

6401 South Congress Ave.
Austin, TX

Presented By;
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Congress & Circle S Tract
6401 South Congress Ave
Austin, Texas 78745

OFFERING MEMORANDUM

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Executive Summary

- Property:** **Tract 1:** 0.731 ACRE PAD SITE ZONED "LR-MU-CO-NP" with approximately 297' Frontage on S. Congress and rear frontage on Circle S Road, with a 4-way stop light at the northeast corner of the property.
- Tract 2:** 3.369 ACRE PAD SITE ZONED "GR-MU-CO-NP" with approximately 753' Frontage on S. Congress and rear frontage on Circle S Road.
- The properties are contiguous.
- Sales Price:** Tract 1: 31,182.4 SqFt @ \$20.00 psf = \$623,648
Tract 2: 146,754 SqFt @ \$20.00 psf = \$2,935,073
- Tracts 1 & 2 : 178,596 SqFt @ \$20.00 psf = \$3,571,290
- Market Information:** According to the 2007 Texas Department of Transportation Study, this section of South Congress Ave has over 40,000 vehicles per day. There are over 250,000 people in a 5-mile radius of this site per the 2008 census study.
- Restrictive Covenants:** All vehicle traffic ingress and egress must be from South Congress Ave. The following uses are prohibited: Pawn Shops, Auto Sales or Auto Washing.
- Topography:** The sites have level topography and are at grade with abutting properties. There are no trees on the property.
- Utilities:** All public utilities are available to the sites, and include electricity provided by Austin Energy, water and sewer provided by the City of Austin and gas provided by Texas Gas.
- Floodplain:** No portion of any tract is in the 100 year flood plain.

SURVEY

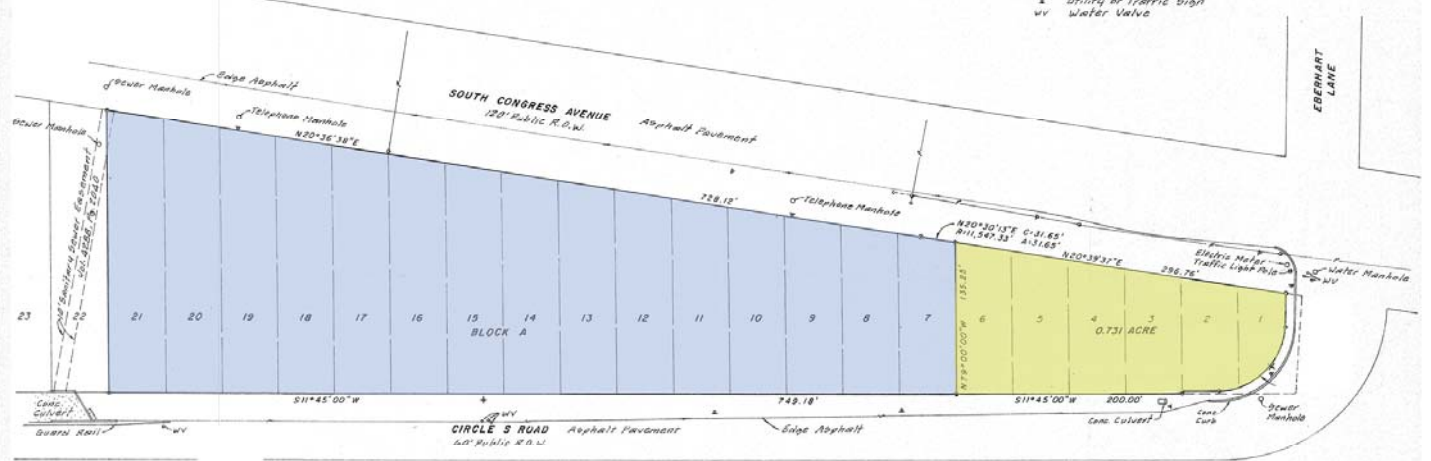
SURVEY PLAT OF LOTS 7 THROUGH 21, INCLUSIVE, BLOCK A, SAN ANTONIO ROAD ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 208, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

AND
SURVEY PLAT OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK "A", SAN ANTONIO ROAD ADDITION A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 208, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUSTIN IN DEED RECORDED IN VOLUME 896, PAGE 816, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

SCALE: 1" = 50'

LEGEND

- 1/2" Iron Pipe Found
- 1/2" Cast Iron Pin Found
- Cast Iron Pin Found
- Utility Pole
- Overhead Power Line
- Fire Hydrant
- Utility or Traffic Sign
- WV Water Valve



- Tract 1
- Tract 2

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct and that there are no: visible discrepancies, dead line conflicts, encroachments, overlapping of improvements, visible utility easements or road-ways, except as shown herein and that said property has frontage on a public roadway, except as shown herein.

To the Lien Holders and/or the owners of the premises surveyed:

The property described herein is not within the boundaries of the 100 Year Flood Plain as identified by the National Flood Insurance Program Flood Insurance Rate Map for Travis County, Texas, and Incorporated Areas, dated June 16, 1993. Panel No. 4845C0210E

SURVEYED BY
ROY D. SMITH SURVEYORS, P.C.

Roy D. Smith
ROY D. SMITH
Registered Professional Surveyor No. 6096
1214 West 8th Street Suite A
Austin, Texas 78708
Ph (512) 478-9821
FEBRUARY 6, 2007 Survey Revised: March 5, 2007

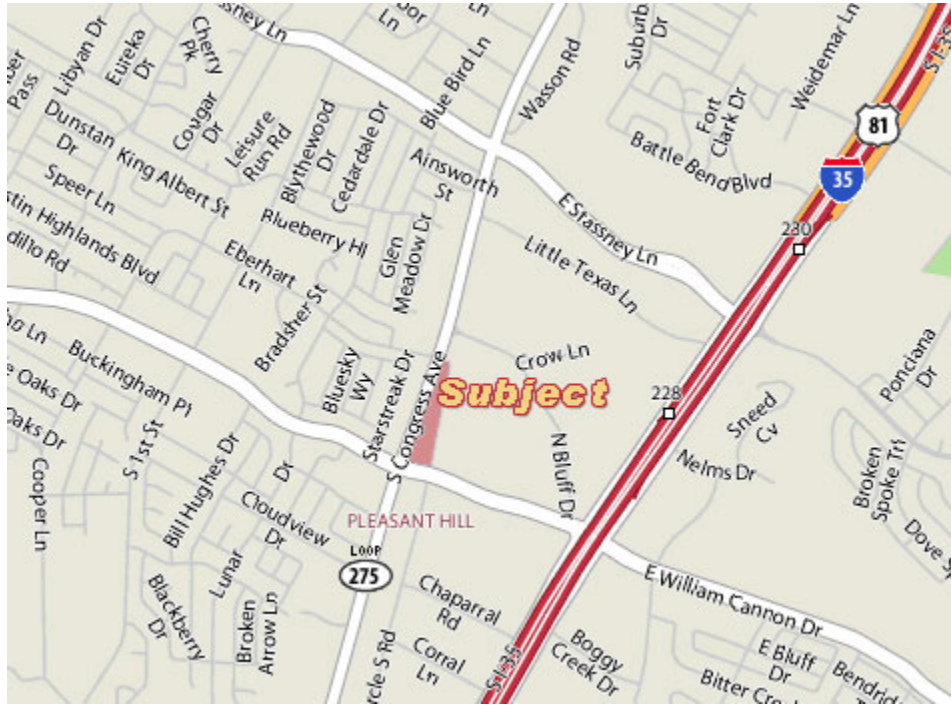


NOTE:
The electrical easement recorded in Volume 653, Page 558 of the Deed Records of Travis County, Texas, does not apply to the subject properties shown herein. All visible electrical lines are as shown herein.

LL-159 A

LL-159 A

Area Map



Aerial View



SUBJECT PHOTOS



View South from Circle S Rd.



View North from South Property Line



View South along South Congress



View of South Congress/Circle S/Eberhart Intersections

Demographics

Population	1-mi.	3-mi.	5-mi.
2008 Male Population	9,297	61,476	130,877
2008 Female Population	8,797	58,122	121,044
% 2008 Male Population	51.38%	51.40%	51.95%
% 2008 Female Population	48.62%	48.60%	48.05%
2008 Total Adult Population	13,768	89,209	194,711
2008 Total Daytime Population	14,230	103,938	223,641
2008 Total Daytime Work Population	6,172	49,235	115,190
2008 Median Age Total Population	31	31	31
2008 Median Age Adult Population	37	38	37
2008 Age 0-5	1,728	11,713	22,110
2008 Age 6-13	1,863	13,209	24,420
2008 Age 14-17	735	5,467	10,680
2008 Age 18-20	788	4,833	10,499
2008 Age 21-24	1,254	7,404	18,328
2008 Age 25-29	2,011	12,700	28,648
2008 Age 30-34	1,807	11,820	26,097
2008 Age 35-39	1,505	10,343	21,790
2008 Age 40-44	1,263	8,730	18,551
2008 Age 45-49	1,270	8,334	17,793
2008 Age 50-54	1,194	7,248	15,372
2008 Age 55-59	975	6,127	12,975
2008 Age 60-64	671	4,269	8,576
2008 Age 65-69	370	2,670	5,525
2008 Age 70-74	243	1,613	3,545
2008 Age 75-79	156	1,231	2,739
2008 Age 80-84	130	949	2,179
2008 Age 85+	131	937	2,094
% 2008 Age 0-5	9.55%	9.79%	8.78%
% 2008 Age 6-13	10.30%	11.04%	9.69%
% 2008 Age 14-17	4.06%	4.57%	4.24%
% 2008 Age 18-20	4.36%	4.04%	4.17%
% 2008 Age 21-24	6.93%	6.19%	7.28%
% 2008 Age 25-29	11.11%	10.62%	11.37%
% 2008 Age 30-34	9.99%	9.88%	10.36%
% 2008 Age 35-39	8.32%	8.65%	8.65%
% 2008 Age 40-44	6.98%	7.30%	7.36%
% 2008 Age 45-49	7.02%	6.97%	7.06%
% 2008 Age 50-54	6.60%	6.06%	6.10%
% 2008 Age 55-59	5.39%	5.12%	5.15%
% 2008 Age 60-64	3.71%	3.57%	3.40%
% 2008 Age 65-69	2.04%	2.23%	2.19%
% 2008 Age 70-74	1.34%	1.35%	1.41%

% 2008 Age 75-79	0.86%	1.03%	1.09%
% 2008 Age 80-84	0.72%	0.79%	0.86%
% 2008 Age 85+	0.72%	0.78%	0.83%
2008 White Population	10,079	69,250	157,917
2008 Black Population	1,332	8,620	15,945
2008 Asian/Hawaiian/Pacific Islander	400	2,669	8,630
2008 American Indian/Alaska Native	133	816	1,469
2008 Other Population (Incl 2+ Races)	6,150	38,243	67,961
2008 Hispanic Population	10,419	66,470	119,953
2008 Non-Hispanic Population	7,675	53,128	131,968
% 2008 White Population	55.70%	57.90%	62.68%
% 2008 Black Population	7.36%	7.21%	6.33%
% 2008 Asian/Hawaiian/Pacific Islander	2.21%	2.23%	3.43%
% 2008 American Indian/Alaska Native	0.74%	0.68%	0.58%
% 2008 Other Population (Incl 2+ Races)	33.99%	31.98%	26.98%
% 2008 Hispanic Population	57.58%	55.58%	47.62%
% 2008 Non-Hispanic Population	42.42%	44.42%	52.38%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	18,094	119,598	251,921
2008 Total Households	7,307	45,739	103,403
Population Change 1990-2008	4,278	28,527	83,575
Household Change 1990-2008	2,008	11,084	35,104
% Population Change 1990-2008	30.96%	31.32%	49.64%
% Household Change 1990-2008	37.89%	31.98%	51.40%
Population Change 2000-2008	1,888	9,348	30,722
Household Change 2000-2008	1,046	4,793	14,150
% Population Change 2000-2008	11.65%	8.48%	13.89%
% Households Change 2000-2008	16.71%	11.71%	15.85%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	6,483	42,281	92,883
2000 Occupied Housing Units	6,296	40,963	89,335
2000 Owner Occupied Housing Units	2,660	18,746	37,627
2000 Renter Occupied Housing Units	3,636	22,217	51,708
2000 Vacant Housing Units	187	1,319	3,548
% 2000 Occupied Housing Units	97.12%	96.88%	96.18%
% 2000 Owner Occupied Housing Units	41.03%	44.34%	40.51%
% 2000 Renter Occupied Housing Units	56.09%	52.54%	55.67%
% 2000 Vacant Housing Units	2.88%	3.12%	3.82%

Income	1-mi.	3-mi.	5-mi.
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2008 Median Household Income	\$42,691	\$48,389	\$51,105
2008 Per Capita Income	\$22,350	\$24,240	\$28,572
2008 Average Household Income	\$55,344	\$63,382	\$69,610
2008 Household Income < \$10,000	276	1,846	4,955
2008 Household Income \$10,000-\$14,999	341	1,826	3,724
2008 Household Income \$15,000-\$19,999	350	1,895	4,280
2008 Household Income \$20,000-\$24,999	638	2,873	5,703
2008 Household Income \$25,000-\$29,999	566	2,831	5,665
2008 Household Income \$30,000-\$34,999	546	3,065	6,526
2008 Household Income \$35,000-\$39,999	629	3,090	5,874
2008 Household Income \$40,000-\$44,999	573	3,074	6,382
2008 Household Income \$45,000-\$49,999	464	3,496	7,145
2008 Household Income \$50,000-\$59,999	996	6,444	13,087
2008 Household Income \$60,000-\$74,999	1,174	6,286	14,909
2008 Household Income \$75,000-\$99,999	530	6,313	16,252
2008 Household Income \$100,000-\$124,999	153	1,503	4,354
2008 Household Income \$125,000-\$149,999	37	645	2,329
2008 Household Income \$150,000-\$199,999	18	307	1,139
2008 Household Income \$200,000-\$249,999	4	72	328
2008 Household Income \$250,000-\$499,999	14	169	731
2008 Household Income \$500,000+	n/a	5	21
2008 Household Income \$200,000+	18	246	1,079
% 2008 Household Income < \$10,000	3.78%	4.04%	4.79%
% 2008 Household Income \$10,000-\$14,999	4.67%	3.99%	3.60%
% 2008 Household Income \$15,000-\$19,999	4.79%	4.14%	4.14%
% 2008 Household Income \$20,000-\$24,999	8.73%	6.28%	5.52%
% 2008 Household Income \$25,000-\$29,999	7.74%	6.19%	5.48%
% 2008 Household Income \$30,000-\$34,999	7.47%	6.70%	6.31%
% 2008 Household Income \$35,000-\$39,999	8.61%	6.76%	5.68%
% 2008 Household Income \$40,000-\$44,999	7.84%	6.72%	6.17%
% 2008 Household Income \$45,000-\$49,999	6.35%	7.64%	6.91%
% 2008 Household Income \$50,000-\$59,999	13.63%	14.09%	12.66%
% 2008 Household Income \$60,000-\$74,999	16.06%	13.74%	14.42%
% 2008 Household Income \$75,000-\$99,999	7.25%	13.80%	15.72%
% 2008 Household Income \$100,000-\$124,999	2.09%	3.29%	4.21%
% 2008 Household Income \$125,000-\$149,999	0.51%	1.41%	2.25%
% 2008 Household Income \$150,000-\$199,999	0.25%	0.67%	1.10%
% 2008 Household Income \$200,000-\$249,999	0.05%	0.16%	0.32%
% 2008 Household Income \$250,000-\$499,999	0.19%	0.37%	0.71%
% 2008 Household Income \$500,000+	0.00%	0.01%	0.02%
% 2008 Household Income \$200,000+	0.25%	0.54%	1.04%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$2,270,085	\$16,509,279	\$40,080,273

2008 Jewelry Stores	\$1,702,828	\$12,427,912	\$30,032,746
2008 Mens Clothing Stores	\$3,370,729	\$24,570,628	\$59,438,281
2008 Shoe Stores	\$3,191,628	\$22,912,356	\$55,196,699
2008 Womens Clothing Stores	\$6,233,377	\$44,499,182	\$105,789,456
2008 Automobile Dealers	\$48,748,795	\$325,283,376	\$740,059,726
2008 Automotive Parts/Acc/Repair Stores	\$5,449,845	\$38,095,133	\$89,624,804
2008 Other Motor Vehicle Dealers	\$1,555,878	\$11,191,737	\$26,957,257
2008 Tire Dealers	\$1,457,507	\$10,264,738	\$24,197,241
2008 Hardware Stores	\$681,070	\$4,713,327	\$12,105,323
2008 Home Centers	\$5,168,080	\$33,417,675	\$75,332,321
2008 Nursery/Garden Centers	\$1,547,259	\$10,831,708	\$25,455,306
2008 Outdoor Power Equipment Stores	\$751,006	\$4,508,202	\$9,381,158
2008 Paint/Wallpaper Stores	\$211,222	\$1,335,163	\$2,918,758
2008 Appliance/TV/Other Electronics Stores	\$3,805,013	\$27,987,350	\$68,078,416
2008 Camera/Photographic Supplies Stores	\$692,699	\$4,819,869	\$11,348,619
2008 Computer/Software Stores	\$2,188,439	\$14,955,777	\$34,612,929
2008 Beer/Wine/Liquor Stores	\$2,448,163	\$17,793,438	\$43,233,872
2008 Convenience/Specialty Food Stores	\$5,074,386	\$35,820,843	\$93,013,333
2008 Restaurant Expenditures	\$22,807,161	\$168,172,236	\$438,448,695
2008 Supermarkets/Other Grocery excl Conv	\$30,584,462	\$211,361,213	\$495,158,808
2008 Furniture Stores	\$4,285,037	\$30,022,718	\$70,770,902
2008 Home Furnishings Stores	\$2,407,901	\$17,956,075	\$44,392,207
2008 Gen Merch/Appliance/Furniture Stores	\$37,362,087	\$264,034,323	\$626,558,821
2008 Gasoline Stations w/ Convenience Stores	\$22,119,549	\$161,843,982	\$401,198,473
2008 Other Gasoline Stations	\$17,045,163	\$126,023,143	\$308,185,147
2008 Department Stores excl Leased Depts	\$41,167,100	\$292,021,677	\$694,637,243
2008 General Merchandise Stores	\$33,077,050	\$234,011,606	\$555,787,916
2008 Other Health/Personal Care Stores	\$3,093,811	\$20,732,903	\$47,327,433
2008 Pharmacies/Drug Stores	\$14,821,282	\$102,167,054	\$238,574,788
2008 Pet/Pet Supplies Stores	\$2,152,754	\$14,748,206	\$34,320,262
2008 Book/Periodical/Music Stores	\$464,384	\$4,173,088	\$10,956,786
2008 Hobby/Toy/Game Stores	\$1,488,651	\$8,005,910	\$14,929,623
2008 Musical Instrument/Supplies Stores	\$408,323	\$2,802,993	\$6,509,352
2008 Sewing/Needlework/Piece Goods Stores	\$108,032	\$833,304	\$2,082,241
2008 Sporting Goods Stores	\$1,163,314	\$12,170,631	\$35,871,417
2008 Video Tape Stores - Retail	\$340,990	\$2,406,718	\$5,703,789