



Helen Jobs, CCIM
Marketing & Investment Sales



AUSTIN NEWS UPDATE

August 19, 2018

Where Are All These New Texans Coming From?

ABJ – 8/16/2018

Texas remains a hotbed for migration: 766,155 people moved here in 2016, and nearly 532,000 of them came from another state, the second-highest rate in the country after Florida.

What's driving that trend? Between the sunny weather and lack of a personal income tax, the Lone Star State has long been a top destination for those looking to relocate. Add in the business-friendly climate that attracts and spawns growing companies, and you have a recipe for a popping population.

[More...](#)

Austin Solidifies Spot Among Top 10 Tech Cities In North America, Report Indicates

Community Impact – 8/14/2018

Austin may be cementing its place among North America's top tech cities, according to new research from commercial real estate firm CBRE.

Each year, CBRE ranks markets on various factors such as tech job growth, wages, wage-to-rent ratio, number of residents with tech degrees and more. In recent years, Austin has maintained its position as a top 10 market for tech jobs in North America. From 2017 to 2018 the city climbed from a No. 8 ranking to a No. 6 ranking, according to the report.

[More...](#)

Austin's Star Keeps Rising; We're The Nation's No. 1 'Boomtown' And The Strongest Magnet For Jobseekers

ABJ – 8/13/2018

Austin's national reputation keeps climbing higher. LinkedIn on Aug. 10 said the Texas capital is attracting more workers than any other place in the country, with hiring in July up more than 14 percent from a year earlier. According to the LinkedIn report, for every 10,000 of its users in Austin, 105 have arrived in the metro area in the past 12 months. Meanwhile, MagnifyMoney ranked Austin as the nation's No. 1 "boomtown," a designation based on things such as wage growth, population gains and economic vitality.

[More...](#)

32-Story Hotel, Apartment Tower Coming Soon To Downtown Parking Lot; Skyscraper Called 5th & Brazos

ABJ – 8/16/2018



A Chicago-based developer is finally moving forward with a long-awaited plan to build a skyscraper at the northeast corner of Fifth and Brazos streets. Magellan Development Group LLC in partnership with Ryan Companies US Inc. will break ground on the 32-story hotel and residential tower in the fourth quarter.

Rich Leisy, vice president of construction with Ryan Companies, said Magellan has owned the site for the past four years or so. Yet it was waiting for the "stars to align for the market fundamentals" of demand for hotel and residential, and it needed more financial partners. The first two floors will include retail space; there will be 300 below-ground parking spaces, and approximately 400 hotel rooms topped by 274 apartments. The hotels and the entire podium will be open to the public in the 4th quarter of 2020, Leisy said. The apartments will be rolled out in three stages through early 2021.

[More...](#)

Austin City Council Votes 'Yes' To MLS At McKalla Place

Austin American Statesman – 8/15/2018

Austin-Area Home Sales, Median Price Climb In July

Austin American Statesman – 8/16/2018

Strong homebuying activity this summer pushed July home sales to their highest level in seven years, and the median home-sale price climbed to its highest monthly level on record, the latest figures show.

In the Austin-Round Rock metro area, July home sales rose 8.8% over the previous July, with 3,103 sales recorded. That was the highest volume for July since 2011, Austin Board of Realtors said. Half of those sales were above the \$320,000 price point and half were below, marking a 6% increase in the median sales price. It was also the area's highest median price on record for any month, the board said.

[More...](#)

See Which Austin Companies Landed On This Year's Inc. 5000

ABJ – 8/16/2018

Even before it was acquired in February by HEB Grocery Co., delivery startup Favor was already on a fast track to hyper growth.

The Austin-based business recorded \$29.2 million in revenue in 2017. That was up nearly 3,000% from its 2014 sales. That is according to the latest edition of the Inc. 5000, released Wednesday. Favor was the top-ranked Austin business and No. 5 in all of Texas. In all, 82 Austin-based businesses made the cut, plus a handful more from suburbs such as Dripping Springs and Georgetown, so click on the link below to see them all.

[More...](#)

Austin's Stratus Properties To Build HEB-Anchored Project Near Houston

ABJ – 8/15/2018

An Austin-based real estate company is building another HEB Grocery Co. store in the Houston area. Stratus

Major League Soccer in Austin is closer than ever to becoming a reality after the City Council voted Wednesday to strike a deal with an ownership group that will build a stadium near the Domain.

Ten months after Anthony Precourt announced his intent to move to Austin, the council voted 7-4 to allow the investor/operator of Columbus Crew SC to privately finance a \$200 million stadium at McKalla Place in exchange for the city-owned land. Precourt aims to move the team to Austin for the 2019 season and play in a temporary home for two years while the 20,000-seat stadium goes up at McKalla Place. Late-game bartering added at least \$7 million to the PSV tab, including \$3.64 million for Capital Metro, an affordable-housing element, more money for youth programs, larger free-ticket commitments for underprivileged youth and other ancillary costs.

[More...](#)

Austin Job Market Stays Hot; July Jobless Rate Near 20-Year Low

Austin American Statesman – 8/15/2018

The Austin metro area — by one recent measure the hottest market in the country for job seekers — didn't disappoint in July, with the unemployment rate slipping to 3.1 percent even as thousands of new workers have moved into the region over the past year. The local jobless rate fell to its lowest non-seasonally adjusted rate for the month of July since 1999, when it came in at 2.4 percent, according to the Texas Workforce Commission. That continues this year's trend of near two-decade lows in the metro area's monthly unemployment numbers. The number of employed people in the metro area has climbed by 29,400 over the past year, a growth rate of about 2.6 percent.

[More...](#)

HP Austin Campus Sold To Company Founded By Phoenix Suns Owner

Austinrealestatenews.org – 8/16/2018

Southwest Value Partners, the real estate firm co-founded by Phoenix Suns owner Robert Sarver, purchased the Hewlett-Packard campus in far North Austin for an undisclosed price on July 31, according to Travis County deed records. The HP property is located at 14231 Tandem Boulevard east of North MoPac Expressway. The acquired property includes a building of about 200,000 square feet that was originally built in 1983. That building on 16 acres was most recently valued by the Travis Central Appraisal District for a little more than \$14 million. Hewlett Packard Enterprise Co., an entity of the computer giant, signed a lease-back deal with the buyers on the day of the closing, according to exhibits in the warranty deed.

[More...](#)

CNBC Has A New Ranking Of Amazon HQ2 Finalists And Austin Stands Out

ABJ – 8/17/2018

If Amazon.com Inc. is worried about the statewide economic climate at its second headquarters, Austin and Dallas have a good shot at landing the \$5 billion, 50,000-job campus. That's according to CNBC, which on Thursday ranked HQ2 finalists based on how their states perform in the news outlet's annual Top States for Business contest. Texas ranked No. 1 in that analysis, which is why the two Texas finalists for HQ2 are getting high praise. Amazon is

Properties Inc. has purchased approximately 54 acres for a mixed-use development called Kingwood Place. Stratus company is still working on construction financing and building permits, but the project is slated to break ground in November. That timeline will allow HEB to open in October 2019.

[More...](#)

Round Rock ISD Receives An A In First Texas Education Agency A-F Accountability Rating

Community Impact – 8/15/2018

The Texas Education Agency released its school and district accountability ratings Wednesday morning, which, for the first time reflect the TEA's new A-F system when rating overall districts.

Round Rock ISD received an A rating with an A in student achievement and a B in both school progress and closing the gaps. Of the 30 Texas school districts with more than 40,000 students, only Round Rock ISD and five others received A ratings.

[More...](#)

Bevo Goes "Bowl"-Ing

Recon – 8/15/2018

The UT System Board of Regents recently approved \$175 million in improvements to the Darrell K. Royal-Memorial Stadium at the system's Austin campus. The new project will complete the stadium's "bowl" seating, add an end-zone stadium club suite, and totally revamp the entire football building. Additionally, the medical and training rooms will get complete overhauls.

[More...](#)

Kendra Scott To Open Jewelry Store In Mall Of America

ABJ – 8/13/2018

Kendra Scott, who turned a jewelry startup run out of a spare bedroom into a billion-dollar business with nearly 80 stores, will open her first

expected to name the HQ2 winner by the end of the year from a pool of 20 finalists, although there is speculation the company could again whittle down its short list.

[More...](#)

Chanel Plans Austin Manufacturing Plant

Austin American Statesman – 8/15/2018

French retailer Chanel plans to build a manufacturing facility in Austin, according to county deed records and documents filed with the city. The company – known for its pricey perfumes, handbags, jewelry, fashion wear, makeup and skin care products — has purchased 50 acres east of Austin-



Bergstrom International Airport through a real estate holding company it controls, called Tmine Inc.

The proposed project for the site would consist of a "manufacturing warehouse with associated site improvements (utilities, parking, detention and water quality ponds)" on just over 50 acres on FM 973 near Texas 71 and the Texas 130 toll road, according to an application filed with the city of Austin. The application doesn't

say what would be manufactured at the facility, but sources familiar with the project said it will be Chanel skin care products.

[More...](#)

Texas Metro Area Rankings In Employment Growth

Neal Spelce Austin Letter

www.AustinLetter.com<<http://www.AustinLetter.com>>, 8/17/2018

The Dallas and Houston metro areas are ranked #2 and #3 in the US in employment growth, just behind the much larger NYC metro. In fact the combined expansion in Texas' two largest urban centers exceed that of the NYC and Los Angeles behemoths. Texas economist Ray Perryman calls this ranking — of metros with more than one-million residents — "particularly impressive." These rankings count the actual number of jobs. And, when it comes to percentage growth, the Austin metro ranked #2.

The 5-county Austin metro saw a 3.4% gain between June 2017 and June 2018, second only to the Orlando metro, that was up 3.6% according to Perryman. Our takeaway: it's not so much the impressive increase in jobs, it's the fact the Texas economy is not a one-trick pony. And Austin, as strong as it is with an important niche, is not an economic island. So, as Texas thrives, the Austin area benefits.

[More...](#)

Hill Country Galleria Adds Several New Shops, Restaurants

Austin American Statesman – 8/15/2018

The Hill Country Galleria continues to beef up its tenant roster. The Bee Cave lifestyle center, which recently added an H&M store as part of a multimillion-dollar makeover, will see several new stores and restaurants open their doors in

location in Minnesota this year at the Mall of America. Chain Store Age reports on the new Kendra Scott store, which is set to open on the first floor of the Bloomington megamall's south side, will feature jewelry, home goods and gifts, as well as a customization counter where shoppers can mix and match styles and stones for their jewelry.

[More...](#)

Capital Metro-Pflugerville Transit Planning Document Proposes Bus Route To Downtown Austin

Community Impact – 8/15/2018

Pflugerville residents could soon see an express bus route to downtown Austin, according to a transit plan presented Tuesday night to the City Council at a regular meeting.

The Transit Development Plan is a planning document three years in the making developed in coordination with public transportation provider Capital Metro. Included in the transit plan is a public bus line to run from Pflugerville to the intersection of Fourth and Guadalupe streets in downtown Austin. The recommended bus line runs southbound on SH 130 and northbound on I-35.

[More...](#)

In The Money Aug. 13: \$23 Million In Deals Reported

ABJ – 8/13/2018

A lodging and conventions company and a cryptocurrency business led capital activity during the past week. Six Austin-area businesses reported about \$23 million in offered securities.

- Factom Inc., an Austin company that runs a cryptocurrency market, raised \$6 million from one investor.
- 2510 Soco LLC received \$9 million from nine investors.
- Piadina Inc. obtained \$3.7 million from six investors.
- Austin EV Inc. collected about \$3.3 million from 53 investors.
- Five investors funded Self Lender Inc. with \$930,000 in convertible notes.

the coming weeks and months. By fall, expect to see these additions:

- A pop-up shop from athletic wear chain Lululemon.
- Tredagain, which sells footwear made of reused tires.
- A Goga Goat Yoga studio.
- Locally owned women's lifestyle boutique Lanai.
- Flip'N Art Gallery featuring "happy art, happy walls and happy prices" from Austin artist Chacasso.
- A Saltgrass Steak House restaurant.

[More...](#)

MedProperties Acquires Three Texas Medical Office Buildings

PE HUB Network – 8/15/2018

MedProperties Realty Advisors LLC has strengthened its commitment to the strong, growing Austin market and expanded its presence in the area by investing in three more medical office buildings (MOBs) there. MedProperties, a national real estate private equity firm headquartered in Dallas, closed in June on the ground-up development of a two-story, 40,000 square foot medical complex in Lakeway and simultaneously closed in late-July on the acquisitions of two, newly developed MOBs. They included a 27,554 square foot MOB in Dripping Springs, and a 20,167 square foot MOB in Round Rock.

[More...](#)

CAPELLA SOLD LISTINGS



- ★ RIVER PLACE CENTER I MEDICAL CENTER
- ★ 10815 FM 2222, Austin, TX
- ★ 15,000 SF 2-story bldg.
- ★ 100% occupied by Baylor Scott & White Health
- ★ Seller Rep: Randall Beaman, 512-461-0851, randy@capellatx.com; Creighton Honeck, 512-657-0041, creighton@capellatx.com; Todd Dailey, 512-529-3844, todd@capellatx.com



- ★ WALMART ANCHORED RETAIL CENTER

• Patchr Inc. collected \$100,000 from one investor.

[More...](#)

Did You Know?

- ❖ Austin ranks as the 8th Most Educated City in America among the 150 largest U.S. metros.
- ❖ June 2018 set a new monthly passenger record for the third consecutive month, with 1,489,191 traveling through Austin-Bergstrom International Airport.
- ❖ In a little less than five years, Austin bike share riders have taken a million trips on Austin B-cycle bikes.

- ★ BUDA CROSSING, 640 Old San Antonio Rd., Buda, TX
- ★ 10,400 SF built 2007 on 1 acre
- ★ 100% leased with strong tenant mix
- ★ Seller Rep: Randall Beaman, 512-461-0851, randy@capellatx.com



CAPELLA COMMERCIAL, LLC.
REAL ESTATE SERVICES

Are you looking to buy or sell commercial property?
Our goal is to achieve maximum return for every property, for every client!

[Click here to Subscribe!](#)

[Click here to Unsubscribe](#)

Helen Jobs, CCIM

Capella Commercial

512.617.6336 office

512.422.9214 cell

helen@capellatx.com

6836 Bee Cave Road, Suite 330

Austin, Texas 78746