

SECURE
NET LEASE



OFFERING MEMORANDUM

9063 RESEARCH BLVD

9063 RESEARCH BLVD, AUSTIN, TX 78758

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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

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

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\$3,563,000

6.70% CAP

- ✓ **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		RENT INCREASES
							ANNUAL	MONTHLY	PSF	ANNUAL	MONTHLY	PSF	ANNUAL	MONTHLY	
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	Annual Rent Increase of \$500/month
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% Annual Rent Increase
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% Annual Rent Increase
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	Annual Rent Increase of \$100/month
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% Annual Rent Increase
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

Subject Property

	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





FUTURE UT CANCER CENTER
• COMING SOON
• 400 AC OF UNIVERSITY OF TEXAS AT AUSTIN'S LAND SET TO BE REZONED FOR RESEARCH & SCIENCE USES

BRIDGE AT MESA VERDE
(358 UNITS)

ST. DAVID'S NORTH AUSTIN MEDICAL CENTER
(465 BEDS)

Walmart Supercenter
LOWE'S
Panera BREAD

FLOOR DECOR
PET SMART
AMC THEATRES
ROSS DRESS FOR LESS

SPROUTS FARMERS MARKET
COSTCO WHOLESALE
HomeGoods
WORLD MARKET
Michaels

Hobby Lobby
H-E-B
LESLIE'S
TACO BELL
TJ-MAXX
petco
FITNESS

TRADER JOE'S
SEPHORA
TALBOTS
Target
sam's club
GOLF GALAXY

N CAPITAL OF TEXAS HWY
±55,993 VPD

BARNES & NOBLE
Five Guys

BEST BUY
WHOLE FOODS MARKET
REI COOP
OFF 5TH
REGAL
ULTA
Rack
OLD NAVY
Panera BREAD

Marshalls
five BELOW
SKECHERS
CHUCK E. CHEESE
DXL BIG + TALL
DSW

THE DOMAIN

WHOLE FOODS MARKET
SEPHORA
Orangetheory FITNESS
NORDSTROM

AUSTIN COMMUNITY COLLEGE: NORTHRIDGE CAMPUS
(39,896 STUDENTS)
FOLIO BUILDING 10
(606 UNITS)

H-E-B
tropical CAFE
Schlotsky's
IN-N-OUT

JCPenney

THE LANGDON AT WALNUT PARK
(277 UNITS)

THE UPLAND
(311 UNITS)

360 TEXAS

STONELAKE AT THE ARBORETUM
(408 UNITS)

COURTYARD BY HARRIOTT
Residence INN BY HARRIOTT
EMBASSY SUITES BY HILTON

Jack In the box

Q2 STADIUM
(20,500 SEATS)

CRESTVIEW STATION/PROJECT CONNECT
• PLANNED LIGHT RAIL STOP TO BE COMPLETED IN 2027
• MAJOR OVERHAUL OF AUSTIN'S PUBLIC TRANSPORTATION SYSTEM
• MULTI-BILLION-DOLLAR EFFORT

NORTH LAMAR BOULEVARD
±16,885 VPD

MONARCH HIGHWAY
±151,646 VPD

SUBJECT PROPERTY
9063 RESEARCH BLVD.

AUSTIN COMMUNITY COLLEGE HIGHLAND CAMPUS
(70,000 STUDENTS)

Chuy's

WALNUT CREEK ELEMENTARY SCHOOL
(368 STUDENTS)

GRAHAM ELEMENTARY SCHOOL
(477 STUDENTS)

ANDERSON HIGH SCHOOL
(2,167 STUDENTS)

NORTH MOPAC EXPRESSWAY
±156,055 VPD

183

RESEARCH BOULEVARD
±26,449 VPD

DOWNTOWN AUSTIN
(9.1 MILES)

CAVENDERS
Olive Garden

HONDA

BURNET MIDDLE SCHOOL
(799 STUDENTS)

THE SALVATION ARMY

GOLDEN CHICKEN
Aaron's
RAINBOW

REALLY AUTO PARTS

275 TEXAS

InTown SUITES
AutoZone
POPEYES

WHATABURGER
WOODSPRING SUITES

LOWE'S

KEVIN'S BREAD BAGELS

SUBARU

FAMILY DOLLAR
Arbys

TARGET

CHURCH'S

H-E-B
TACO BELL
McDonald's

BURGER KING

W

FAMILY DOLLAR
DOLLAR TREE
cicis pizza

MURCHISON MIDDLE SCHOOL
(1,218 STUDENTS)

Wendy's

Office DEPOT
OfficeMax
Jason's deli
McDonald's

LAIFITNESS

TOYOTA

NAVARRO EARLY COLLEGE HIGH SCHOOL
(1,714 STUDENTS)

REALLY AUTO PARTS

W

6

Walmart Supercenter
ROSS DRESS FOR LESS
ANYTIME FITNESS
FIRST WATCH
Schlotsky's
W
SONIC

CHASE

Bassett

PARK AT CRESTVIEW
(248 UNITS)

planet fitness

CHATEAU AVALON APARTMENTS
(156 UNITS)

ORBIT APARTMENTS
(336 UNITS)

AVIVA AT NORTH PLAZA
(420 UNITS)

DOBIE MIDDLE SCHOOL AND COLLEGE PREP ACADEMY
(544 STUDENTS)

PIONEER HILL
(300 UNITS)

H-E-B
CVS pharmacy

PIZZA HUT
JET-PIZZA

CHEVROLET

FUTURE UT CANCER CENTER
• COMING SOON
• 400 AC OF UNIVERSITY OF TEXAS
AT AUSTIN'S LAND SET TO BE REZONED
FOR RESEARCH & SCIENCE USES

STONELAKE AT
THE ARBORETUM
(408 STUDENTS)

ANDERSON
HIGH SCHOOL
(2,617 STUDENTS)

PRESIDIUM
WATERFORD
APARTMENTS
(283 UNITS)

RESEARCH BOULEVARD
(26,449 VPD)

NORTH MOPAC EXPRESSWAY
(156,055 VPD)

DOWNTOWN
AUSTIN
(9.1 MILES)

SUBJECT PROPERTY
9063 RESEARCH BLVD.



DOWNTOWN AUSTIN (9.1 MILES)

Walmart Supercenter
ROSS DRESS FOR LESS
ANYTIME FITNESS
FIRST WATCH BREAKFAST • BRUNCH • LUNCH
Schlotzsky's IT'S A MOUTHFUL
SONIC
PANDA EXPRESS CHINESE KITCHEN

Office DEPOT OfficeMax
Jason's deli **McDonald's**

ROCKWOOD APARTMENT HOMES (88 UNITS)

CROSSROADS APARTMENTS (88 UNITS)

Randalls

MATTRESS FIRM

LOWE'S

H-E-B
CVS pharmacy

MURCHISON MIDDLE SCHOOL (1,218 STUDENTS)

NORTH MOPAC EXPRESSWAY (156,055 VPD)

ufcu

BURNET MIDDLE SCHOOL (799 STUDENTS)

Golden Corral **Pizza Hut**
PIZZA

SUBARU INFINITI

ENSTEIN BROS BAGELS
JACK ALLEN'S KITCHEN

1 TEXAS

HONDA

WATERLOO VOICE HOUSE OF PA

U-HAUL

Budget

CYCLE GEAR **Chili's**
SOCCER POST **HOOK & REEL**
TEN SECONDS **KUNG FU TEA**
plink's **CAKE SUPPLIES**

PILLOW ELEMENTARY SCHOOL (365 STUDENTS)

PINS WHEELS

Highland Lanes

Olive Garden

CAVENDER'S

THE ALBRIGHT (266 UNITS)

CROSSROADS APARTMENTS (92 UNITS)

FUTURE UT CANCER CENTER
 • COMING SOON
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183

RESEARCH BOULEVARD (26,449 VPD)

SUBJECT PROPERTY
 9063 RESEARCH BLVD.

interactions
RESONAC
 Chemistry for Change

BURNET ROAD (39,653 VPD)

ExxonMobil

Jim's Restaurants

EconoLodge

FUTURE UT CANCER CENTER
• COMING SOON
• 400 AC OF UNIVERSITY OF TEXAS
AT AUSTIN'S LAND SET TO BE REZONED
FOR RESEARCH & SCIENCE USES

UNIVERSITY OF
TEXAS AT AUSTIN
(53,864 STUDENTS)

Logos for: Marshalls, five BELOW, SKECHERS, THE HOME DEPOT, CHUCK E. CHEESE, DXL, BIG + TALL, DSW, BJS RESTAURANT BREWHOUSE

Logos for: COURTYARD Residence INN, EMBASSY SUITES

Logos for: Apple, TESLA, WHOLE FOODS MARKET, SEPHORA, Orangetheory FITNESS, NORDSTROM, Nike, Versace, Rolex, indeed, amazon, Vrbo, AT&T

Logos for: WHOLE FOODS MARKET, SEPHORA, Orangetheory FITNESS, NORDSTROM, Nike

Logos for: HOME2, Residence INN

Logos for: H-E-B, PET SUPPLIES PLUS

Logos for: Charles Schwab, CORPORATE OFFICE

Logos for: COASTAL HVAC SUPPLY, TOUCH INTERNATIONAL

Logos for: Eat Love Repeat, TBP, Gv graniteworks, Aramsco, Schindler

THE DOMAIN (highlighted in yellow)

Logos for: Q2 STADIUM (20,500 SEATS)

Logos for: ST. DAVID'S NORTH AUSTIN MEDICAL CENTER (465 BEDS)

Logos for: COBB, SELVA FLOORING, Greens

Logos for: enovis

Logos for: Brannen's, INC, SPECTRA GUTTER SYSTEMS

Logo for: JOERIS

Logo for: CAVA

Logos for: ABC Central Texas, OCEANEERING

Logos for: ARCA CONTINENTAL, Coca-Cola

Logos for: SHERWIN-WILLIAMS, Cinnamon Sweets, SIGN

Logo for: CapMetro

PRESIDIUM WATERFORD APARTMENTS (283 UNITS)

Logo for: RF CODE

Logo for: SUNPOWER

Logo for: YASKAWA

Logo for: FedEx

BURNET ROAD (39,653 VPD)

Logo for: EconoLodge

SUBJECT PROPERTY
9063 RESEARCH BLVD.

Logo for: DISCOUNT TRUCK ACCESSORIES

Logo for: Jim's Restaurants

Logo for: ExxonMobil

Logos for: W&W Wonders & Worries, LITTLE TEGONAS THERAPY SERVICES, RESONAC, Chemistry for Change, LITS

RESEARCH BOULEVARD (26,449 VPD)

183

DOWNTOWN AUSTIN (9.1 MILES)

ASHFORD COSTA
AZURE APARTMENTS
(240 UNITS)

WILLOWBROOK
NORTH
(76 UNITS)

PADRÓN
ELEMENTARY
SCHOOL
(632 STUDENTS)

PATHWAYS AT
NORTHGATE
APARTMENTS,
HACA
(50 UNITS)

LUCA
APARTMENTS
(390 UNITS)

THE AXEL
(415 UNITS)

WOOLDRIDGE
ELEMENTARY
SCHOOL
(454 STUDENTS)

TARGET
CHURCH'S
Advance
Auto Parts
DOLLAR TREE

TEXAS
THRIFT
FAMILY DOLLAR
Arbys
PACO'S
SUPER
SPORTS

DISCOUNT
TIRE
O'Reilly AUTO PARTS

TOYOTA

planet
fitness
GRAINGER

PREMIUM
SPACES

THE
SALVATION
ARMY

JIBC BANK
COVERT COLLISION

MOSING
MOTORCARS

AUSTIN
KUNG FU • TAI CHI
SMART BUY
OFFICE FURNITURE

Highland
Lanes

SLAB
SLOW
LOW
BANGSH
NISSI VEGAN
SIGNCO
THE SCOUTS

DOWNTOWN
AUSTIN
(9.1 MILES)

interactions
RESONAC
Chemistry for Change

THE HONEY BAKED
Home
acceptance
insurance

183

RESEARCH BOULEVARD
(26,449 VPD)

AUSTIN COMMUNITY
COLLEGE HIGHLAND CAMPUS
70,000 STUDENTS

CRESTVIEW STATION/PROJECT CONNECT
• PLANNED LIGHT RAIL STOP TO BE
COMPLETED IN 2027
• MAJOR OVERHAUL OF AUSTIN'S PUBLIC
TRANSPORTATION SYSTEM
• MULTI-BILLION-DOLLAR EFFORT

EconoLodge

BURNET ROAD
(39,653 VPD)

ExxonMobil

SUBJECT PROPERTY
9063 RESEARCH BLVD.

FUTURE UT CANCER CENTER
• COMING SOON
• 400 AC OF UNIVERSITY OF TEXAS
AT AUSTIN'S LAND SET TO BE REZONED
FOR RESEARCH & SCIENCE USES

Jim's
Restaurant

PROPERTY PHOTOS

9063 RESEARCH BLVD AUSTIN, TX



PROPERTY PHOTOS

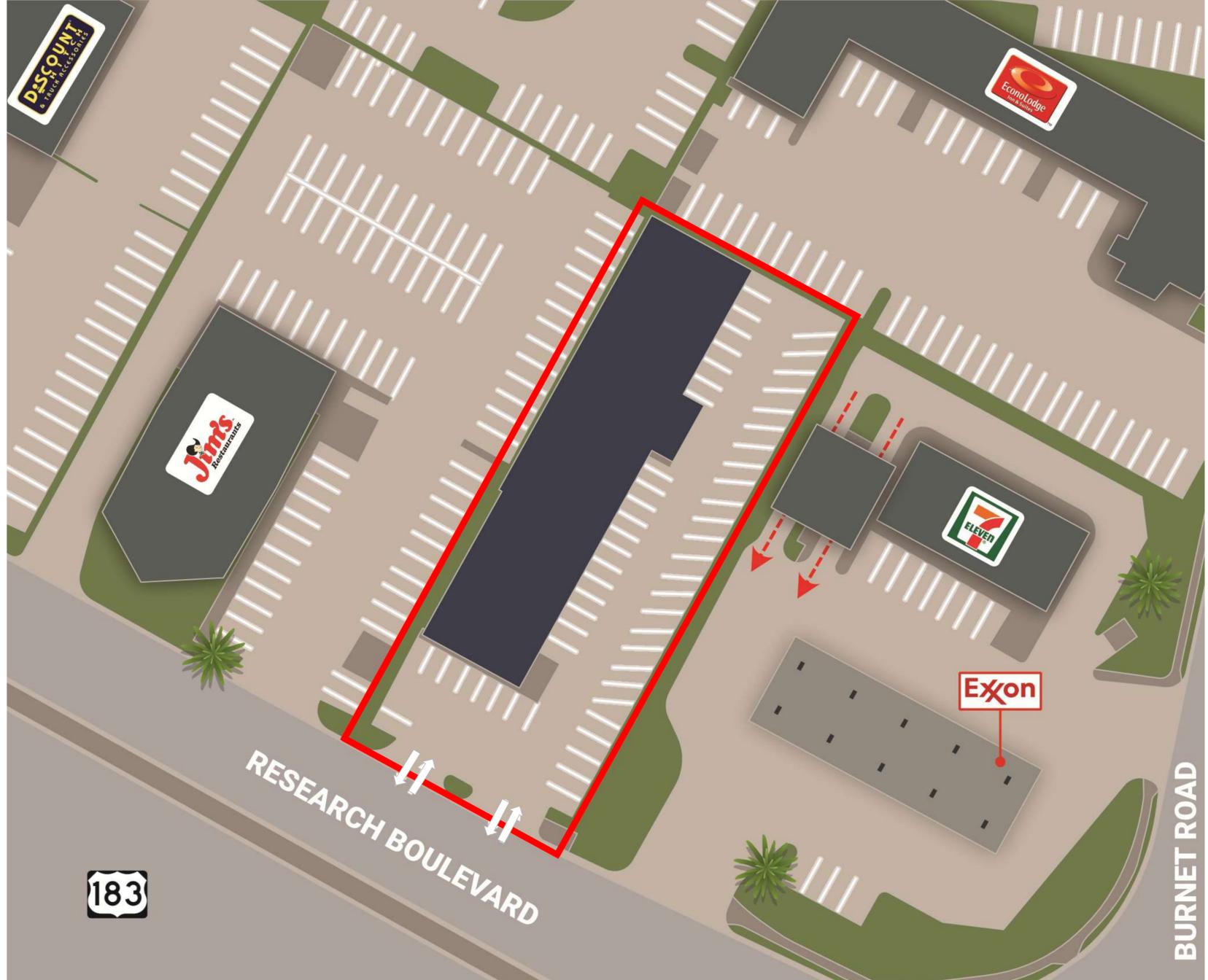
9063 RESEARCH BLVD AUSTIN, TX



SITE OVERVIEW

9063 RESEARCH BLVD AUSTIN, TX

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



NEIGHBORING RETAILERS



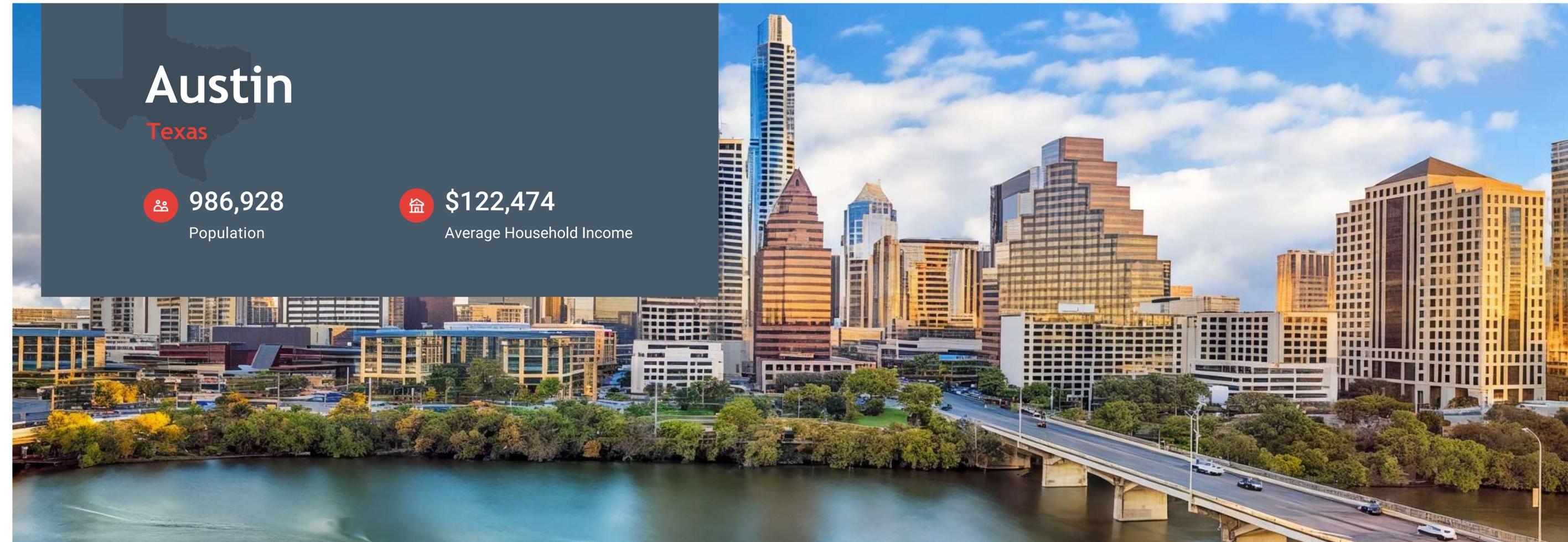
LOCATION OVERVIEW

9063 RESEARCH BLVD AUSTIN, TX

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 500,00); 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

UT moves to rezone hundreds of acres in Northwest Austin for future medical center

BEN THOMPSON FEBRUARY 25, 2026 (COMMUNITY IMPACT)

Nearly 400 acres of The University of Texas at Austin's land is set to be rezoned for research and science uses, a move that could help clear the way for the future UT Medical Center's development in Northwest Austin.

The big picture

First announced in 2023, the new medical center including a **UT hospital** and **MD Anderson** Cancer Center is envisioned as a **multibillion-dollar** addition to UT's academic health system.

The project was originally planned for the former Frank Erwin Center site on 19 acres of **UT Austin's downtown** campus off **I-35**. However, UT system officials stated last fall that the **medical complex** could instead be built in Northwest Austin, where the university already owns hundreds of **acres of land**, including its J.J. Pickle Research Campus.

That shift was confirmed this month by Kevin Eltife, UT System board of regents chair, who said the northern location would accommodate the medical center's future expansion and leave the downtown site available for other uses. The medical center is set to open in 2030.

"The result of this **partnership** will allow Texans to harness both institutions' mission of patient care, education, innovation, and research to create a **once-in-a-generation opportunity** to define the future [of] health care of Texas," Eltife said **Feb. 18**.

EXPLORE ARTICLE



UT unveils location for new medical campus, rejecting former Frank Erwin Center site

JOHANN CASTRO, FEBRUARY 18, 2026 (KVUE)

The facility will now be built on land owned by the university west of the **J.J. Pickle Research Campus** in North Austin.

AUSTIN, Texas — University of Texas at Austin leaders are moving forward with a plan to build a **future academic medical campus** in North Austin but not in the original planned location.

On Wednesday, the university announced that the proposed University of Texas Medical Center will be located on **land owned** by the university land west of the J.J. Pickle Research Campus in **North Austin**.

In 2023, leaders announced plans to build the facility on what used to be the site of the Frank Erwin Center in Downtown Austin, which closed in May 2022. UT System's Board of Regents also approved an item paving the way for Dell Medical School's expansion.

The project includes an MD **Anderson Cancer Center** location and a medical tower. UT Board of **Regents President** Kevin Eltife called it one of the biggest projects of this generation.

Back in November, **Eltife** announced the university may be looking at a **larger undeveloped** site north of campus, near The Domain.

"As our two institutions continue to work collaboratively, over the last year it became apparent that the proposed **Erwin Center** location would not be as conducive to the fully integrated, **patient-centered approach** that was being envisioned and there would be limits to future growth on that site," Eltife said at Wednesday's Board of **Regents meeting**.

EXPLORE ARTICLE



IN THE NEWS

9063 RESEARCH BLVD AUSTIN, TX

Growth continues around Q2 Stadium as fans kick off first home game of the season

MADISON MYERS, FEBRUARY 21, 2026 (KXAN)

Rezoning changes and sidewalk improvements signal continued development around the stadium.

AUSTIN (KXAN) — All eyes are on Q2 Stadium as fans prepare to pack the stands for the first home game of the season.

But while the action on the field is just getting started, the transformation off the field has been years in the making.

Since the stadium opened in 2021, the surrounding area has continued to grow and evolve — including new development plans and infrastructure improvements.

Mark Harris, owner of Turnstile Coffee, Beer and Spirits, says the game-day atmosphere brings welcome traffic to local businesses.

“There’s always tons of excitement around it. I mean, that brings a lot of people to this area, which is great.”

Just this month, Austin City Council members approved the rezoning of nearly seven acres near the stadium within the North Burnet and Gateway zone.

According to the city’s rezoning review sheet, the change will allow for high-density residential housing, high-rise office space and entertainment complexes — signs of continued growth around the stadium.

But for some local businesses, the transition hasn’t been without challenges.

“Unfortunately, some of our colleagues have gone out of business in the last 4 or 5 years. So, you know, when I moved in here, there were four other breweries around here that are no longer here,” said Harris.

Business owners say that’s one reason they’re welcoming the additional development — hoping it brings more consistent foot traffic year-round.

“It hasn’t been as quick to come as we thought it was going to be when the stadium came around. I know that the economy has had some impact on a lot of that, but, we welcome it. We’re looking for more growth,” said Harris.

The city is also working to improve access to the area. In December, leaders approved a \$22 million contract to build new sidewalks along Burnet Road, aimed at making it easier for fans to walk to and from the stadium.

In the meantime, local business owners say they’ll continue to embrace the area’s growth while cheering on the team.

“It’s great for business. A lot of soccer enthusiasm comes around this time of year.”

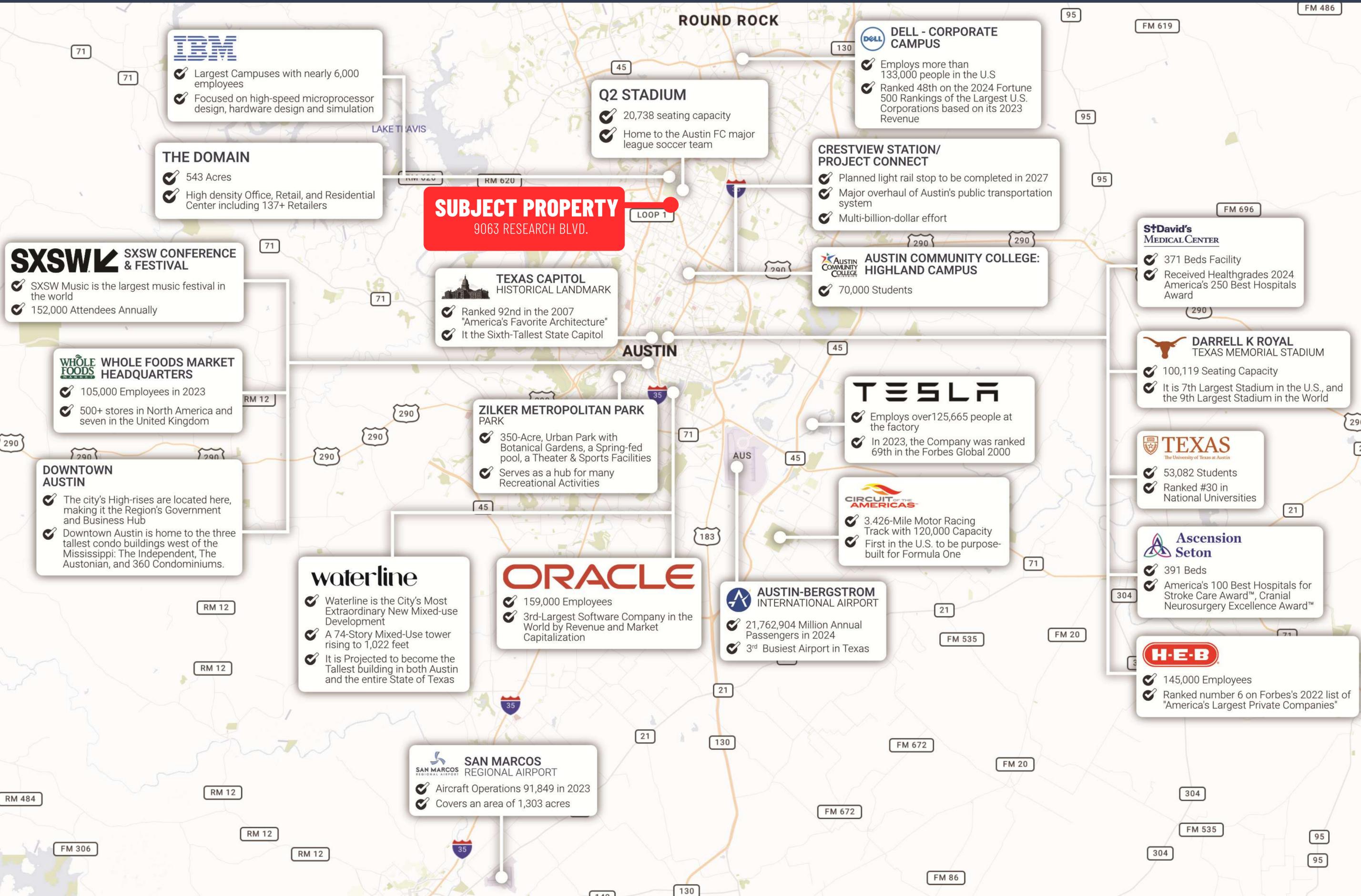


EXPLORE ARTICLE



METRO AREA

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IBM

- ✓ Largest Campuses with nearly 6,000 employees
- ✓ Focused on high-speed microprocessor design, hardware design and simulation

THE DOMAIN

- ✓ 543 Acres
- ✓ High density Office, Retail, and Residential Center including 137+ Retailers

SXSW SXSW CONFERENCE & FESTIVAL

- ✓ SXSW Music is the largest music festival in the world
- ✓ 152,000 Attendees Annually

WHOLE FOODS WHOLE FOODS MARKET HEADQUARTERS

- ✓ 105,000 Employees in 2023
- ✓ 500+ stores in North America and seven in the United Kingdom

DOWNTOWN AUSTIN

- ✓ The city's High-rises are located here, making it the Region's Government and Business Hub
- ✓ Downtown Austin is home to the three tallest condo buildings west of the Mississippi: The Independent, The Austonian, and 360 Condominiums.

waterline

- ✓ Waterline is the City's Most Extraordinary New Mixed-use Development
- ✓ A 74-Story Mixed-Use tower rising to 1,022 feet
- ✓ It is Projected to become the Tallest building in both Austin and the entire State of Texas

ORACLE

- ✓ 159,000 Employees
- ✓ 3rd-Largest Software Company in the World by Revenue and Market Capitalization

SAN MARCOS REGIONAL AIRPORT

- ✓ Aircraft Operations 91,849 in 2023
- ✓ Covers an area of 1,303 acres

Q2 STADIUM

- ✓ 20,738 seating capacity
- ✓ Home to the Austin FC major league soccer team

TEXAS CAPITOL HISTORICAL LANDMARK

- ✓ Ranked 92nd in the 2007 "America's Favorite Architecture"
- ✓ It the Sixth-Tallest State Capitol

ZILKER METROPOLITAN PARK PARK

- ✓ 350-Acre, Urban Park with Botanical Gardens, a Spring-fed pool, a Theater & Sports Facilities
- ✓ Serves as a hub for many Recreational Activities

ROUND ROCK

DELL - CORPORATE CAMPUS

- ✓ Employs more than 133,000 people in the U.S
- ✓ Ranked 48th on the 2024 Fortune 500 Rankings of the Largest U.S. Corporations based on its 2023 Revenue

CRESTVIEW STATION/ PROJECT CONNECT

- ✓ Planned light rail stop to be completed in 2027
- ✓ Major overhaul of Austin's public transportation system
- ✓ Multi-billion-dollar effort

AUSTIN COMMUNITY COLLEGE: HIGHLAND CAMPUS

- ✓ 70,000 Students

TESLA

- ✓ Employs over 125,665 people at the factory
- ✓ In 2023, the Company was ranked 69th in the Forbes Global 2000

CIRCUIT of the AMERICAS

- ✓ 3.426-Mile Motor Racing Track with 120,000 Capacity
- ✓ First in the U.S. to be purpose-built for Formula One

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

- ✓ 21,762,904 Million Annual Passengers in 2024
- ✓ 3rd Busiest Airport in Texas

StDavid's MEDICAL CENTER

- ✓ 371 Beds Facility
- ✓ Received Healthgrades 2024 America's 250 Best Hospitals Award

DARRELL K ROYAL TEXAS MEMORIAL STADIUM

- ✓ 100,119 Seating Capacity
- ✓ It is 7th Largest Stadium in the U.S., and the 9th Largest Stadium in the World

TEXAS The University of Texas at Austin

- ✓ 53,082 Students
- ✓ Ranked #30 in National Universities

Ascension Seton

- ✓ 391 Beds
- ✓ America's 100 Best Hospitals for Stroke Care Award™, Cranial Neurosurgery Excellence Award™

H-E-B

- ✓ 145,000 Employees
- ✓ Ranked number 6 on Forbes's 2022 list of "America's Largest Private Companies"

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TEXAS DISCLAIMER

9063 RESEARCH BLVD AUSTIN, TX

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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 part 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.