

# 500 PAMPA



A Unique Sale and  
Lease Opportunity  
in Central Austin

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ENDEAVOR

# 500 PAMPA

## Building Features

- 12,949 SF  
(Renovated: ~16,000 SF)
- Abundant Natural Light and Outdoor Patio Space
- Walkable to Restaurants, Bars, and Other Entertainment
- 31 Parking Spaces and Street Parking Available
- Rare Owner/User Opportunity
- Construction Documents are in progress. Coveyance is negotiable in the event of a sale.



Existing Building



Conceptual Rendering

## 500 PAMPA

### About the Architect

Founded in 2016, Magic Architecture is Austin based integrated design practice that specializes in commercial projects. The firm's work is recognized Internationally for its simplicity, clarity of parts and offering a sense a wonder. Projects often feature memorable material uses, simple details, playful shapes and captivating uses of natural light.

### Magic's Take on 500 Pampa

The Pampa Drive project is about turning a forgettable concrete block building into a light-filled treehouse. Imagine a building surrounded by shady Live Oak trees but with only a handful of windows, none of which faced any trees.

The architecture of the project consists of two moves: the first, replacing 4 solid walls with windows walls; and secondly, threading a steel framed catwalk between the building and trees. The catwalk, in turn, replaces a traditional windowless hallway with a light-filled, open air and active space. To foster community, users of the building are engaged to stop, sit, chat and move up and down throughout the catwalk to create chances for engagement and interaction.



Red Velvet



Sip Pho

500  
PAMPA

A Rare Gem in  
Central Austin



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PAMPA

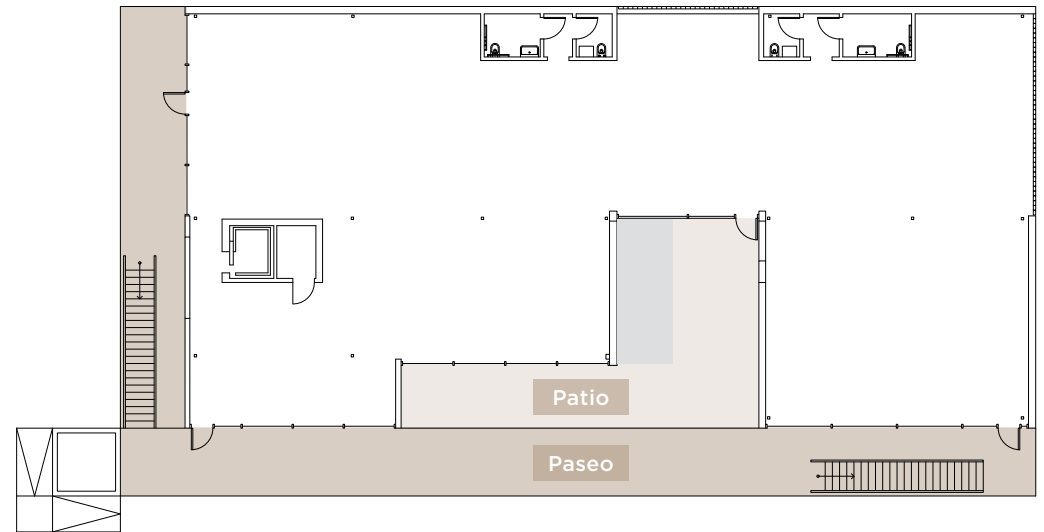


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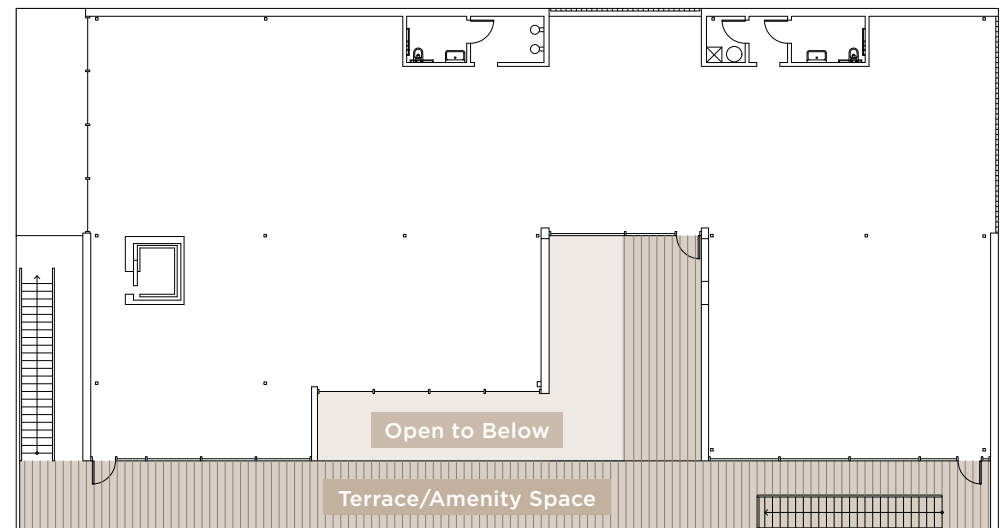
## Efficient Floor Plans

12,949 SF As-Is  
~16,000 SF Renovated  
Available Now

Floor 1  
After Construction



Floor 2  
After Construction



# 500 PAMPA

## Neighborhood Improvements



Project Connect includes expanded transit options throughout the Austin area, with new light rail, a subway, and more services across the city. The new light rail will benefit 500 Pampa via Crestview Station, which is planned to be the only intersection of multiple light rail lines outside of the Downtown Station. This is expected to connect North and South Austin, and its destinations will include North Lamar Transit Center, Crestview, UT, Republic Square, Auditorium Shores, and The SoCo District.



The City of Austin is improving the Airport Boulevard corridor from US 183 to North Lamar Boulevard. Construction of mobility and safety improvements will occur in phases. Aspects of the project include a new traffic signal and crosswalk at Clayton Lane, shared-use paths for bicyclists and pedestrians on both sides of the roadway, drainage improvements, pavement resurfacing and bus stop improvements.



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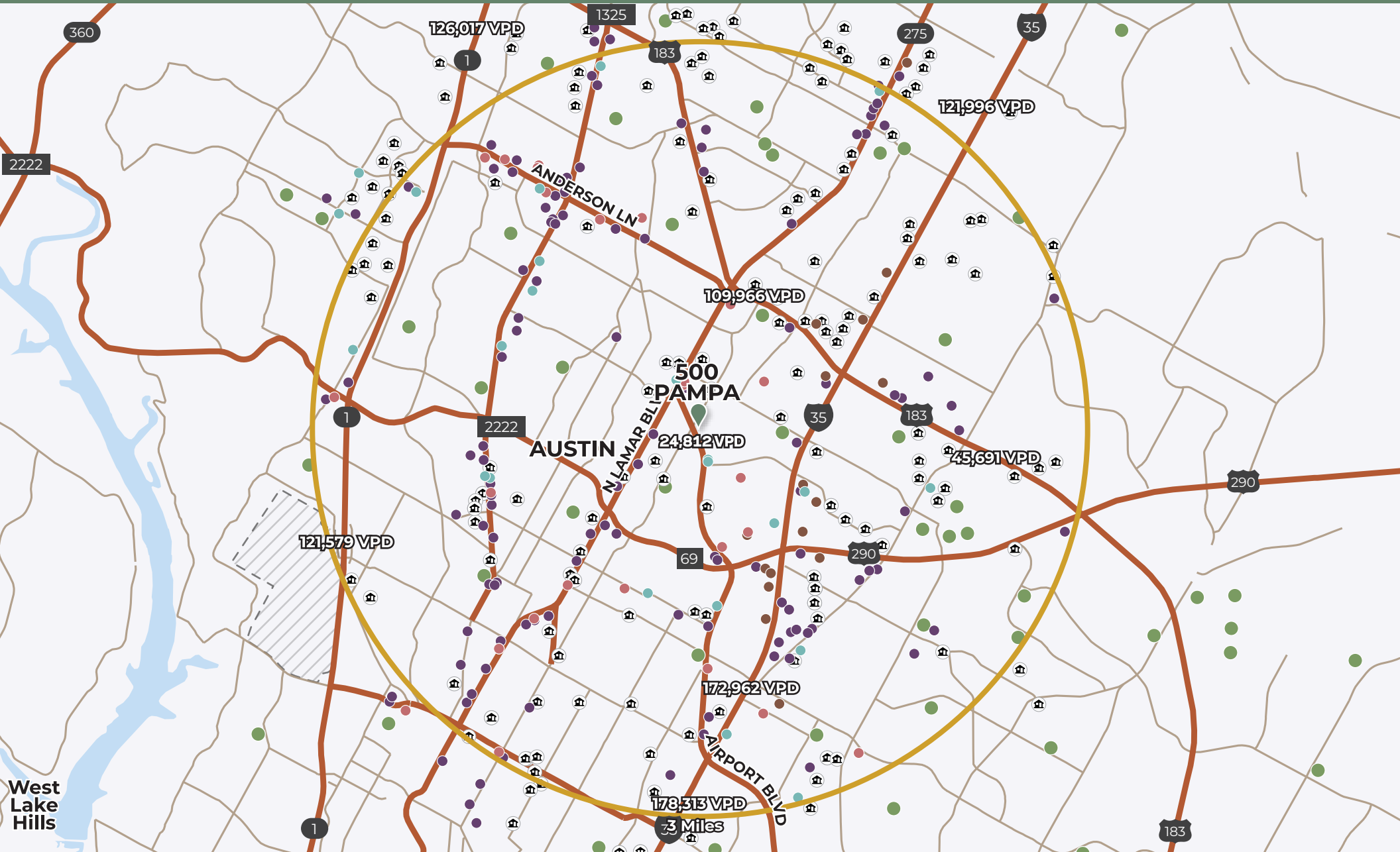


# 500 PAMPA



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● Bars & Breweries (23) ● Coffee Shops (26) ● Hotels & Motels (16) ● Restaurants (149) ● Schools (129) ● Apartments (173)





# Information About Brokerage Services



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

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_