

FOR SALE ±10.36 ACRES

12016 Archeleta Blvd. Austin, TX 78739



North facing rendering of proposed building

MATHIASPARTNERS.COM

3660 Stoneridge Road,
Building E, Suite 104
Austin, Texas 78746

A Fully Entitled 100-Bed Assisted Living/ Memory Care Development Site

Exclusively Offered By:

Michael Levy

mlevy@mathiaspartners.com
512.637.6957

Matt Mathias, Broker

matt@mathiaspartners.com
512.637.6951

The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a tenant. Tenants should conduct their own independent investigation and rely on those results. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, lease or withdrawal without notice.



Executive Summary

An opportunity to acquire a fully entitled 100-unit assisted living/memory care development site, known as Greyrock Senior Living, in the highly desirable Southwest/Circle C submarket of Austin, TX. The project site benefits from tremendous access and visibility being at the confluence of two major highway systems, Loop 1 (MoPac Expressway) and State Highway 45. The four-story facility has been designed to meet or exceed all City of Austin development standards in this highly restricted area. The project site is adjacent to a newly constructed 151 unit, 62+ active adult senior community known as ArborView Circle C Ranch. There is a joint-use detention and water quality pond already constructed that benefits the property.

Property Overview

Address	12016 Archeleta Blvd., Austin, TX 78739
Asking Price	Contact Broker
Total Land Area	±10.3582 acres / ±451,203 SF
Jurisdiction	City of Austin
Zoning	GO (General Office)
Utilities	All utilities are to the site
Detention & Water Quality	Existing joint-use detention/water quality pond
Floodplain	A portion of the site is in the 100-year floodplain
Permitting & Approvals	Approved Site Development Permit and Building Permit for a four-story, 100-unit assisted living & memory care facility

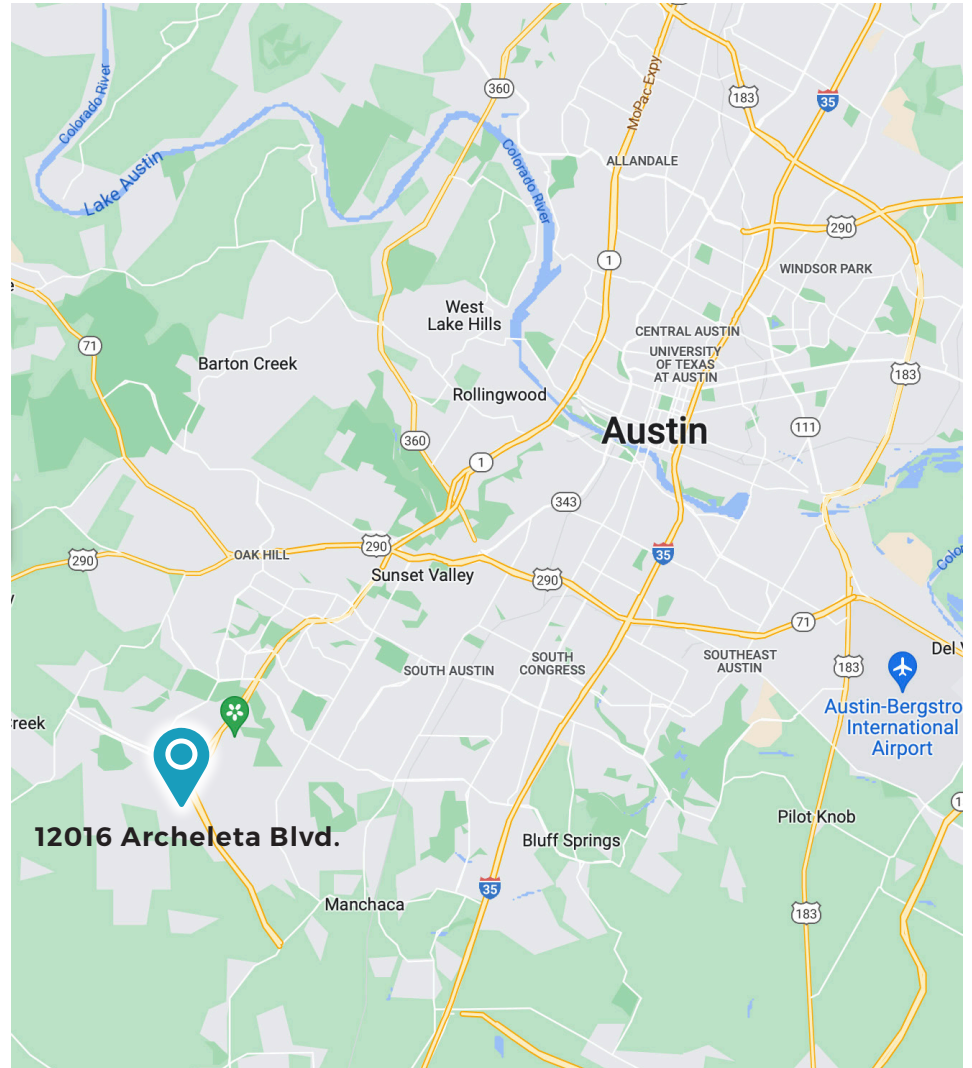
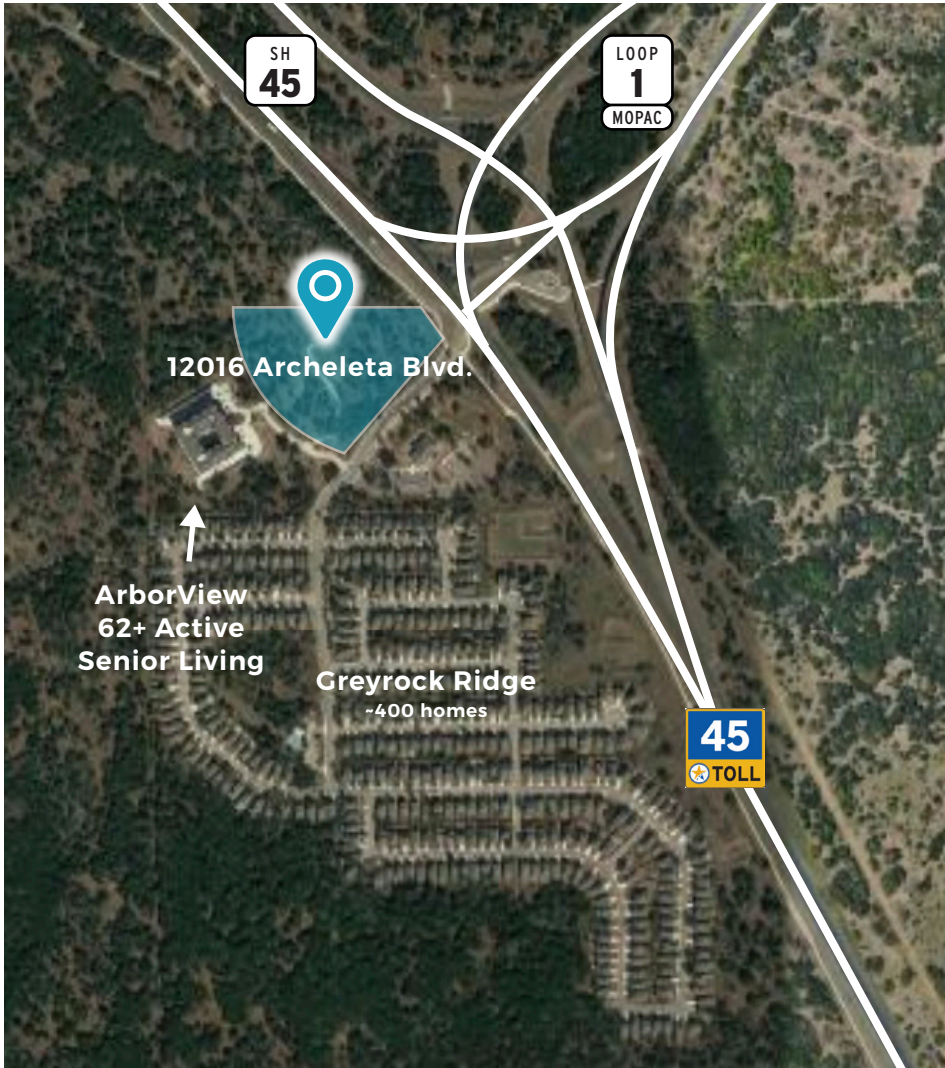
Property Description

The property is entitled with an existing Site Plan Permit and Building Permit to allow construction of the Greyrock Senior Living facility. The project consists of a four-story, 100-unit (all single occupancy) assisted living and memory care facility on a ±10.36 acre vacant parcel. Greyrock Senior Living proposes 76 units as assisted living and 24 units as memory care. The memory care units would be entirely located on the second floor with secured access. Project amenities include a viewing pond, dog park, wellness area, activity rooms, barber shop/salon, dining halls and lounges. The ±79,102 SF building will have a maximum height of 60-feet and include 65 on-site surface parking spaces to serve residents, visitors, and employees of the facility. Primary vehicle access to the site will be from Archeleta Blvd. which connects directly to both SH-45 SW and MoPac Expwy.

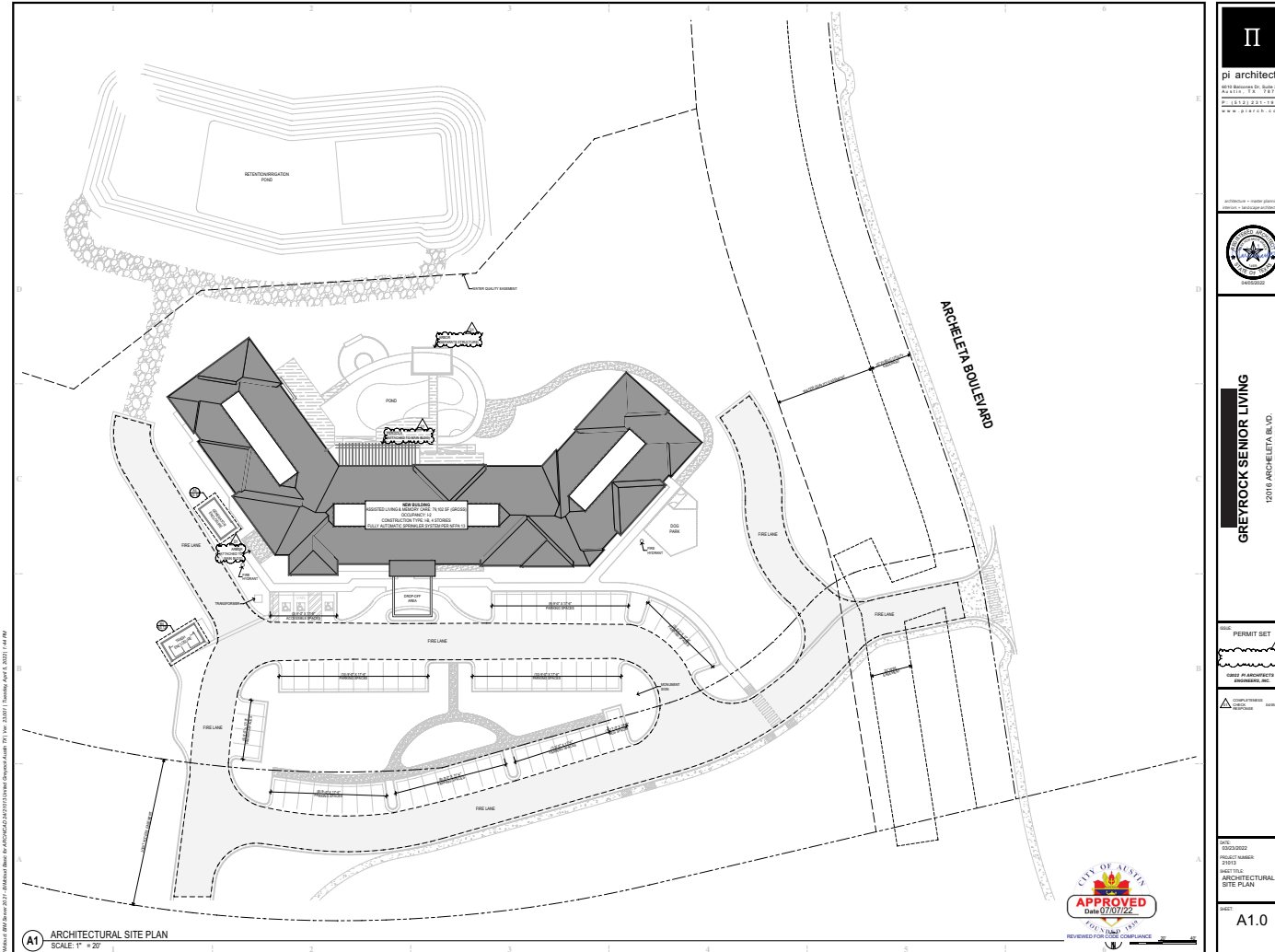




Site Location Map



Approved Site Plan





Renderings





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.

11-2-2015



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.

Mathias Partners	602940	matt@mathiaspartners.com	(512)330-9111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Mathias	265888	matt@mathiaspartners.com	(512)330-9111
Designated Broker of Firm	License No.	Email	Phone
Matt Mathias	265888	matt@mathiaspartners.com	(512)330-9111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Levy	551310	mlevy@mathiaspartners.com	(512)330-9111
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date