



Oldham  
Goodwin

# FOR SALE DOWNTOWN OFFICE REDEVELOPMENT SITE

614 East 12th Street | Austin, Texas 78701

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## OFFERING SUMMARY

**OLDHAM GOODWIN** is pleased to exclusively present 614 East 14th Street for sale in Austin, Texas. This prime development tract situated in the heart of downtown Austin is less than half a mile from the Texas State Capital, Waterloo Park, Dell Seaton Medical Center, and the University of Texas. Eligible for the Downtown Density Bonus Program, the site allows for a Max Floor Area Ratio of 15:1 and a max height of 400’.

The existing 7,338 SF office building is in excellent condition and can continue to be occupied until redevelopment.

**SALES PRICE**  
CALL BROKER

**BUILDING SIZE**  
7,338 SF

**LAND SIZE**  
0.2534 AC OR  
11,040 SF



## EXCELLENT DEVELOPMENT POTENTIAL

- 0.25 acre site prime for redevelopment in Austin's Central Business District
- Eligible for downtown density bonus program with maximum floor area ratio of 15:1 and max height of 400'
- Well located in one of the fastest growing metros in the country

## STRONG LOCATION

- Frontage along East 12<sup>th</sup> Street and Sabine Street
- Close proximity to Texas State Capitol, Waterloo Neighborhood Park, Symphony Square, and the University of Texas
- Easy access to Interstate 35
- Close proximity to over 300 restaurants and bars

## WELL MAINTAINED OFFICE BUILDING

- Existing 7,338 SF office building built in 2003 and is in excellent condition
- Building features 14 private offices, two bullpens, one conference room and one board room
- 21 total parking spaces with 5 covered spaces

## BUSINESS FRIENDLY ENVIRONMENT

- Texas is consistently ranked highly for its business-friendly environment and strong economy.
- Texas has no State Income Tax.

# PROJECTS RESHAPING DOWNTOWN AUSTIN

## AUSTIN LIGHT RAIL

- Austin Light Rail is a new electric rail system improving transit across the city
- It will connect 15 destinations over ~10 miles, including UT, Downtown, East Riverside, and South Congress
- The \$7.1B project begins construction in 2027 with service expected in 2033

## WATERLOO GREENWAY

- 35 acres of connected urban parks and trails in the heart of downtown Austin
- Recently completed Moody Amphitheater includes capacity for over 5,000 attendees
- Easy walkable access to nearby hotels, restaurants, shopping, and Austin's downtown attractions

## MOODY CENTER ARENA

- Recently completed \$375M 15,000 seat arena
- Hosts over 150 events per year including concerts, shows and University of Texas sporting events
- Highest grossing arena of its size with over \$100M in non-UT related event ticket sales

## UNCONVENTIONAL ATX

- \$1.6B Convention Center redevelopment doubles convention center size to 620,000 SF
- Unconventional ATX economic impact estimated to grow from \$468MM to over \$750MM annually
- Project is anticipated to create an additional 1,600 jobs in Downtown Austin
- Anticipated complete date of Spring 2029

\*Per DownTownAustin.com





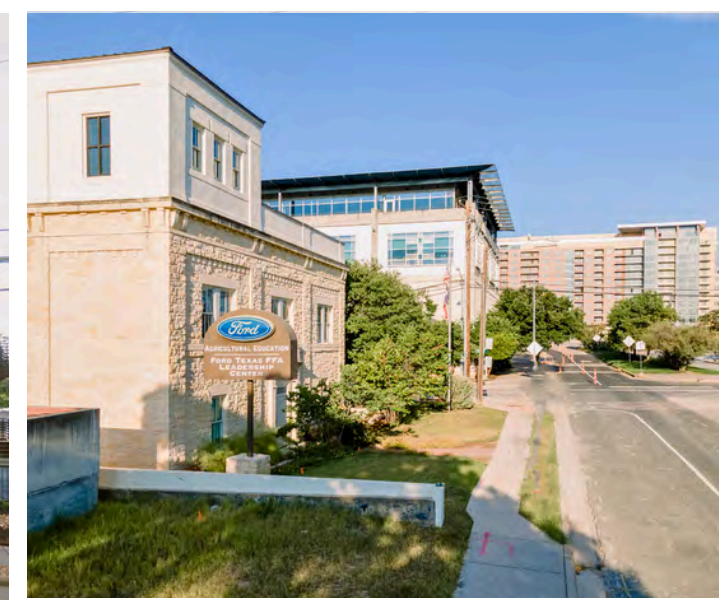
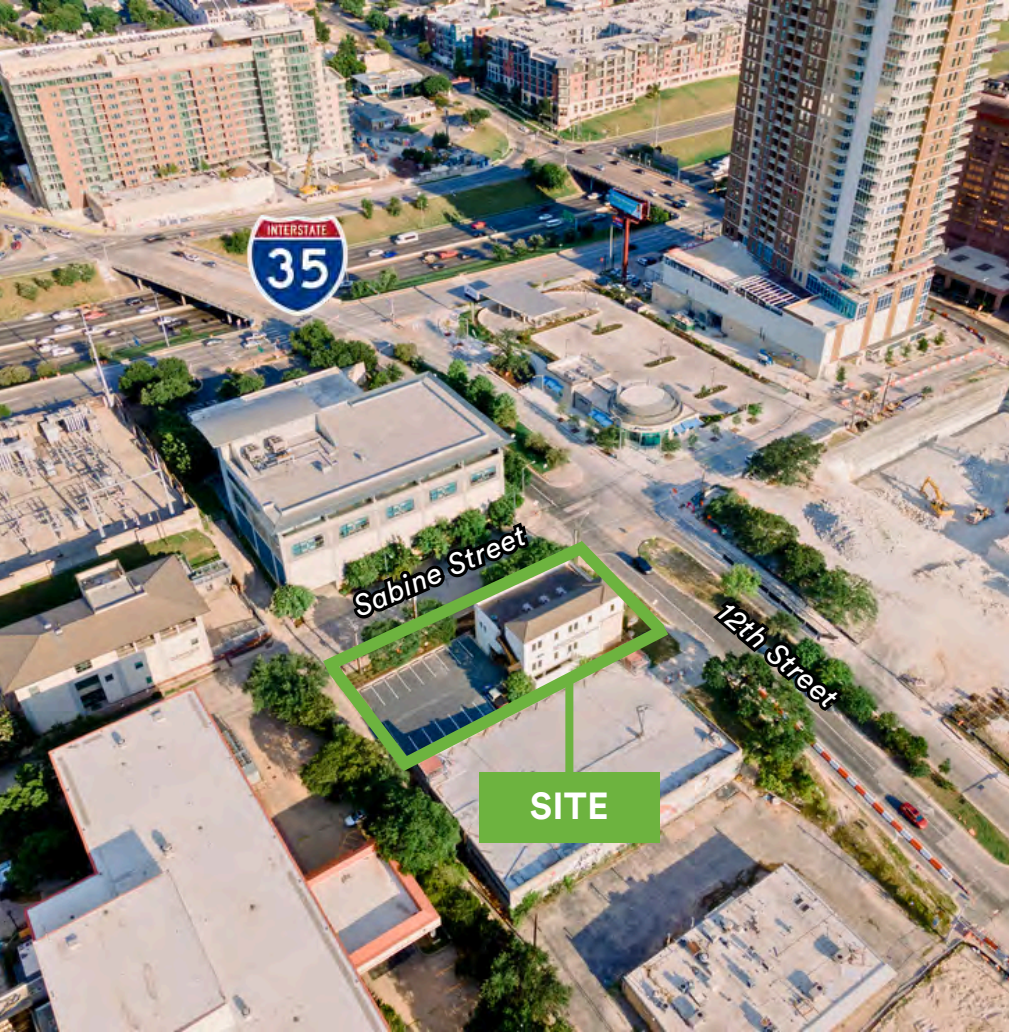
## BUILDING SPECIFICATIONS

Building Area:	7,338 SF
Year Built:	2003
Foundation:	Reinforced Concrete Slab
Exterior Walls:	Stone, Stucco, Concrete
Roof Cover:	Built up asphalt and standing seam tin room
Utilities:	Austin Water, Austin Energy, Texas Gas Service, multiple telecommunication providers
Parking:	21 parking spaces

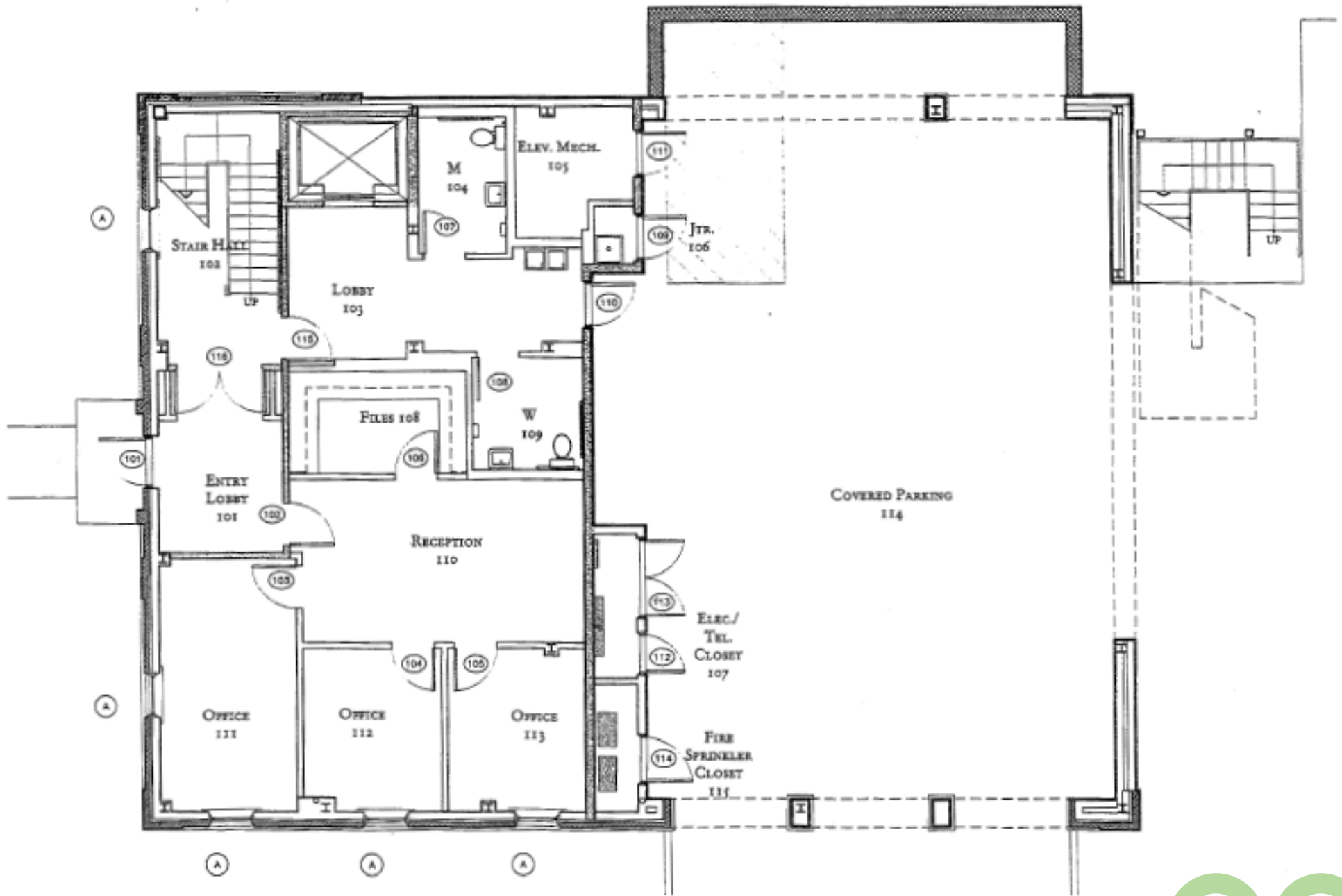
## DOWNTOWN DENSITY BONUS PROGRAM

Address:	614 East 12 <sup>th</sup> Street, Austin, Texas 78701
Size:	0.2534 AC or 11,040 SF
Floor Area Ratio:	15:1
Max Height:	400'
Zoning:	CS - General Commercial Services
Frontage:	~70' along East 12 <sup>th</sup> Street and ~170' along Sabine Street

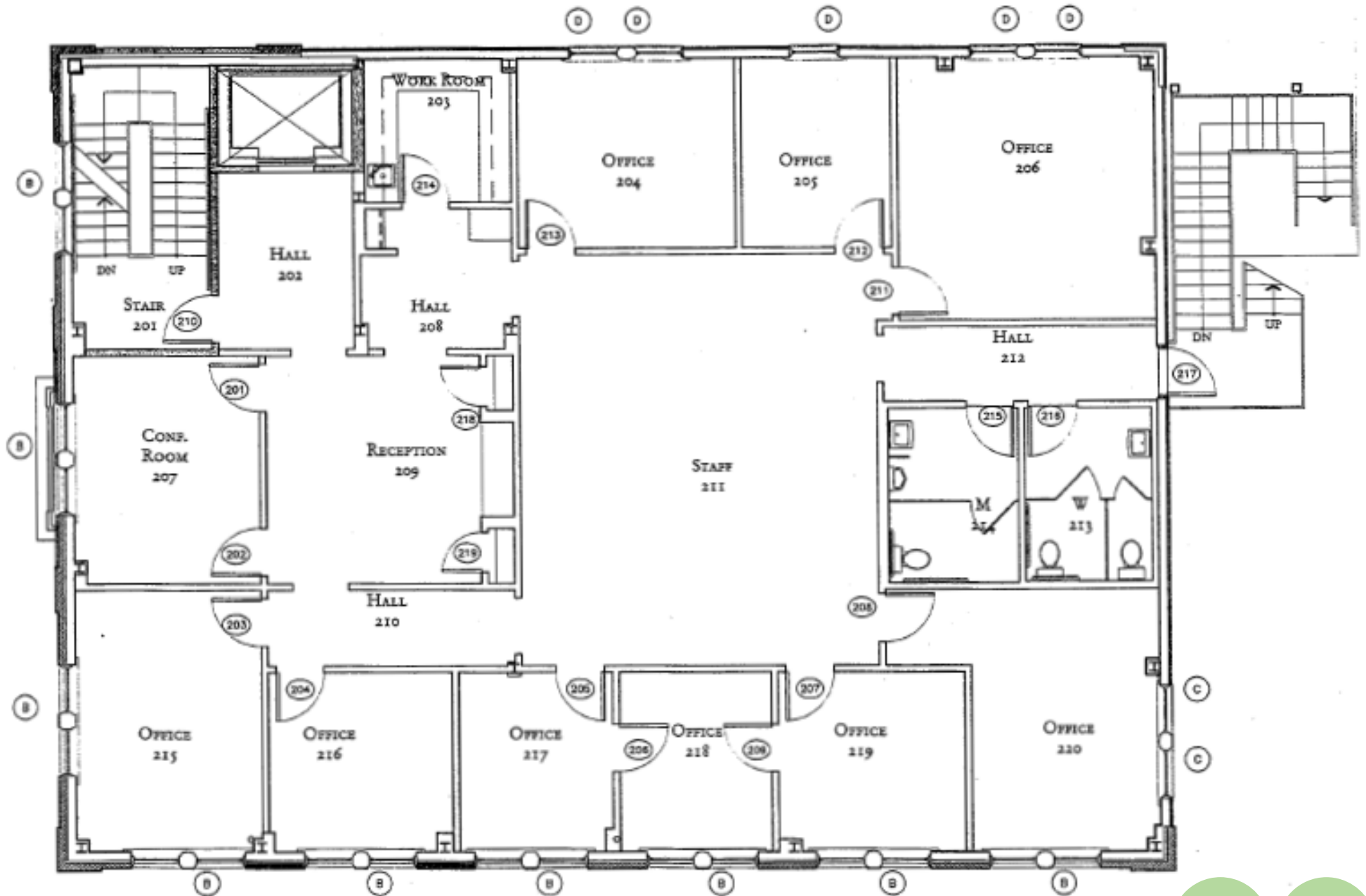




# FIRST FLOOR PLAN



# SECOND FLOOR PLAN



# THIRD FLOOR PLAN





**12th Street**

**Sabine Street**

# DEMOGRAPHICS

1 MILE

ESTIMATED POPULATION

25K

HOUSEHOLD INCOME

\$140K

CONSUMER SPENDING

\$330M

GROWTH RATE

6.3%

3 MILE

ESTIMATED POPULATION

198K

HOUSEHOLD INCOME

\$127K

CONSUMER SPENDING

\$2.9B

GROWTH RATE

5.6%

5 MILE

ESTIMATED POPULATION

374K

HOUSEHOLD INCOME

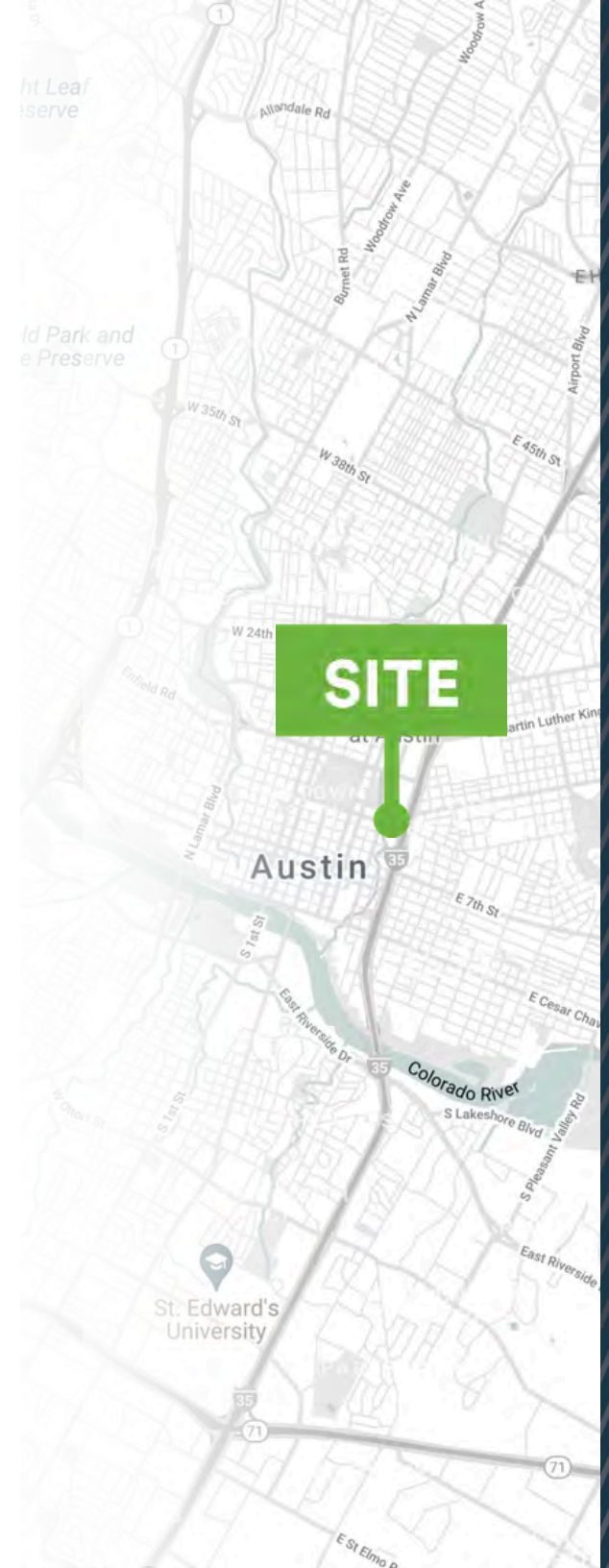
\$145K

CONSUMER SPENDING

\$5.4B

GROWTH RATE

5.5%





# TEXAS OVERVIEW

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS

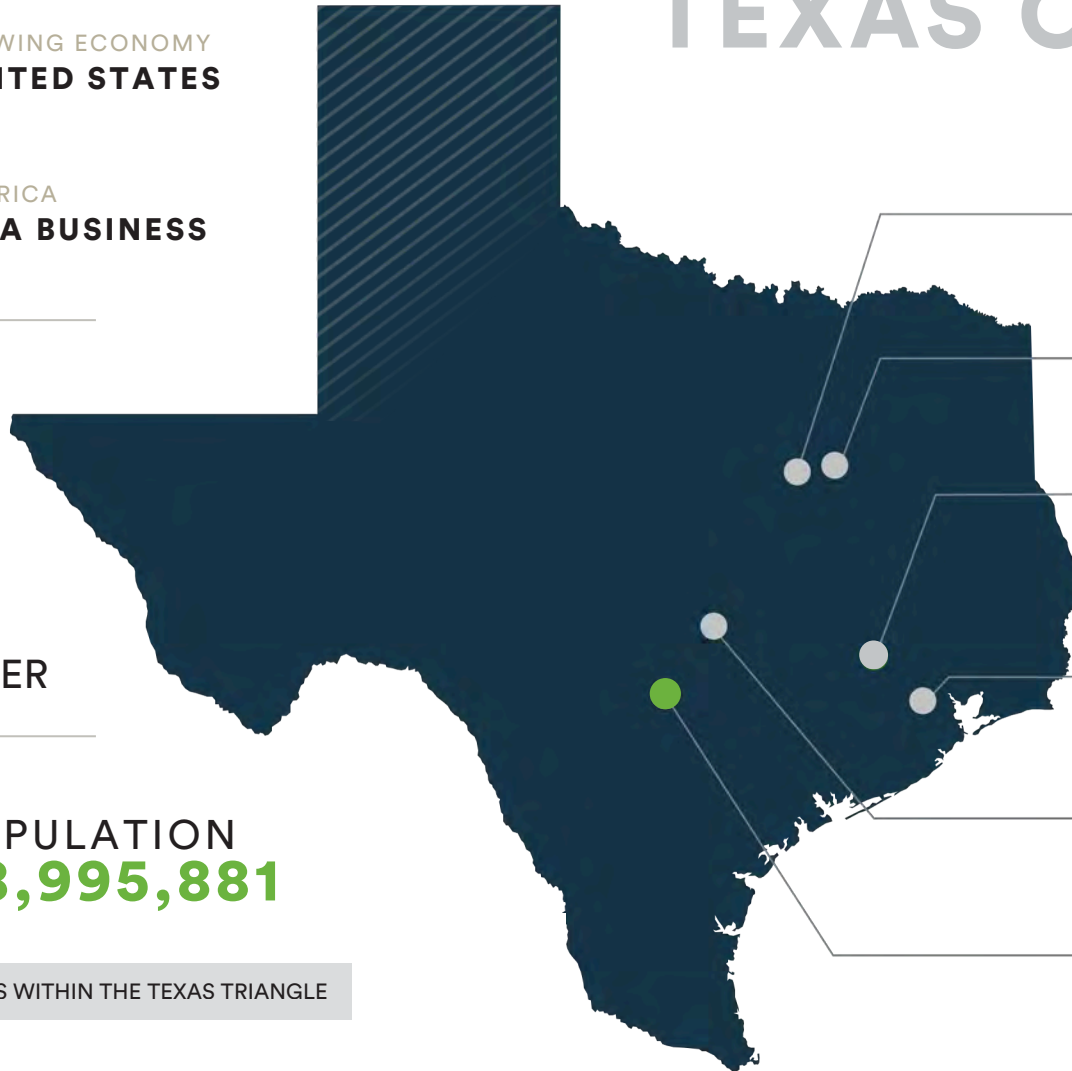


**LARGEST**  
MEDICAL CENTER



POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION IN  
THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS



**BEST STATE**  
FOR BUSINESS



**TOP STATE**  
FOR JOB GROWTH



**NO STATE**  
INCOME TAX

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# INFORMATION ABOUT BROKERAGE SERVICES

11-03-2025



Texas law requires all real estate license holders 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

_____	_____	_____	_____
Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
_____	_____	_____	_____
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Sales Agent/Associate	License No.	Email	Phone



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.