



OFFERING MEMORANDUM

9063 RESEARCH BLVD

9063 RESEARCH BLVD, AUSTIN, TX 78758

Sam House


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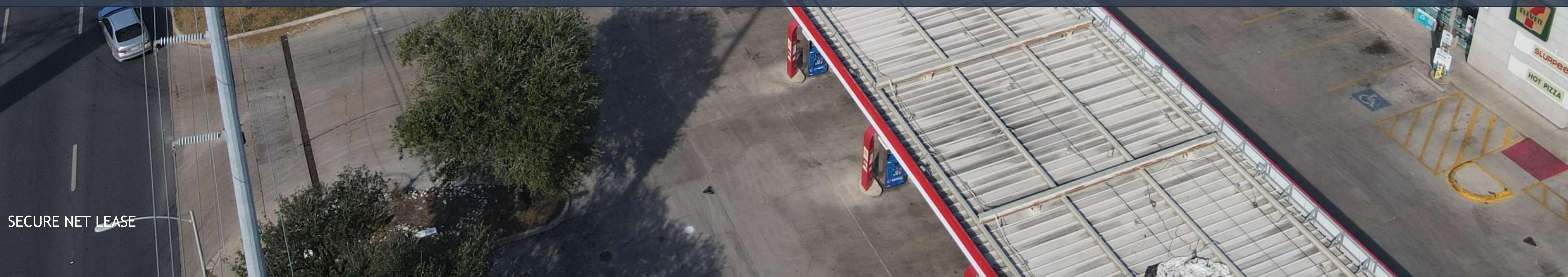
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Secure Net Lease, as the exclusive listing broker and marketing advisor, is pleased to present 9063 Research Blvd, a 7-tenant, 16,400 SF strip center positioned along Research Blvd just west of Burnet Rd. The property sits just south of The Domain (Austin's second Central Business District) and within the broader North Burnet/Domain submarket, which is one of the highest-growth urban districts in Texas. 9063 Research Blvd is poised to benefit from major public and private investment in the area. Burnet Rd is slated for reconstruction and widening under the Burnet Road Mobility Program, improving access and multimodal transportation. The City of Austin and CapMetro are advancing light-rail and transit infrastructure, including new stops, mobility hubs, and pedestrian improvements surrounding Q2 Stadium and connecting into the surrounding area.

The offering provides an investor with immediate in-place cash flow and meaningful optionality ahead of the next redevelopment cycle. The property represents a compelling covered land play with assemblage in one of Austin's most land-constrained growth submarkets.



INVESTMENT OVERVIEW

9063 RESEARCH BLVD AUSTIN, TX

\$3,563,000

6.70% CAP

OFFERING SUMMARY

Price	\$3,563,000
Cap Rate	6.70%
Net Operating Income	\$238,745
Price PSF	\$217.26
Occupancy	100%
Year Built / Renovated	1972 / 2025
Gross Leasable Area	16,000 SF
Land Area Size	0.6 Acres

CONTACT FOR DETAILS

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- ✓ **Located Along Research Blvd (26,449 VPD)** just west of Burnet Rd (39,653 VPD), and just East of the intersection of 183 (147,788 VPD) and Mopac (156,055 VPD).
- ✓ **Located Just South of The Domain** - The Domain is Austin's second Central Business District and features high end luxury retail, Class A Office, hotels, and popular restaurants.
- ✓ **Potential Assemblage Opportunity** - This property offers the unique opportunity to assemble nearby sites for vertical redevelopment. Nearby planned vertical development along and near 183.
- ✓ **High Household Income** - Situated in a high spending market, the property benefits from impressive average household incomes of \$102,804 within one mile, and \$127,865 within three miles.
- ✓ **Minimum Landlord Responsibilities** - 5 of the 7 tenants are on full NNN lease structures, minimizing landlord exposure.
- ✓ **Built-In Rent Bumps** - Over 75% of the current tenant lineup has built-in rent bumps ranging from 3% to 7.7% annual escalations.
- ✓ **Strong Tenant Retention** - 33% of the Rent Roll has occupied the Shopping Center for over 17 years.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

RENT ROLL

9063 RESEARCH BLVD AUSTIN, TX

	SUITE	GLA	Lease	%	START	END	BASE RENT		RECOVERIES		TOTAL REVENUE				
							ANNUAL	MONTHLY	PSF	ANNUAL	MONTHLY	PSF	ANNUAL	MONTHLY	RENT INCREASES
Vazquez Restaurant	101	3,200	NNN	20.0%	10/1/2006	12/20/2030	\$76,800	\$6,400	24.00	\$31,445	\$2,620	\$9.83	\$108,245	\$9,020	Rent Increases \$500/yr
Hookah Bar	102	1,600	NNN	10.0%	7/1/2025	10/31/2028	\$36,800	\$3,067	23.00	\$9,264	\$772	\$5.79	\$46,064	\$3,839	3% Rent Bumps
J&J Game Room	103	3,200	NNN	20.0%	11/1/2012	12/13/2028	\$46,320	\$3,860	14.48	\$22,453	\$1,871	\$7.02	\$68,773	\$5,731	5% Rent Bumps
Gavino Mendez	200	2,000	Gross	12.5%	9/19/2008	5/31/2027	\$25,200	\$2,100	12.60	\$0	\$0	\$0.00	\$25,200	\$2,100	
Golden Spa	201	1,340	NNN	8.4%	1/1/2019	1/7/2028	\$16,080	\$1,340	12.00	\$9,109	\$759	\$6.80	\$25,189	\$2,099	Rent Increases \$100/yr
Botanica/Charm's	203	1,860	Gross	11.6%	9/24/2020	10/15/2026	\$24,000	\$2,000	12.90	\$778	\$65	\$0.42	\$24,778	\$2,064	
Yoel Tattoo	204	2,800	NNN	17.5%	3/1/2025	3/31/2028	\$23,072	\$1,923	8.24	\$15,200	\$1,267	\$5.43	\$38,272	\$3,189	3% Rent Bumps
Totals	16,000 SF						\$248,272	\$20,689	\$15.52	\$88,249	\$7,354	\$5.52	\$336,521	\$28,043	
Occupied	7	16,000 SF													
Available	0	0 SF													

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INCOME AND EXPENSE ANALYSIS

9063 RESEARCH BLVD AUSTIN, TX

	IN-PLACE CASH FLOW	PSF
Base Rent	\$248,272	\$15.52
Expense Reimbursements		
NNN Reimbursements	\$70,040	\$4.38
Utilities Recoveries	\$18,209	\$1.14
Total Expense Reimbursements	\$88,249	\$5.12
Effective Gross Revenue	\$336,521	\$21.03
OPERATING EXPENSES		
Total Real Estate Taxes	\$48,067	\$3.00
Total Insurance	\$9,069	\$0.57
Total Utilities	\$33,140	\$2.07
Total CAM	\$7,500	\$0.47
Total Recoverable Expenses	\$97,776	\$6.11
Net Operating Income	\$238,745	\$14.92













PROPERTY PHOTOS

9063 RESEARCH BLVD AUSTIN, TX



PROPERTY PHOTOS

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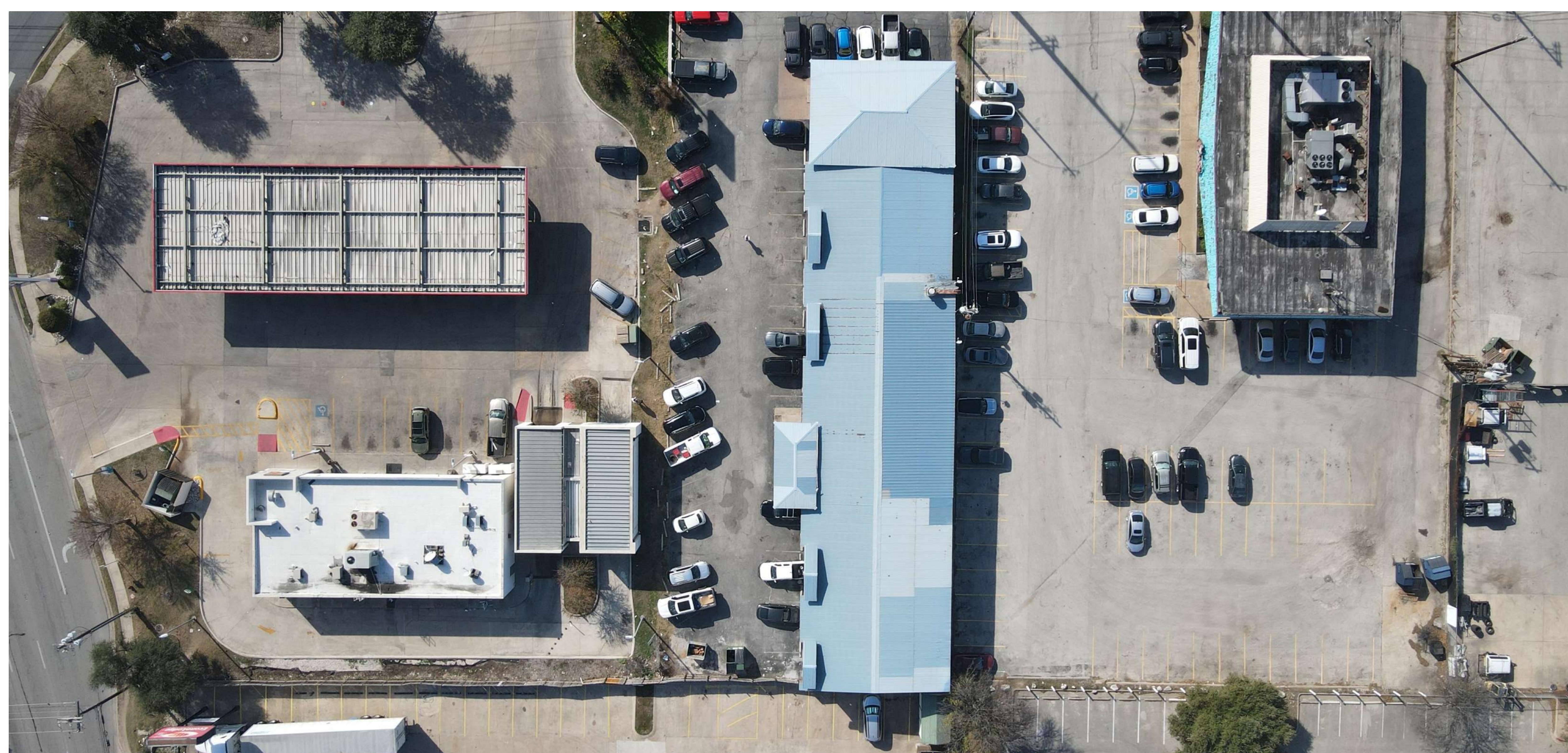
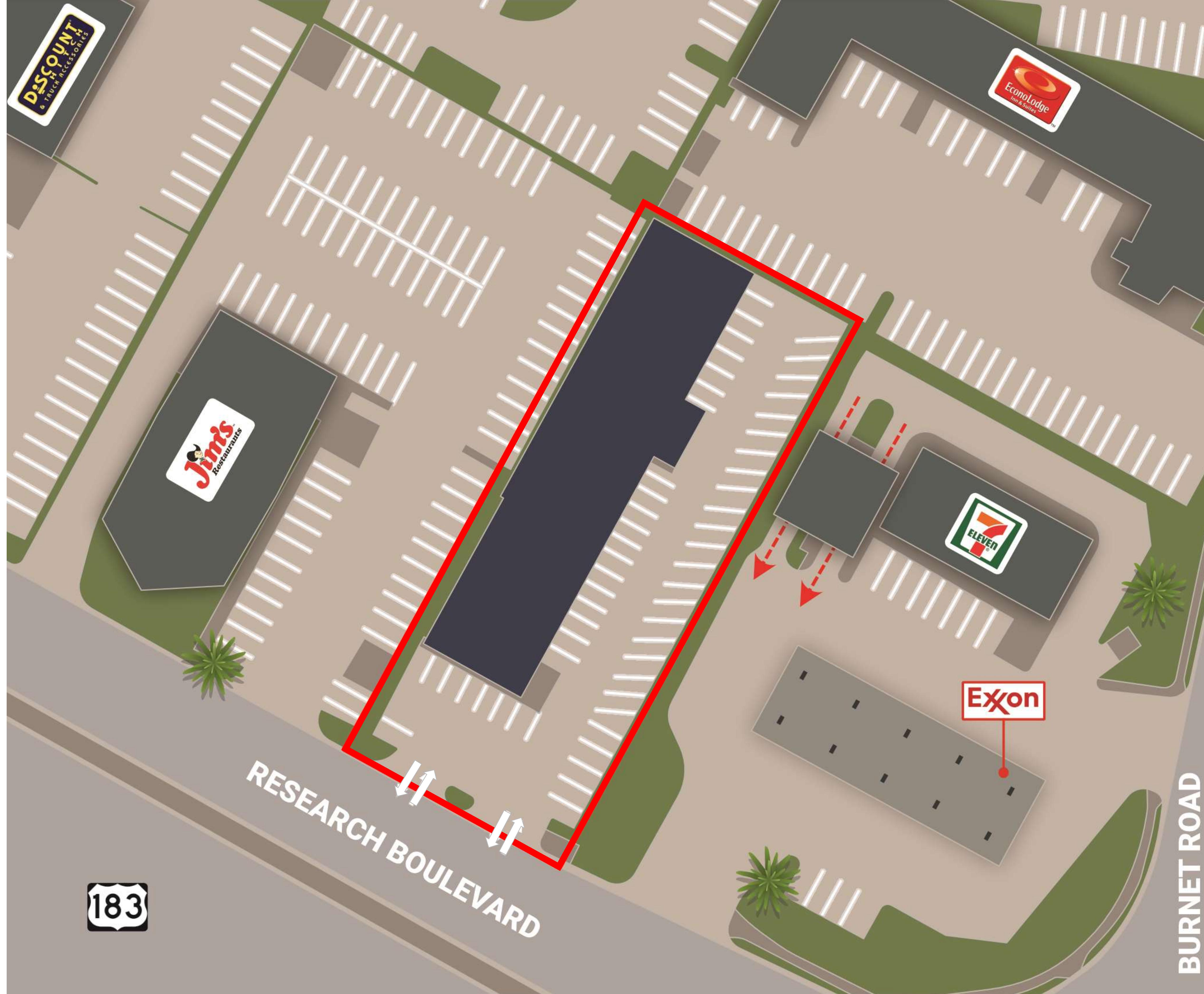


SITE OVERVIEW

9063 RESEARCH BLVD AUSTIN, TX

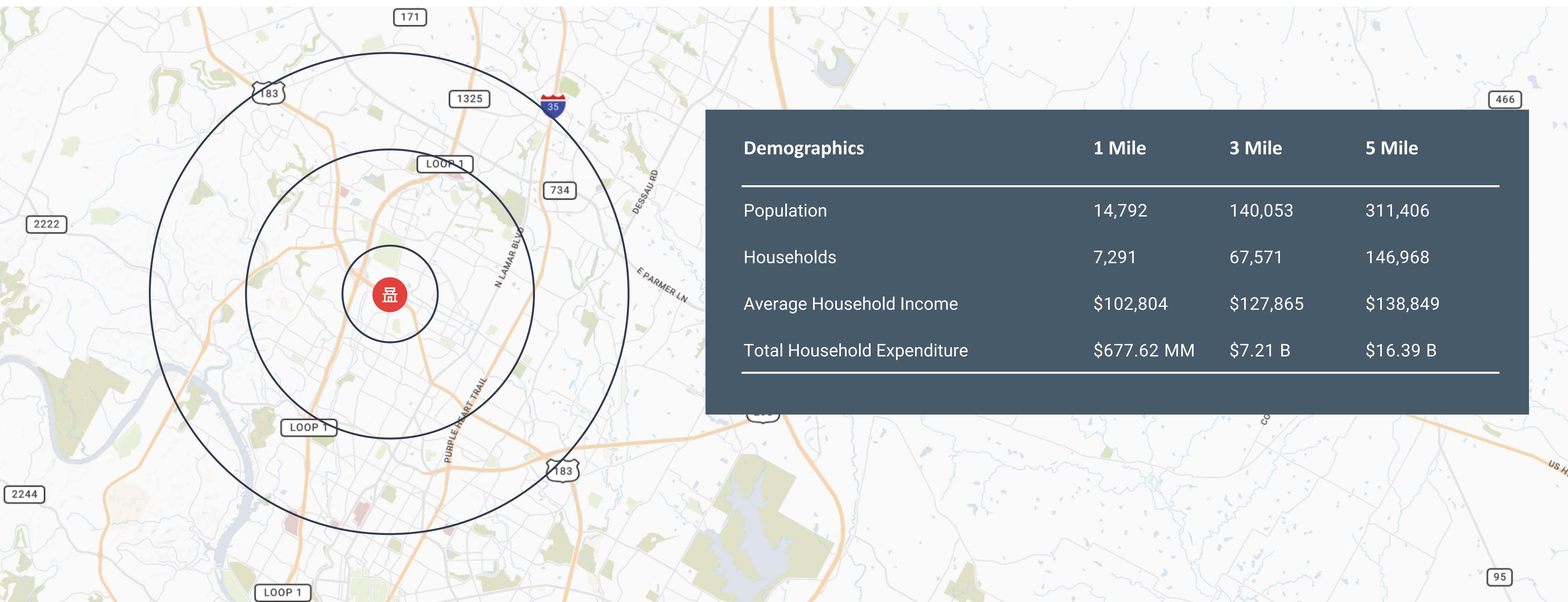
 Year Built	1972 / 2025
 Building Area	16,400 SF
 Land Area	0.6 AC

NEIGHBORING RETAILERS



LOCATION OVERVIEW

9063 RESEARCH BLVD AUSTIN, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. State Government (40,460)
2. The University of Texas at Austin (32,193)
3. H-E-B (22,955)
4. City of Austin (16,195)
5. Ascension Seton (14,842)
6. Federal Government (14,700)
7. Dell Computer Corporation (13,000)
8. Tesla, (12,277)
9. St. David's Healthcare Partnership (11,484)
10. Amazon (11,000)

LOCATION OVERVIEW

9063 RESEARCH BLVD AUSTIN, TX

Austin

Texas

 986,928

Population

 \$122,474

Average Household Income



Grown 11% Since 2020, at
Over 2.55M Residents

MSA POPULATION

Austin is the 5th Largest
City in Texas

5th

Austin, Texas, is one of the fastest-growing cities in the United States, known for its vibrant culture, strong economy, and high quality of life.

As the state capital, Austin blends government, education, technology, and a thriving arts scene to create a unique and dynamic environment.

Austin, Texas, dubbed "Silicon Hills," has experienced rapid growth due to its thriving tech industry, vibrant cultural scene, and high quality of life.

The city is home to the University of Texas at Austin, a major research institution that contributes to its youthful energy and innovation. Austin's population continues to rise, with an estimated 986,928 residents in 2024, while the broader metro area

has grown to around 2.55 million people. This rapid expansion has brought both opportunities and challenges, particularly in terms of housing affordability and infrastructure.

The economy in Austin is diverse and strong, driven by technology, government, healthcare, and education. Known as "Silicon Hills," Austin has attracted major tech companies such as Dell, Tesla, Apple, and Google, making it a significant hub for innovation and startups. The city's median household income has grown accordingly, reaching approximately \$103,717 in 2024.

Austin is also famous for its vibrant lifestyle and entertainment options. The city is known as the "Live Music Capital of the World," hosting major festivals like South by Southwest (SXSW) and Austin City Limits (ACL). Its food scene is just as lively, featuring everything from top-rated barbecue joints to trendy food trucks. Outdoor enthusiasts appreciate Austin's many parks, trails, and lakes, including the popular Barton Springs Pool and Lady Bird Lake, which offer opportunities for swimming, kayaking, and hiking. Despite the challenges of traffic congestion and rising costs, Austin remains one of the most desirable places to live in the U.S., attracting people with its mix of economic opportunities, cultural vibrancy, and outdoor recreation.

IN THE NEWS

9063 RESEARCH BLVD AUSTIN, TX

Austin was a top-3 destination for movers in 2025, U-Haul says

AMBER HECKLER, JANUARY 8, 2026 (CULTUREMAP)

Austin attracted more newcomers than almost all other U.S. metros in 2025, according to a new migration report from U-Haul.

The Austin metro ranked No. 3 nationally in U-Haul's annual list of the top destinations for people on the move in 2025. U-Haul's annual Top U.S. Growth Metros and Cities report is based on how many one-way transactions were made by do-it-yourself movers. Austin last ranked as the 5th most-moved-to destination, a position it held for two consecutive years starting in 2023.

[EXPLORE ARTICLE](#)



Another major company is moving its headquarters from California to Texas

CHAD HASTY, FEBRUARY 7, 2025 (KFYO)

Companies are continuing to say goodbye to California and hello to Texas. In the past few years we have seen companies like Chevron and Tesla move their corporate headquarters from California to the Lone Star State.

And this week, another company announced it would be moving to Texas as well.

This week, real estate listings giant Realtor.com announced they would be moving their headquarters from Santa Clara, California to Austin, Texas.

[EXPLORE ARTICLE](#)



Austin named one of the top US cities to see housing-market growth in 2025

MORGAN MCGRATH, JANUARY 3, 2025 (KVUE)

With nearly 1 million residents, Texas' capital city continues to grow as people move to the metro from all across the U.S. According to Realtor.com, Austin is one of the top 20 housing markets expected to grow in 2025.

The website said home sales in the top markets will likely increase up to ~27% year-over-year, with Austin placed at 16th. It expects Austin to see a 14.5% increase in year-over-year sales this year, attributing factors such as the ACL festival, South by Southwest (SXSW) and its growing tech companies.

[EXPLORE ARTICLE](#)



Documents show Tesla planning massive expansion of Gigafactory in Austin

JOHN DIAZ, OCTOBER 29, 2024 (KVUE ABC)

Nearly a dozen new projects are being planned as Tesla prepares for a massive expansion of Giga Texas in Austin.

According to recent filings with the Texas Department of Licensing and Regulation, Tesla has submitted 10 filings for construction at the electric vehicle plant that would add more than 5 million SF.

The start date for the expansion was Oct. 25 with projected completion to be Dec. 31, 2025.

[EXPLORE ARTICLE](#)



X HQ to land in Austin suburb

CINDY WIDNER, SEPTEMBER 20, 2024 (URBANIZE)

Elon Musk will move the headquarters of his social media platform X (or Twitter, as he's been known to call it) to Bastrop, Forbes reports.

Musk and his companies are no stranger to Austin, home to Tesla's headquarters and its Texas Gigafactory — nor to the Bastrop area, where his various developments include locations of SpaceX, the Boring Company and Boring Bodega, and an X safety support center.

[EXPLORE ARTICLE](#)



Prosperous Austin soars onto list of best economic boomtowns in America

AMBER HECKLER, JULY 8, 2024 (CULTUREMAP AUSTIN)

Austin's booming prosperity has earned the city an impressive ranking of No. 5 in a new list analyzing the best U.S. cities for economic growth.

The new study, "America's Boomtowns: Top Cities for Economic Growth," ranked America's boomtowns based on population growth, GDP, employment rates, and other economic factors. The top cities were divided into three categories: small cities (populations under 250,000); mid-sized cities (populations between 250,000 and 500,000); and large cities (populations over 500,000).

[EXPLORE ARTICLE](#)



Texas launches new property tax incentive program to lure new businesses

MADALEINE RUBIN, FEBRUARY 22, 2024 (TEXAS TRIBUNE)

The Jobs, Energy, Technology, and Innovation program cuts property taxes for new manufacturing, research and development facilities.

Gov. Greg Abbott announced the opening of applications for the Texas Jobs Energy, Technology, and Innovation, or JETI, program. Passed with bipartisan support by lawmakers last year, it will provide property tax cuts to eligible companies that move into Texas communities in exchange for job creation.

[EXPLORE ARTICLE](#)



The Astonishing Transformation of Austin

LAWRENCE WRIGHT, FEBRUARY 6, 2023 (NEW YORKER)

My town, once celebrated for its laid-back weirdness, is now a turbocharged tech megalopolis being shaped by exiles from places like Silicon Valley.

Austin is the fastest-growing major metro area in America, having expanded by a third in the past ten years. It is already the eleventh-largest city. New jobs mop up newcomers as fast as they arrive. Every day, the metro area adds three hundred and fifty-five new residents.

[EXPLORE ARTICLE](#)



IN THE NEWS

9063 RESEARCH BLVD AUSTIN, TX

\$22M contract approved for construction of sidewalks along Burnet Road near Q2 Stadium

ABIGAIL JONES, DECEMBER 12, 2025 (KXAN)

Austin City Council members on Thursday approved a contract for a construction company to build sidewalks and other mobility improvements along more than a mile stretch on Burnet Road in north Austin.

Council authorized a contract for construction services for the C4 Segment of the Burnet Road Corridor from U.S. 183 to Bright Verde Way near Q2 Stadium and The Domain.

The contract was awarded to DeNucci Constructors, LLC, for \$20,459,217. A contingency of \$2,045,922 was also included in the contract, for a total contract amount not to exceed \$22,505,139, according to city documents.

"That's an increasingly urbanizing area," he said. "We have a lot of folks that are getting to and from The Domain, getting to and from the different events at Q2 Stadium. We badly needed sidewalks in that area; now they just passed the agenda, and they're on the way."

According to city council, the contract was also awarded in compliance with the city's Minority-Owned and Women-Owned Business Enterprise Procurement Program.

Construction is anticipated to begin in spring 2026, and the contract allows 494 calendar days for completion of the project.

The following safety and mobility improvements are expected during the project, according to the city:

- new eight-foot-wide shared-use paths
- ADA-compliant bus stops
- Curb and gutter installation
- Pavement rehabilitation, new pavement markings and signage
- Intersection and traffic signal improvements at Research Boulevard, Waterford Center Boulevard, Longhorn Boulevard and Rutland Drive
- Driveway reconstruction
- New pavement markings and signage
- Utility adjustments
- Drainage improvements will incorporate stormwater detention and water quality structures, with landscaping enhancements adding trees and greenery along the new pedestrian and bikeway facilities
- Water line upgrades along Burnet Road, consisting of approximately 1,889 linear feet of ductile iron pipe and two service connections and equipment




EXPLORE ARTICLE

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METRO AREA

9063 RESEARCH BLVD AUSTIN, TX



SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

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10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

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El Segundo, CA 90245
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TEXAS DISCLAIMER

9063 RESEARCH BLVD AUSTIN, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.