

Austin Innovation District

POSITIONED, POISED, AND EMERGING

AUSTIN'S INNOVATION
DISTRICT SITS AT THE
HEART OF THE CENTRAL
TEXAS LIFE SCIENCES,
HEALTHCARE, RESEARCH,
AND TECHNOLOGY
INDUSTRIES.



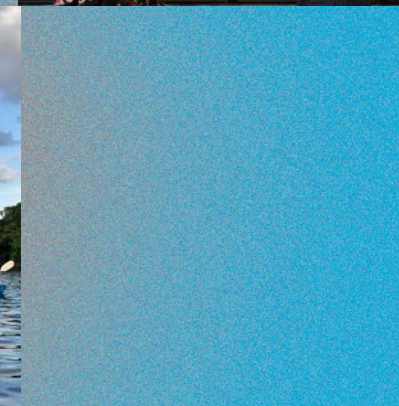
#1 BEST PLACES
TO LIVE



TOP 3 EMERGING
LIFE SCIENCES
CLUSTER



#1 RANKED TECH
CITY IN THE
NATION



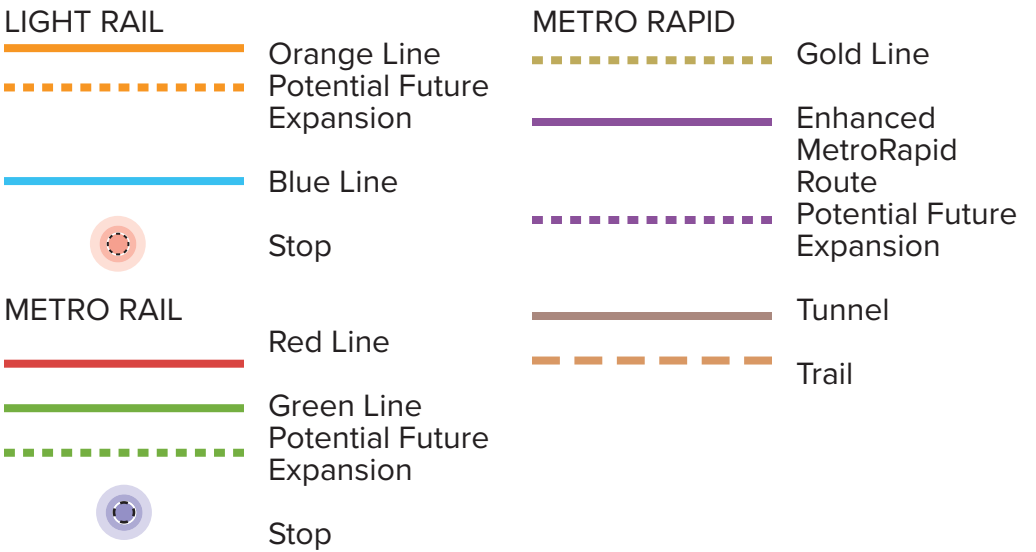
ONE OF THE MOST AFFORDABLE
U.S. CITIES TO OPERATE A BIO-
MANUFACTURING FACILITY

Green Infrastructure & Commitment to a Connected Mobility Network

Waterloo Greenway, once complete, will be 35 acres of connected green space and home to a wild array of natural and cultural destinations. 11 mighty acres comprises Waterloo Park, featuring an immersive nature experience in the heart of downtown Austin.

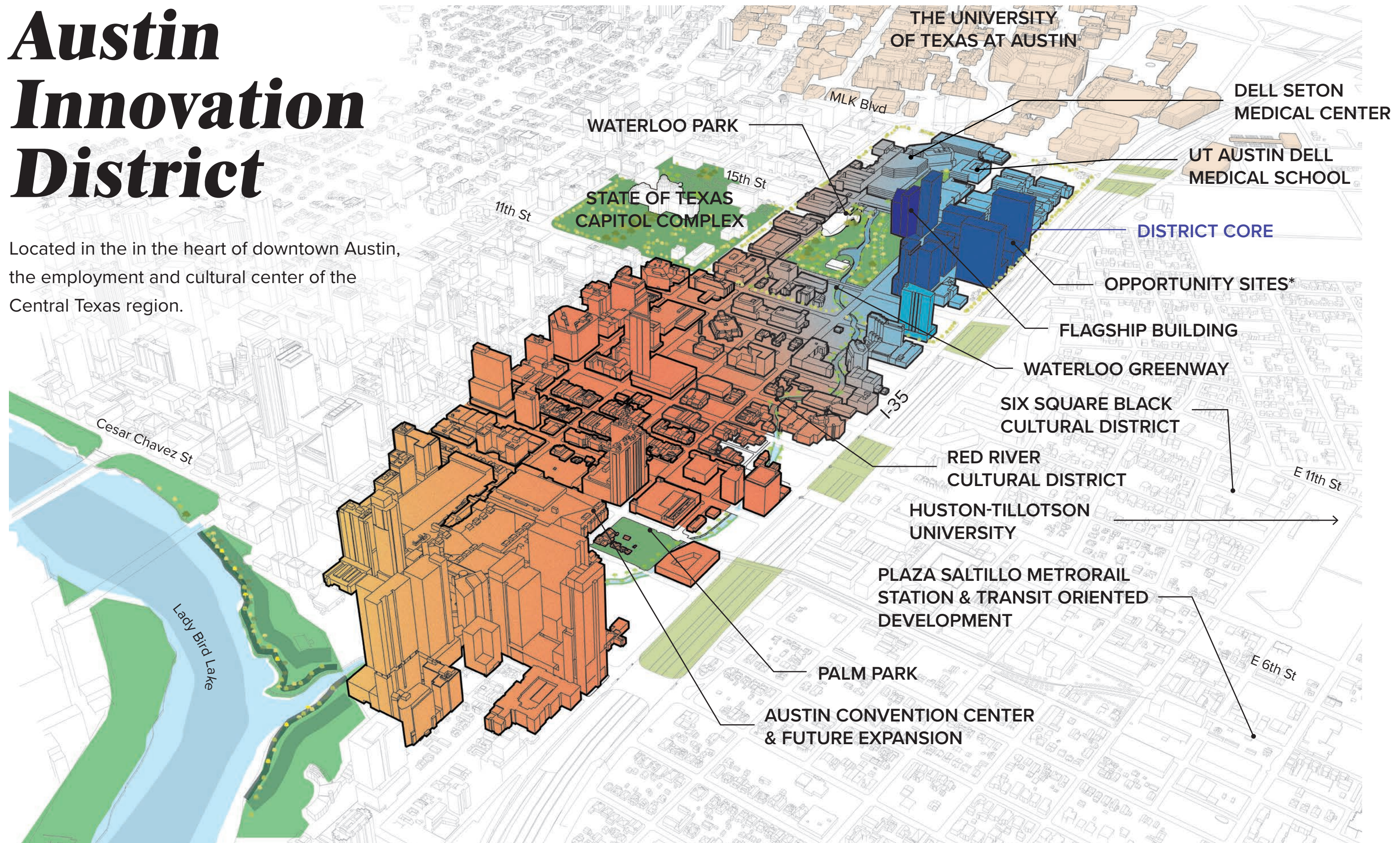


URBAN MOBILITY AND CONNECTIVITY: GREEN SPACE AND TRANSIT SYSTEM



Austin Innovation District

Located in the heart of downtown Austin,
the employment and cultural center of the
Central Texas region.

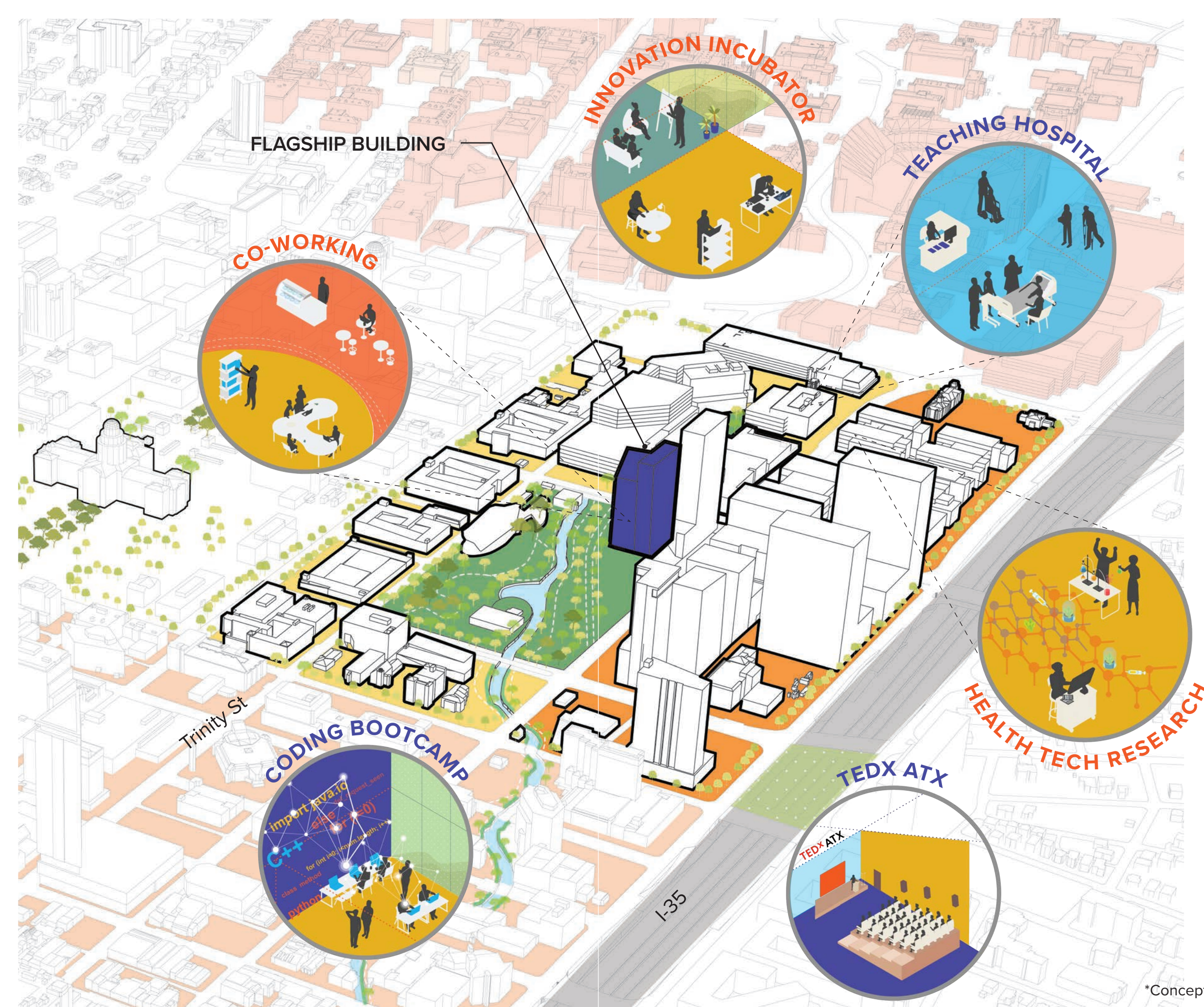


*Conceptual designs shown, available for redevelopment


The Nexus of Innovation

This 123-acre quadrant of downtown is anchored by The University of Texas at Austin Dell Medical School and Central Health. Located next to Waterloo Park, live music, entertainment, and cultural districts.

Redevelopment opportunities* include Central Health's downtown property, the former Brackenridge Hospital Campus.



*Conceptual designs shown, available for redevelopment

A musician is seen from behind, standing on a stage and playing an acoustic guitar. The stage is illuminated with blue and red lights. In the background, a large, modern building with many lit windows is visible. The scene is set at night, with blue spotlights shining down from above. A large crowd of people is visible in the foreground, seated and watching the performance.

“ PIONEERING THE
AUSTIN INNOVATION
DISTRICT, THE FLAGSHIP
BUILDING WILL HOUSE
START-UPS AND
MATURE COMPANIES
TOGETHER WITH
UNIVERSITY RESEARCH
DEPARTMENTS. ”

Laura Huffman,
President & CEO, Greater Austin Chamber of Commerce

View from the stage of the Moody Amphitheater at Waterloo Park,
a prominent venue in Austin's world-renowned live music and
entertainment scene adjacent to the Flagship Building.



The Flagship Building is a new Class A office building in the district's core.

With anticipated delivery in 2022, this state-of-the-art, 350,000 SF, multi-tenant building with unobstructed views of Waterloo Park and the State Capitol, features floor plates of 25,000 SF and associated structured parking.

The project is a collaboration comprising Central Health, The University of Texas, and the 2033 Higher Education Development Foundation, a nonprofit created to benefit UT.

Life Sciences & Health Tech

280

Companies in the Austin Region

16,000

Life Sciences Employees

Talent

7,600

STEM Graduates Annually

120,000

STEM Workforce

4,100

Healthcare Graduates Annually

76,000

Healthcare Workforce

“[AUSTIN]'S GOING TO BE THE BIGGEST BOOMTOWN THAT AMERICA HAS SEEN IN 50 YEARS, AT LEAST — MEGABOOM.”

- Elon Musk



Projected Net Impact Benefits

New permanent jobs **2,800**

Increased land value **53%**

Increase in jobs accessible to those without a college degree **+27%**

New tax base **\$12M**

Economic output **\$800M**

Rent growth premium **4%**

Projected net impact benefits, illustrating value added, as produced by an innovation district scenario relative to a baseline current market forces scenario.

“ The University of Texas thrives by collaborating with partners to enable our boldest ideas in science, medicine, and business to change the world. This district is a magnet for talent and activity in technology, education, and commercialization — a place where faculty advance their research, students grow into entrepreneurs, and Austin and UT show why we are the innovation hub of the 21st century. ”

– Jay Hartzell, President of The University of Texas at Austin

2020 study by HR&A Advisors and Perkins&Will.

Texas is ranked best state for business.

#1

- Destination for Company Relocations
- Job Creator
- Growing Population
- For GDP Growth

WACO
Space X, Baylor Research & Innovation Collaborative

TEMPLE/KILLEEN
Fort Hood, Texas A&M University-Central Texas

ROUND ROCK
Texas State University College of Health Profession & Nursing School, Texas A&M University Health Science Center

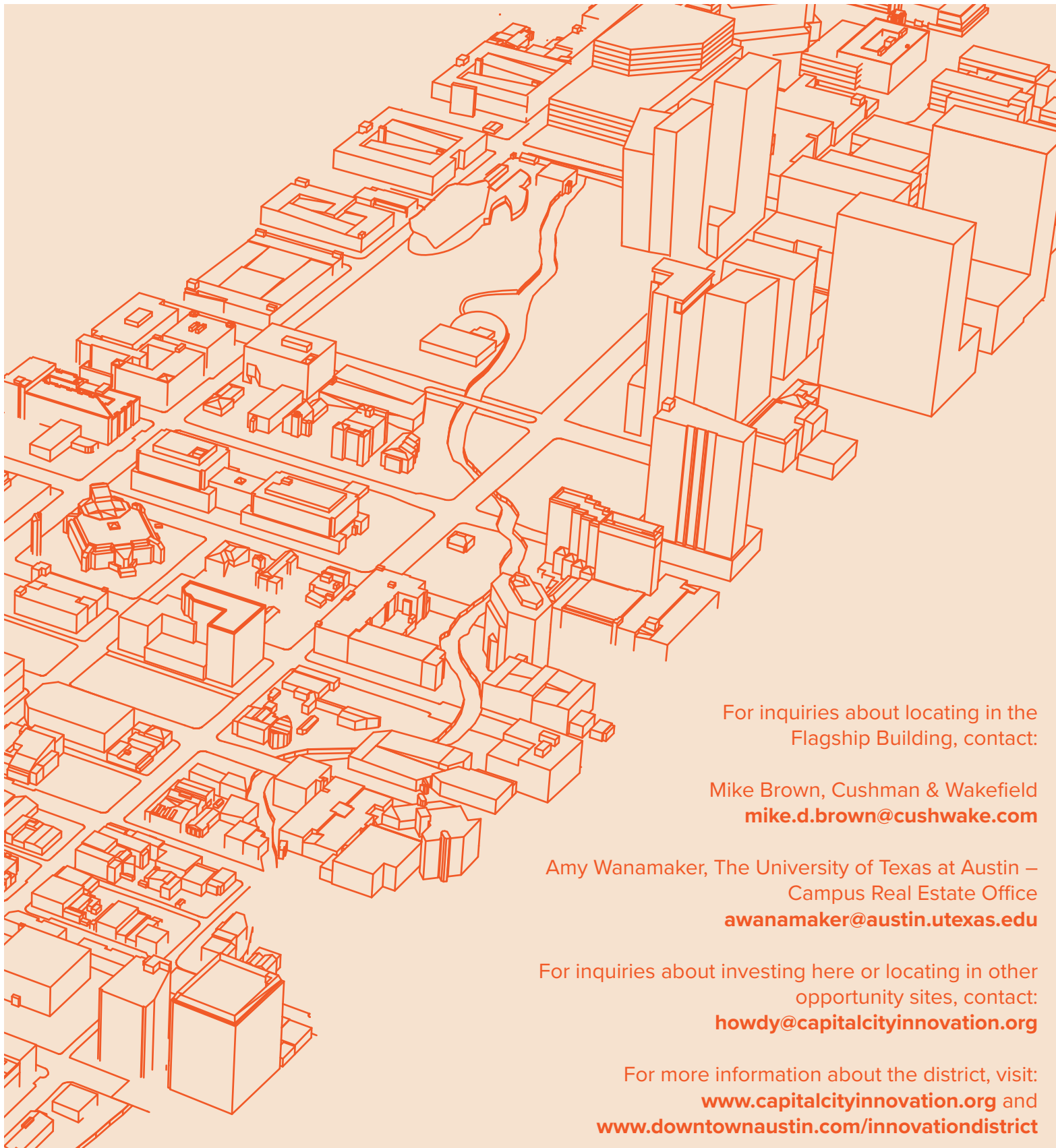
AUSTIN
Hi-Tech, Health & Life Sciences, University of Texas, Army Futures Command, Tesla, Oracle, Capital Factory

SAN MARCOS
Texas State University STAR Park

SAN ANTONIO
Cyber Security, Biotech, University of Texas San Antonio, Texas A&M University San Antonio

THE TEXAS INNOVATION CORRIDOR

Positioned at the epicenter of the burgeoning Texas Innovation Corridor lies the Austin Innovation District.



For inquiries about locating in the
Flagship Building, contact:

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For inquiries about investing here or locating in other
opportunity sites, contact:
howdy@capitalcityinnovation.org

For more information about the district, visit:
www.capitalcityinnovation.org and
www.downtownaustin.com/innovationdistrict



Capital City Innovation is the 501(c)(3) not-for-profit that is providing vision, strategic direction, advocacy, and synergy among the organizations and individuals creating, growing, and sustaining Austin's Innovation District.