

200 W Stassney Lane

Austin, TX 78745

FOR SALE:

0.50 AC, 4,528 SF Child Care
Development/Owner Occupant



- Development/Owner-Occupant Potential
- Rapidly Changing South Congress Corridor
- High-Traffic Road

Matt Houston

737.867.0000
MHouston@asterra.com



Executive Summary

Situated on a high traffic count East to West road two blocks off South Congress, 200 W Stassney Ln offers an excellent opportunity for an owner occupier or developer looking for a central location in South Austin. With two separate buildings on this parcel, it is functioning as a day care facility.

Currently zoned General Office / Mixed Use, this site's future is proposed to be a mid-rise site.

Call to make tours. Please do not disturb tenant!

Highlights

- High Traffic Road
- Developer or Owner Occupier Potential
- West Congress Neighborhood
- Day Care Facility
- Rapidly Changing South Congress Corridor

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Listing Details

Sales Price: \$2,000,000

Investment Type: Development/Owner-Occupant

Property Type: Retail/Office/Specialty

Total Building SF: 4,528 SF

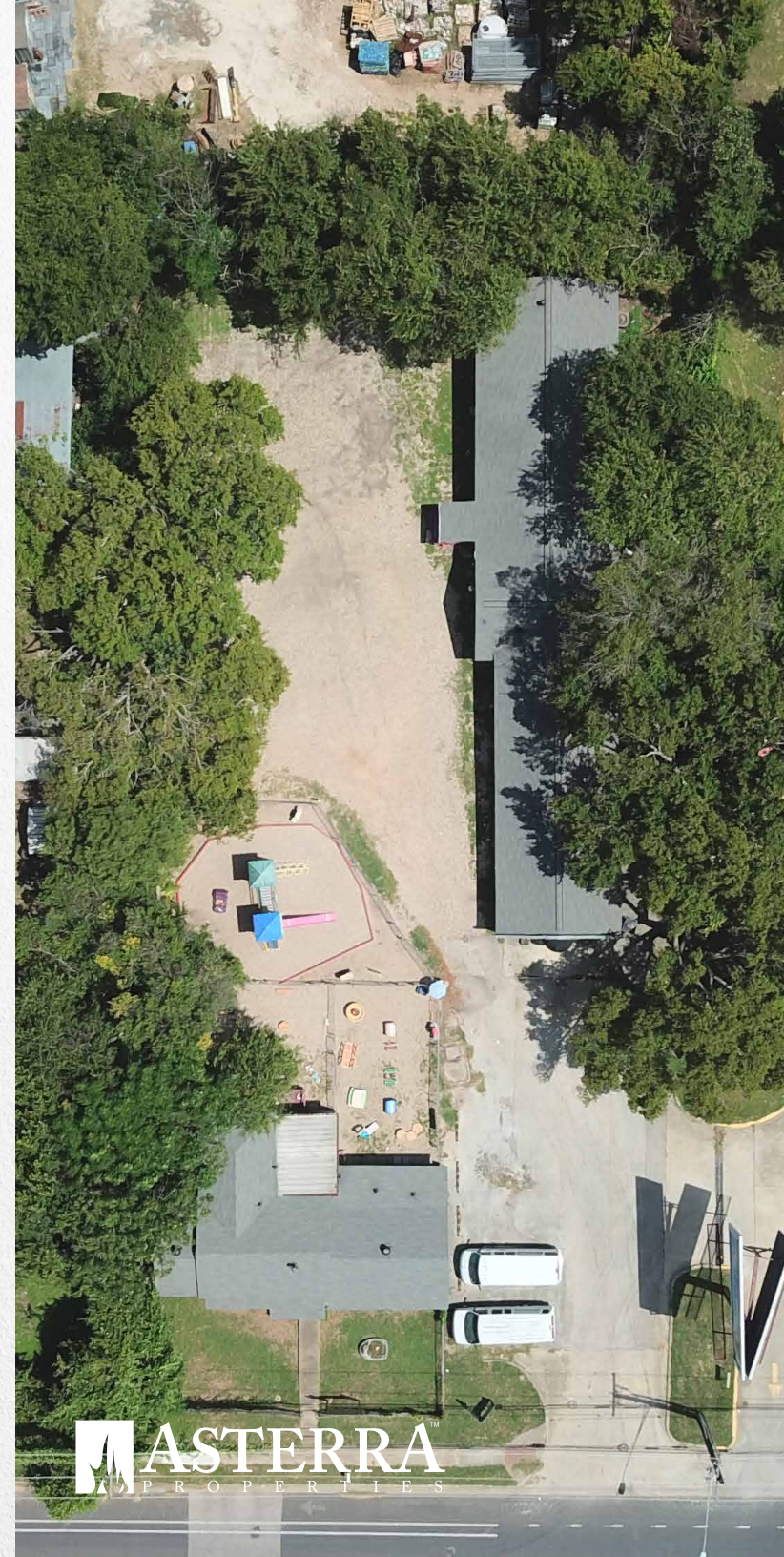
Land Area: 0.50 AC

Zoning: GO-MU-NP

Parking: 15+ Surface Spaces

Year Built: 1932, 1945

Construction: Wood Over Pier & Beam



LOCATION OVERVIEW



LA FITNESS

ST. EDWARD'S UNIVERSITY



TARGET

Central Market

St David's HEALTHCARE

Walmart

Saint Elmo Public Market



CVS

CONGRESS



BANK OF AMERICA

SWEETBRIAR

LOWE'S

Trudy's

BIG LOTS!

H-E-B

ASTERRA PROPERTIES



DRIVE TIMES

Downtown Austin

10 Minutes

The Domain

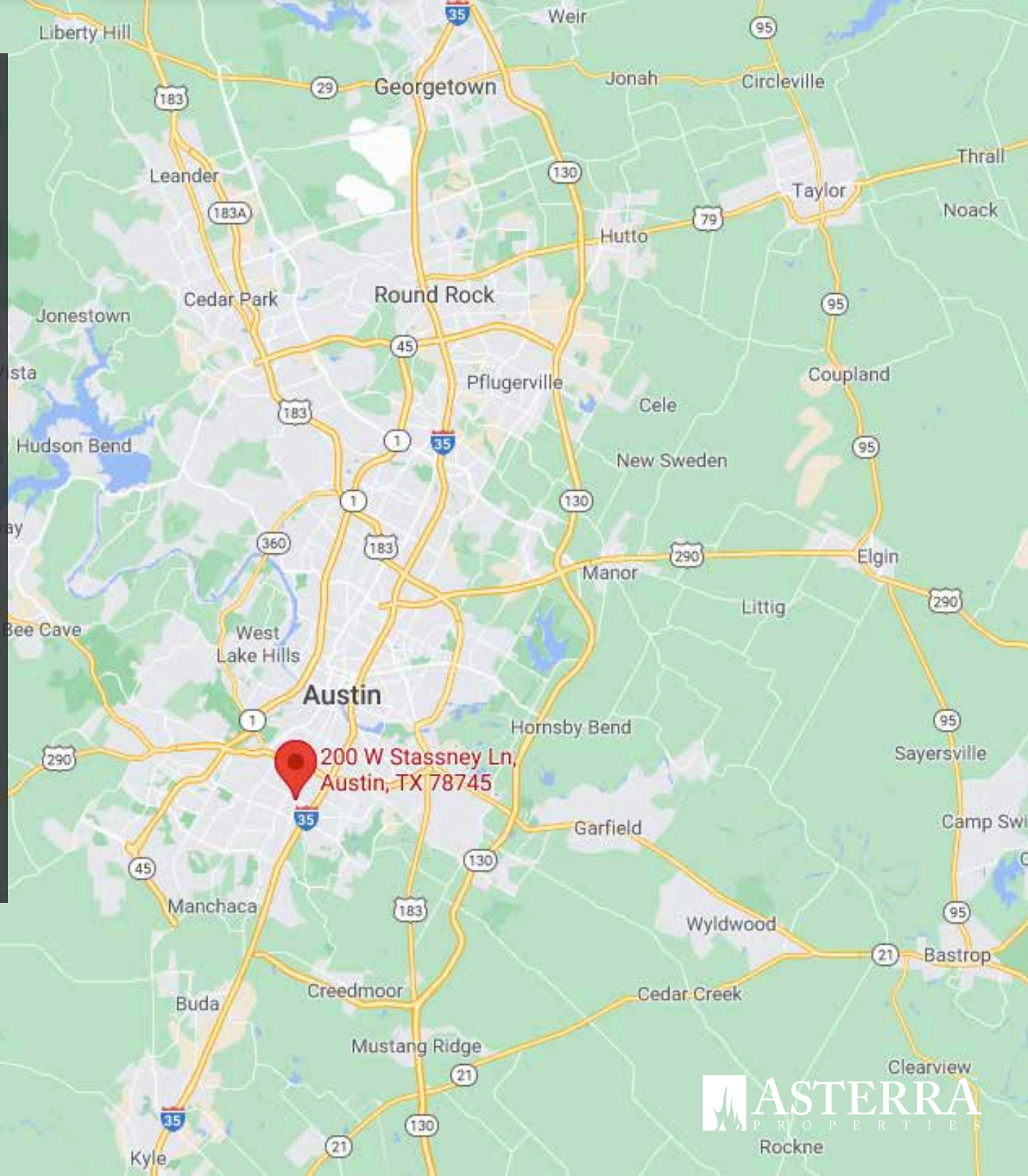
20 Minutes

Austin Bergstrom Airport

12 Minutes

Mueller District

14 Minutes



200 W Stassney Ln,
Austin, TX 78745

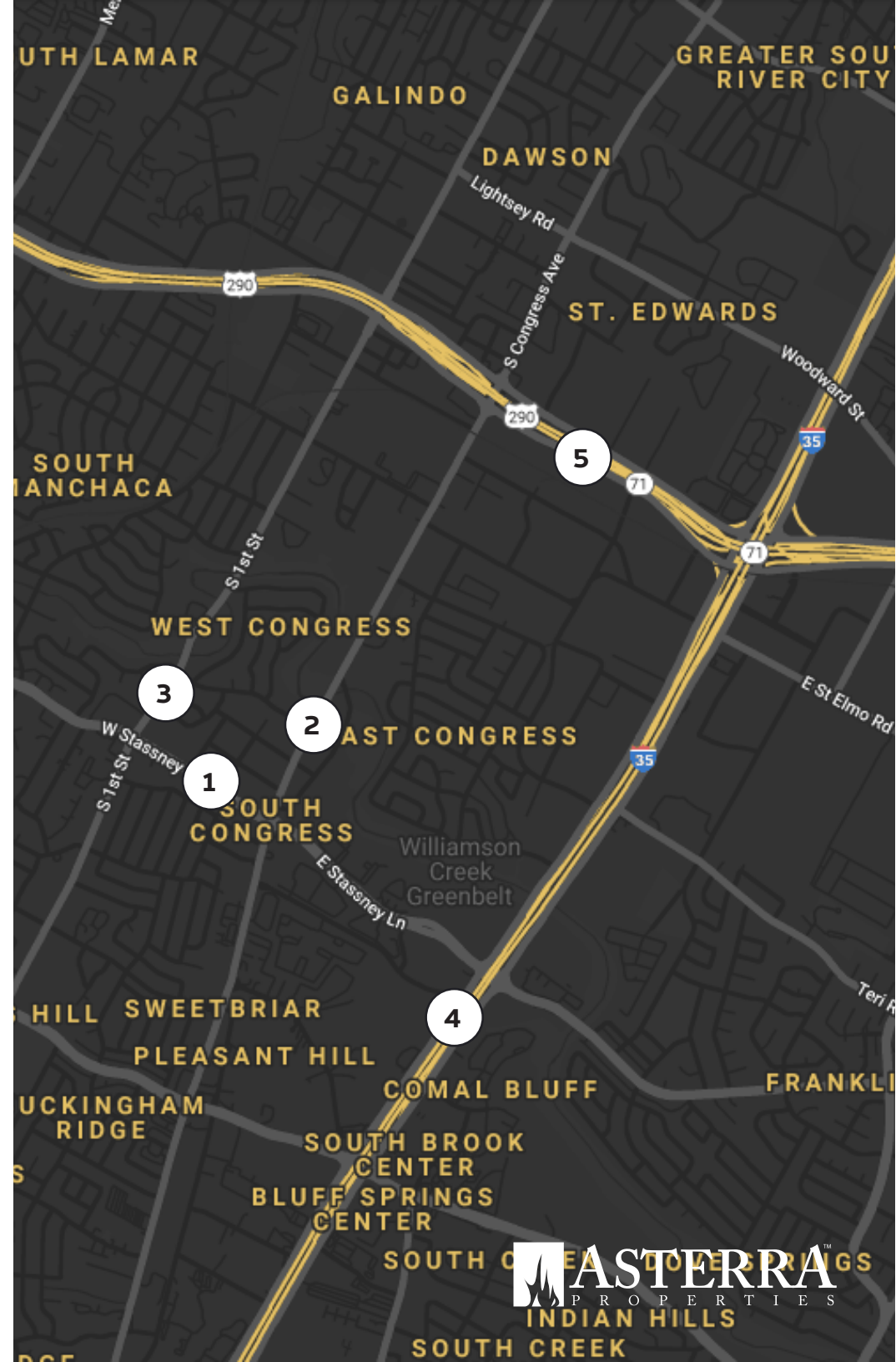
Traffic Counts

Street Name	Vehicles Per Day
1 W Stasney Ln	16,203 VPD
2 S Congress Ave	31,426 VPD
3 S 1st Street	22,420 VPD
4 IH-35	199,102 VPD
5 Hwy 290/71	186,372 VPD

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Location Demographics



Population

	1 Mile	3 Miles	5 Miles
Population	20,346	155,741	358,439

Estimated annual population growth of 1.5%



Avg Household Income

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$80,739	\$84,337	\$98,165



Radius	1 Mile	3 Miles	5 Miles
Households	8,459	62,587	150,193
Households by Marital Status			
Married	2,465	18,906	45,785
Married No Children	1,406	10,068	25,147
Married w/Children	1,059	8,838	20,638
Education			
Some High School	12.91%	12.86%	10.83%
High School Grad	20.11%	18.13%	15.56%
Some College	26.98%	23.85%	22.00%
Associate Degree	8.58%	10.49%	9.87%
Bachelor Degree	22.41%	24.21%	27.80%
Advanced Degree	9.00%	10.46%	13.94%
Annual Consumer Spending			
Apparel	\$12,971	\$98,982	\$247,602
Entertainment	\$32,536	\$250,286	\$655,367
Food & Alcohol	\$67,705	\$511,873	\$1,293,654
Household	\$35,666	\$279,881	\$756,459
Transportation	\$59,827	\$454,843	\$1,153,384
Health Care	\$9,895	\$76,337	\$196,447
Education/Day Care	\$13,986	\$113,830	\$329,209

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

Market Overview Austin

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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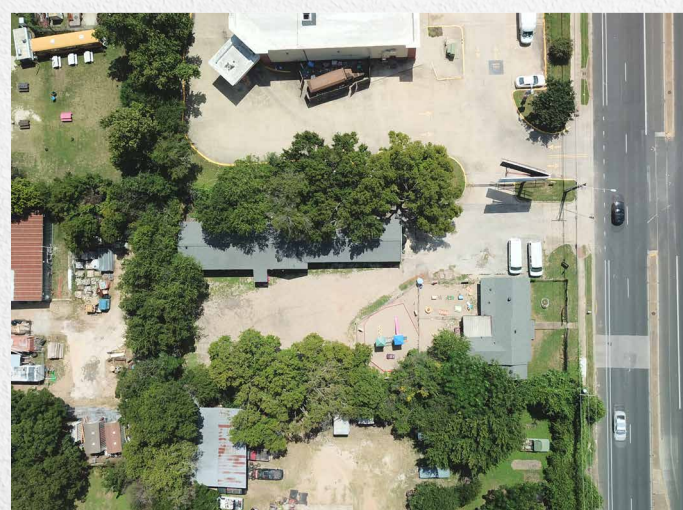
AUSTIN'S 2020 RANKINGS

- #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

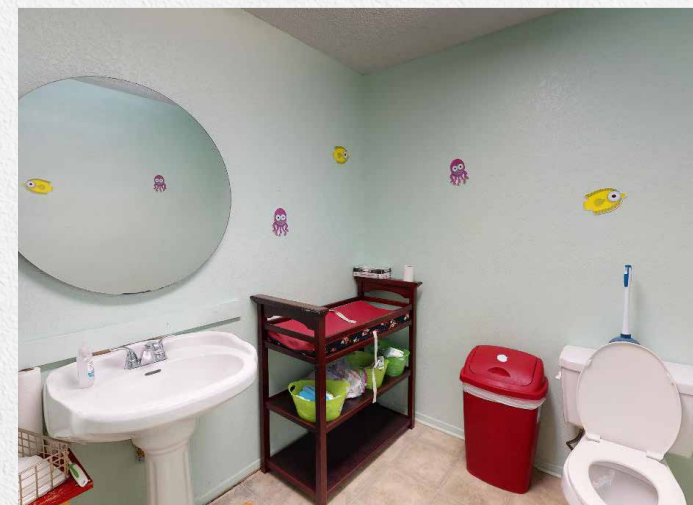
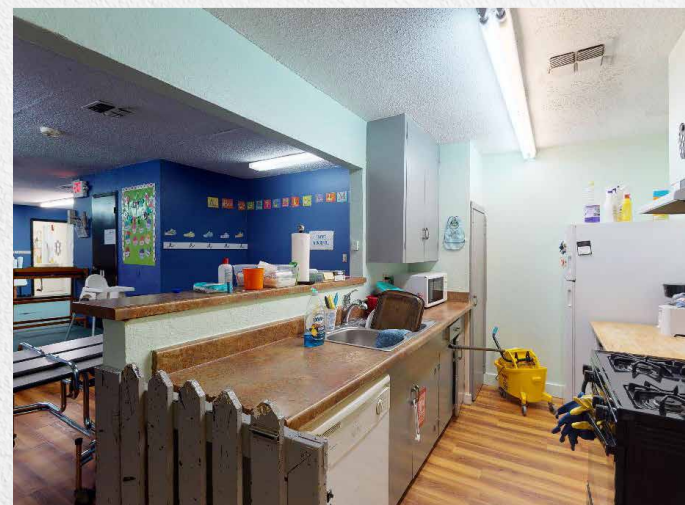
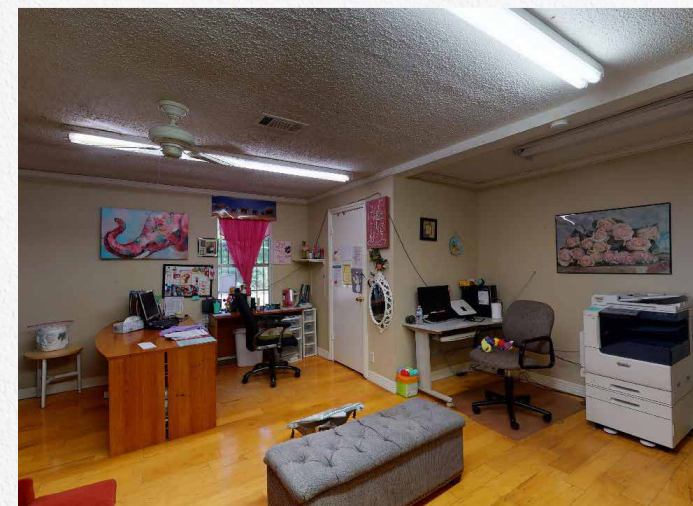
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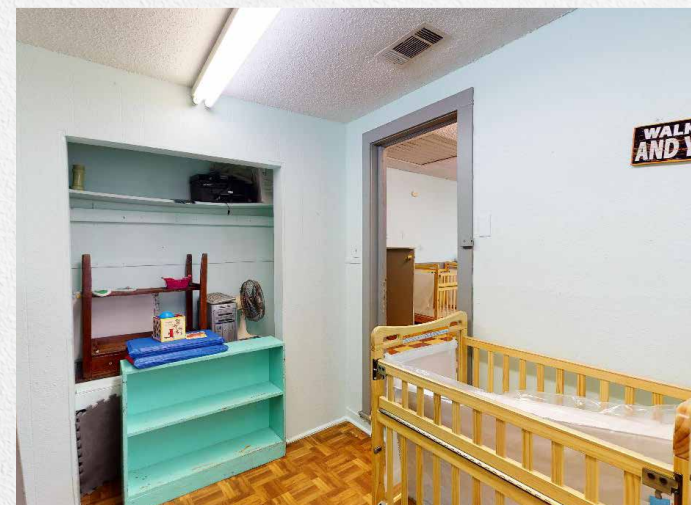
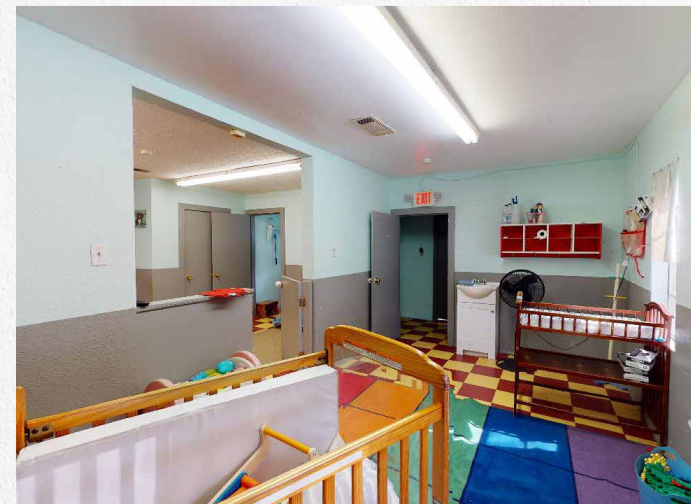
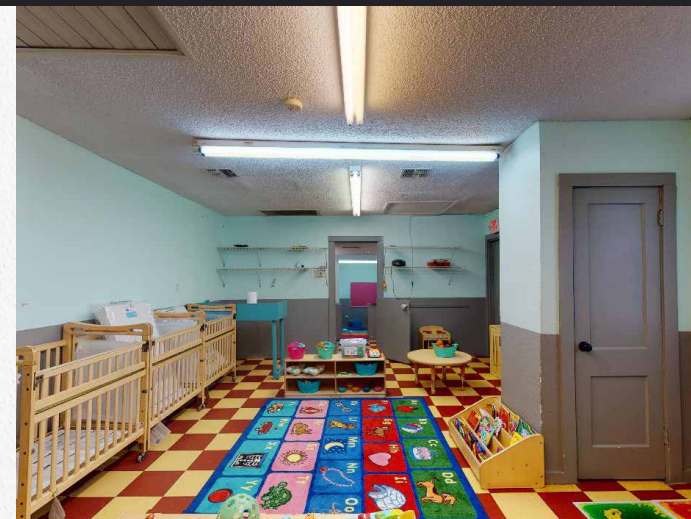
PHOTOS



PHOTOS



PHOTOS





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