



2233 W. NORTH LOOP

2233 W. North Loop, Austin, TX 78756

\$14,500,000 - Austin Single Tenant Investment Property Sale



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GOLD EAGLE INVESTMENTS
COMMERCIAL REAL ESTATE SPECIALISTS



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UNIVISION

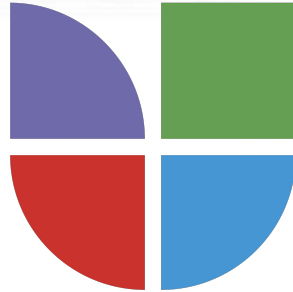
Univision is the largest Spanish-language television network in the United States, owned by TelevisaUnivision. It focuses on programming for Latino audiences,

including telenovelas, dramas, sports, news, reality shows, and Spanish-language films.

The network is headquartered in New York City, with major production operations in Doral near Miami. Univision is widely available across the U.S. via pay TV and operates local stations in more than 60 markets with large Latino populations.

In major cities like Los Angeles, Miami, and New York City, its local newscasts are highly competitive, often matching the ratings of English-language broadcasters.

Univision is a U.S.-based Spanish-language media company and television network that serves Hispanic audiences across the United States. As part of TelevisaUnivision, it is the country's most-watched Spanish-language broadcaster and a key cultural voice within the Latino community.



Univision began in 1962 with a single Spanish-language station in Texas, eventually evolving into a national network that reached 97% of U.S. Hispanic households. Its expansion into radio, digital platforms, and streaming marked its transformation into a multimedia group. In 2022, it merged with Mexico's Grupo Televisa to form TelevisaUnivision, strengthening cross-border programming and production capabilities.

The network's flagship programs include Despierta América, Noticiero Univision, and El Gordo y La Flaca. It is also known for telenovelas, variety shows, and major cultural events such as Premio Lo Nuestro and the Latin Grammy Awards. Sports coverage, especially of Liga MX and international soccer tournaments, is central to its appeal.

For more than three decades, Univision has been the top network among U.S. Hispanics in prime time. It operates over 60 local television stations and multiple cable channels, including UniMás, Galavisión, and TUDN. Its digital services, such as ViX and Univision.com, extend its reach to global audiences.

Beyond entertainment, Univision has long served as a trusted source of news and civic engagement for Hispanic communities. Through campaigns like Univision Contigo and partnerships promoting voter participation and citizenship, it has shaped public discourse and representation in U.S. media.

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PROPERTY DETAILS

Location	2233 W. NORTH LOOP, AUSTIN TX 78756 Travis County
Legal	LOT 1 GOLDEN SQUARE SUBD OF 1.192 Acres
Site Area	1.192 Acres
Zoning	Commercial (GR-CO)
YOC NRA	10,570 SQFT YOC 1963 10,000 SQFT YOC 2014
Parking	Ample Surface Parking
Frontage/Access	172.64 Ft Frontage on W. North Loop
Utilities	Water/Sewer (City of Austin) Texas Gas Service (Natural Gas) Austin Energy (Electricity) Telecom (various providers)

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PROPERTY LOCATION



Only minutes from downtown Austin, the Arboretum, and the Domain.

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PROPERTY MAP



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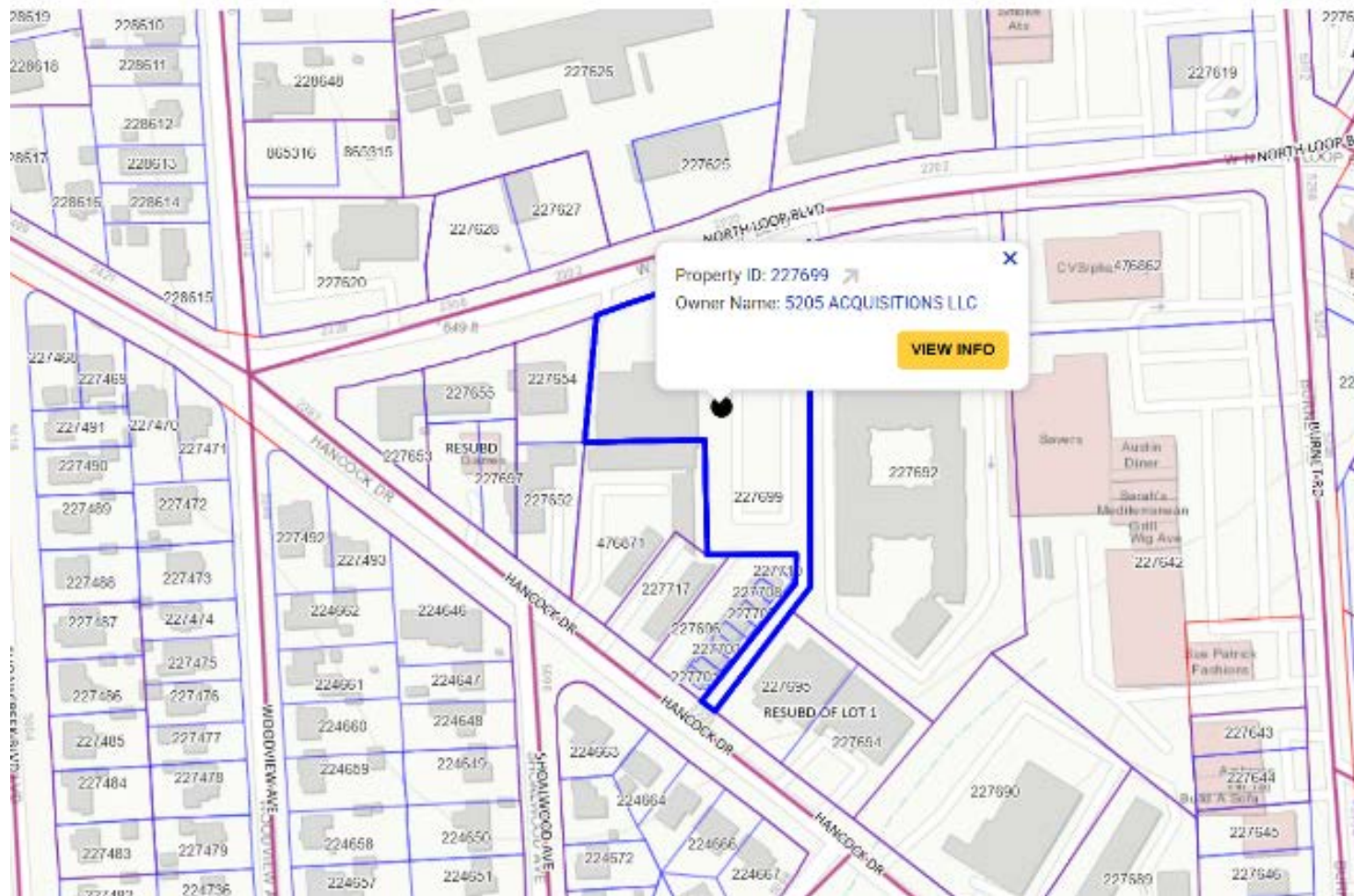


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PLAT MAP



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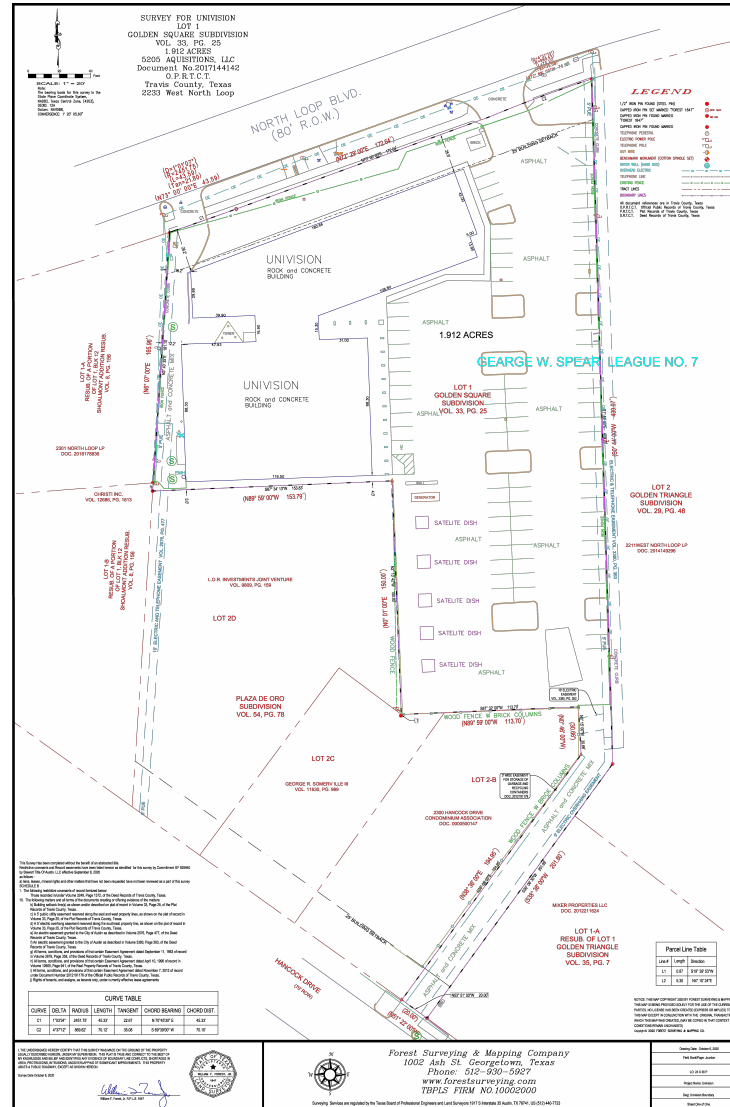


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SURVEY



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RENT ROLL

Tenant	Suite	Sq. Ft.	Lease Start	Lease Exp.	Rent Increase	Rent Per Sq. Ft.	Monthly Base Rent	Add'l @ \$8.94
Univision	A	20,570	11/18/2002	6/30/2029	10/1/2025	\$30.00	\$51,425.00	\$15,324.65

Total Occupied: 20,570 SF

% Occupied: 100%

Building Total: 20,570 SF

Annual Base Rent: \$617,100

Additional Income: \$139,228

Total Income: \$756,328

Annual Income- 10/1/2025

Total Income: \$756,328

Expense: \$139,228

NOI: \$617,100

2025 Expenses/Net Income

Expenses:

Landscape	800.00
Property Insurance	27,708.20
Cleaning	34,954.22
Taxes-Property	73,926.77
Repairs-Recoverable	1,839.28

Total Reimbursable Expenses 139,228.47

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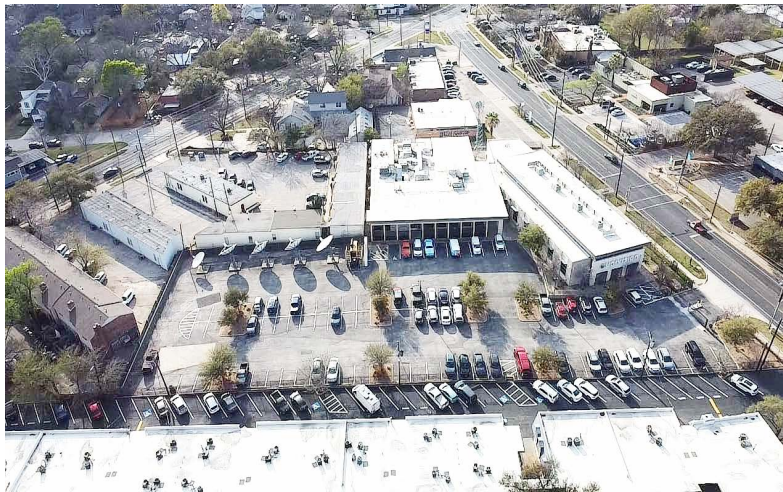
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ADDITIONAL IMAGES



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ABOUT AUSTIN

Austin is a region defined by stunning growth, lower business and living costs, and a youthful, well-educated population. It offers reasonably priced housing, solid schools, charming, healthy and diverse neighborhoods, and big-city amenities at a small-town pace. This atmosphere is a major catalyst in the accelerated growth Austin has seen over the years. Located on the rim of the 32,000-square-mile Texas Hill Country, Austin is the capital of Texas and home of the state's flagship university, The University of Texas at Austin.



Located in Central Texas within 200 miles of three of the 10 largest U.S. cities (Dallas, Houston and San Antonio), Austin is the 11th most-populous city and 35th largest Metropolitan Statistical Area (MSA) in the nation according to the U.S. Census Bureau. The Austin MSA includes Travis, Hays, Williamson, Bastrop and Caldwell Counties. The Austin MSA has an estimated population of 2,300,000 (Sept 2021), making it the fastest-growing metropolitan area in the country. The diversified economy is based on state government, education, technology, manufacturing, research and development, and software.

The University of Texas, and 26 other public and private universities and colleges with a combined enrollment of nearly 172,500 provide an ample supply of well-educated workers to area employers. Within 100 miles of Austin, an additional 95 four-year colleges and universities enroll over 430,000 students. Over 46% of Austin area residents age 25 and over hold a bachelor's degree (compared to the national average of 33%).



Austin is recognized for its laid-back lifestyle, natural beauty and is legendary for being the "Live Music Capital of the World." Austin draws musicians and producers from around the world and showcases their talent in clubs, restaurants, and music venues in the heart of the downtown entertainment districts and all around the Austin area, including the renowned SXSW and ACL festivals. The City boasts a professional symphony, ballet, opera and theater, and dozens of galleries showcasing local, regional and international artists. Recreational activities flourish in the area with more than 18,900 acres of city parks and greenspace, 30 miles of hiking and biking trails, 26 golf courses, three lakes within the city limits, more than 100 swimming holes, and nine wilderness areas. All of these features contribute to Austin's high quality of life, while attracting young professionals and creating a buoyant economy with tremendous growth potential.

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#1 Best State Capital to Live In
- WalletHub

#1 Fastest Growing Major Metro
- U.S. Census Bureau

#1 Best Place to Start a Business
- Inc.

#1 Best Business Climate - Business Facilities

#2 Best City for Young Professionals
- SmartAsset

#1 Highest New Home Construction Rate
- RubyHome Real Estate

#3 Best Metro for Stem Professionals
- WalletHub

#2 Best Large Metro Job Market
- Wall Street Journal

#3 Best Place to Live in The U.S.
- U.S. News & World



#1 Most Affordable Startup City
- Clever

#1 Best Job Market
- Wall Street Journal

#1 City Desired for Relocation
- money.co.uk

#5 Best city in the U.S. for Renters
- Forbes

#8 Safest Large City in The U.S.
- SafeWise

#9 Best Educated Major Metro U.S.
- Census Bureau

#2 University of Texas Best University
- U.S News & World Report

#1 For Job Growth Since February 2020
- Opportunity Austin

#7 Development of Venture Capital Ecosystem
- Pitchbook



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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 a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 wriiting 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 over; and
 - any confidential information or any other information that a party specifically instructs the broker in wriiting 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.

Gold Eagle Investments
 Licensed Broker / Broker Firm Name or Primary Assumed Business Name License No.

Helen Jobes
 Designated Broker of Firm License No. 331434

 Licensed Supervisor of Sales Agent/ Associate License No.

John Jobes
 Sales Agent/Associate's Name License No. 785844

 Buyer/Tenant/Seller/Landlord Initials Date

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