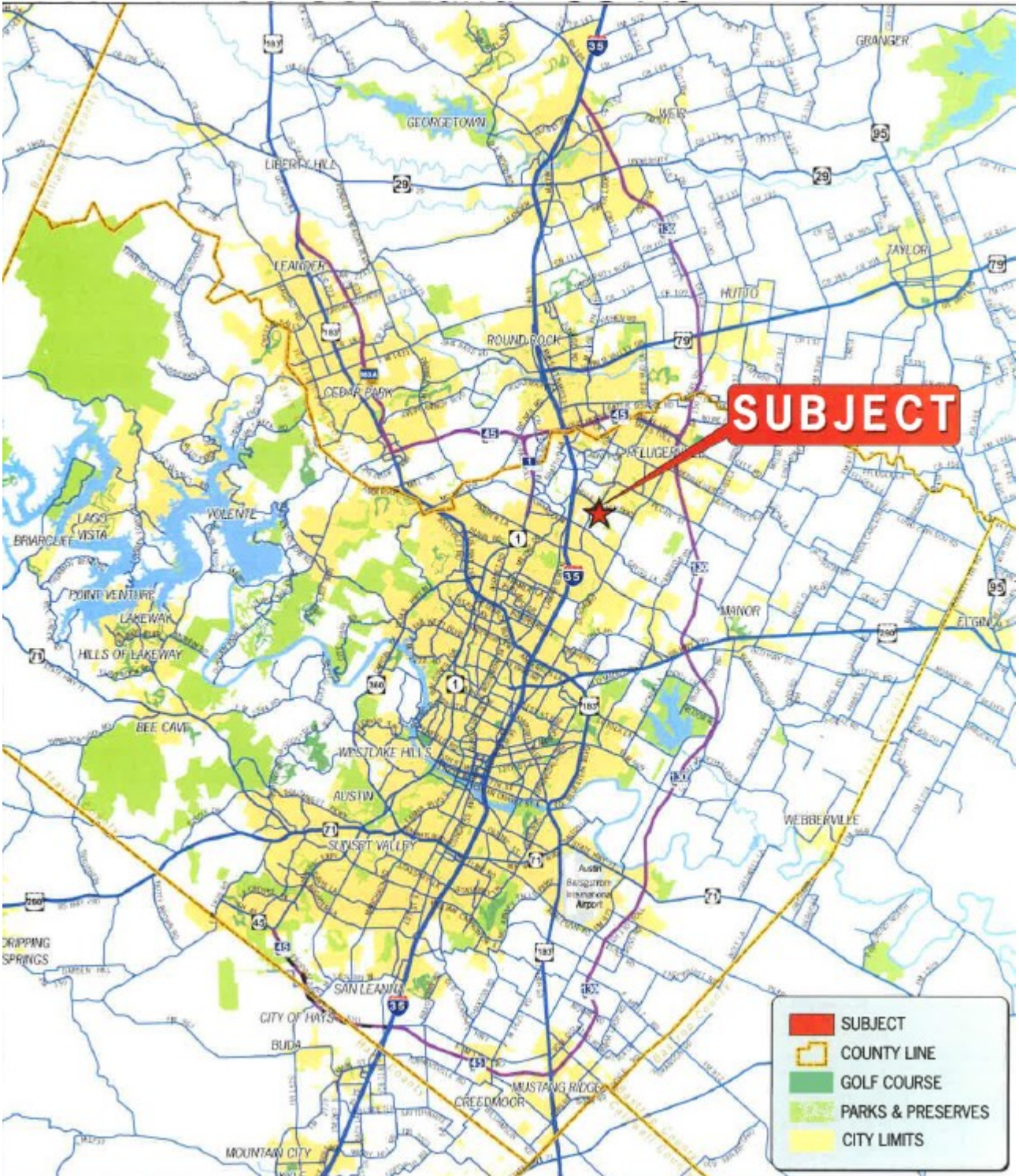
Flood Plane: No 100-year flood plain is indicated on FEMA maps.

Possible Uses: Retail, Office, Medical, Multifamily

Offering Price: Contact broker for details.

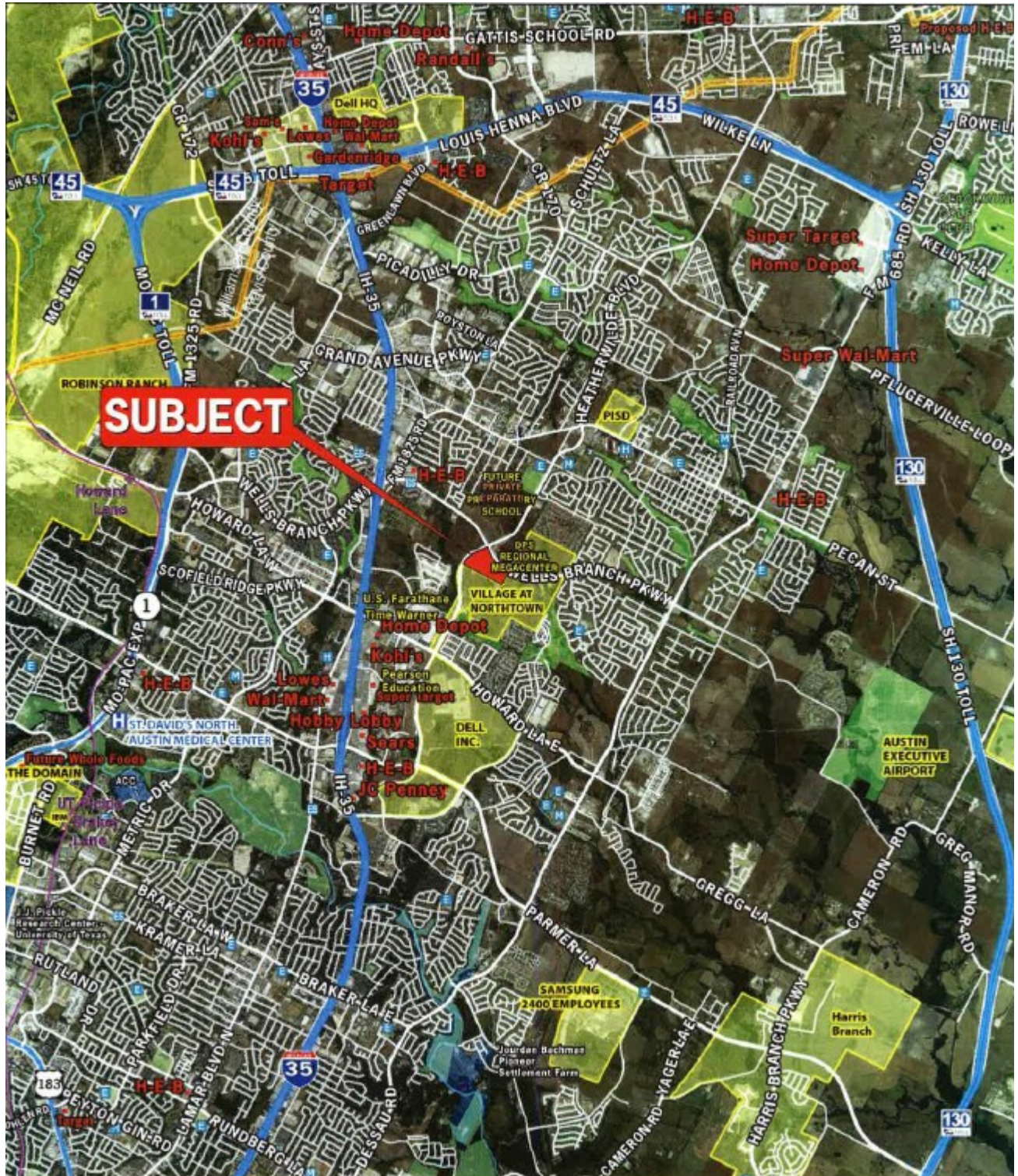


Area Map



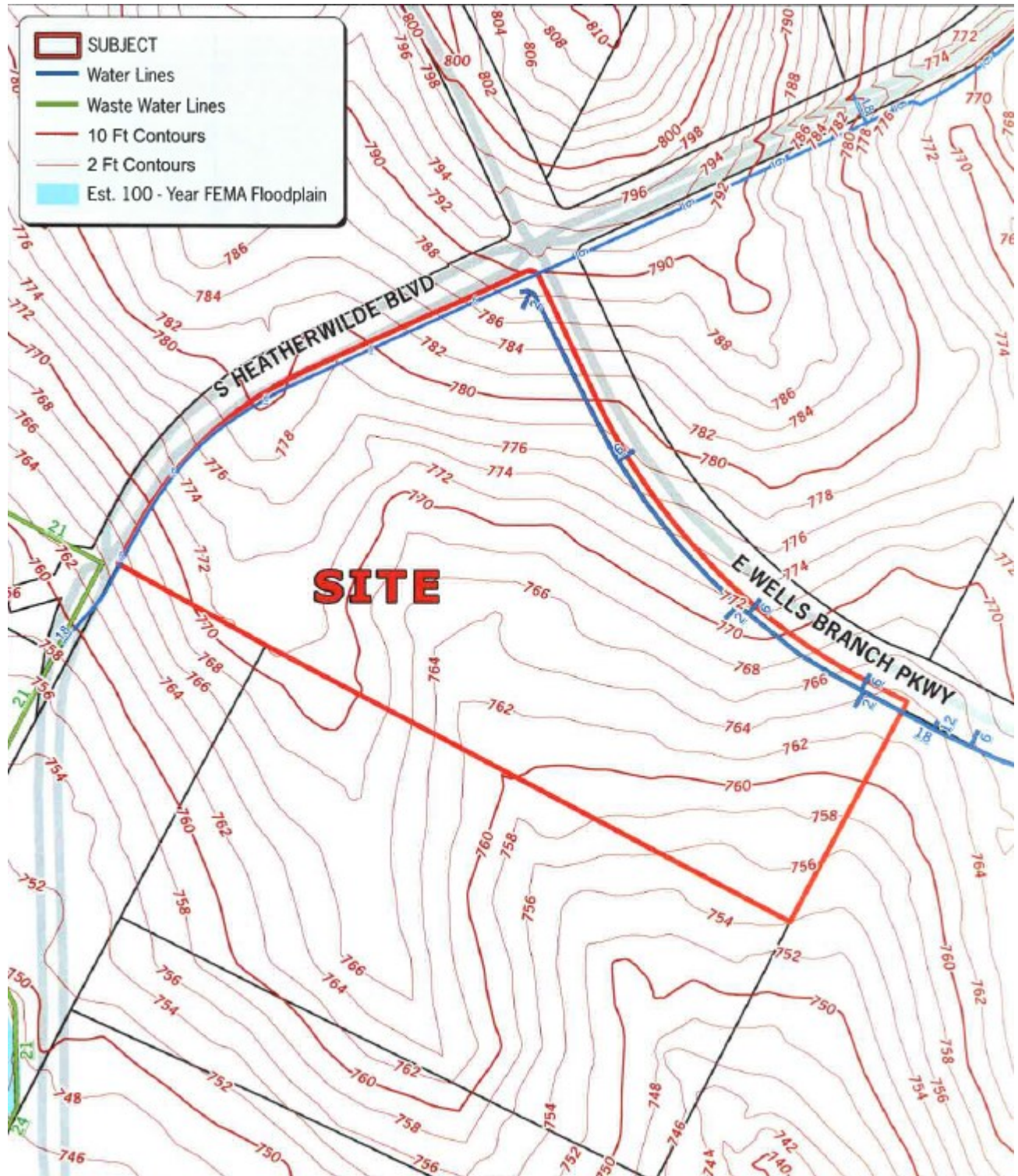


Aerial





Topography



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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

