



SOUTHPARK MEADOWS PLAZA COMMERCIAL SITES

Lot 2 | Austin, TX

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PROPERTY OVERVIEW



SOUTHPARK MEADOWS



STEPPING STONE SCHOOL



ELAN AT SOUTHPARK MEADOWS



AFFINITY SENIOR LIVING



PROPERTY OVERVIEW



Excellent Location in Southpark Meadows

- Potential for medical & professional office, retail, hospitality and other commercial uses
- Property is located within the 500-acre master planned Southpark Meadows
- Nestled behind the Southpark Meadows retail center that includes Wal-Mart Supercenter, Target, JCPenney, Bealls, Best Buy, Office Max, Hobby Lobby, Sam's Club, and Cinemark Southpark Meadows amongst many others
- Titan Senior Living recently delivered Elan at Southpark Meadows, a 130-unit assisted living and memory care facility
- Inland Group is developing the Affinity at Southpark Meadows, a 55-plug apartment housing complex nearby with 160 units
- Stepping Stone School has opened its highly rated new preschool and daycare facility next door
- Thousands of multifamily and single family homes in the area

Convenient Access to I-35

- Property is less than half a mile west of I-35
- Taft Lane provides easy ingress and egress for the property to I-35
- Alice Mae provides access to W Slaughter which runs into Mopac five-miles to the west

2016 DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. Population	11,554	106,554	210,525
2016-2021 Est. Population Growth	2.76%	2.21%	2.15%
Est. Average Household Income	\$66,015	\$66,937	\$70,505
Est. Median Home Values	\$171,218	\$177,015	\$189,736

TRACT DETAILS

Location	Located off Alice Mae. W Slaughter is to the North and Taft Ln to the South
Total Acres	2.16
Zoning	GR-CO
Parcel Numbers	04321103250000
Legal	LOT 2 BLK A SOUTH PARK MEADOWS SUBD RESUB LOT 29 BLK A
Frontage	Alice Mae to the west and Taft Ln to the south
Access	From Alice Mae
School District	AISD

2015 TAX RATES

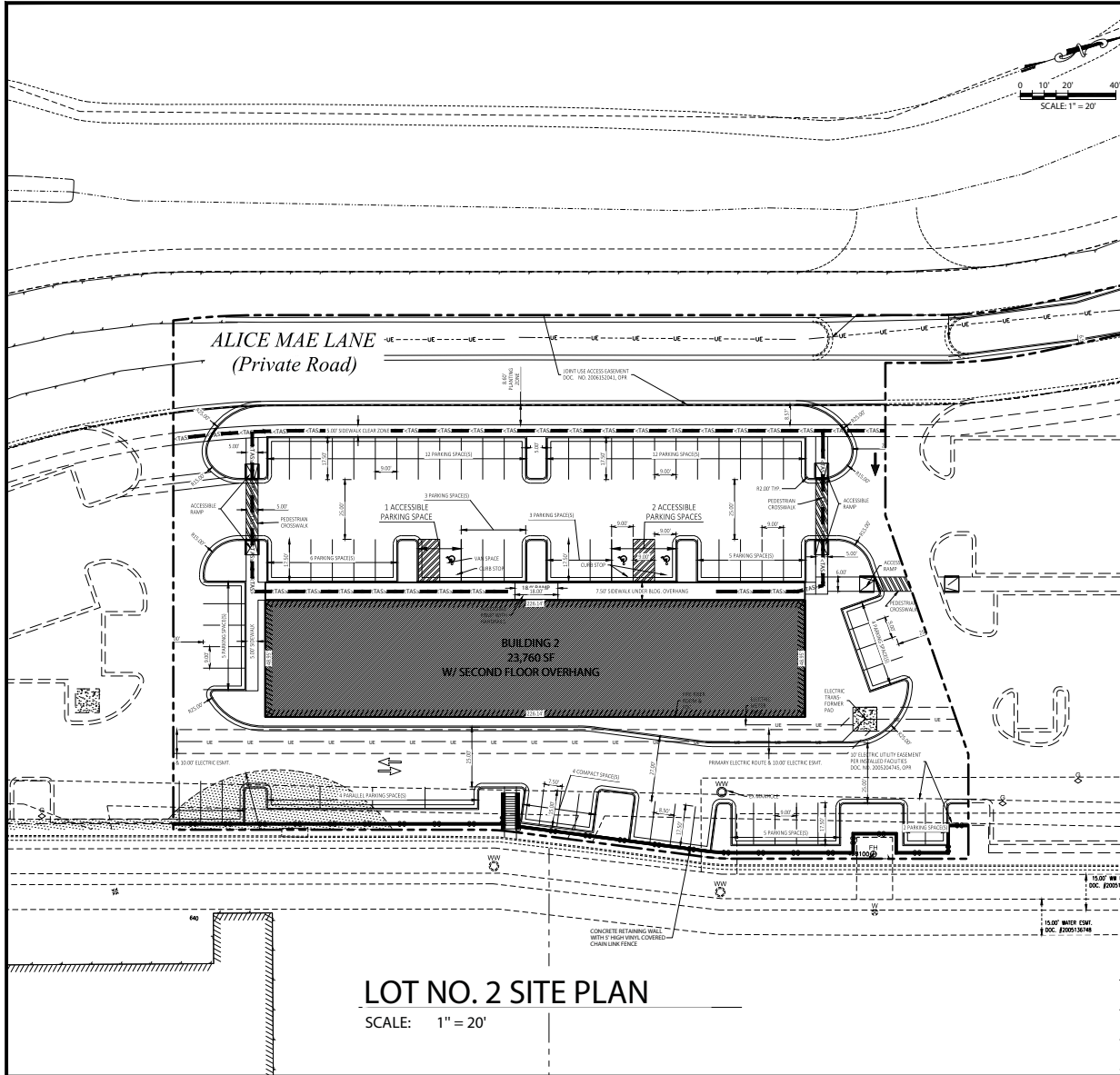
	2015 Rate
Austin ISD	1.192000
City of Austin	0.441800
Travis County	0.383800
Travis Central App District	0.000000
Travis County Healthcare District	0.110541
Austin Community College District	0.102000
Total	2.230141

SITE AERIAL



SITE PLAN

LOT 2 | 2.16 ACRES



CONTRACTOR NOTES:
 EXISTING UNDERGROUND & OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTH PRIOR TO BEGINNING CONSTRUCTION.
 CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

SITE LEGEND

---	PROJECT BOUNDARY LINE
- - -	EXISTING ROW/PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING PAVEMENT
---	PROPOSED CURB & GUTTER
---	TAS ACCESSIBLE ROUTE
---	BUILDING LINE
---	DETAIL CALLOUT

NOTES:

- DIMENSIONS ARE SHOWN ON THE DIMENSIONAL CONTROL PLAN. FOR PRECISE DIMENSIONS AND LOCATION OF SITE IMPROVEMENTS, ELECTRONIC FILES OF THE SITE LAYOUT WILL BE MADE AVAILABLE TO THE CONTRACTOR AND HIS SUPERVISOR UPON REQUEST. FOR BUILDING DIMENSIONS, CONTRACTOR SHALL USE ARCHITECTURAL AND STRUCTURAL PLANS.
- EXISTING UTILITIES ARE SHOWN PER SURVEY DRAWINGS AND CITY OF AUSTIN RECORD DRAWINGS.
- TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNATED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEETS.

APPROVAL :

SP-2016-0077C	44	2/12/2016
25-S		1/11/2016
		ISSUE DATE: 1/11/2016
		PROJECT NO: 1135
		DESIGNED BY: TRC
		DRAWN BY: CD
		CHECK BY: RC
		COPYRIGHT 2016, CIVIL & WATER ENGINEERING, INC. CLIENT: 000

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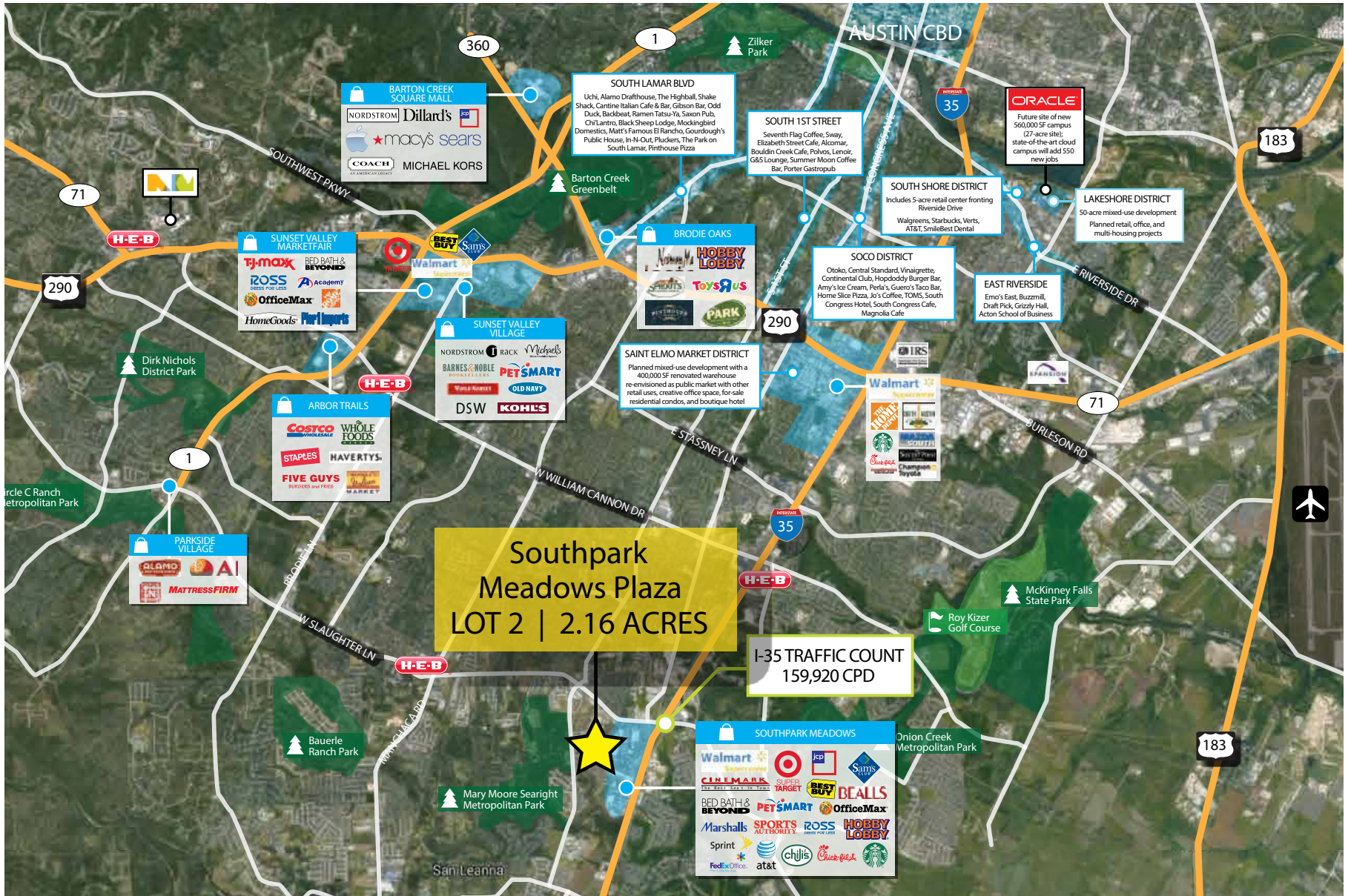
DATE	APPROVED BY	CONTRACTOR REPRESENTATIVE
12/16/2016		

SOUTHPARK MEADOWS PLAZA
 9505 ALICE MAE LANE
 LOT NO. 2 SITE PLAN

OF 44

IF THIS SHEET IS NOT 36" X 24", IT IS A REDUCED PRINT. Date: 2016-01-20 Drawing Name: C:\TEMP\220\A\Pub\04_6080\ESHEET LOT 1.dwg

AERIAL



AREA HIGHLIGHTS

- Only eight miles to Austin's CBD and the live music capital of the world
- Employment base of 115,000 jobs within a five-mile radius (U.S. Census Bureau, Dec '16)
- Nearby employers include NXP Semiconductors, AMD, SolarWinds, Cirrus Logic, Facebook, St. Edward's University, and the State of Texas government
- Technology giant, Oracle, recently broke ground on their new 560,000 square foot campus on a 27-acre site in east Austin along Lady Bird Lake, just eight miles northeast of the sites; the new campus will add 500-1,000 new jobs
- Strong demographics: average household income of \$67,000 within a three-mile radius (U.S. Census Bureau, Dec '16)
- Only minutes to the iconic shops and restaurants that line South Congress (SoCo), South Lamar, and South First
- Universities within close proximity include St. Edwards (5,300 enrollment), The University of Texas (52,000 enrollment), and the exclusive Acton MBA School
- Outdoor recreational opportunities abound - Dirk Nichols District Park, Circle C Ranch Metropolitan Park, Lady Bird Johnson Wildflower Center, and Mary Moore Searight Metropolitan Park
- Convenient to major traffic thoroughfares: IH-35, MoPac Expy, Hwy 71/290, and SH-45
- Austin MSA in-migration of 57,400 from Jul '14 to Jul '15 (U.S. Census Bureau, Apr '16)
- Austin ranked #1 among "The Next Big Boom Towns In The U.S." (Forbes, Jan '16)



AREA HIGHLIGHTS



With over 90 stores including big box national retailers, fabulous restaurants and loads of parking, Southpark Meadows is South Austin's leading shopping center.

- Large shaded outdoor patios and backyard space give the district a true neighborhood feel
- Major anchor stores include: Super Target, Wal-Mart Supercenter, JCPenney, Sam's Club, Bealls, Best Buy, Bed Bath & Beyond and a 14-screen Cinemark theater complex
- The Grove, offers seasonal special events, concerts and shows including pop, oldies, jazz, blues and more



Within Southpark Meadows sits an oak tree-filled central gathering place named "The Grove". Here, visitors in South Austin gather to enjoy live music, let the kids have fun on the large playscape, cool off in the interactive water fountain and grab a bite to eat. This beautiful setting doubles as a live music venue unlike anything in Austin or central Texas. The natural stage and backdrop designed with exposed tree roots is surrounded by circular seating, grassy knolls, large oak trees, restaurant patios and broad walkways.

Bars/Entertainment

GattiTown
Little Woodrow's
Third Base Sports Bar
Cinemark Theatres

Restaurants

Amy's Ice Creams
Austin's Pizza
Carino's Italian Restaurant
Chi Chinese Buffet
Chick-fil-A
Chili's
Chipotle
Green Mesquite BBQ
LongHorn Steakhouse
Phonatic
Serranos
Smashburger
Sonic
Steak N Shake
Taco Bell
Teapioca Lounge
Texas Roadhouse
Twin Liquors
Whataburger

Retail/Services

Ashley Furniture
Bealls
Bed Bath & Beyond
Best Buy
The Children's Place
GNC
Hobby Lobby
HobbyTown USA
James Avery Craftsman
JCPenney
Joann Fabrics & Crafts
Justice
Marshalls
Men's Wearhouse
PetSmart
Rooms To Go
Ross Dress For Less
rue21
Sam's Club
Sears
Sheplers Western Store
Spec's
Sports Authority
Starbucks
Super Target
Wal-Mart Supercenter



AUSTIN OVERVIEW

POPULATION

The Austin metropolitan area continues to experience phenomenal population growth and is now the 11th largest city in the nation. Austin's proximity to the Colorado River, Lake Travis, and the Texas Hill Country makes this an attractive area to live. During the 1980s and into the 1990s, the area experienced growth that exceeded both Texas and the United States. Between 1980 and 1990, the city swelled to 846,000, adding about 261,000 persons for a growth rate of 44.6%. The population boom kept pace during the 1990s as Austin added more than 400,000 people through 2000, bringing the area's total population to more than 1.24 million, growing 47.6% during the period, and making Austin the 5th fastest growing MSA in the nation. Drove of people are moving in to take advantage of Austin's job opportunities (employment expanded 3.28% in 2015). Austin's projected 3.15% population growth rate in 2016 is the highest among the 100 metro areas we examined. Going forward, this strong growth pattern is expected to continue.

KEY INDUSTRIES

The diversity of Austin's industries provides jobs at many skill and salary levels. Austin's key industries are software, multimedia, music, film, logistics and distribution, computers and peripherals and, bioscience. The seven colleges and universities in the area graduate over 15,000 students per year providing a significant educated workforce with 40% of the population over age 25 holding a Bachelor's degree or higher.

- **Software:** The software industry is one of Austin's most prominent industries. Employment in this industry has grown five-fold over the last decade, with firms entering the market almost daily due to Austin's pro-business environment. Some successful companies in the area include Bazaarvoice, Google, SolarWinds, CirrusLogic, Facebook, Zilliant, and Trilogy. Austin's software industry has enjoyed tremendous growth since 1991 and will continue to remain strong despite setbacks that accompanied the economic downturn of the early 2000s. Currently, there are more than 500 software companies in the Austin area and this number is expected to rise as the high-growth sectors—computer integrated design, programming, and prepackaged software—continue to accelerate dramatically.
- **Multimedia:** Austin's combination of creativity and high-technology make it a great place for the multimedia industry. Strongly supported by the business community, the State of Texas, and local educational institutions, there are about 250 multimedia related firms in the city, the most prominent being Tekram Technology, GSD&M Advertising, Acclaim Studios and Origin Systems.
- **Music:** As the "Live Music Capital of the World", Austin has more than 150 live music venues and five independent record labels with national distribution, in addition to Capstar Broadcasting Partners, which owns the largest number of radio stations in the U.S. The South by Southwest Conference held each year in March has evolved into one of the most significant events in the country and draws thousands of producers, promoters, and bands from all over the country. South by Southwest provides a perfect setting to cultivate the growing opportunities for collaboration between the music and technology sectors.
- **Film:** As with the music industry, the film industry is alive and well in Austin. Filmmakers view Austin as a popular choice because of its wide variety of locations within 30 miles, experienced labor force of film technicians and actors, moderate climate, Texas' sales tax exemptions for the film/video production industry, and the city's hosting of two nationally recognized film festivals (South by Southwest and the Austin Film Festival). In 2016, New York-based MovieMaker magazine deemed Austin the third best U.S. city for making movies — even better than Los Angeles. Austin Studios, ATX Studios, Rooster Teeth Productions, Spiderwood Studios, South By Southwest and Troublemaker Studios — plus Austin directors Robert Rodriguez and Richard Linklater — get some of the credit for building Austin into a filming hotspot, Moviemaker.com said. Some notable film talents living in the area include Mathew McConaughey, Elijah Wood, Sandra Bullock, Mike Judge, and Richard Linklater, among others. Films shot in and around the Austin area include "Transformers: Age of Extinction", "Tree of Life", "Bernie", "Friday Night Lights", "True Grit", "Dazed and Confused", "Hope Floats", "The Newton Boys", "Spy Kids", "Miss Congeniality", and "The Alamo".



AUSTIN OVERVIEW

- **Logistics and Distribution** : Increased activity in one of the nation's fastest growing industries, Logistics & Distribution, is another indicator of Austin's steady economic growth and expanding infrastructure. The demand for air freighters and cargo operations has pushed Austin to become the fourth largest air cargo market in Texas. Austin-Bergstrom International Airport (ABIA), which opened in May 1999, has become the third fastest-growing major airport in the nation when compared to same data in 2012. The FAA is projecting a 6.6 percent global air cargo growth rate over the next 20 years. Austin is poised and ready to take advantage of this with ABIA's 20-year Master Plan for cargo expansion and development. In addition to airfreight, Austin has many major thoroughfares and railways that support freight moving to national and international destinations. Austin's central location, only 225 miles from Mexico, has also allowed this industry to take full advantage of the North American Free Trade Agreement (NAFTA).
- **Computers and Peripherals** : Austin is a true leader in the computer and peripherals industry. Computer hardware is the anchor for the city's high-technology economy. Austin is home to more than 200 computer and peripheral companies employing more than 30,000 people, almost ten times the national average. This industry is relatively diversified with producer firms offering a wide array of computers and peripherals while an extensive supplier network supports these producer firms. Both the suppliers and producers benefit from a highly skilled labor force and interconnectivity with the region's semiconductor industry. The most obvious example of success has been Dell Computer Corporation, the world's number one direct-sale computer vendor and the only Fortune 500 Company headquartered in the Austin area. Dell employs approximately 13,000 people and is the largest private employer in Austin.
- **Bioscience** : Bioscience is another rapidly growing industry in Austin. Currently, the region is home to nearly 100 bioscience companies generating a wide range of products and services. Notable companies include Abbott Laboratories, Stratagene, Introgen, Sulzer CarboMedics and Sulzer Orthopedics. The Austin institutions contributing positively to this industry include The University of Texas Institute for Cellular and Molecular Biology, the number two nationally ranked University of Texas College of Pharmacy, and Austin Community College, which was one of only six community colleges in the country to receive a National Science Foundation grant to create an Advanced Education Center for a biotechnology curriculum. Additionally, the Greater Austin Chamber of Commerce has stepped up its efforts to recruit firms to the area with its 60-member Biotechnology Committee. Austin has also become a regular exhibitor at the industry's largest trade show with more than 161,000 participants.



AUSTIN OVERVIEW

AREA HOSPITALS

The Austin metro area is also served by several quality medical facilities:

Construction on downtown's Medical District began in 2014. Anchored by the new University of Texas Medical School and Dell Seton Medical Center, the district is one of Austin's largest and most anticipated development projects. The medical school's first class of 50 students began June 2016. The school will offer three initial dual-degree programs including public health, biomedical engineering, and education psychology.

Seton Healthcare Network provides a full range of medical services at 22 locations in Central Texas. Seton Medical Center is the largest medical/surgical acute care center in Austin. One of four Magnet hospitals in the Seton Healthcare Network, Seton Medical Center, Brackenridge Hospital and Children's Hospital of Austin offers comprehensive diagnostic and treatment services for both inpatients and outpatients and regional specialty programs including the Seton Heart Center, Shivers Cancer Programs and the Mary Alice Shivers Regional Neonatal Center.

The St. David's HealthCare Partnership is a partnership between the not-for-profit St. David's HealthCare System and HCA-The Healthcare Company, the nation's largest provider of health care. The St. David's Partnership provides quality, compassionate care through four comprehensive acute-care hospitals in Austin--St. David's Medical Center, North Austin Medical Center, South Austin Hospital, and Round Rock Medical Center as well as outpatient surgery centers, a rehabilitation center, a psychiatric facility and occupational health services. Recently, the Georgetown Healthcare System announced plans to partner with and become the seventh hospital in the St. David's HealthCare Partnership. The St. David's HealthCare Partnership is the fifth-largest private employer in the Austin area, with 8,400 employees and \$2 billion in annual gross revenues.



