



# 2020 ANDERSON

2020 W. Anderson Ln., Austin, TX 78757

## \$15,500,000 Retail in Austin For Sale



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## Key Features:

- Minutes from downtown Austin, the Arboretum and the Domain.
- Ample Parking
- Estimated daily traffic count at nearby Burnet Rd and W. Anderson Ln., at 20,000 vehicles per day.

**Offered at  
\$15.5 MM**



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## PROPERTY DETAILS

<b>Location</b>	2020 W. ANDERSON LANE, AUSTIN TX 78757 Travis County
<b>Legal</b>	LOT 1 WOOTEN PARK SQUARE SEC 6 RESUB OF
<b>Site Area</b>	4.959 Acres (216,014 SF)
<b>Zoning</b>	Commercial (GR-CO-NP)
<b>YOC</b>	1972   Expanded 2015
<b>NRA</b>	56,049 Sq. Ft.
<b>Parking</b>	Ample Surface Parking
<b>Frontage/Access</b>	514 Ft Frontage on Anderson Ln. with 2 Curb Cuts
<b>Utilities</b>	Water/Sewer (City of Austin)   Texas Gas Service (Natural Gas)   Austin Energy (Electricity)   Telecom (various providers)
<b>Building</b>	<ul style="list-style-type: none"><li>• The foundation is assumed to be of adequate load-bearing capacity to support the improvements.</li><li>• The exterior walls are a combination of concrete and stucco. Retail storefronts are plate glass set in anodized aluminum frames.</li><li>• The building exhibits a flat, built-up membrane roof system.</li><li>• The typical interior finish of a retail space.</li><li>• HVAC, plumbing and electric are assumed to be in good working condition.</li><li>• Site is ADA compliant.</li></ul>

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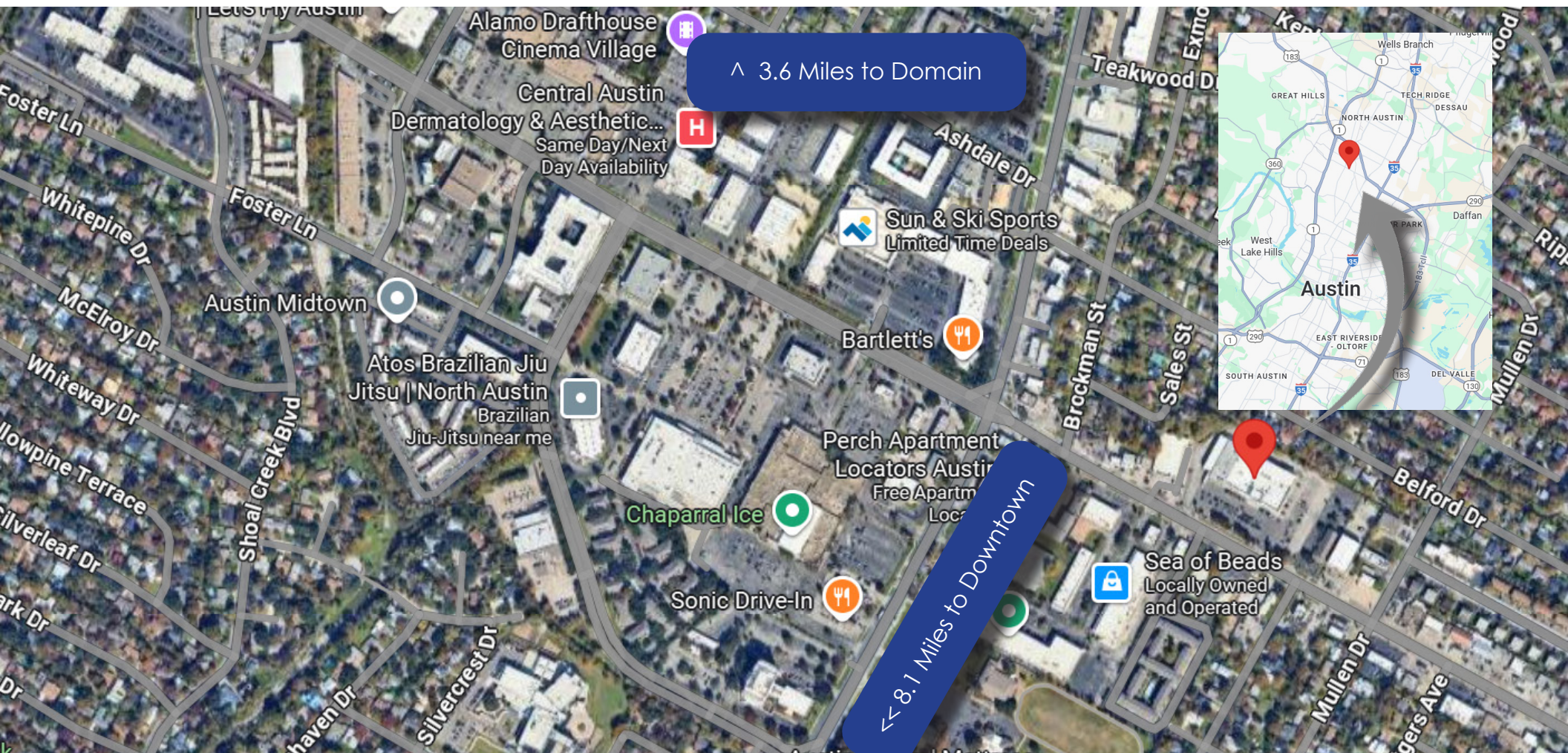
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## PROPERTY LOCATION



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## PROPERTY MAP



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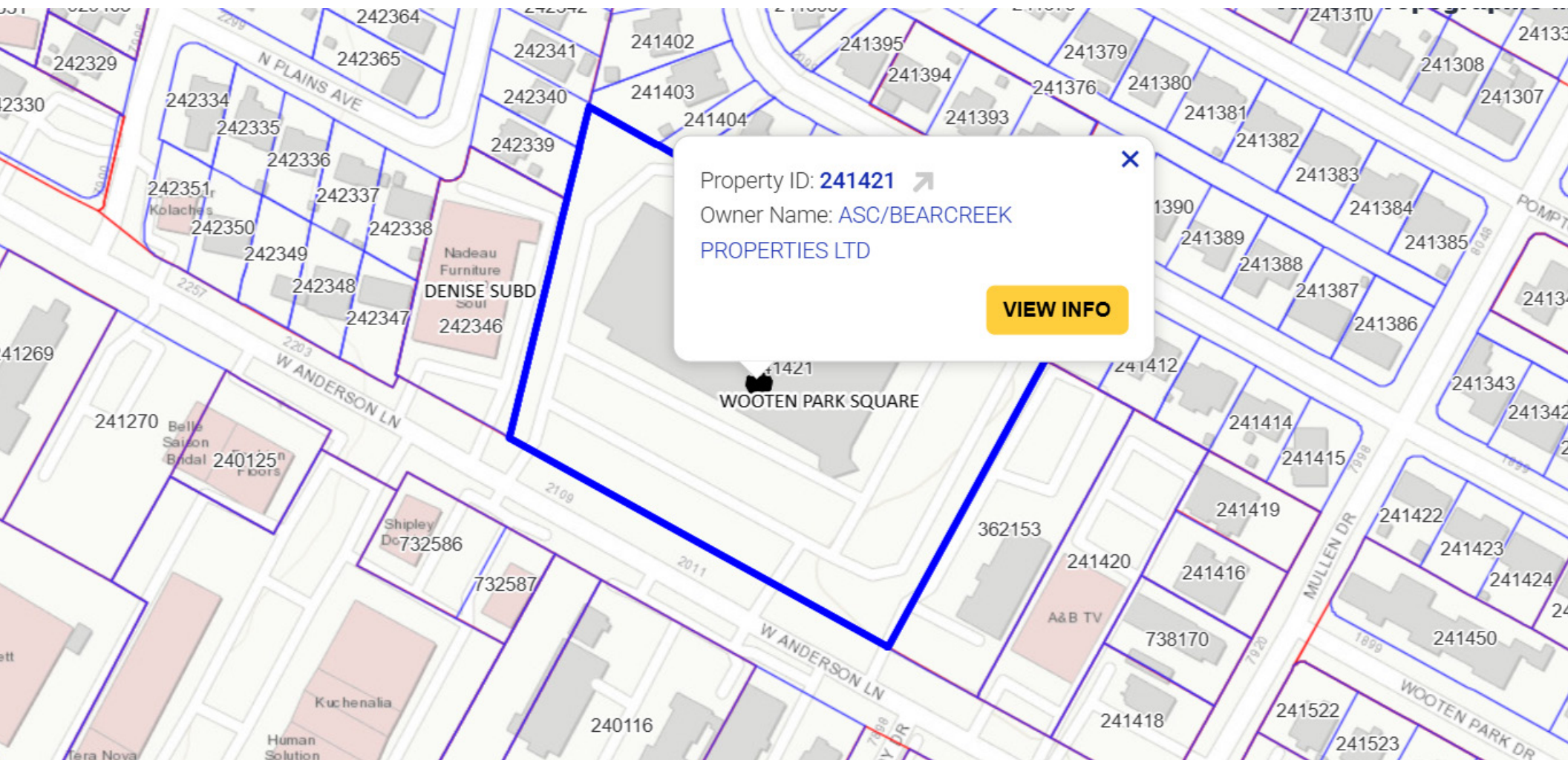
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# 2020 ANDERSON

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## PLAT MAP



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## SURVEY



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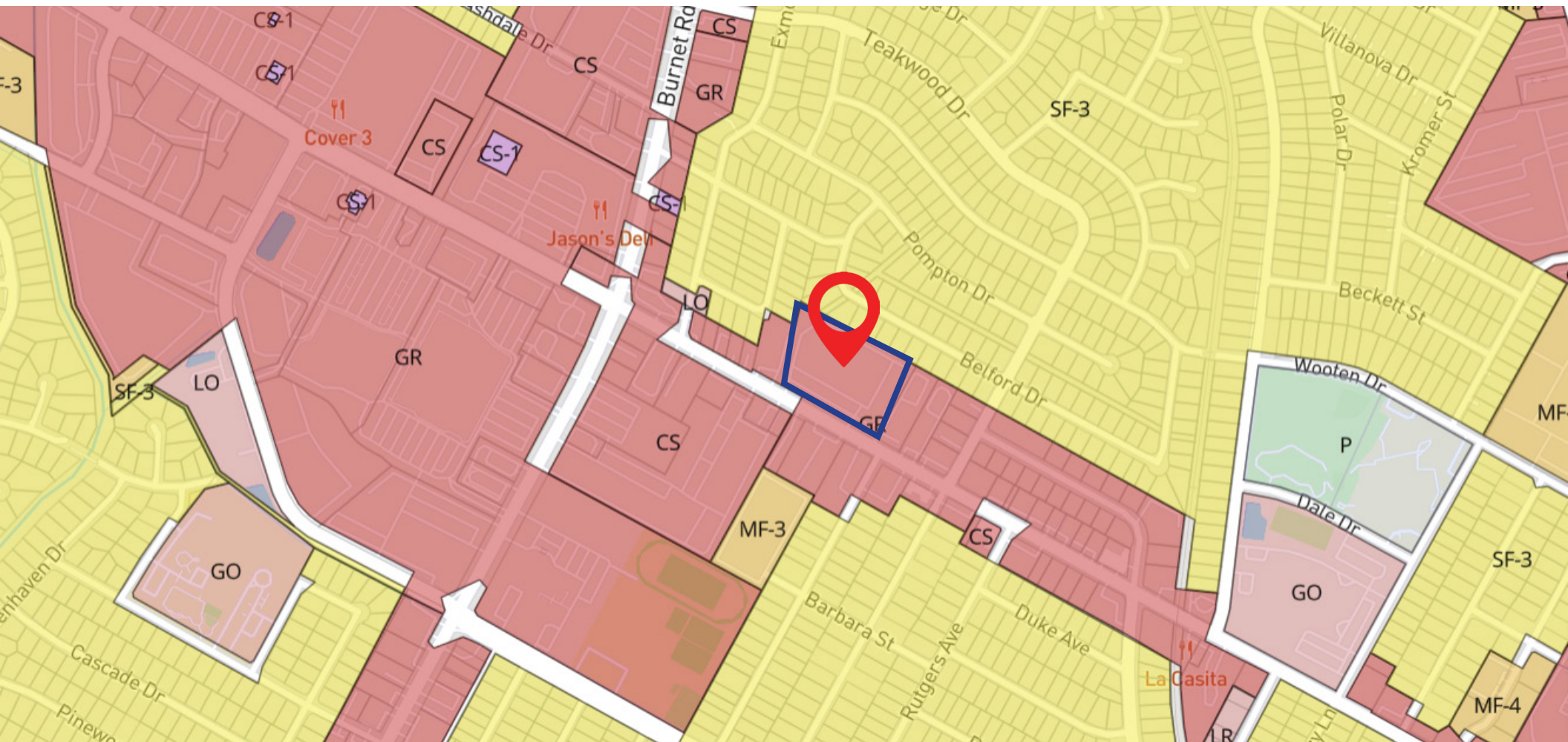
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## ZONING



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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 @ \$6.05
Four Hands	A	15,000	2/1/2024	9/30/2027	10/1/2025	\$12.20	\$15,250.00	\$7,562.50
					10/1/2026	\$12.69	\$15,866.10	
					10/1/2027	\$12.95	\$16,183.42	
LA Fitness	B	40,794	10/1/2023	1/14/2031	Current	\$19.41	\$65,967.30	\$20,566.98

*\*LA Fitness has the option to extend the lease three times for 5-year renewals, ending 1/14/2045.  
Increase tied to CPI.*

<b>Total Occupied:</b>	55,794 SF	<b>Annual Base Rent:</b>	\$974,608
<b>% Occupied:</b>	100%	<b>Additional Income:</b>	\$337,553
<b>Building Total:</b>	55,794 SF	<b>Total Income:</b>	\$1,312,161

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## PROFIT/LOSS

### Annual Income

Annual Rent:	\$974,608
Additional Income:	<u>\$337,553</u>
<b>Total Income:</b>	<b>\$1,312,161</b>

### Reimbursable Expenses

Maintenance	6,044
Landscape	9,096
Property Insurance	36,108
Management Fee	48,362
Security	7,939
Taxes - Property	243,714
Utilities	<u>47,370</u>
<b>Total Reimbursable Expenses</b>	<b>\$398,633</b>

**Net Income** **\$913,528**

**Offered at** **\$15,500,000**

**Cap Rate** **5.9%**

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## ADDITIONAL IMAGES



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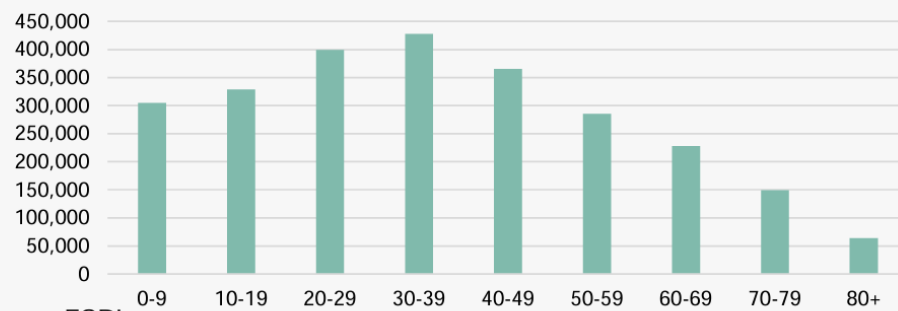


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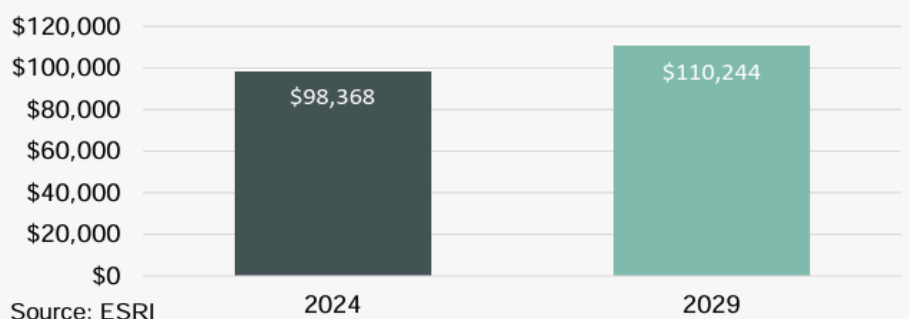
## REGIONAL DATA

AREA POPULATION BY AGE



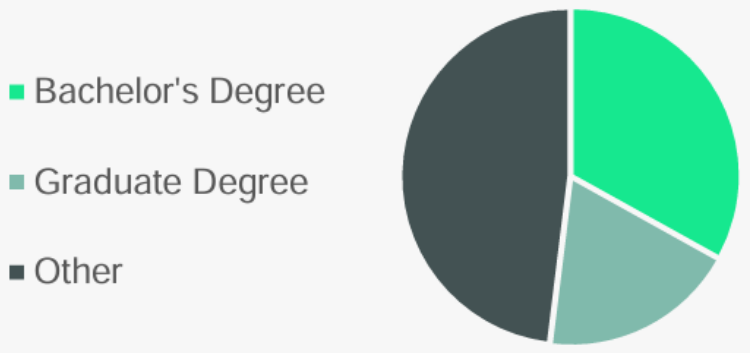
Source: ESRI

MEDIAN INCOME BY YEAR



Source: ESRI

POPULATION BY DEGREE



Source: ESRI

List	Publisher	Rank	Year
Top Cities for Commercial Real Estate Investing	LandGate	#4	2024
Top 12 Best Cities for Real Estate Investments	DoorLoop	#3	2024
Best State Capital for Safety	WalletHub	#1	2024
Best Performing City	Milken Institute	#1	2024
Best Metro Areas for STEM Professionals	WalletHub	#1	2024
Best Place to Live in the USA	U.S. News & World Report	#9	2024
Best Places for Millennials to Live & Work in 2024	CommercialCafe	#1	2024
Top 50 Cities in the World	Resonance	#43	2024
Top 10 Cities in the United States	Resonance	#8	2024
Most Educated Cities in America	WalletHub	#8	2024
Best Housing Markets for Growth and Stability	SmartAsset	#1	2023
Best Real-Estate Market	WalletHub	#8	2023
U.S. Metros With The Most Start-up Businesses	Cain Realty Group	#3	2022

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## SELECTED NEIGHBORHOOD DEMOGRAPHICS

2020 W. Anderson Lane Austin, TX 78757	1 Mile Radius	3 Mile Radius	5 Mile Radius	Austin-Round Rock- San Marcos, TX Metropolitan Statistical Area
<b>Population</b>				
2029 Total Population	15,385	154,247	341,109	2,826,827
2024 Total Population	15,422	151,949	336,921	2,550,817
2010 Total Population	14,254	135,178	293,301	1,716,273
2000 Total Population	15,677	134,706	281,891	1,249,756
Annual Growth 2024 - 2029	-0.05%	0.30%	0.25%	2.08%
Annual Growth 2010 - 2024	0.56%	0.84%	1.00%	2.87%
Annual Growth 2000 - 2010	-0.95%	0.03%	0.40%	3.22%
<b>Households</b>				
2029 Total Households	7,383	73,367	160,363	1,116,021
2024 Total Households	7,072	69,487	152,846	992,698
2010 Total Households	6,507	57,190	126,046	650,452
2000 Total Households	6,875	59,101	122,844	471,854
Annual Growth 2024 - 2029	0.86%	1.09%	0.96%	2.37%
Annual Growth 2010 - 2024	0.60%	1.40%	1.39%	3.07%
Annual Growth 2000 - 2010	-0.55%	-0.33%	0.26%	3.26%
<b>Income</b>				
2024 Median Household Income	\$87,472	\$76,648	\$80,925	\$98,368
2024 Average Household Income	\$140,598	\$122,675	\$131,070	\$139,662
2024 Per Capita Income	\$65,609	\$56,135	\$59,480	\$54,422
2024 Pop 25+ College Graduates	6,614	61,782	143,255	893,475
Age 25+ Percent College Graduates - 2024	58.6%	57.3%	62.0%	51.9%

Source: ESRI

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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 witting 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 witting 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.

<u>Gold Eagle Investments</u>	License No.
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	
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Designated Broker of Firm	License No.
_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.
<u>John Jobes</u>	<u>785844</u>
Sales Agent/Associate's Name	License No.
_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date

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