

# 12600 Research Blvd.

Austin, TX 78759

## FOR SALE

3,935 SF Retail/Specialty



- *Investment/Development/Owner-Occupant*
- *3,395 SF on 1.30 AC*
- *Excellent Exposure off of Highway 183*

**Matt Houston**

737.867.0000  
MHouston@asterra.com



# Executive Summary

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With excellent exposure right off Highway 183 and Jollyville Rd, 12600 Research Blvd is a high traffic retail location in the desirable Great Hills neighborhood. With two separate buildings on this parcel, it is currently used as an auto detail car wash center. 100' tunnel and 1,560 SF space containing 4 grade level doors.

The property provides quick and easy access to many nearby roadways and highways, such as Research Blvd., Highway 183, Jollyville Road, Oak Knoll Drive, McNeil Drive, Spicewood Springs Road, and more. With it's convenient location, 12600 Research Blvd also provides easy access to a variety of nearby amenities, including HEB, Academy, Chuy's, Rudy's BBQ, Ascension Seton Northwest Hospital, and many more.

This opportunity is suited for either an owner occupier, investor willing to source a tenant, or event redevelopment potential.

## Highlights

- In-Between Traffic Roads
- Investor, Developer, or owner-Occupier Potential
- 4 Grade-Level Doors
- Great Hills of Austin

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The Domain



Oak Knoll Rd.

Highway 183

Jollyville Rd.



# Listing Details

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Sales Price:	\$3,000,000
Investment Type:	Investment/Development/Owner-User
Property Type:	Retail/Specialty
Total Building SF:	3,935 SF
Land Area:	1.30 AC
Zoning:	GR, LO
Parking:	16 Surface (4.07/1,000 SF)
Year Built:	1997
Doors:	4 Grade-Level
Construction:	Brick Masonry Over Slab



# LOCATION OVERVIEW



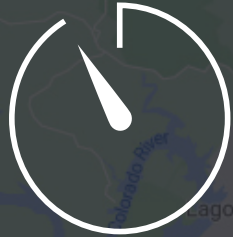
Walgreens



McNeil High School



The Domain



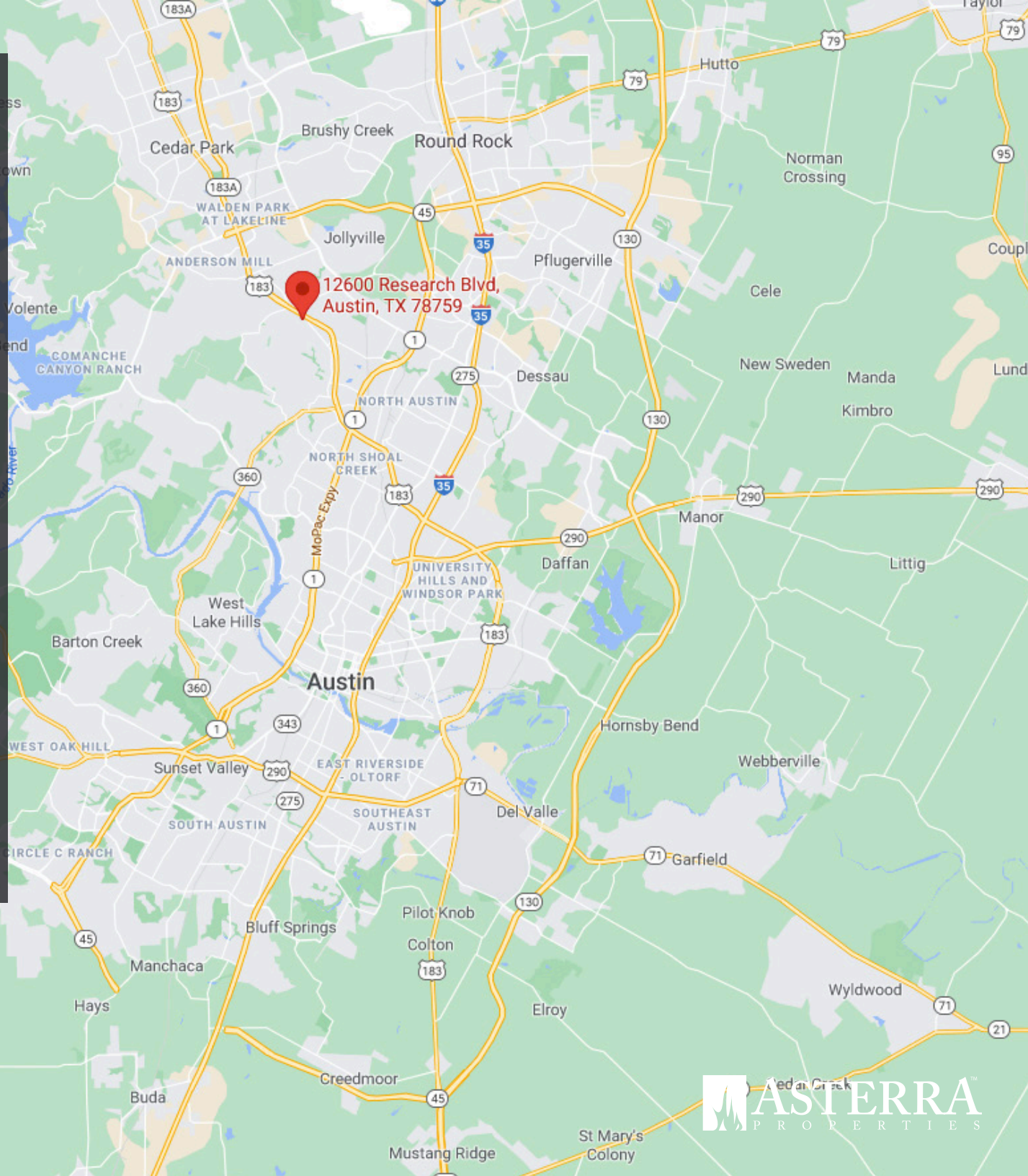
## DRIVE TIMES

**Downtown Austin**  
20 Minutes

**The Domain**  
10 Minutes

**Austin Bergstrom Airport**  
22 Minutes

**Cedar Park**  
11 Minutes



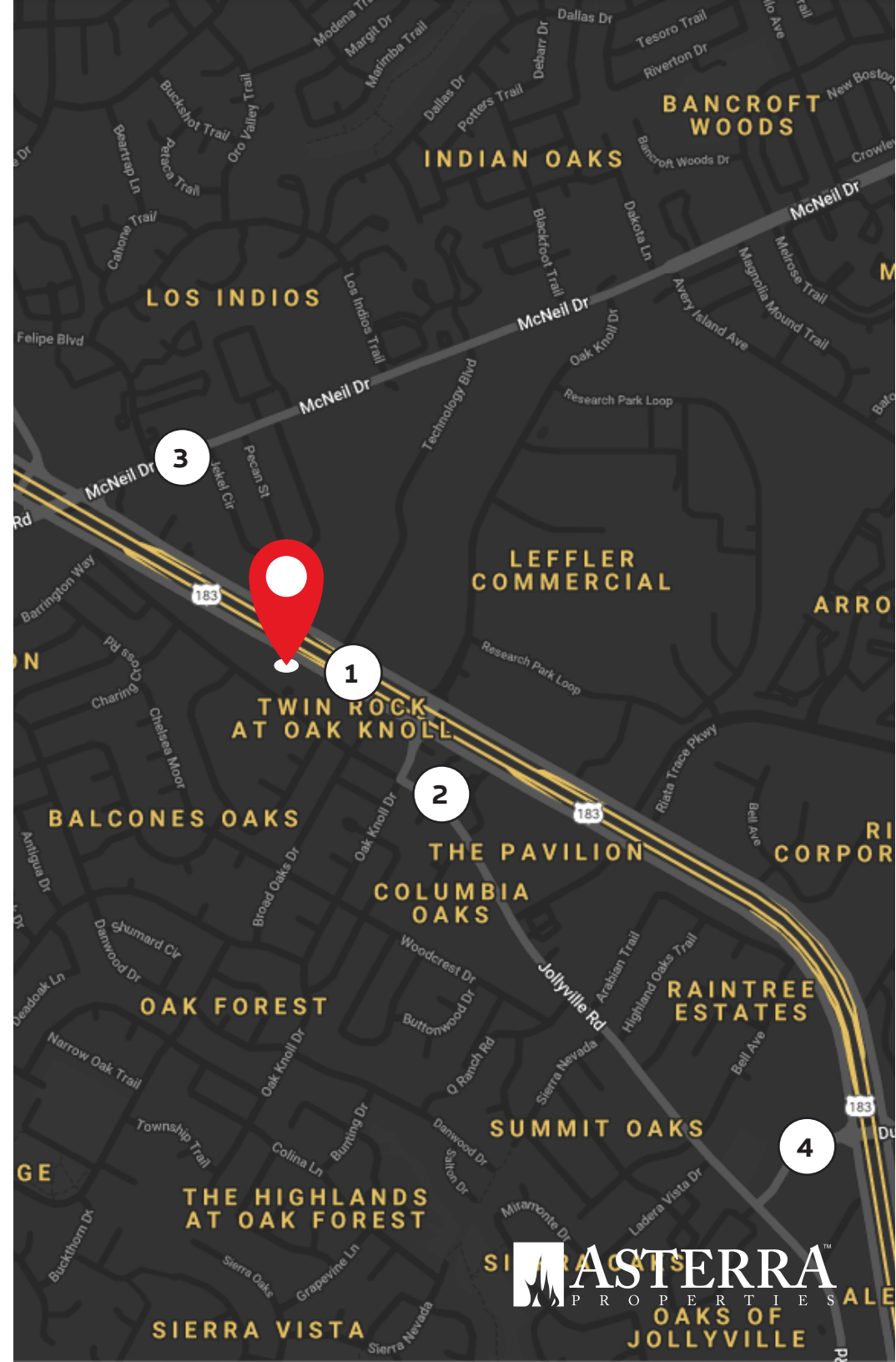
# Traffic Counts

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Street Name	Vehicles Per Day
1   Highway 183	178,913 VPD
2   Jollyville Rd.	15,982 VPD
3   McNeil Rd.	25,312 VPD
4   Duval Rd.	15,328 VPD

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# Location Demographics



Population

	1 Mile	3 Miles	5 Miles
Population	12,162	88,750	219,124
Estimated annual population growth of 1.6%			



Avg Household Income

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$103,262	\$112,791	\$109,083



Radius	1 Mile	3 Miles	5 Miles
Households	5,709	40,685	98,691
<b>Households by Marital Status</b>			
Married	2,247	16,617	39,279
Married No Children	1,255	9,298	21,384
Married w/Children	993	7,318	17,895
<b>Education</b>			
Some High School	3.54%	3.23%	4.23%
High School Grad	10.11%	10.99%	12.95%
Some College	25.89%	25.17%	25.07%
Associate Degree	6.75%	5.64%	6.46%
Bachelor Degree	34.04%	33.79%	32.51%
Advanced Degree	19.66%	21.18%	18.78%
<b>Annual Consumer Spending</b>			
Apparel	\$8,653	\$64,190	\$153,942
Entertainment	\$23,483	\$173,425	\$408,330
Food & Alcohol	\$41,274	\$303,239	\$722,643
Household	\$22,096	\$169,572	\$400,641
Transportation	\$36,461	\$271,500	\$643,549
Health Care	\$7,636	\$56,022	\$131,353
Education/Day Care	\$11,235	\$87,366	\$204,716

Information obtained from third-party resource, subject to change.



# Market Overview Austin

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The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

## **Economy**

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

## **Unique Aspects**

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

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# AUSTIN'S 2020 RANKINGS

#1

FASTEST GROWING  
MAJOR METRO  
U.S. CENSUS BUREAU

#1

BEST PLACE TO START  
A BUSINESS  
INC.

#3

BEST METRO FOR  
STEM PROFESSIONALS  
WALLETHUB

#9

BEST EDUCATED  
MAJOR METRO  
WALLETHUB

#1

MOST AFFORDABLE  
STARTUP CITY  
CLEVER

#2

HOTTEST CITY  
FOR COMMERCIAL  
REAL ESTATE  
FORBES

#5

CONCENTRATION OF  
COLLEGE EDUCATED  
ADULTS  
CITYLAB

#9

BEST CITY FOR  
STAYCATION  
WALLETHUB

#1

BEST JOB  
MARKET  
WALL STREET JOURNAL

#2

BEST CITY FOR YOUNG  
PROFESSIONALS  
SMARTASSET

#5

MOST RECESSION  
RESISTANT CITY  
SMARTASSET

#9

HARDEST WORKING  
CITY IN U.S.  
WALLETHUB

#1

BEST STATE CAPITAL  
TO LIVE IN  
WALLETHUB

#3

BEST PLACE TO  
LIVE IN THE U.S.  
U.S. NEWS AND WORLD

#8

SAFEST LARGE  
CITY IN U.S.  
SAFEWISE

#11

HEALTHIEST CITY  
IN AMERICA  
WALLETHUB

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## Information About Brokerage Services

Texas law requires all real estate licensees 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' 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.

Asterra Commercial d/b/a Asterra Properties	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Matt Houston	687890	MHouston@asterra.com	737.867.0000
Sales Agent/Associate's Name	License No.	Email	Phone