FOR SALE

0.47 AC of Mixed-Use Land Just One Block Off East 7th Street

2301 Webberville Road
2301 Coronado Street
2303 Coronado Street

Tami Greenberg
512.773.3705
tgreenberg@asterra.com

Penn Bloxsom
713.449.1024
pbloxsom@asterra.com

ASTERRA™

Executive Summary

Located on one of the most highly walked streets in East Austin. With a walkability score of (93), it's a breeze getting to and from 2301 Webberville to other transient areas of East Austin like East 11th, East 7th, East 6th, and East 5th streets. Located in the highly visible and prime Webberville Entertainment District this development opportunity is uniquely poised to be a creative opportunity to build on the heavily developing street of Webberville. People are flocking to this burgeoning area. Located mere steps away from transient TOD zoned E 7th Street. This mixed-use site can be redeveloped into a mix of retail, office, or multifamily or, a development that features all three uses.

The properties come with a variety of zoning uses CS-CO-MU-NP and are comprised of three lots totaling .47+/- acres of land: 2301 Webberville, 2301 Coronado, and 2303 Coronado. The land sits on a hard corner located on the NE side of the property at Coronado and Webberville and has alleyway access on the SW side of the property. Webberville Road is slated for expansion and biking lanes will eventually be added to accommodate the need for an east-west cycling corridor.

A due diligence package is available upon request. Current owners have plans from Dick Clark and Associates for a Mixed-use vertical residential development and have done some extensive work on the property. Alternatively, with the CS-CO-MU-NP Zoning there has also been a test fit for a mixed-use office space. This property presents a great opportunity for a developer or user wanting to get into one of the most exciting sub-markets in booming Austin.

Highlights

- Development Opportunity OR Office User
- 1.5 Miles From Downtown Austin
- Area of Regentrification
- Webberville Entertainment District
- Site plan has been through first round of comments

Tami Greenberg
512.773.3705
tgreenberg@asterra.com

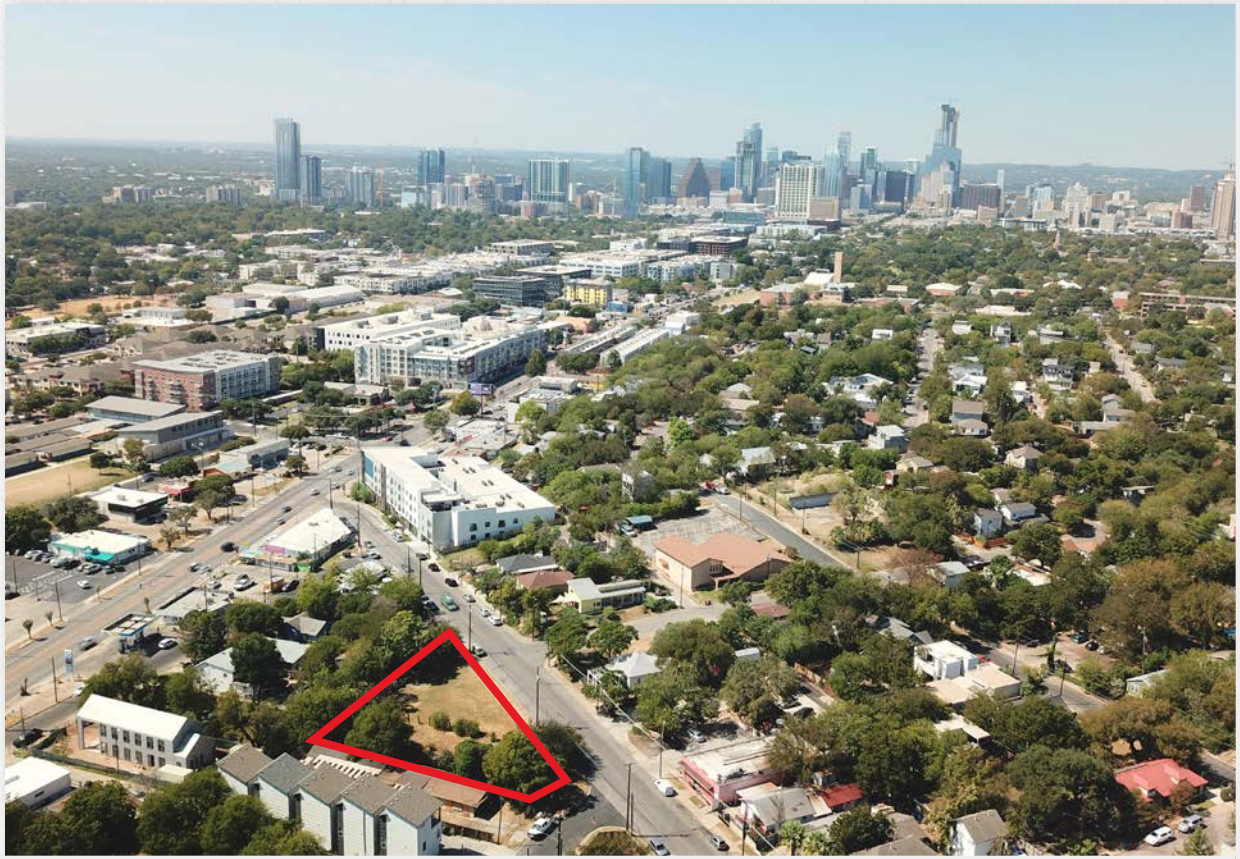
Penn Bloxsom
713.449.1024
pbloxsom@asterra.com

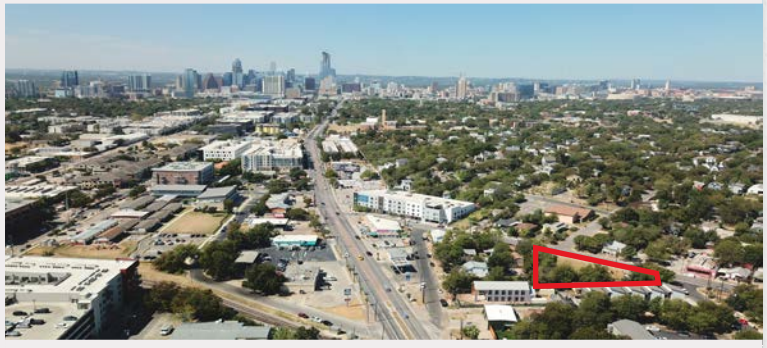
ASTERRA™

FOR SALE: 2301 Webberville Road, 2301 & 2303 Coronado Street, Austin, TX 78702

Listing Details

Sales Price:	Contact for Price
Proposed Use:	Mixed-Use: Retail and Apartments/Condos OR Mixed-Use Office
Approx Frontage:	200 Ft on Webberville Rd 80 Ft on Coronado St
Land Area:	Approx. 0.47 AC
Zoning:	CS-CO-MU-NP
Legal Description:	LOT 2 BLK 5 OLT 23&231/2 DIV A LINCOLN PLACE LOT 1 BLK 5 OLT 23&231/2 DIV A LINCOLN PLACE LOT 3 BLK 5 OLT 23&231/2 DIV A LINCOLN PLACE
Utilities:	City of Austin Water, Sewer, Waste Water





AERIAL PHOTOS

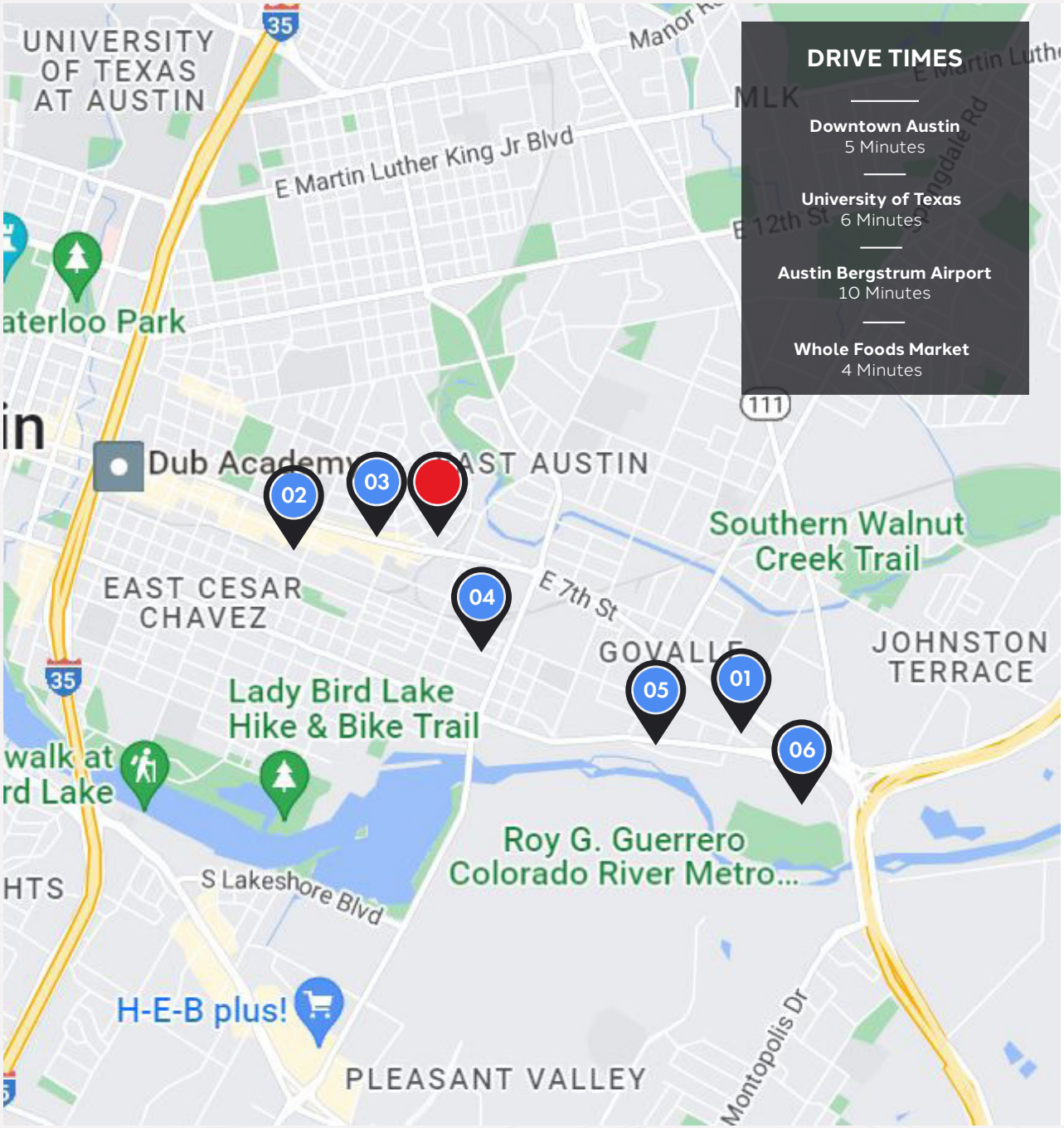
FOR SALE: 2301 Webberville Road, 2301 & 2303 Coronado Street, Austin, TX 78702

ASTERRA™

LOCATION OVERVIEW

FOR SALE: 2301 Webberville Road, 2301 & 2303 Coronado Street, Austin, TX 78702

ASTERRA™



DRIVE TIMES

Downtown Austin
5 Minutes

University of Texas
6 Minutes

Austin Bergstrum Airport
10 Minutes

Whole Foods Market
4 Minutes

Proposed and Newly Built Mixed-Use Developments

01 'Electric' Office and Apartment Project - 63,000 SF that will contain 361 units with a mix of one and two bedroom units.

02 Six-Story Micro Housing apartment Project - 34,364 SF Building will bring in 60 residences and the average unit will be 355 SF.

03 Newly Built - Axiom Condo Building that has a total of 60 units.

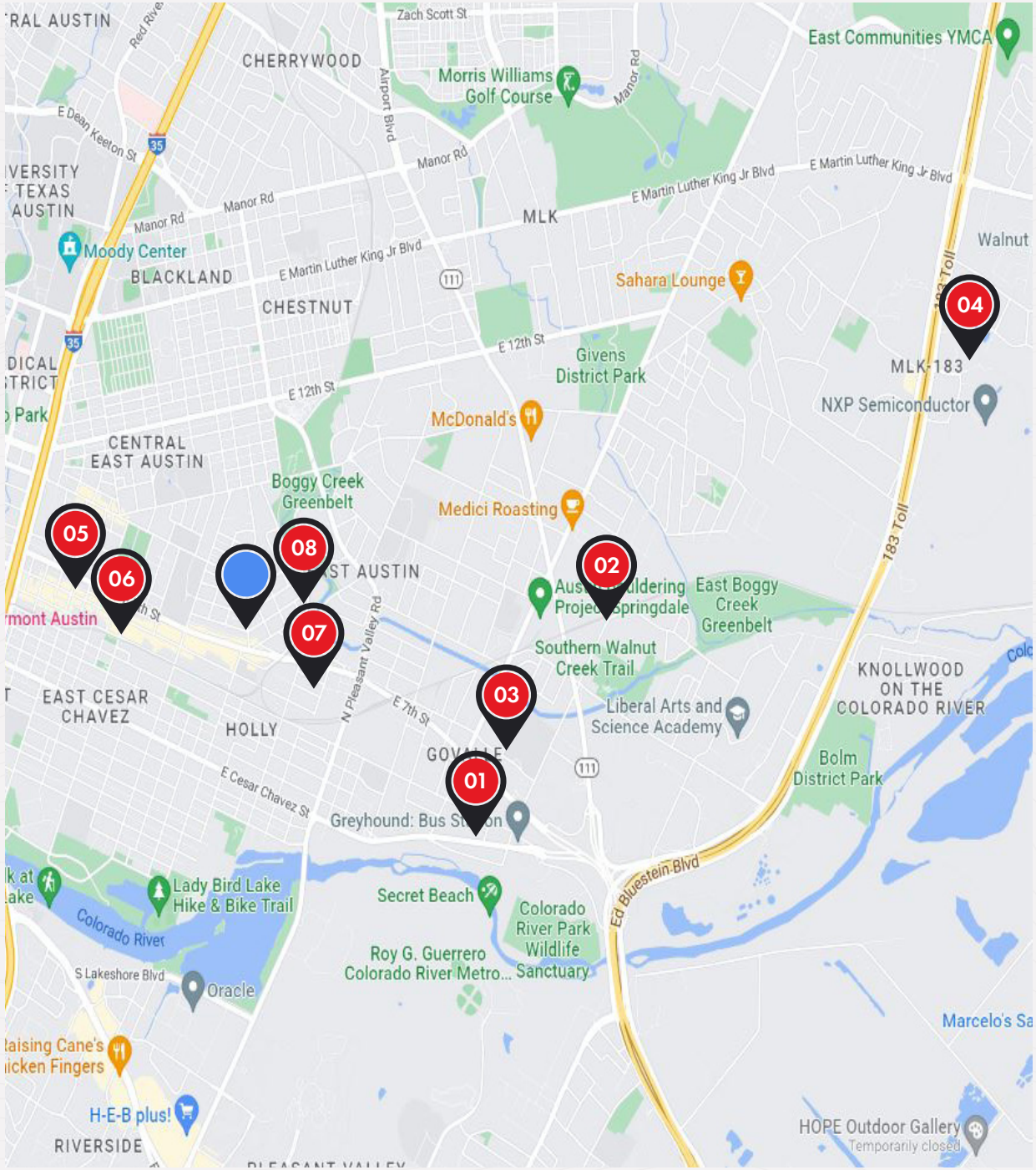
04 Multifamily Development that will rise over six stories and include 625 residential units with two levels of co-working space.

05 Mixed Use Plan - 64,000 SF of office, 2,000 SF of retail, 4,000 SF of restaurant, 4,000 SF of spa/salon, and 12 residential condominium units

06 Mixed Use Plan - 1,400 residential units, a 220-room hotel, approximately 400,000 SF of office space and more than 100,000 SF of retail use.

FOR SALE: 2301 Webberville Road, 2301 & 2303 Coronado Street, Austin, TX 78702

ASTERRA™



Proposed and Newly Built Creative Office Developments

01 Newly Built - 233,577 SF Office building that is four stories tall, with a typical floor SF of 58,394 and is class A

02 Springdale Green - 3 Building sproject with a total of 842,547 RSF which includes 21,450 SF fitness/wellness center and 9,740 SF Flex Space

03 Fifth + Tillery - 182,716 SF Class A office campus space over three stories with significant natural light.

04 East 183 -
1.5M SF of creative office and tech manufacturing

05 Newly Built - 164,140 SF 5 star creative office building that is five stories tall on east 6th St.

06 Newly Built - 163,593 SF 4 star creative office building that is six stories tall on east 4th St.

07 HEB Digital & Favor Eastside Tech Hub
81,000 SF of Creative Office Space

08 IA Architect's - 3 Story Mixed Use Creative Office Space Totaling
18,719 SF

FOR SALE: 2301 Webberville Road, 2301 & 2303 Coronado Street, Austin, TX 78702

ASTERRA™

Location
Demographics

Population

1 Mile	3 Miles	5 Miles
22,969	207,319	391,422

Estimated annual population growth of 1.75%

Avg Household Income

1 Mile	3 Miles	5 Miles
$96,390	$95,164	$99,236

Radius	1 Mile	3 Miles	5 Miles
Households	8,485	86,514	163,810
Households by Marital Status			
Married	2,173	17,412	40,623
Married No Children	1,278	10,084	22,144
Married w/Children	894	7,328	18,479
Education			
Some High School	16.31%	10.65%	11.36%
High School Grad	16.85%	12.23%	12.78%
Some College	16.30%	17.76%	17.78%
Associate Degree	9.49%	9.47%	8.97%
Bachelor Degree	25.05%	31.49%	30.95%

#1 FASTEST GROWING MAJOR METRO
U.S. CENSUS BUREAU

#1 BEST STATE CAPITAL TO LIVE IN
WALLETHUB

#2 BEST CITY FOR YOUNG PROFESSIONALS
ROCKET HOMES

#1 PEOPLE WANTING TO RELOCATE
MONEY.CO.UK

#1 BEST PLACE TO START A BUSINESS
CNBC

#5 BEST PLACE TO LIVE IN THE U.S.
U.S. NEWS AND WORLD

#1 BEST JOB MARKET
WALL STREET JOURNAL

#2 BEST MARKET FOR REAL ESTATE
WALLETHUB

#2 BEST METRO FOR STEM PROFESSIONALS
WALLETHUB

Information obatined 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.

IMPORTANT DISCLOSURES, DISCLAIMERS AND NOTICES:

THE INFORMATION CONTAINED IN THESE MARKETING MATERIALS (THE "MATERIALS") HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. HOWEVER, NEITHER ASTERRA NOR ITS PRINCIPALS, BROKERS, AGENTS, OR EMPLOYEES (COLLECTIVELY "ASTERRA") HAS VERIFIED, NOR WILL IT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN. ASTERRA MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION WHATSOEVER, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF THE MATERIALS OR AS TO THE CONDITION OF THE SUBJECT PROPERTY. ASTERRA SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY OF THE MATERIALS. BY ACCEPTING, READING, REVIEWING, OR SHARING THE INFORMATION CONTAINED THE MATERIALS, THE USER ACKNOWLEDGES AND ACCEPTS ASTERRA'S DISCLAIMERS AND WAIVES ANY CLAIMS AGAINST ASTERRA FOR DAMAGE OR LOSS CAUSED BY THE USE OF THE MATERIALS. ANY INTERPRETATIONS, ASSUMPTIONS, OR RELIANCE ON THE CONTENT OF THE MATERIALS IS DONE SOLELY AT YOUR OWN RISK.

ANY INTERESTED PARTY SHOULD TAKE APPROPRIATE STEPS TO INDEPENDENTLY VERIFY ALL OF THE INFORMATION IN THE MATERIALS. ASTERRA STRONGLY ADVISES ALL INTERESTED PARTIES TO CONDUCT A THOROUGH INVESTIGATION OF THE PROPERTY AND TO SEEK ALL QUALIFIED EXPERT OPINIONS THEY DEEM NECESSARY. ASTERRA DOES NOT AND WILL NOT CONDUCT DUE DILIGENCE ON BEHALF OF ANY PROSPECTIVE BUYER OR TENANT. THE MATERIALS ARE NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. ALL INTERESTED PARTIES ARE STRONGLY ADVISED TO RETAIN PROFESSIONALS IN LEGAL, ENVIRONMENTAL, ENGINEERING, ARCHITECTURE, BUILDING SCIENCE, TAX, REGULATORY, FINANCIAL, AND/OR ACCOUNTING TO INVESTIGATE AND ADDRESS ANY QUESTIONS CONCERNING THE CONDITION, DEVELOPABILITY, FINANCIAL VIABILITY, AND/OR PERFORMANCE OF THE SUBJECT PROPERTY.

THE OFFERING IS MADE SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS ALSO OFFERED WITHOUT REGARD TO RACE, COLOR, RELIGION, FAMILIAL STATUS, CREED, NATIONAL ORIGIN, DISABILITY, OR GENDER IDENTITY.

NON-ENDORSEMENT NOTICE – Asterra is not affiliated with, sponsored by, or endorsed by any business or enterprise identified in these marketing materials. The use of any logo or business name in these materials does not indicate or imply any affiliation, endorsement, or sponsorship between Asterra and the business identified. The use of any business name or logo is used solely for the purpose of relaying information about business or tenants adjacent or related to the subject property.

AFFILIATED BUSINESS DISCLOSURE – Asterra consists of three related and sperate legal entities (each an "Affiliate") with each doing business as "Asterra" and engaging in a range of real estate services including, but not limited to, brokerage, property and facilities management, and investment. It is possible for different Affiliates to represent clients with competing interests in the same property. Your receipt of these materials (and disclosures) constitutes your acknowledgment of this possibility and your agreement that neither Affiliate has an obligation to disclose to you such Affiliates' representation of another in the sale or purchase of the Property. However, each Affiliate will always act in the best interest of its respective client(s), at arms' length, and not in concert or in a way harmful to a third party. Further, each Affiliate will always conduct its respective business in pursuant to the law and will maintain the fiduciary duties owed to its respective client(s).

CONFIDENTIALITY AGREEMENT – Your receipt of the Materials constitutes your acknowledgment that: (1) the Materials are confidential and made available solely for your limited use in determining your interest in the subject Property; (2) You agree not disclose any of the information contained in the Materials without the prior written consent and authorization from Asterra or the Property owner(s), (3) you will not use any part of the Materials in any manner detrimental to Asterra, its agents, Brokers, or the Property and its owner(s); and (4) you hereby acknowledge and accept all of the waivers and disclaimers contained herein. Asterra and the Asterra logo are trademarks of Asterra, Inc. in the United States. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of Asterra; use of these images without the prior express written consent of Asterra and/or the owner is prohibited. Copyright Notice © 2022 Asterra Commercial d/b/a Asterra. All Rights Reserved.

EQUAL HOUSING OPPORTUNITY

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
Tami Greenberg	551211	tgreenberg@asterra.com	512.773.3705
Sales Agent/Associate's Name	License No.	Email	Phone