



## **Coming Soon! Class A Office for Sale in Central Austin**

### **Overview**

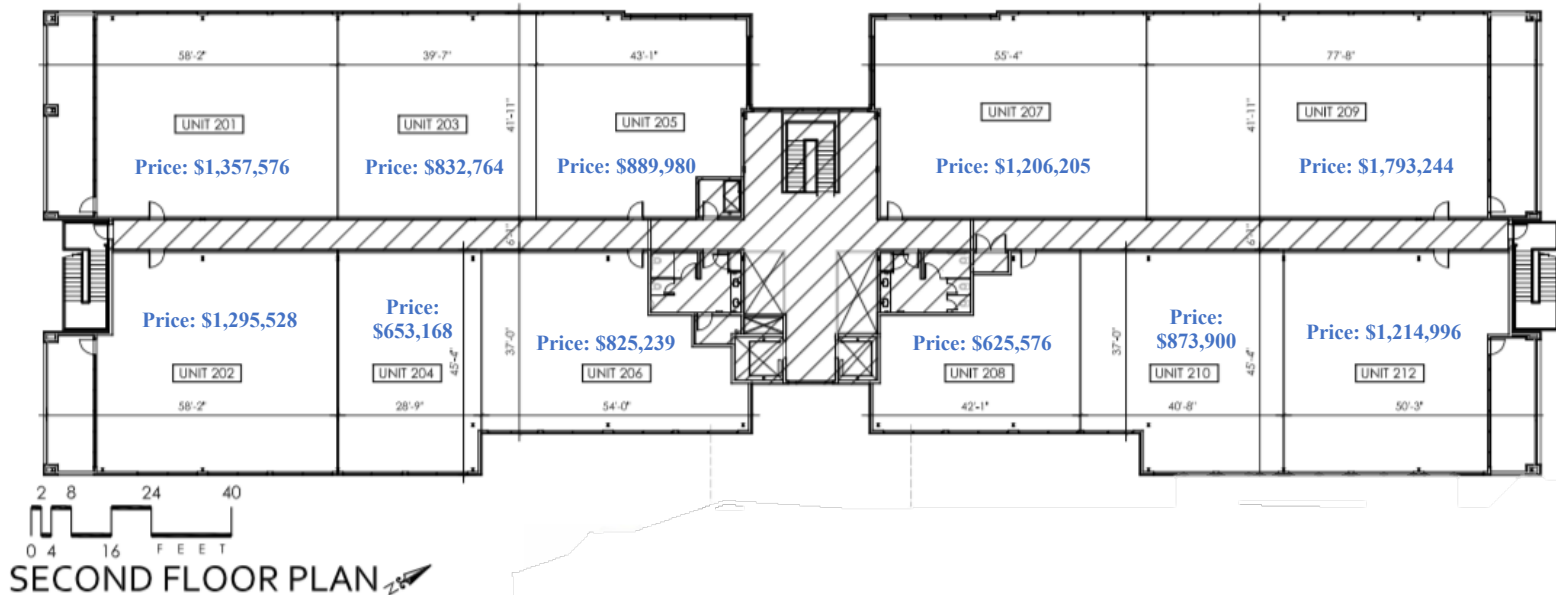
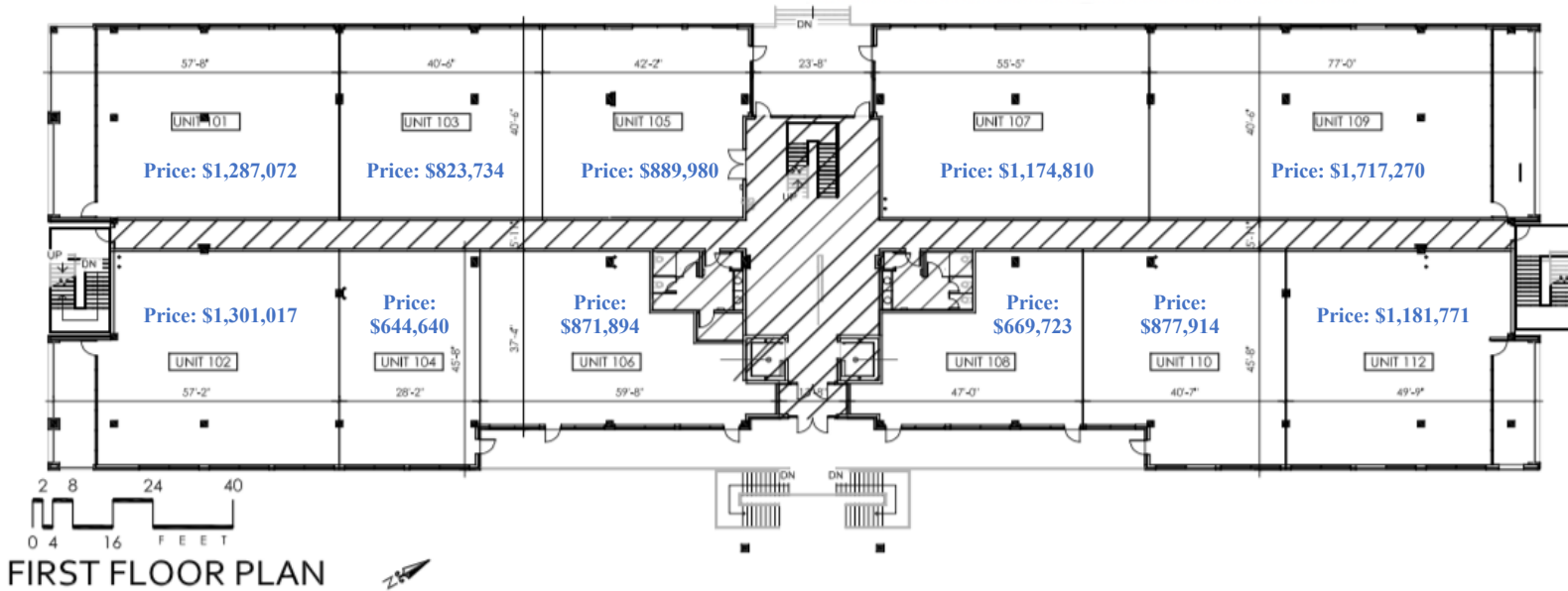
The Trio at Manchaca sits at the southeast corner of Davis Lane and Manchaca Road and consists of three separate buildings totaling over 70,000 square feet of office and medical space. Phase I, which included Building 2 and Building 3, is now fully sold out; however, Phase II, which includes over 50,000 square feet of contiguous space is now under construction with a shell delivery date for Q4 2022. This is a very rare opportunity to own your own office only fifteen minutes from downtown and there is no other condo project like it on the market. Unlike the back two buildings, Building 1 is 100% steel and concrete construction with storefront glass windows, entryways, and suite entrances, elegant common area bathrooms, excellent visibility for signage exposure at a busy intersection, spacious outdoor patios and 65 covered parking spaces on the ground floor. **All pricing is cold, dark, shell** and owners can either hire a contractor of their choice for the finish out or the Seller can also work with you on providing a turnkey office.

## First Floor

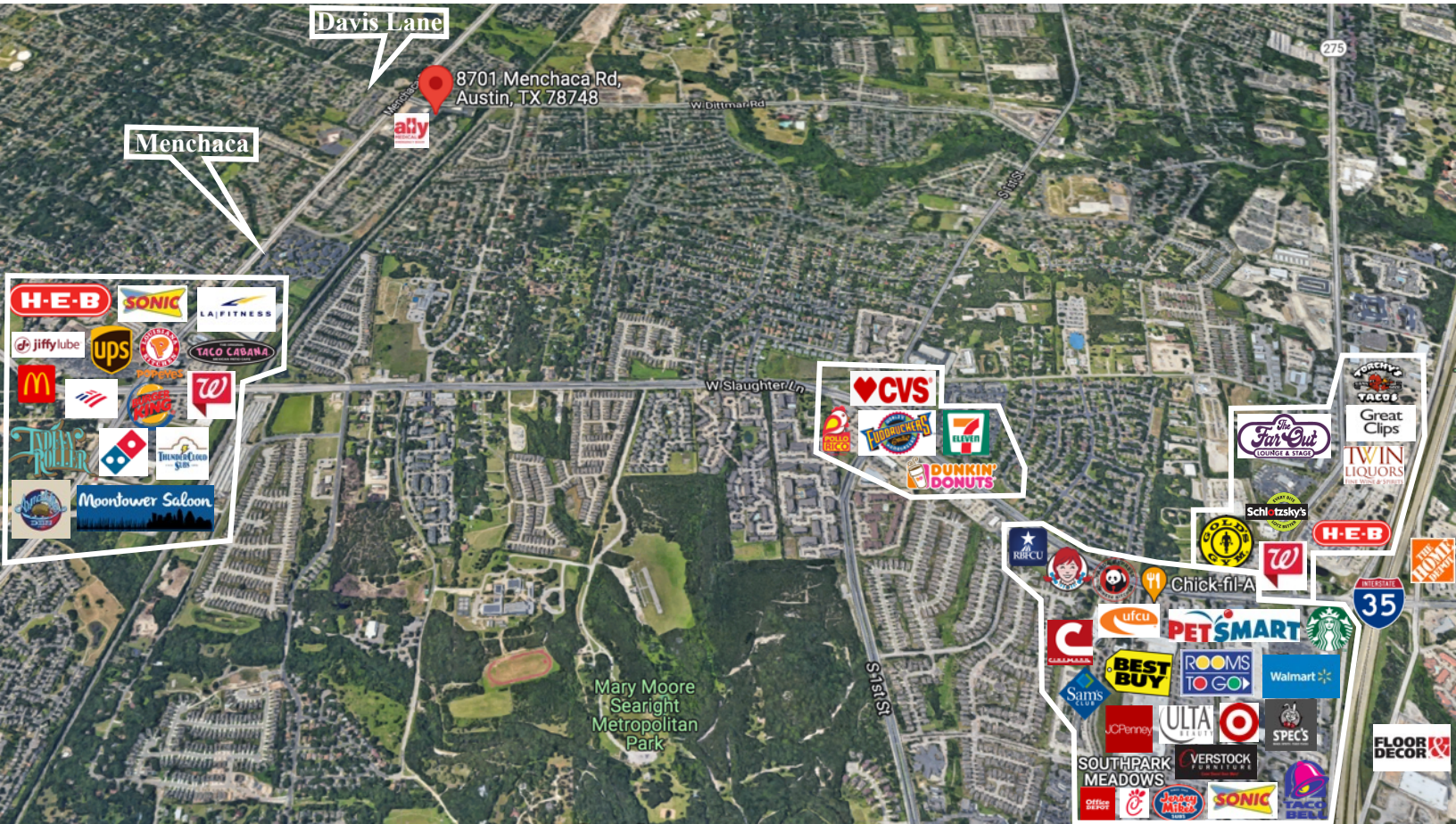
	NET	CAF	CA SF	TOTAL	PATIO SF
UNIT 101	2,327	0.167	388	2,715	351
UNIT 102	2,405	0.167	401	2,806	233
UNIT 103	1,642	0.167	274	1,916	
UNIT 104	1,285	0.167	214	1,499	
UNIT 105	1,677	0.167	279	1,956	
UNIT 106	1,738	0.167	290	2,028	
UNIT 107	2,213	0.167	369	2,582	
UNIT 108	1,335	0.167	222	1,557	
UNIT 109	3,124	0.167	521	3,645	343
UNIT 110	1,750	0.167	292	2,042	
UNIT 112	2,203	0.167	367	2,570	112
subtotal:				25,315	

## Second Floor

UNIT 201	2,442	0.167	407	2,849	399
UNIT 202	2,433	0.167	405	2,838	144
UNIT 203	1,660	0.167	277	1,937	
UNIT 204	1,302	0.167	217	1,519	
UNIT 205	1,677	0.167	279	1,956	
UNIT 206	1,645	0.167	274	1,919	
UNIT 207	2,272	0.167	379	2,651	
UNIT 208	1,247	0.167	208	1,455	
UNIT 209	3,258	0.167	543	3,801	368
UNIT 210	1,742	0.167	290	2,032	
UNIT 212	2,208	0.167	368	2,576	248
subtotal				25,534	
<b>TOTAL BUILDING:</b>				<b>50,849</b>	







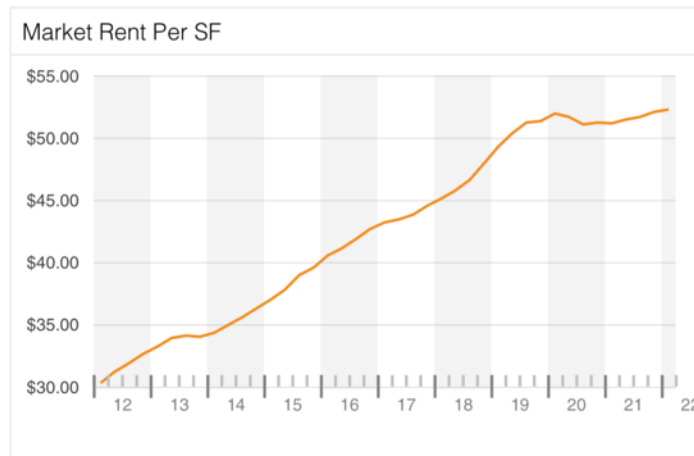
## DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2021 Population	15,340	128,260	269,632
2026 Population	16,266	137,811	289,341
Pop Growth 2021-2026	6.0%	7.5%	7.3%
2021 Average Age	38	36	36
Households			
2021 Households	5,970	52,257	106,614
2026 Households	6,308	56,042	114,292
Household Growth 2021-2026	5.7%	7.2%	7.2%
Median Household Income	\$83,660	\$78,454	\$81,633
Average Household Size	2.5	2.4	2.5
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$285,230	\$293,158	\$324,124
Median Year Built	1986	1994	1994



## Rent Vs. Own

As of March 2022, there were 351 4 and 5-star office and medical properties listed for lease in the Austin market. Including NNN expenses, gross rent for these properties averaged \$52.26 per square foot per year.



Purchase	107
Square Footage	2,582
Shell Price	\$1,136,003
Estimated Finish Out (\$100/SF)	\$258,200
Total Price	\$1,394,203
Down Payment (20%)	\$278,840.60
Interest Rate	4.5%
Amortization	25 Years
Monthly P&I	\$6,199.55
Monthly NNN's (Est. \$12)	\$2,582
Total Monthly Cost	<b>\$8,781.55</b>
Total Annual Cost	\$105,378.60

Rent	107
Square Footage	2,582
Avg. Gross Rate	\$52.26
Annual Rent	\$134,935.32
Monthly Rent	<b>\$11,244.61</b>

*\*In other words, the purchase could equate to a gross rental rate of **\$40.81 per square foot per year**. If your rate is above \$40.81, it could be a more affordable option for you.*



## Construction Progress March 2022



11/2/2015



### 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' 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.

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 Designated Broker of Firm	 License No.	 Email	 Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TAR-2501

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**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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