

4800

WEST U.S. HIGHWAY 290



**BUILD-TO-SUIT
or
LAND SALE**

2.1 ACRES

**13,300 SF OF BOUTIQUE OFFICE IN
SUNSET VALLEY (AUSTIN, TX)**



OFFERING SUMMARY



EXECUTIVE SUMMARY

JLL is pleased to offer the unique opportunity to purchase 4800 W US Highway 290 - a 2.1 acre land parcel entitled and permitted for a two-story, 13,300 SF podium office development with covered and surface parking located on the frontage road of US Highway 290 in the Sunset Valley micromarket.

The site and building are ready for construction to begin. The property will deliver 12 months following the commencement of construction. Totalling 13,300 SF, the property is two floors roughly 6,650 SF each.

4800 W. US Highway 290 provides a rare opportunity for an owner occupier to create a personalized workspace in one of Austin's best locations.

PROPERTY OVERVIEW

Address	4800 W. US Hwy 290 Service Road Austin, TX 78745
Lot Size	2.1 Acres
Building Size	13,300 SF
Parking Spaces	36 spaces (2.70 / 1,000 SF) <i>Surface & Covered</i>
Stories	3 stories (Podium Ground Floor)
Delivery	12 months from construction commencement



RARE, BOUTIQUE
OFFICE OPPORTUNITY



VIBRANT INFILL LOCATION &
SEAMLESS ACCESSIBILITY



HIGHLY AMENITIZED SUNSET
VALLEY MICROMARKET

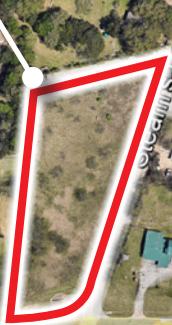


NEW CONSTRUCTION &
HIGH-END FINISHES



THRIVING
AUSTIN ECONOMY

4800
WEST U.S. HIGHWAY 290
2.1 ACRES



290

71

290

290

71

290

W Texas Hwy 71 Service Rd

ables Way

ATSD

Cupid Dr

Nancy Gale Dr

Bruce Dr

Dudley Dr

Whites Dr

John Campbells Trail

Barton View Dr

Dugmar Dr

Steamin's Ln

Steamin's Ln

HIGHLY AMENITIZED LOCATION

SUNSET VALLEY

- Applebee's
- BJ's
- Chick-fil-A
- Chipotle
- Craig O's
- Doc's
- Fire Bowl Cafe
- LUV Thai
- Johnny Carino's
- La Madeleine
- Longhorn Steakhouse
- Luby's
- Mama Fu's
- Mighty Fine
- Pizza Hut
- Potbelly
- Schlotzsky's
- Serranos
- Tarka Indian Kitchen
- Wendy's
- Zoe's Kitchen

WESTGATE

- Amy's
- Arby's
- Buffet Palace
- Central Market
- Hyde Park Bar & Grill
- Juiceland
- Sap's Fine Thai
- Sichuan River
- Subway
- Taco Cabana
- Black Swan
- Yoga
- Regal Cinemas

BRODIE OAKS

- Bombay Bistro
- Freebirds
- Hunan Lion
- Olive Garden
- The Park on S.
- Lamar
- Pei Wei
- Pinthouse Pizza
- Planet Sub
- Pok-E-Jo's
- Sprouts
- Starbucks
- Texican

BARTON CREEK MALL

- CPK
- Food Court
- Nordstrom Cafe
- Rudy's
- Starbucks
- Cheesecake Factory
- AMC

ARBOR TRAILS

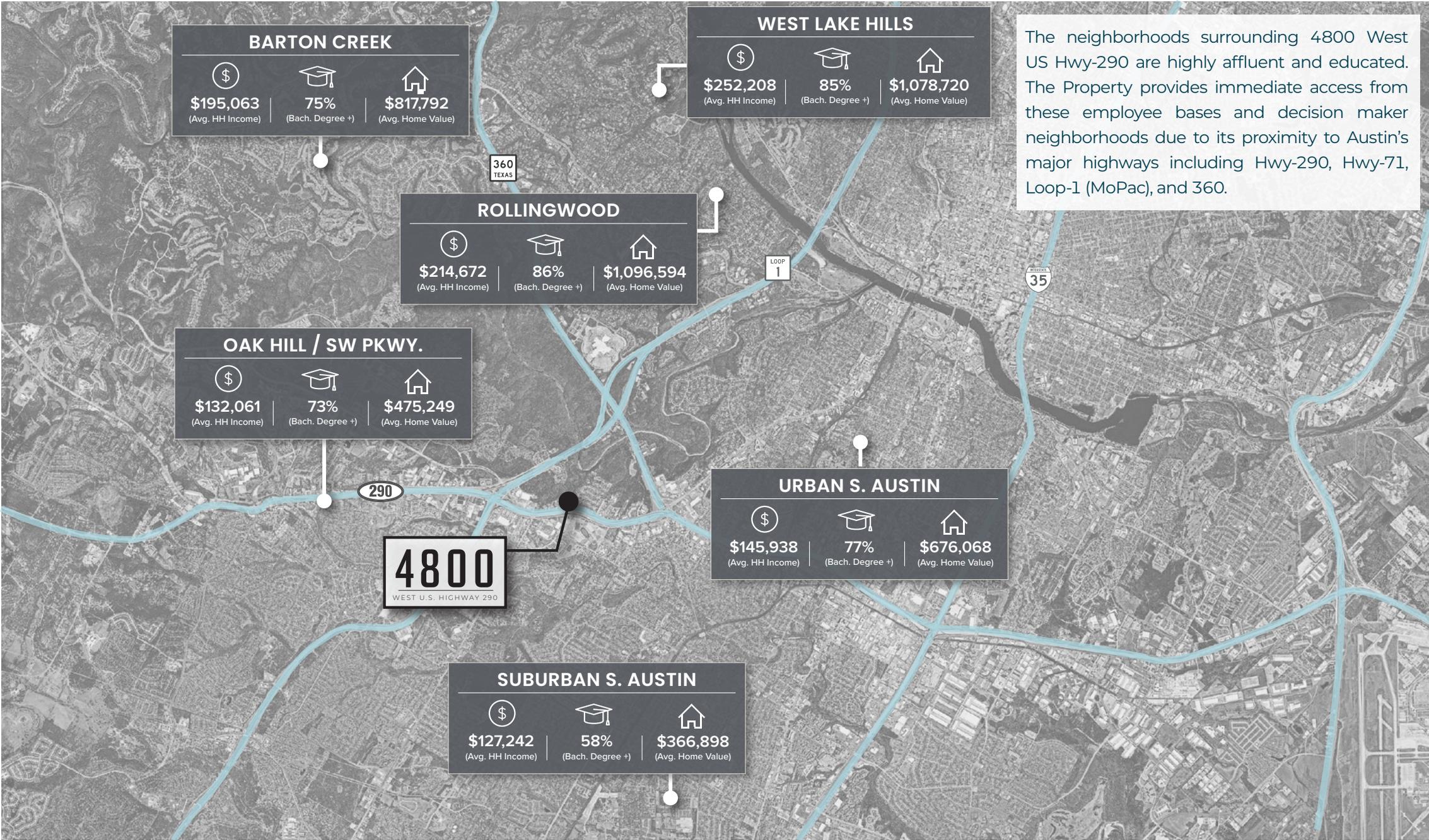
- Cheddar's
- Chuy's
- Costco
- Double Dave's
- Einstein Bros
- Firehouse Subs
- Five Guys
- Flores Mexican
- Freddy's
- Jersey Mike's
- Jimmy John's
- Kerbey Lane Cafe
- Mandola's
- P Terry's
- Panda Express
- Panera Bread
- Randalls
- Smoothie King
- Starbucks
- Taco Cabana
- Tiff's Treats
- Torchy's Tacos
- Whataburger
- Whole Foods
- Holy Bagel
- Wings to Go
- Yaghi's Pizzeria
- Yo-Way
- 24 Hour Fitness
- Gold's Gym
- PURE Yoga

SW. PARKWAY

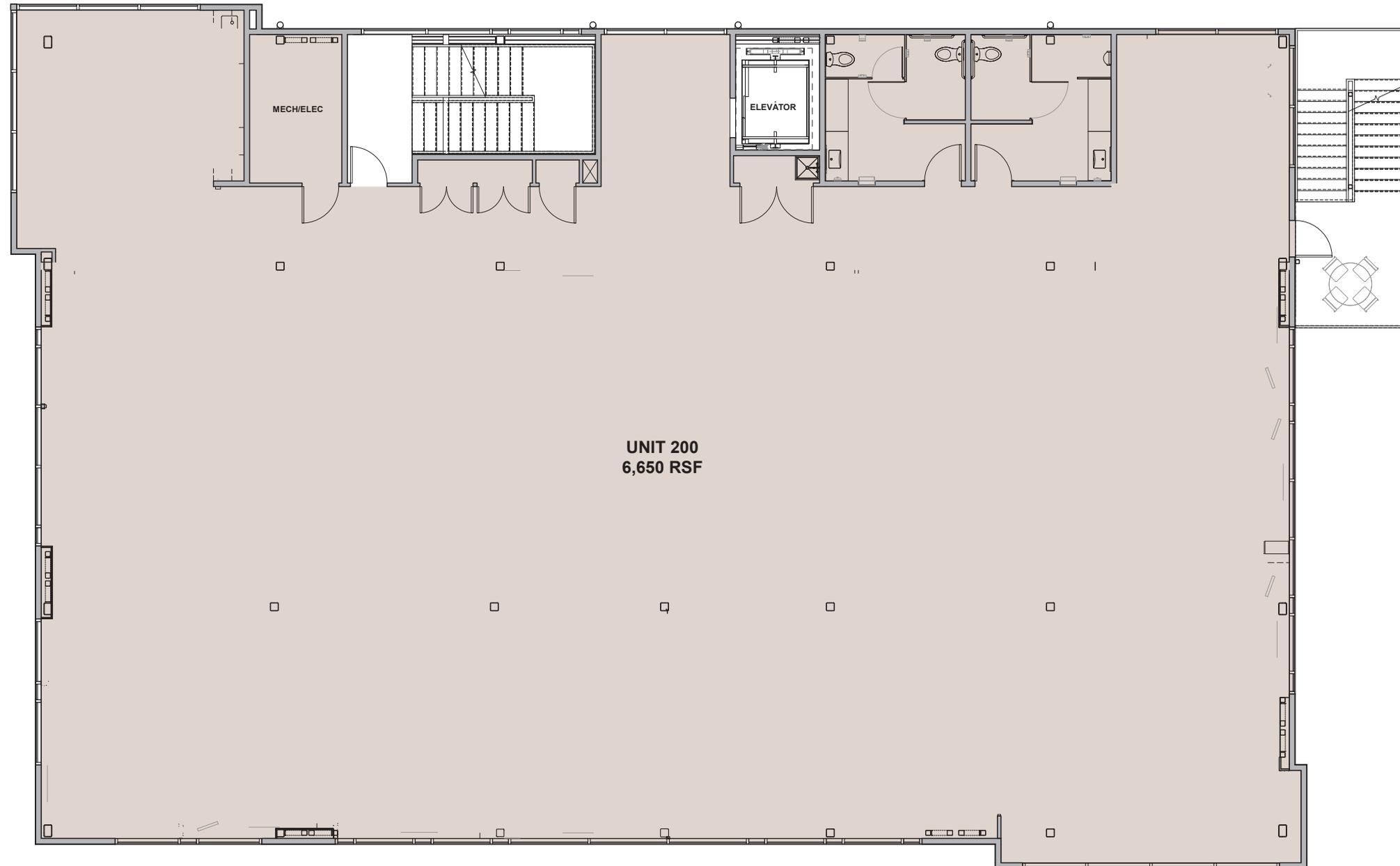
- Black Rock Coffee
- Carve
- Cooper's
- Marigold Market
- Qi Asian
- Milano Cafe
- Subway
- MovieHouse



ACCESS TO DECISION MARKERS & EMPLOYMENT BASES



FLOOR PLAN (2ND FLOOR)



**Sample floor plan for marketing purposes*

FLOOR PLAN (3RD FLOOR)



**Sample floor plan for marketing purposes*

CONSTRUCTION SPECS

CONSTRUCTION SPECS

Construction Timeline	12 months
Foundation	Piers with slab on grade for parking
Structure	Steel (all non-combustible)
Roof	Metal
HVAC	VRF with multi-position air handlers
Landscaping	Rain harvested irrigation with robust native plantings.
Solar Power	Yes



DEVELOPER OVERVIEW



<https://townbridge.com/>

Driven by our creativity and the pursuit of sustainability, Townbridge cultivates opportunities for our partners to grow their wealth together. Through our ability to identify distinct opportunities, produce value-engineering design and construction, and our investment analysis strategies drive value through minimizing expenses and maximizing revenue.

Townbridge represents the next generation of real estate development by providing modern and affordable lifestyle communities. We built our business as the evolution of a three-generation family-owned and operated residential development company. We are an advanced real estate developer focusing on build-to-rent housing communities and the commercial properties that support those residents.



Aaron Levy | Founder & CEO

Mr. Levy is the CEO and founder of Townbridge Capital, a real estate investment firm based in Austin, TX. Prior to founding Townbridge Capital, Mr. Levy was the President of Townbridge Homes, a residential builder and developer founded in 1963 with projects in Texas, Florida, New Jersey, and New York City. Mr. Levy holds a BS in Architecture with Honors from the University of Maryland and is a LEED accredited professional. He currently sits on the board of directors for Headwaters School as committee chair for facilities and is an active member at the Real Estate Council of Austin.

REPRESENTATIVE PROJECTS



Taylor, Texas

Castlewood is a mixed-use development including 239 single family homes, 3 public parks, over 300 multi-family units, and over 60,000 SF of commercial uses.



Houston, Texas

33-acre mixed-use development that will include over 108 townhomes, a Casata community of 220 micro homes, and over 3 acres of commercial.



College Station, Texas

43-acre mixed-use development that will include over 80 townhomes, a Casata community of 200 micro homes, and over 3 acres of commercial.



San Marcos, Texas

This niche property has 36 townhomes that are surrounded by 3 acres of public green spaces. Floor plans range from 1500-1900 SF

4800

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