

SECURE  
NET LEASE

## OFFERING MEMORANDUM

# 9063 RESEARCH BLVD

9063 RESEARCH BLVD, AUSTIN, TX 78758

Sam House

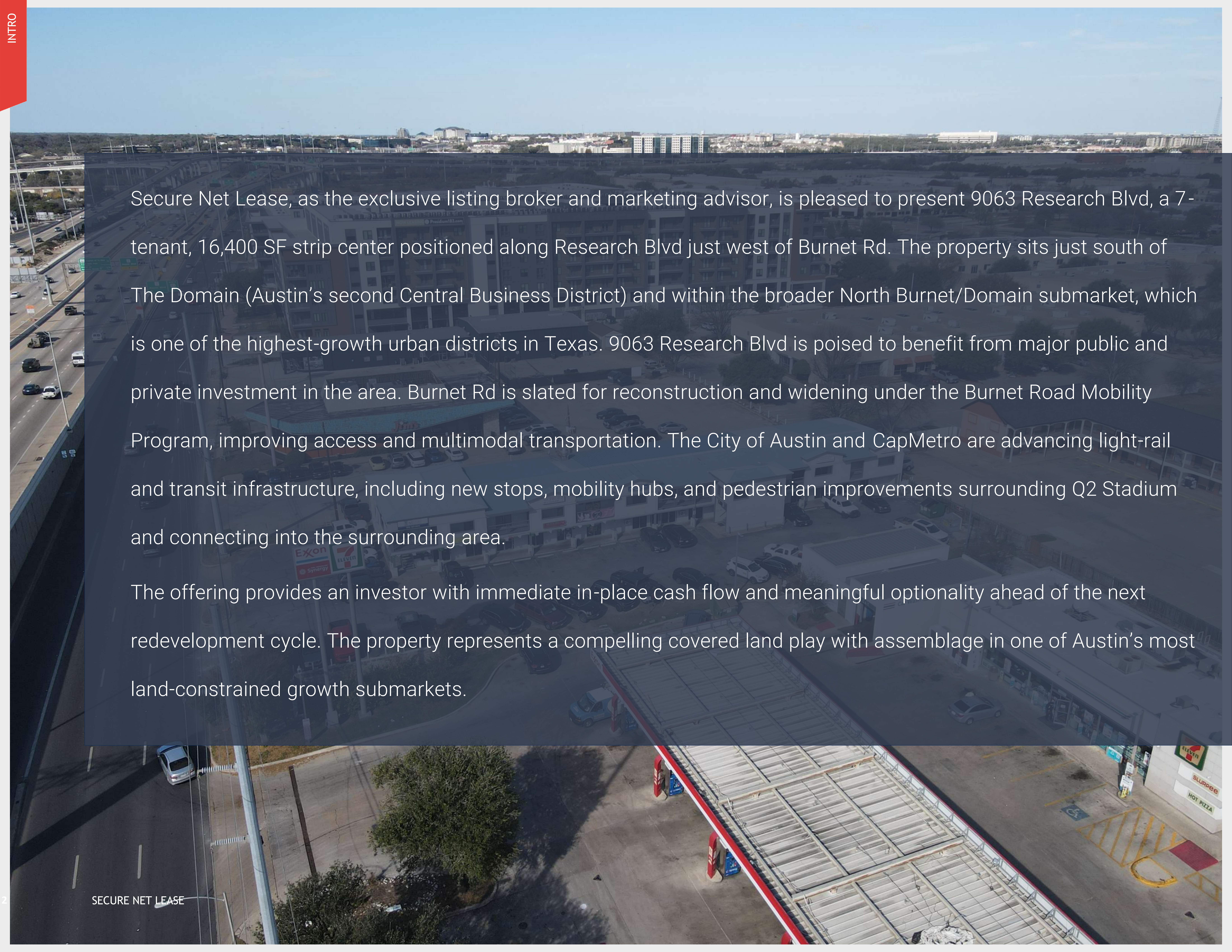
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An aerial photograph of a commercial strip center in Austin, Texas. The image shows a long, low-rise building with multiple storefronts, including an Exxon gas station and a 7-Eleven convenience store. The property is situated along a major road, with a highway visible on the left. The text overlay provides details about the property's location and potential for development.

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                  | \$3,500,000 |
| Cap Rate               | 7.12%       |
| Net Operating Income   | \$249,365   |
| Price PSF              | \$213.41    |
| Occupancy              | 100%        |
| Year Built / Renovated | 1972 / 2025 |
| Gross Leasable Area    | 16000 SF    |
| Land Area Size         | 0.6 Acres   |

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\$3,500,000

7.12% 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 | LEASE | GLA    | %     | START     | END        | RENT ESCALATION                                      | BASE RENT                                     |                                          |                                          | RECOVERIES |         |        | TOTAL REVENUE |          |        |
|--------------------|-------|-------|--------|-------|-----------|------------|------------------------------------------------------|-----------------------------------------------|------------------------------------------|------------------------------------------|------------|---------|--------|---------------|----------|--------|
|                    |       |       |        |       |           |            |                                                      | ANNUAL                                        | MONTHLY                                  | PSF                                      | ANNUAL     | MONTHLY | PSF    | ANNUAL        | MONTHLY  | %      |
| Vazquez Restaurant | 101   | NNN   | 3,200  | 20.0% | 10/1/2006 | 12/20/2030 | 12/21/2026<br>12/21/2027<br>12/21/2028<br>12/21/2029 | \$82,800<br>\$88,800<br>\$94,800<br>\$100,800 | \$6,900<br>\$7,400<br>\$7,900<br>\$8,400 | \$25.88<br>\$27.75<br>\$29.63<br>\$31.50 | \$31,445   | \$2,620 | \$9.83 | \$114,245     | \$9,520  | 32.9%  |
| Hookah Bar         | 102   | NNN   | 1,600  | 10.0% | 7/1/2025  | 10/31/2028 | 11/1/2026<br>11/1/2027                               | \$37,904<br>\$39,040                          | \$3,159<br>\$3,253                       | \$23.69<br>\$24.40                       | \$9,264    | \$772   | \$5.79 | \$47,168      | \$3,931  | 13.6%  |
| J&J Game Room      | 103   | NNN   | 3,200  | 20.0% | 11/1/2012 | 12/13/2028 | 12/14/2026<br>12/14/2027                             | \$48,636<br>\$51,068                          | \$4,053<br>\$4,256                       | \$15.20<br>\$15.96                       | \$22,453   | \$1,871 | \$7.02 | \$71,089      | \$5,924  | 20.5%  |
| Gavino Mendez      | 200   | Gross | 2,000  | 12.5% | 9/19/2008 | 5/31/2027  | Current                                              | \$25,200                                      | \$2,100                                  | \$12.60                                  | \$0        | \$0     | \$0.00 | \$25,200      | \$2,100  | 7.3%   |
| Golden Spa         | 201   | NNN   | 1,340  | 8.4%  | 1/1/2019  | 1/7/2028   | 1/8/2026<br>1/8/2027                                 | \$17,280<br>\$18,480                          | \$1,440<br>\$1,540                       | \$12.90<br>\$13.79                       | \$9,109    | \$759   | \$6.80 | \$26,389      | \$2,199  | 7.6%   |
| Botanica/ Charm's  | 203   | Gross | 1,860  | 11.6% | 9/24/2020 | 10/15/2026 | Current                                              | \$24,000                                      | \$2,000                                  | \$12.90                                  | \$778      | \$65    | \$0.42 | \$24,778      | \$2,064  | 7.1%   |
| Yoel Tattoo        | 204   | NNN   | 2,800  | 17.5% | 3/1/2025  | 3/31/2028  | Current<br>4/1/2027                                  | \$23,072<br>\$23,772                          | \$1,923<br>\$1,981                       | \$8.24<br>\$8.49                         | \$15,200   | \$1,267 | \$5.43 | \$38,272      | \$3,190  | 11.0%  |
| Totals             |       |       | 16,000 |       |           |            |                                                      | \$258,892                                     | \$21,575                                 | \$16.18                                  | \$88,249   | \$7,354 | \$5.52 | \$347,141     | \$28,929 | 100.0% |

|           |   |        |
|-----------|---|--------|
| Occupied  | 7 | 16,000 |
| Available | 0 | 0      |

Rent Roll assumes upcoming rent escalations to 1/8/2027

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# INCOME AND EXPENSE ANALYSIS

9063 RESEARCH BLVD    AUSTIN, TX

|                              | IN-PLACE CASH FLOW | PSF     |
|------------------------------|--------------------|---------|
| Base Rent                    | \$258,892          | \$16.18 |
| Expense Reimbursements       |                    |         |
| NNN Reimbursements           | \$70,040           | \$4.38  |
| Utilities Recoveries         | \$18,209           | \$1.14  |
| Total Expense Reimbursements | \$88,249           | \$5.52  |
| Effective Gross Revenue      | \$347,141          | \$21.70 |
| 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         | \$249,365          | \$15.59 |

I&E assumes upcoming rent escalations to 1/8/2027



Subject Property





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

SPROUTS FARMERS MARKET  
COSTCO WHOLESALE  
HomeGoods  
ROSS DRESS FOR LESS  
World Market  
Orangetheory  
Michaels  
Jason's Deli

TRADER JOE'S  
SEPHORA  
TALBOTS

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

Target  
sam's club  
GOLF GALAXY  
Total Wine & More

BARNES & NOBLE  
POTTERY BARN  
Cheesecake Factory  
FIVE GUYS

BrightStarCare  
THE DIAMOND ROOM  
COMPASSUS

DOUBLETREE  
by Hilton

A+ RENOVATIONS  
Veritiv  
Pollock  
Supply+Design

ANDERSON  
HIGH SCHOOL  
(2,617 STUDENTS)

NORTH MOPAC EXPRESSWAY  
(156,055 VPD)

1  
TEXAS

AUSTIN TELCO  
FEDERAL CREDIT UNION

HYUNDAI

Daniel Stark  
CORYIA  
interWORK

PINS WHEELS

CYCLE GEAR  
SOCCER POST  
TEN SECONDS  
HOKU REEL  
KUNG FU TEA  
CAKE SUPPLIES

DOWNTOWN  
AUSTIN  
(9.1 MILES)

RESEARCH BOULEVARD  
(26,449 VPD)

183

K

PRESIDIUM  
WATERFORD  
APARTMENTS  
(283 UNITS)

DISCOUNT  
NITCH & TRUCK ACCESSORIES

Jim's  
Restaurants

SUBJECT PROPERTY  
9063 RESEARCH BLVD.

Brannen's, INC  
FASTENERS FOR INDUSTRY  
SPECTRA  
GUTTER SYSTEMS

COURTYARD  
Residence INN  
EMBASSY  
SUITES  
by Hilton

kw  
Austin  
STREET SMITH FINANCIAL COMPANY

H-E-B  
LESIE'S  
FIRST WATCH  
TACO BELL

Marshall's  
five BELOW  
SKECHERS  
CHUCK E. CHEESE  
BJ's RESTAURANT  
BREWHOUSE  
THE HOME DEPOT  
DXL  
BIG + TALL  
DSW

JOERIS

RF CODE

EconoLodge

ExxonMobil

DOWNTOWN  
AUSTIN  
(9.1 MILES)



ROCKWOOD  
APARTMENT HOMES  
(88 UNITS)

CROSSROADS  
APARTMENTS  
(88 UNITS)



1  
TEXAS



MURCHISON  
MIDDLE SCHOOL  
(1,218 STUDENTS)

NORTH MOPAC EXPRESSWAY  
(156,055 VPD)



BURNET  
MIDDLE SCHOOL  
(799 STUDENTS)



THE  
ALBRIGHT  
(266 UNITS)



PILLOW  
ELEMENTARY SCHOOL  
(365 STUDENTS)



CROSSROADS  
APARTMENTS  
(92 UNITS)

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



RESEARCH BOULEVARD  
(26,449 VPD)

**SUBJECT PROPERTY**  
9063 RESEARCH BLVD.



BURNET ROAD  
(39,653 VPD)



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)

Brannen's, INC.  
FASTENERS FOR INDUSTRY  
SPECTRA  
GUTTER SYSTEMS

JOERIS

PRESIDIUM  
WATERFORD  
APARTMENTS  
(283 UNITS)

DISCOUNT  
TRUCK ACCESSORIES

Jim's  
Restaurants

RF CODE

SUNPOWER

YASKAWA

SUBJECT PROPERTY

9063 RESEARCH BLVD.

EconoLodge

ExxonMobil

RESEARCH BOULEVARD  
(26,449 VPD)

183

THE DOMAIN

CAVA

ABC  
Central Texas  
Associated Builders and Contractors  
OCEANEERING

FedEx

Q2  
STADIUM  
(20,500 SEATS)

BURNET ROAD  
(39,653 VPD)

VETERINARY  
SURGICAL  
SOLUTIONS  
CUTTING EDGE CARE

SHERWIN-WILLIAMS  
Cinful Sweets  
AUSTIN SIGN  
BOOTH

CapMetro

Wonders & Worries  
LITTLE  
THERAPY  
SERVICES  
LTS

DOWNTOWN  
AUSTIN  
(9.1 MILES)

Marshall's  
five BELOW  
SKECHERS  
CHUCK E. CHEESE  
RESTAURANT  
BREWHOUSE  
THE HOME  
DEPOT  
DXL  
BIG + TALL  
DSW

COURTYARD  
Residence INN  
EMBASSY  
SUITES  
by Hilton

Apple  
TESLA  
VERSACE  
amazon  
WHOLE FOODS  
MARKET  
ROLEX  
indeed  
Vrbo  
AT&T

WHOLE FOODS  
MARKET  
SEPHORA  
Orangetheory  
FITNESS  
NORDSTROM  
NIKE

HOME2  
Residence INN  
TOPGOLF

H-E-B  
PET SUPPLIES PLUS

Charles Schwab  
CORPORATE  
OFFICE

COASTAL  
HVAC  
SUPPLY  
TOUCH INTERNATIONAL  
A THIX BRAND

Eat Love Repeat  
GV graniteworks  
Aramisco  
Schindler

COBB  
SELVA  
FLOORING  
Greens

enovis

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)

PREMIUM  
SPACES

THE  
SALVATION  
ARMY

IBC BANK  
COVERT COLLISION  
MOSING  
MOTORCARS

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

interactions  
RESONAC  
Chemistry for Change

THE HONEY BAKED  
Home  
acceptance  
insurance

EconoLodge

BURNET ROAD  
(39,653 VPD)

ExxonMobil

**SUBJECT PROPERTY**  
9063 RESEARCH BLVD.

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

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

DOWNTOWN  
AUSTIN  
(9.1 MILES)

SLAB  
SLOW  
LOW  
BANGSH  
Nissan  
VEGAN  
SIGNCO  
Cafe  
SCATE

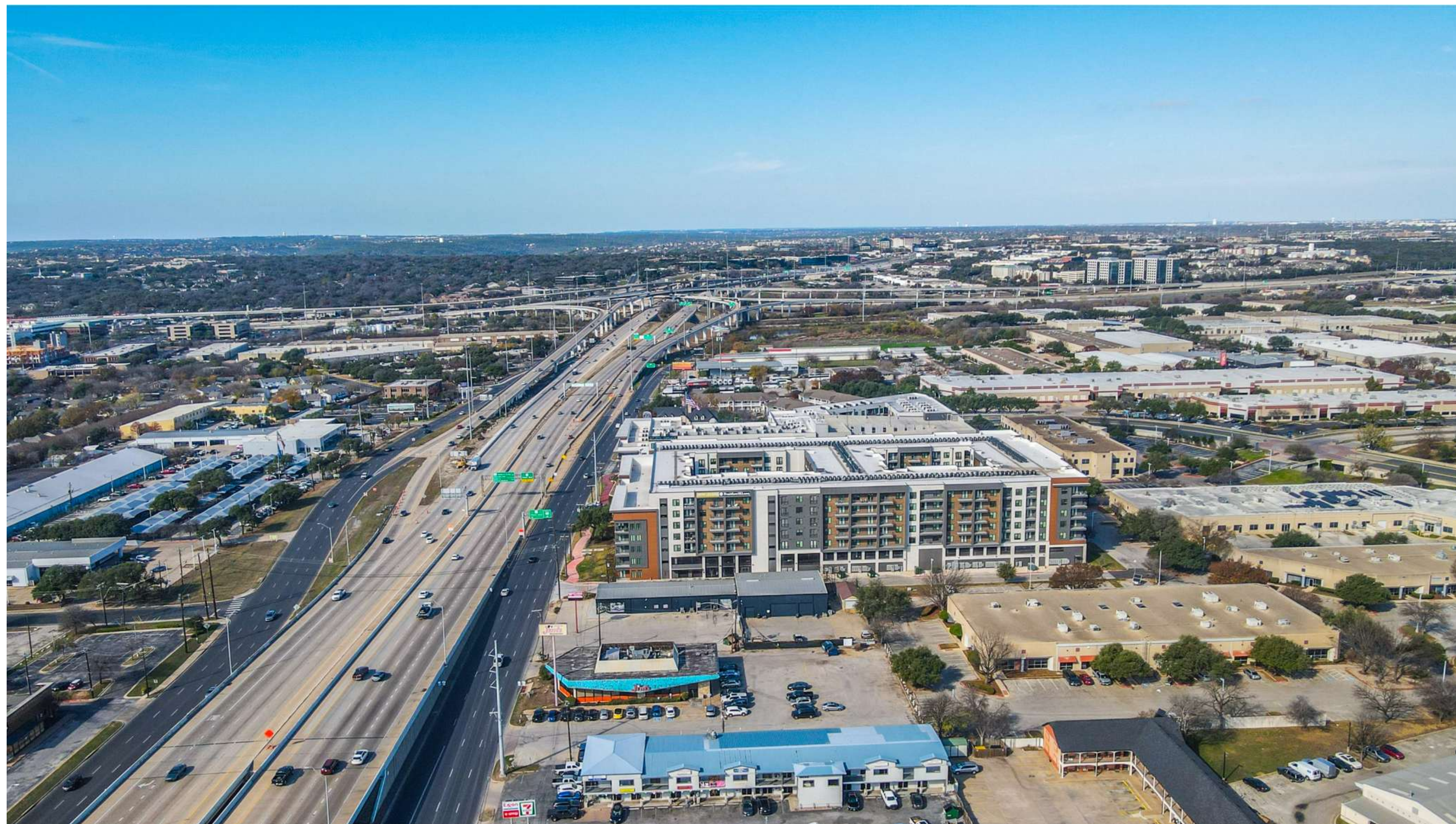
Highland  
Lanes

Olive Garden

Jim's  
Restaurant

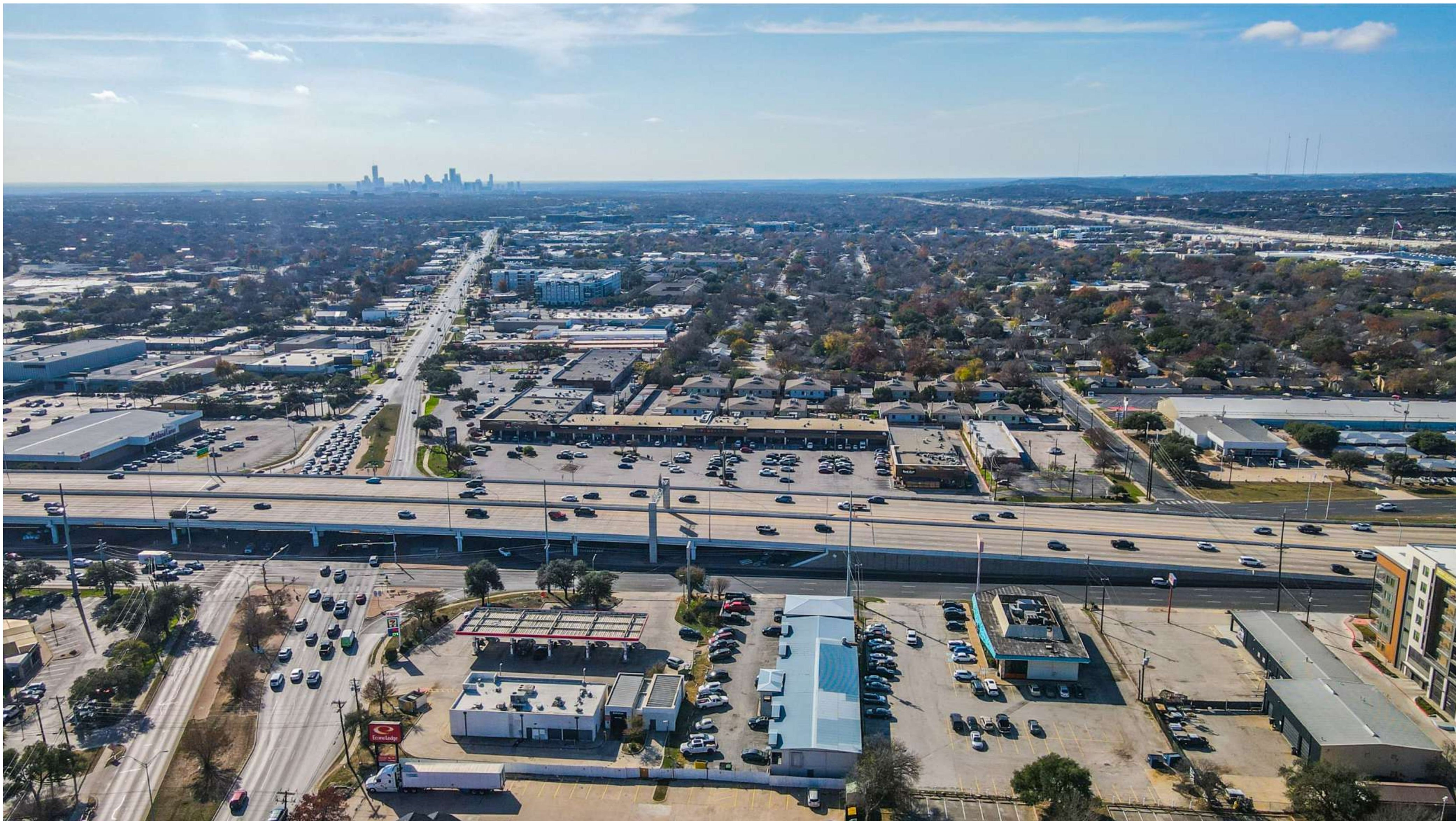
## PROPERTY PHOTOS

9063 RESEARCH BLVD AUSTIN, TX



PROPERTY PHOTOS

9063 RESEARCH BLVD AUSTIN, TX



# SITE OVERVIEW

9063 RESEARCH BLVD AUSTIN, TX

 Year Built | 1972 / 2025

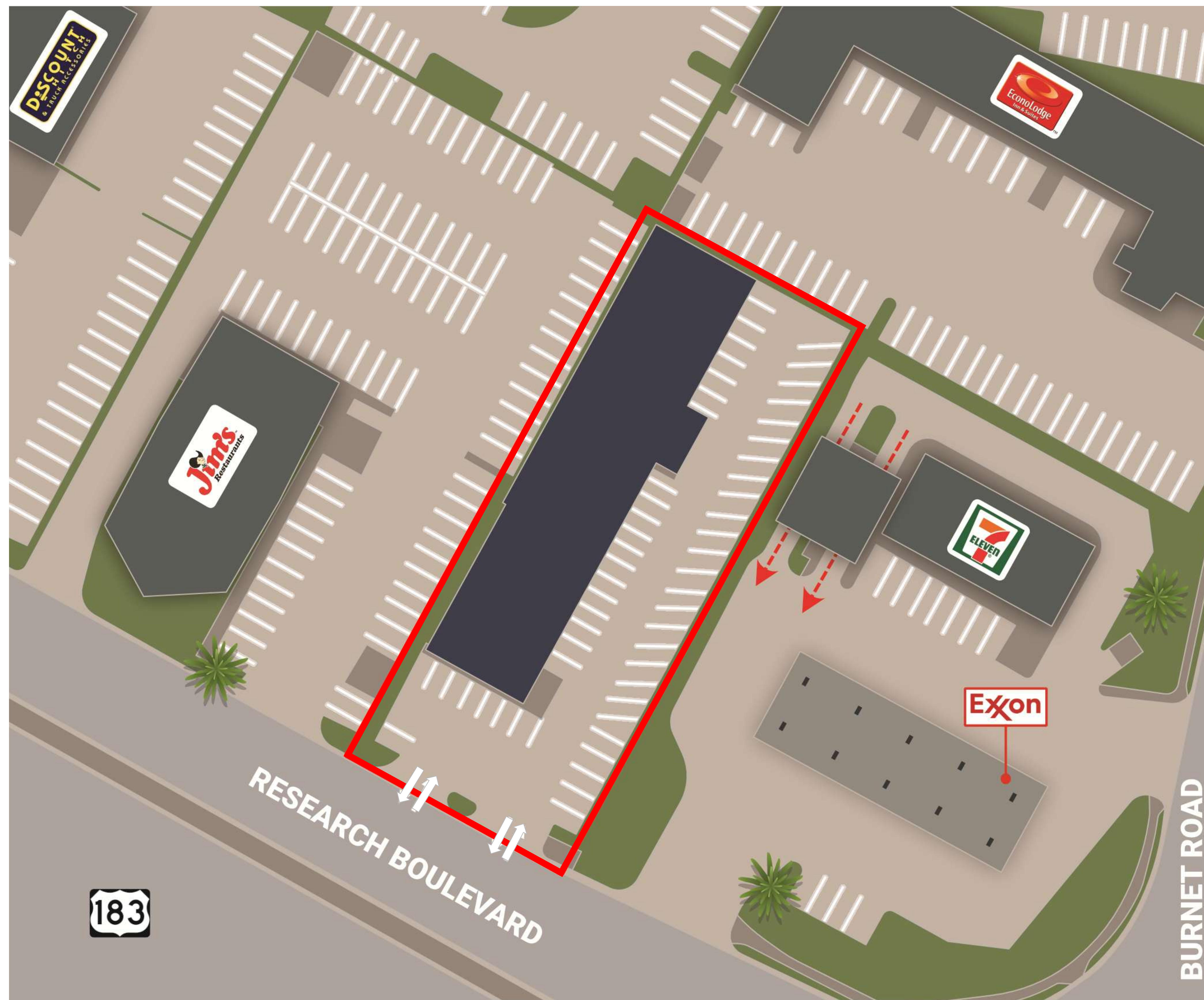
 Building Area | 16,400 SF

 Land Area | 0.6 AC

## NEIGHBORING RETAILERS

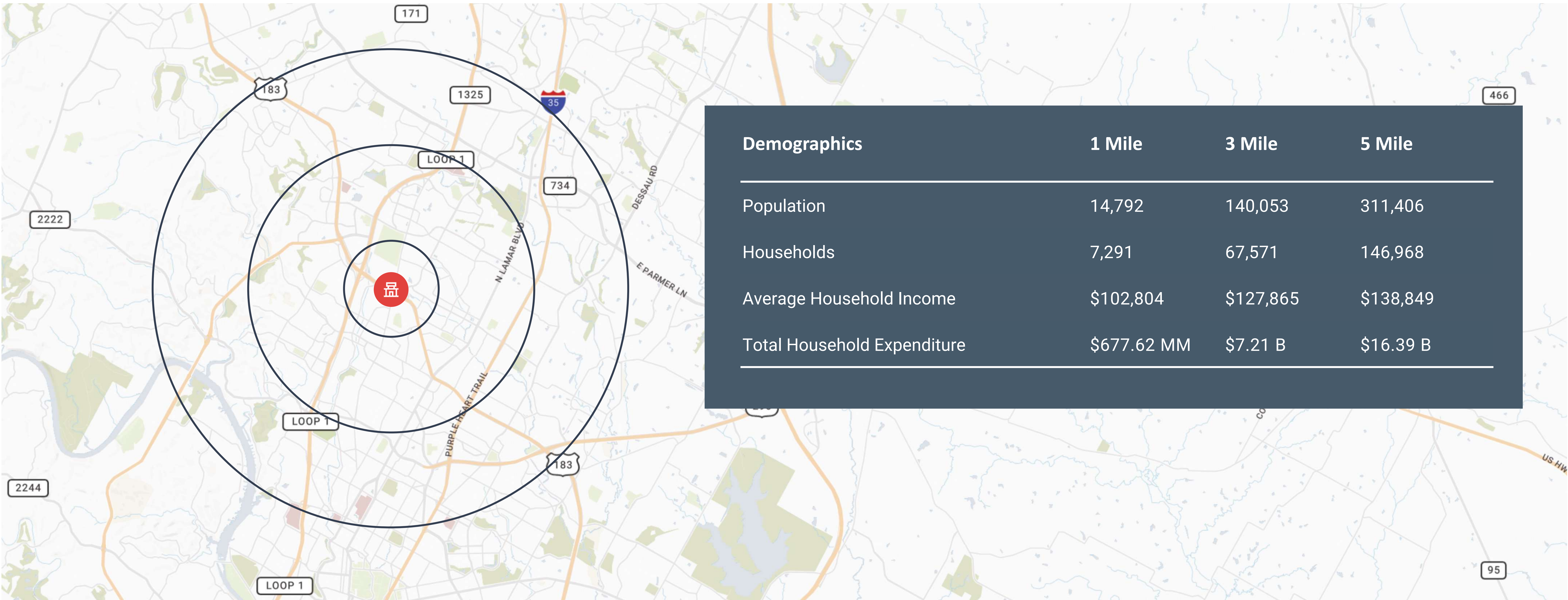


13 SECURE NET LEASE



# 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.

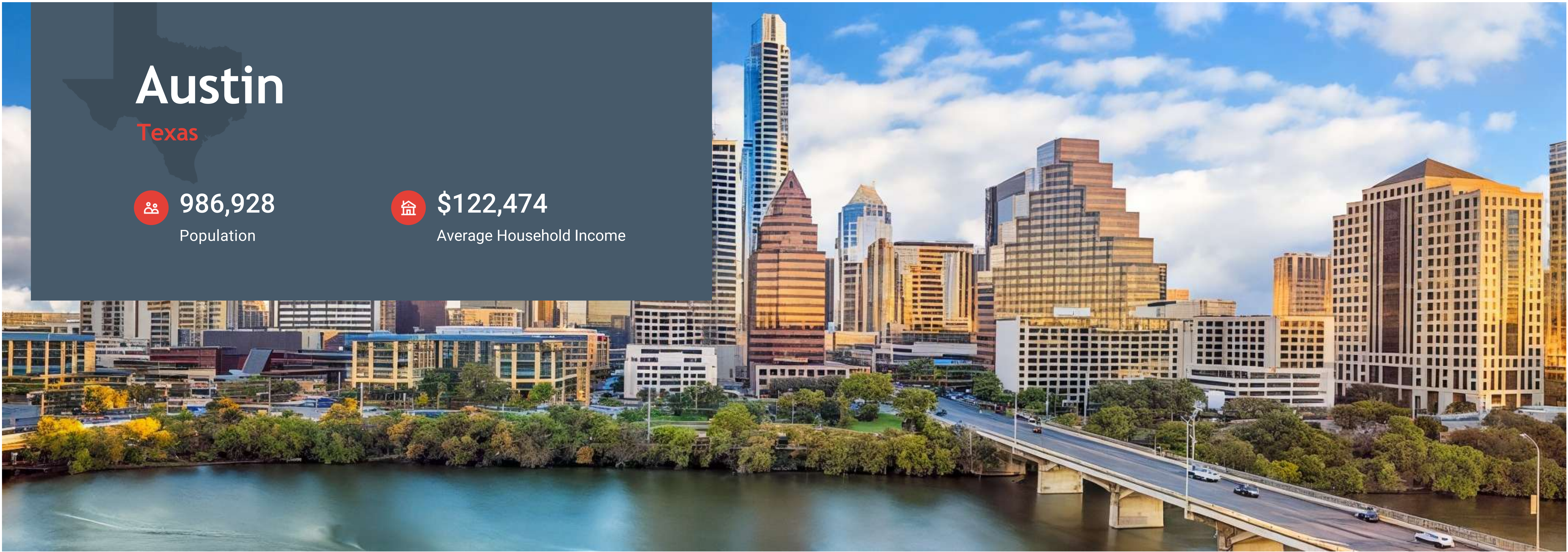
Tesla, (12,277)
9.

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 500,00); 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.

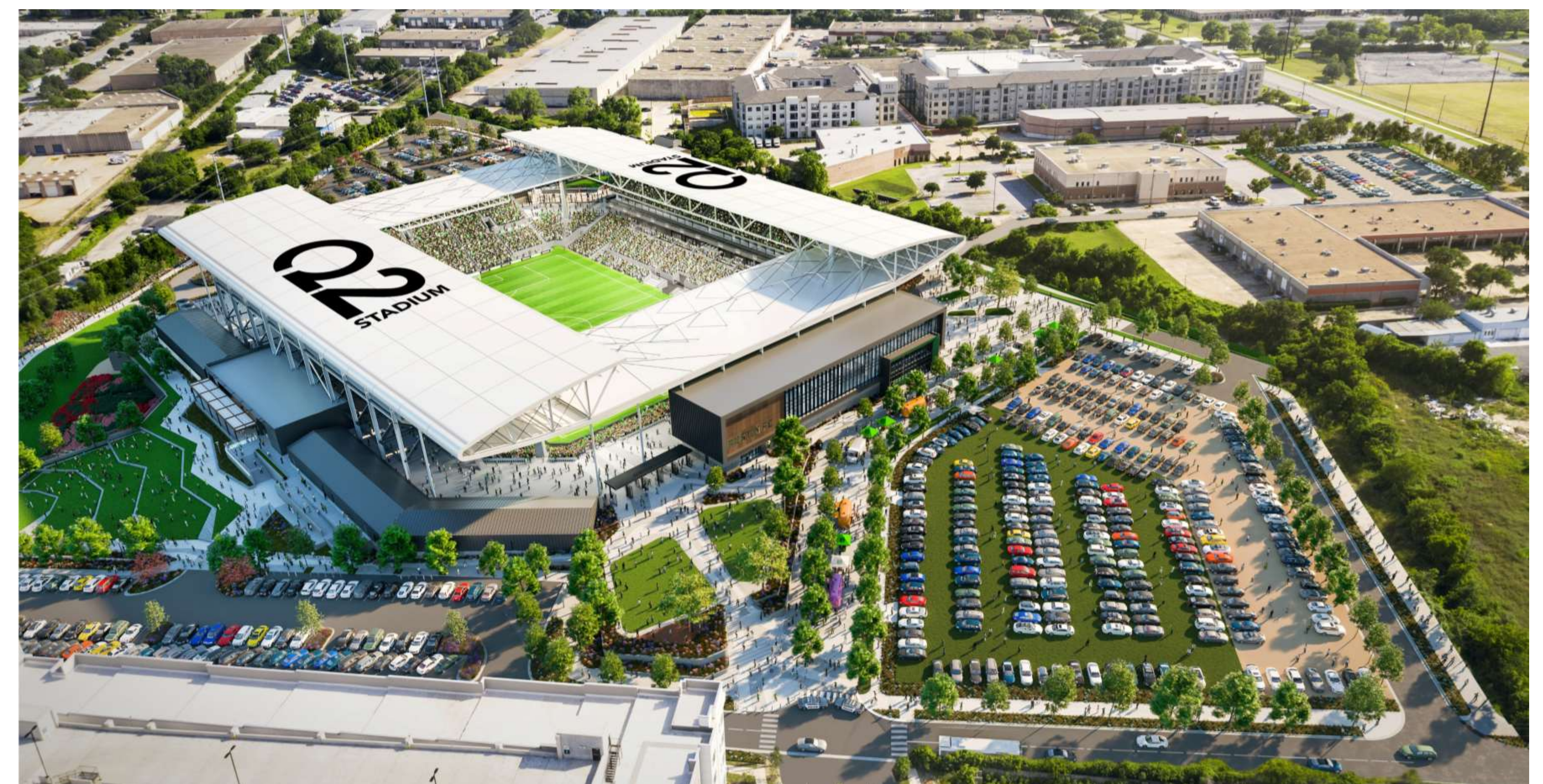
Business owners say that’s one reason they’re welcoming the additional development — hoping it brings more consistent foot traffic year-round.

“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.

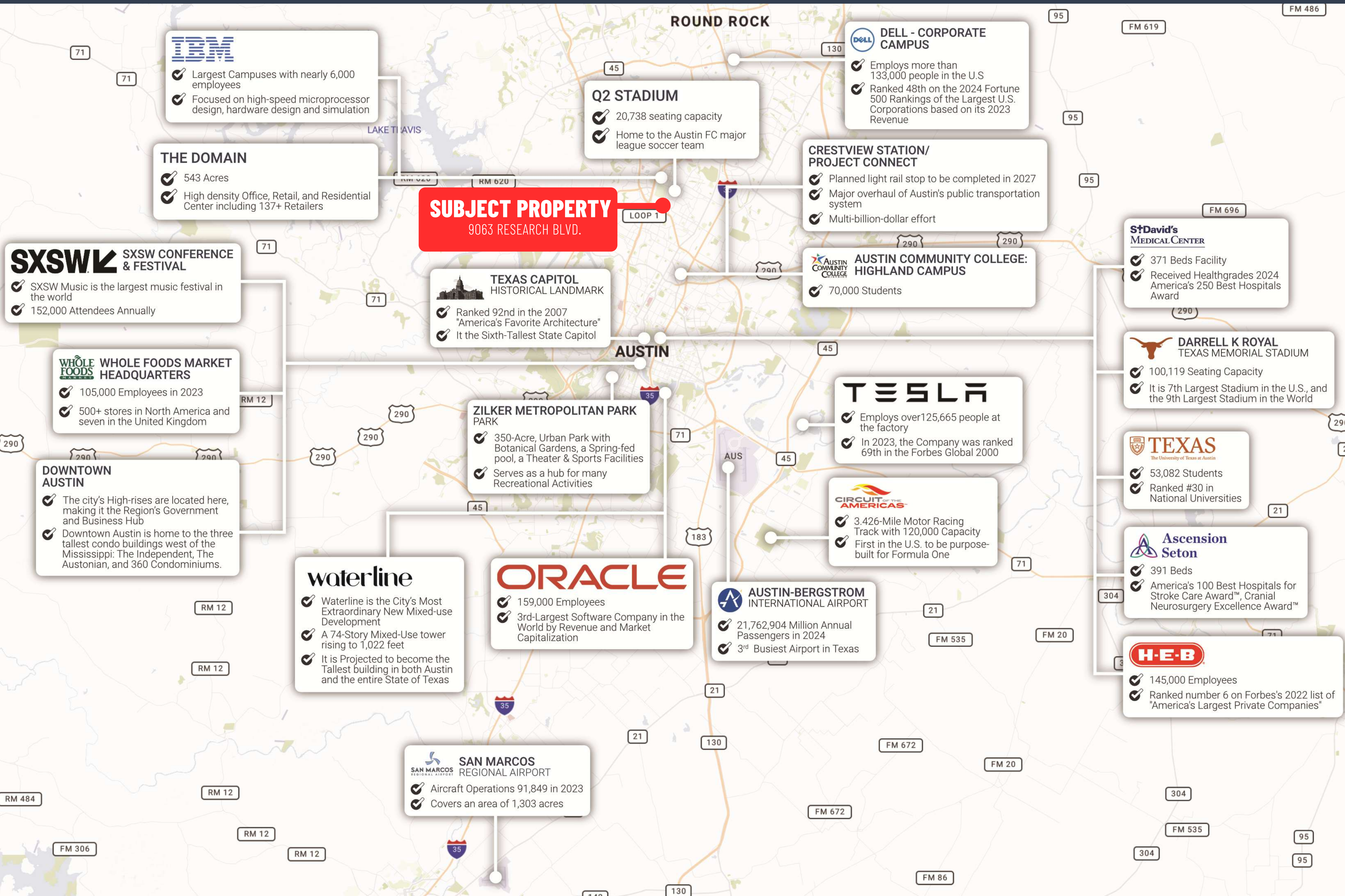
“It’s great for business. A lot of soccer enthusiasm comes around this time of year.”



EXPLORE ARTICLE

# METRO AREA

9063 RESEARCH BLVD AUSTIN, TX



- ✓ 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

## Q2 STADIUM

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



## 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

## SUBJECT PROPERTY

9063 RESEARCH BLVD.



## TEXAS CAPITOL HISTORICAL LANDMARK

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

## ZILKER METROPOLITAN PARK

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



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



- ✓ 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



- ✓ 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



- ✓ 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

## 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



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



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



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

CALL FOR ADDITIONAL INFORMATION

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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 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.