



# EIGHTFOLD

40 years re-imagined . . . moving from an industrial park to innovative mixed-use campus.

## EIGHTFOLD STORY

Our vision is to create a sense of place for innovation, exploration and human connection. A place where doing right enables more ideas to cultivate, more growth to populate and more business to generate. A space that was once left to decay is now re-imagined and redeveloped for new headway.

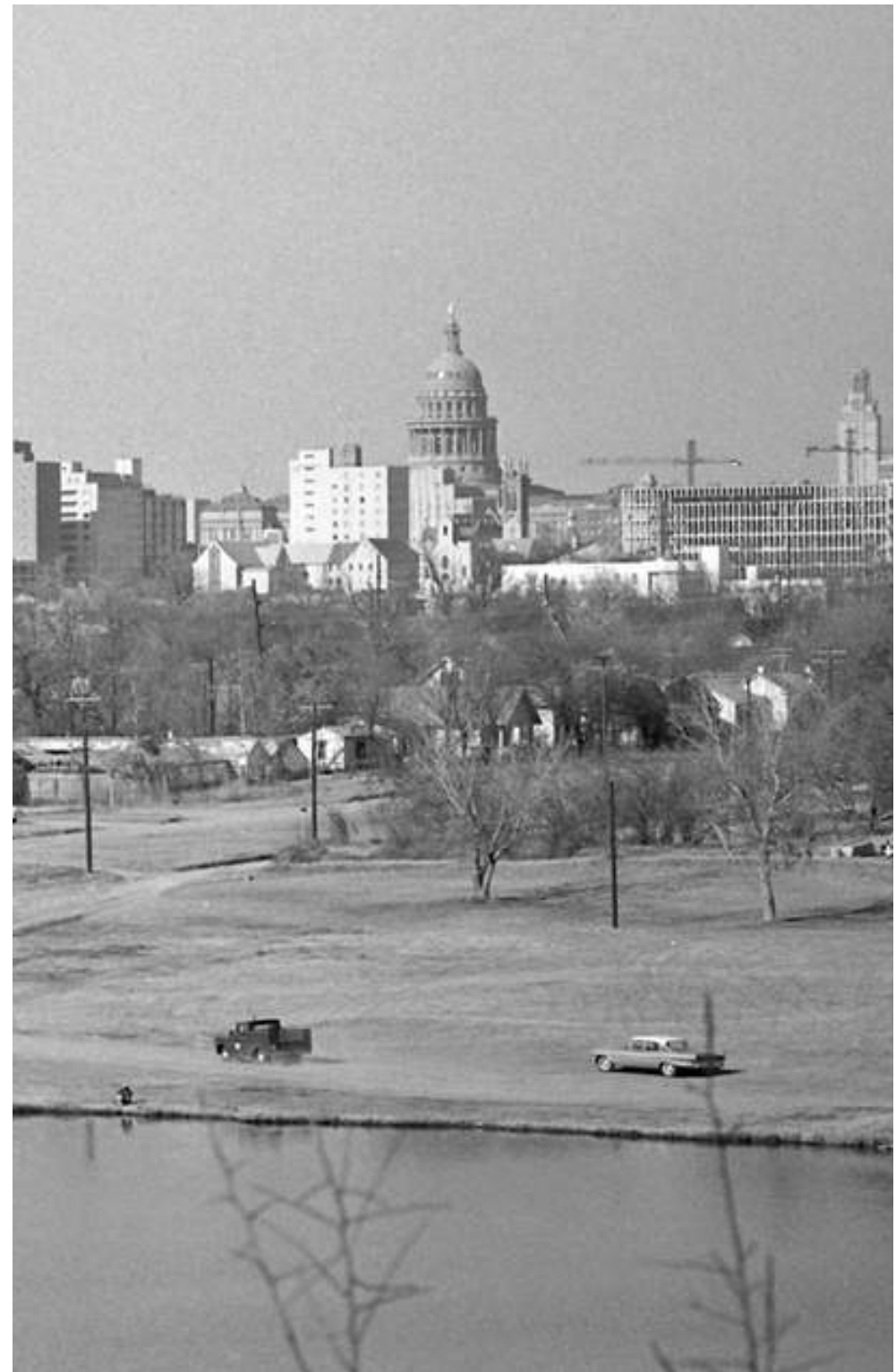




Our mission is to develop land in the most thoughtful and responsible way by creating a sense of place for growth through mindfulness of how you work and live.

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## HISTORY RE-IMAGINED.

The energy pulsing through Austin is much like the energy we felt here forty years ago. In 1974, Motorola expanded from its base in Phoenix to build the first chip plant in Central Texas. Completing this Austin growth, Motorola built five chip plants, hired thousands of workers and designed products that would revolutionize technology.

During this time, Austin's population was less than 300,000 people. Austin Community College had just been established and Austin City Limits was just beginning its national television broadcast of live music performances. And Austin's homegrown Whole Foods Market wouldn't be born for another 6 years. It was a different city and a different time and it was just the beginning of decades of explosive growth.

MOS8, a project name given by Motorola, has been re-imagined with a new team and energy aligned on a sole purpose to do right by the land and future tenants. Re-imagined as EIGHTFOLD (homage to the Buddhist Eightfold Noble Path) the land now guides us to do right for greater reward. It will be a place where work and life intersect and flow.

"On my first visit to the site, the land spoke to me as to what it wanted to become. We now have the pleasure of guiding true transformation." - EIGHTFOLD Owner

MOS8 was a technological force and industry trend-setter in the 80s and 90s, employing more than 11,000 in Austin alone. Motorola Semiconductor was instrumental in playing a huge part in launching Austin as a leader in the chip fabrication and manufacturing. According to Bill Walker, Motorola General

Manager, "They were doing something that nobody else had done at the time."

In 2004, Motorola reorganized and spun off its semiconductor business, which became Freescale Semiconductor. Beginning with great promise, a 2006 buyout led to an extended financial struggle. This led to NXP Semiconductors purchasing Freescale resulting in an entity that is one of the top 10 global chip manufacturers.

Analyst Patrick Moorhead of Moor Insights & Strategy said that even though Austin lost a company headquarters "There is no other city in the world that has what we have – the engineering brainpower and the experience to create advanced new products."

This building complex has changed business names over the years. The buildings are solidly constructed in a premium location on the east side of Austin and positioned 15 minutes from both the airport and downtown. The campus has an electrical substation (enough to power a city the size of Georgetown) and is situated between the NXP and HP campuses, encompassing eight buildings and parking garages covering 109 acres located at 3443 Ed Bluestein Rd.

This former fabrication plant will be transformed into a vibrant mixed-use space; a one-stop experience for anyone who works here. It will house a gourmet grocer, boutique hotel, restaurants, retail and class A office space for medical labs, data centers and creative art spaces. Culture-centric companies who value the human interactions of their work force will have a place to call home.

## IMAGINE AUSTIN

In 2009, the Austin Chamber of Commerce, city influencers and selected consultants collaborated for four years creating a twenty year vision for Austin. They defined Austin as a beacon of sustainability, social equity and economic opportunity; where diversity and creativity are celebrated; where community needs and values are recognized; where leadership comes from its citizens and where the necessities of life are accessible to all. They determined Austin's greatest asset as its people: passionate about our city, committed to its improvement and determined to see this vision become a reality.





The Imagine Austin vision statement embodies a commitment to preserving the best of Austin and changing those things that need to be changed. The vision statement answers the question, “What sort of city do we want Austin to be?” These principles address the physical and social evolution of the city and the overall well-being of its residents.

## AUSTIN IS...

LIVABLE

NATURAL AND SUSTAINABLE

CREATIVE

EDUCATED

MOBILE AND INTERCONNECTED

PROSPEROUS

VALUES AND RESPECTS IT'S PEOPLE

## FORBES RANKS AUSTIN

In 2002, Forbes published its first editorial on the growth of Austin ranking “Austin as one the best places for small business and career growth”. The dot.com bust had effected Austin’s business landscape the year before, yet in a single article, Austin rebounded poised for growth. By 2011, Austin ranked #1 as the fastest growing city and retained the title for the next four years. Forbes is a global media, branding and technology company, with a focus on news and information about business, investing, technology, entrepreneurship, leadership and affluent lifestyles.





**#1** FASTEST  
GROWING CITY  
2011, 2012, 2013, 2014

**\$206,000**  
MEDIAN HOME PRICE

**#2** JOB  
GROWTH

**3.5%** UNEMPLOYMENT

**#21** BEST PLACES  
FOR BUSINESS  
AND CAREERS

**41.5%** COLLEGE  
ATTAINMENT

## AUSTIN CITY STATS

Metro Population: 1,950,100

Major Industries: Technology,  
Pharmaceutical, Biotechnology

Gross Metro Product: \$112.4 B

Median Household Income: \$63,572

Job Growth [2014]: 4.2%

Cost of Living: 10.9% above nat'l avg

Net Migration [2014]: 9,570

Employment Job Growth: 4.2%

Projected Annual Job Growth: 2.7%

Household Income Growth: 2.4%

High-Tech Employment: 4.4%

Home Price Change: 9.8%

### EDUCATION

High School Attainment: 88.6%

College Attainment: 41.5%

Graduate Degrees: 14.3%

### QUALITY OF LIFE

Cost of Living: 10.9% above nat'l avg

Average Commute: 26 minutes

Crimes per 100,000 Residents: 3,724

Net Migration [2014]: 9,570

Average Days Above 90°F: 101 [nat'l avg: 37]

Average Days Below 32°F: 23 [nat'l avg: 88]

## AUSTIN CULTURE & PERSONALITY

Austin is home to headquarters and development centers for many technology corporations, earning the nickname “Silicon Hills” in the 1990s. The current official slogan promotes Austin as The Live Music Capital of the World, a reference to the many musicians and live music venues throughout the region. One major event, South by Southwest (SXSW), is one of the largest music, film and interactive festivals in the world. More than 2,000 artists perform in over 90 venues around Downtown Austin over four days every March. Austin is home to the University of Texas at Austin, the flagship institution of the University of Texas system. Keep Austin Weird is the slogan adopted by the Austin Independent Business Alliance in 2002 under former mayor Will Wynn with a simple goal to nurture Austin’s creative class.







~6TH STREET

## ENTERTAINMENT

Austin is also home to James Beard award-winning restaurants, eclectic music venues, a world-class race track and one-of-a-kind entertainment venues. Revving up for a full roster racing, Austin's Circuit of the Americas turned heads as the first purpose-built Formula 1 Grand Prix facility in the United States. Race fans from around the globe gather each October in the state-of-the-art 3.4-mile circuit track for some of the most prestigious racing events in the world, including Formula 1 United States Grand Prix, X Games and MotoGP.

Texas may not be the first destination that comes to mind for award-winning wineries. But, with more than 30 wineries within a short drive, the Austin area is the perfect place to uncork a bottle and soak up some breathtaking views. If you want to stay closer to town, Austin is filled with some wonderful wine bars and tasting rooms.

*source: austintexas.org*



*~CIRCUIT OF THE AMERICAS ~ FORMULA 1*



*~BECKER VINEYARDS*



*~AUSTIN FOOD AND WINE FESTIVAL*



*With 51 unique and visually stunning wineries scattered throughout the Hill Country, there's someplace new to explore around every bend. Each place has its own personality, terroir and style of winemaking, yet all share a commitment to quality and a fervent passion for what they do.*

# ARTS

Austin is also home to a wonderful ballet, symphony, opera world-class museums, one-of-a-kind shopping experiences and beautiful outdoor spaces.

What you hear is true. With vibrant entertainment and culture, inspiring cuisine and stunning outdoor settings, Austin lets you create a soundtrack all your own. We're home to more than 250 music venues and a vibrant cultural arts scene. So take a look around and put Live Music Capital of the World on your play list.

*source: austintexas.org*



~BASS CONCERT HALL1



~AUSTIN BALLE



~ZACH SCOTT THEATRE



*Museums in Austin include the Texas Memorial Museum, the Blanton Museum of Art [reopened in 2006], the Bob Bullock Texas State History Museum across the street (which opened in 2000), The Contemporary Austin, the Elisabet Ney Museum and the galleries at the Harry Ransom Center. The Texas State Capitol itself is also a major tourist attraction.*





~AUSTIN CITY LIMITS MOODY THEATRE



## LIVE MUSIC

First-time visitors might be surprised to find themselves being entertained with live music as they walk through the terminal at Austin's airport after deplaning. But they shouldn't be. Live music, and music in many other forms, is everywhere in Austin. Musicians play in everything from grocery stores to city council meetings. They play outdoors at the Blues on the Green series and at festivals: Austin City Limits and South by Southwest you've likely heard of, but there's also Urban Music Festival, Sound on Sound Festival, the Pecan Street Festival and many more worth checking out. Mostly, you'll find Austin musicians at clubs, coffeehouses, bars, taquerias, auditoriums and concert halls - and with more than 250 live music venues, all you need to do is walk down the street to enjoy a live experience.

*source: austintexas.org*



*Austin is known as the Live Music Capital of the World.® Austin has more live music venues per capita than anywhere else in the nation. From blues to indie rock, country to jazz, rock en español and more, Austin's nearly 200 live music venues mean you can catch a show any day, at almost any time.*

# PARKS

There's a reason Austin is often ranked one of the fittest cities in the country. From cycling to stand-up paddle boarding, water-biking to leisurely canoe-paddling – Austin offers an abundance of outdoor activities. And with 300 days of sunshine and an average temperature of 68 degrees, being active in Austin comes naturally. Austin is home to diverse terrain and more than 251 parks, trails and green spaces, boasting activities for all types of nature lovers - from the leisurely to the adventurous.

*source: austintexas.org*



*~ZILKER PARK KITE FESTIVAL*



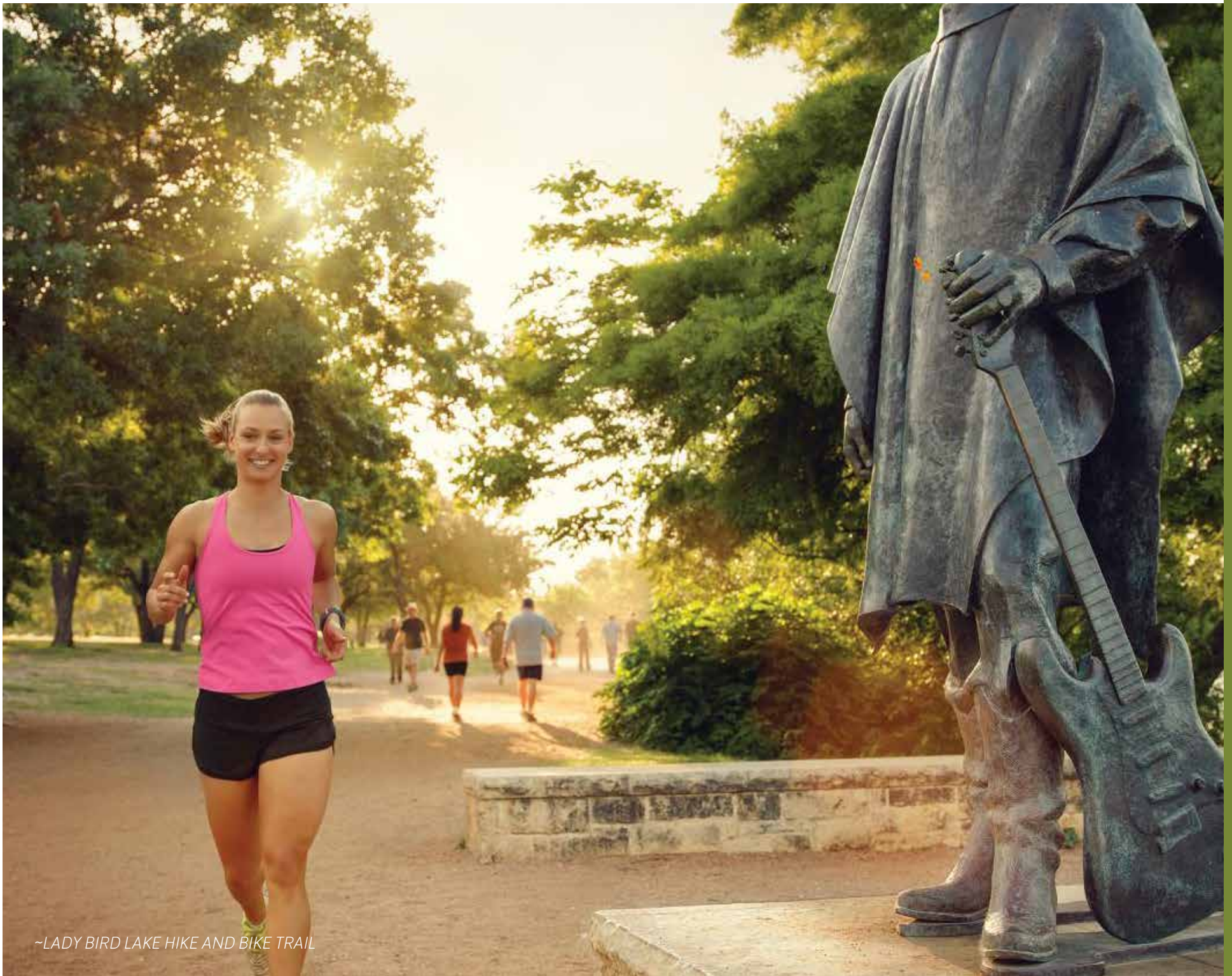
*~DOG PARK*



*~BARTON SPRINGS POOL*



*Austin Parks Foundation (APF) is a non-profit organization devoted to connecting people to resources and partnerships to develop and improve parks in and around Austin. Since 1992, we have been committed to making Austin's 300+ parks, trails and green spaces better for everyone.*



*~LADY BIRD LAKE HIKE AND BIKE TRAIL*



## LAKES

Perceived by many to be flat and dry, Central Texas is home to many major waterways. The Texas Highland Lakes are a chain of seven fresh water lakes man-made and formed by seven dams on the lower Colorado River. The Texas Colorado River winds southeast from West Texas to Matagorda Bay and the Gulf of Mexico. The Highland Lakes moving from downtown to our far west are named: Lady Bird Lake, Lake Austin, Lake Travis, Lake Marble Falls, Lake LBJ, Inks Lake and Lake Buchanan. The largest of the lakes are Lake Buchanan and Inks Lake.



*Take in Austin's gorgeous scenery while relaxing on the lake. Spanning 63.75 miles, Lake Travis is a favorite attraction for locals and visitors alike. The views and the atmosphere can't be beat.*

# EDUCATION

The U.S. Census of 2010 revealed the average education level in Austin was a Bachelor's Degree plus. The culture of Austin is driven by the diversity of our people and education level. With numerous Universities, Colleges, nationally recognized Public Schools and nearly 100 Private Schools, Austin is the place to build an impressive work force for long-term stability and growth. It has a renowned community college that is one of the fastest growing technical schools in the nation. Education is a key driver on why people move here and once quickly employed, they stay.



~TEXAS STATE UNIVERSITY



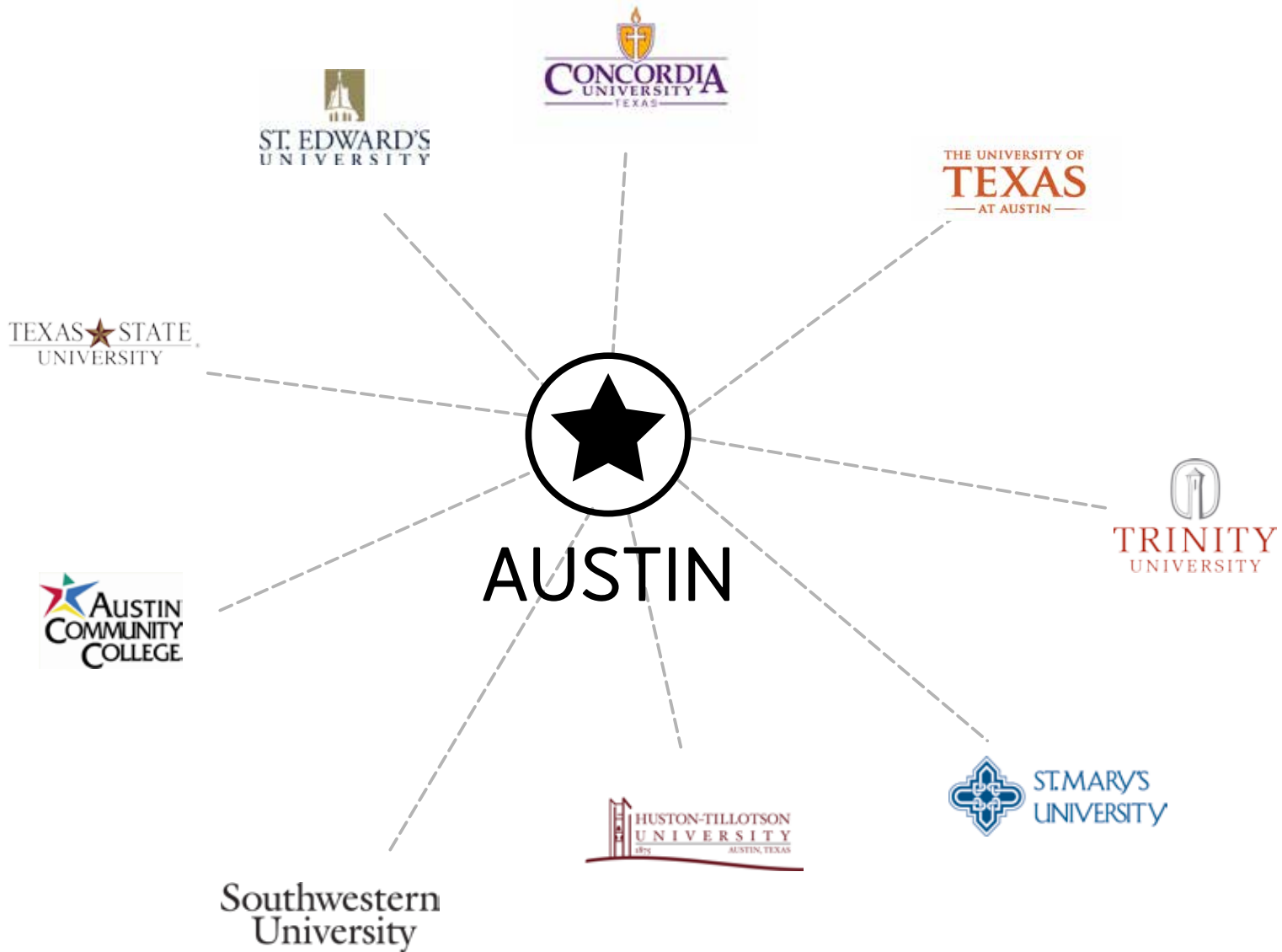
~AUSTIN COMMUNITY COLLEGE



~THE UNIVERSITY OF TEXAS AT AUSTIN



High School Attainment: 88.6% ~ College Attainment: 41.5% ~ Graduate Degrees: 14.3%



# TRANSPORTATION



## BIKES

The Southern Walnut Creek Trail is Austin's first Urban Trail. The trail is open for public use and is over 7 miles of concrete trail. There are several creek crossings and trail heads throughout the length of the trail. In 2004, Congressman Lloyd Doggett, an avid cyclist and member of the Congressional Bike Caucus personally obtained Committee approval for the trail. Additionally, Robin Stallings with BikeTexas helped fund the trail as part of the reauthorization of national transportation legislation.

*source: [bikeaustin.org/2014/08/riding-the-southern-walnut-creek-trail/](http://bikeaustin.org/2014/08/riding-the-southern-walnut-creek-trail/)*

315  
SQ. MILES  
BIKE PATHS



## CARS

While it's not imperative to own a car to live in Austin, it is important that you have access to a car to get around. Austin has neighborhoods that are easy to navigate by foot but don't allow you to experience the sub culture of the east, south, north and west pockets of the city. Car2Go launched in 2010 as the first car share program and with a small membership fee, you can travel all over the city with the swipe a card. Your drive time from downtown to EIGHTFOLD is a simple fifteen minutes you can travel all over the city with the swipe a card. Your drive time from downtown to EIGHTFOLD is a simple fifteen minutes.

15  
MINUTES DRIVE  
FROM THE AIRPORT  
OR DOWNTOWN



## PLANES

Nearly 12 million passengers traveled through ABIA (Austin-Bergstrom International Airport) in 2015. This number is only expected to grow as Annual passenger total in 2015 increased by 11% from the previous record year of 2014. If major international travel is required, Dallas and Houston are major hubs and are only a 3-hour drive or 30 minute flight away. ABIA is expanding their flights and airlines rapidly. With the exploding population growth, these will change quickly.

150  
DAILY DEPARTURES TO 48  
DESTINATIONS IN THE US. DIRECT TO  
CANADA, MEXICO, GERMANY AND LONDON







~NON-STOP SERVICE TO THESE CITIES DAILY FROM AUSTIN BERGSTROM INTERNATIONAL AIRPORT



SCOOT INN  
and Bier Garten

~THE SCOOT INN AND BIER GARTEN



## EAST AUSTIN LIVING

Arguably the fastest growing neighborhood in Austin, the eclectic east side, is where old meets new and fresh eateries and boutiques are popping up like wildflowers. Dig a little deeper and discover rich history and culture everywhere you look. Austin's living corridor was concentrated around the center of downtown and areas immediately west, north and south. Austin has unseated desirable neighborhoods like Bouldin and Travis Heights as Austin's newest hipster home base. Walk down the street and witness the push and pull of new concepts matched with old tradition. The beauty of East living is that you are a jaunt from downtown with parks, long-established restaurants and east culture at your door step.



~DINE AT AWARD-WINNING CONTIGO



~HOME BUILDERS ARE FOCUSED ON EAST AUSTIN  
NAMELY THE UPCOMING EASTON PARK



~SHOP THE EAST SIDE ON 5TH, 6TH OR  
7TH STREETS

## AUSTIN BUSINESS CLIMATE

Austin consistently receives high marks for its business climate. In 2016, Austin has already captured some big rankings. Austin is the fifth Most Talented U.S. Metros and one of the top 3 metros Where Good Jobs are Being Created. We are the Best Place for Freelancers and 5th on Cities with the Highest Percentage of Homes in Positive Equity Territory ranking. Austin is No. 1 on Kauffman Index of Startup Activity and the top metro for health IT job growth— up nearly 40% over the last 4 years—among 10 metros with notable health IT clusters. Austin has the 7th Fastest Growing Creative Sector in the U.S. and CNBC ranked Austin as America's Best Place to Start a Business. Austin is in the top 10 of America's Most Educated Cities and the best city for Tech Start-Ups. Austin is No. 2 on list of Most Millennial-Friendly Cities for College Grads. And the stats keep coming and growing.

*source: [austinchamber.com/economic-development/business-climate/austin-in-the-news](http://austinchamber.com/economic-development/business-climate/austin-in-the-news)*





Austin is a one-of-a-kind place that's not just unique to Texas but to the whole country. It defies stereotypes: It's progressive and fiercely entrepreneurial, pro-business and pro-environment. Its easy going and hard working. The Austin area won't just welcome your business – it will make it better.

*source: [austinchamber.com/economic-development/business-climate](http://austinchamber.com/economic-development/business-climate)*

# LARGE COMPANIES DOING BUSINESS IN AUSTIN

Austin is the 11th most populated city in the U.S. and the 4th most populated in Texas. It is the fastest growing of the 50 largest US cities and second largest state capital city. Austin has grown from a hippie town to a major metropolitan city over the past decade. In the 1980s, Austin emerged as a center for technology and business. Headquartered in Austin are major Fortune 500 businesses like AMD, Apple, Cisco, eBay, Google, IBM, 3M, DELL and Texas Instruments to name a few. From hippie to hot topics, Whole Foods Market launched a single grocery store in 1980 delivering bulk items and healthy alternative healing remedies to representing healthy solutions on a global platform. The diverse mix of government employees, college students, musicians, high-tech and blue-collar workers, businesspeople and entrepreneurs creates the perfect combination for a work force. Austin is known as a creative and innovative city. Large companies will attract better talent simply by being located in Austin among a very distinct, creative community culture.





~HOME AWAY-AUSTIN OFFICE

## MEDIUM COMPANIES BUILDING BUSINESS IN AUSTIN

Launching and growing a business in Austin is a testament to the success of the idea, concept and the collective talent collaboration. Many businesses have flourished and grown into Fortune 500 businesses in a short amount of time. Austin celebrates homegrown companies that were merely concepts and have impacted consumers and businesses alike. Deep Eddy Distillery is a great example of a visionary like Clayton Christopher who started out making sweet teas with his grandma and ultimately launched Sweet Leaf Tea. That small idea turned into a major brand buyout with Pepsi. His visions in consumer products didn't stop there, he took some of his returns and reinvested into the creation of a line of vodkas called Deep Eddy. Deep Eddy offers five spirits and uses only the best ingredients for hand-crafted, award-winning taste.

**Balfour Beatty**



REILLYREALTORS



SENSE  
CORP







~DEEP EDDY VODKA-AUSTIN OFFICE

## SMALL COMPANIES DOING BUSINESS IN AUSTIN

Shop local has more meaning in Austin than any of major city. There is a story in every small business owner that has survived the storms or has recently been born and Austin takes pride in its uniqueness. Austin is the platform for launching consumer-centric concepts and its critics allow for a short six month to one year window for success. Businesses that are clear on their brand and competitive differentiation survive here. Others that struggle to open, shut down and never reopen. The small business slogan Keep Austin Weird defines the creativity and distinction that makes Austin what it is today. For the major brands launching a concept store to the locals that want to fill a gap in the market, Austin's community is the ideal test to identify long-term success. Liz Lambert is a case study in gentrification. She transformed South Congress Ave into a major tourist destination with the vision of converting a run down motel into a 4-star boutique hotel. She's now grown her Bunkhouse brand of hotels, retail and hospitality offerings into a multi-million dollar business.





~JO'S COFFEE SHOP





EIGHTFOLD



# EIGHTFOLD

The front door to Austin's expanding east, EIGHTFOLD is positioned at the heart of the 183 corridor. With one hundred nine acres of land, XX acres of open space, XX acres of water flow and XX square feet of a dedicated energy grid, EIGHTFOLD's provides views of downtown, the airport and an open sky 360-view of Austin.

40 ACRE FARM \_\_\_\_\_

ELECTRICAL SUBSTATION \_\_\_\_\_

PEDESTRIAN CORRIDOR \_\_\_\_\_

BUILDING 6 \_\_\_\_\_

BUILDING 1 \_\_\_\_\_

BUILDING 5 \_\_\_\_\_

BUILDING 4 \_\_\_\_\_

BUILDING 2 \_\_\_\_\_

BUILDING 3 \_\_\_\_\_

BUILDING 7 \_\_\_\_\_

PARKING GARAGE \_\_\_\_\_

ZEN FOREST \_\_\_\_\_



  
EIGHTFOLD

## EIGHTFOLD GOALS

Air, land and water are our most precious gifts. Through environmental responsibility and inspirational architecture, our goal is to redefine the development of land with a focus on environmental, social and economic consciousness and create a sense of place for everyone.



## ENVIRONMENTAL SENSITIVITY

We want to be sustainable by reusing existing buildings and site infrastructure. We want to use energy for redevelopment and operations. We want consider new options for drainage and surface water run-off by creating a filtering control and plan.





## SOCIAL CONSCIOUSNESS

We want to create an environment that maximizes connectivity between the tenants and users. We want to create a community environment that fosters research, development and distribution for the targeted users in wellness, biotech, science and creative innovation.



## FINANCIAL RESPONSIBILITY

We want to bring further value to the facilities and land by enhancing the efficiency, utility and desirability of the place for tenants, users and owners.



# LAND ATTRIBUTES

EIGHTFOLD is a place to connect to others, nature and the environment which will trigger new ways of thinking. Developed with the sole purpose for individuals to discover their eightfold work path, the environment seeks to offer tranquility and bring about the work/life balance through a connection with nature.



## WATER

Water is in all living things representing cleansing, life and freedom. Water brings a sense of calm to environments and a feeling of healing. The focus of water on this property is to remind us of the flow of life and the progress we make in our work.



## LAND

The vast majority of human activity throughout history has occurred on land that supports agriculture, habitat, and various natural resources. The value of land creates a sense of purpose for businesses and individuals alike. The one hundred nine acres of development will not only provide a space for prosperity but an open space of preservation.



## ENERGY

Anchored on the back of the property is a 250 megawatt electrical grid that is strong enough to independently power a small town. This interconnected network will deliver electricity to tenants and consumers or could even support a major data center development for a major connectivity hub.



# LAND ATTRIBUTES

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## ACCESS

Being centrally located for all movement and transit needs is critical. Location, location, location is key to any development. TXDOT has invested \$760 million in the US 183 corridor to provide a clear flow of traffic traveling from downtown to the airport or west and north Austin. US183 is the front door to all east Austin development.



## 40 ACRES

We call it the EIGHTFOLD Farm, forty acres at the back of the property naturally preserved and devoted for cultivation of orchards of fruit trees or nut trees, watermelon varieties or cotton plants. Our urban farm aims to serve a purpose to preserve the land for consumer engagement by providing an educational element for local school programs.



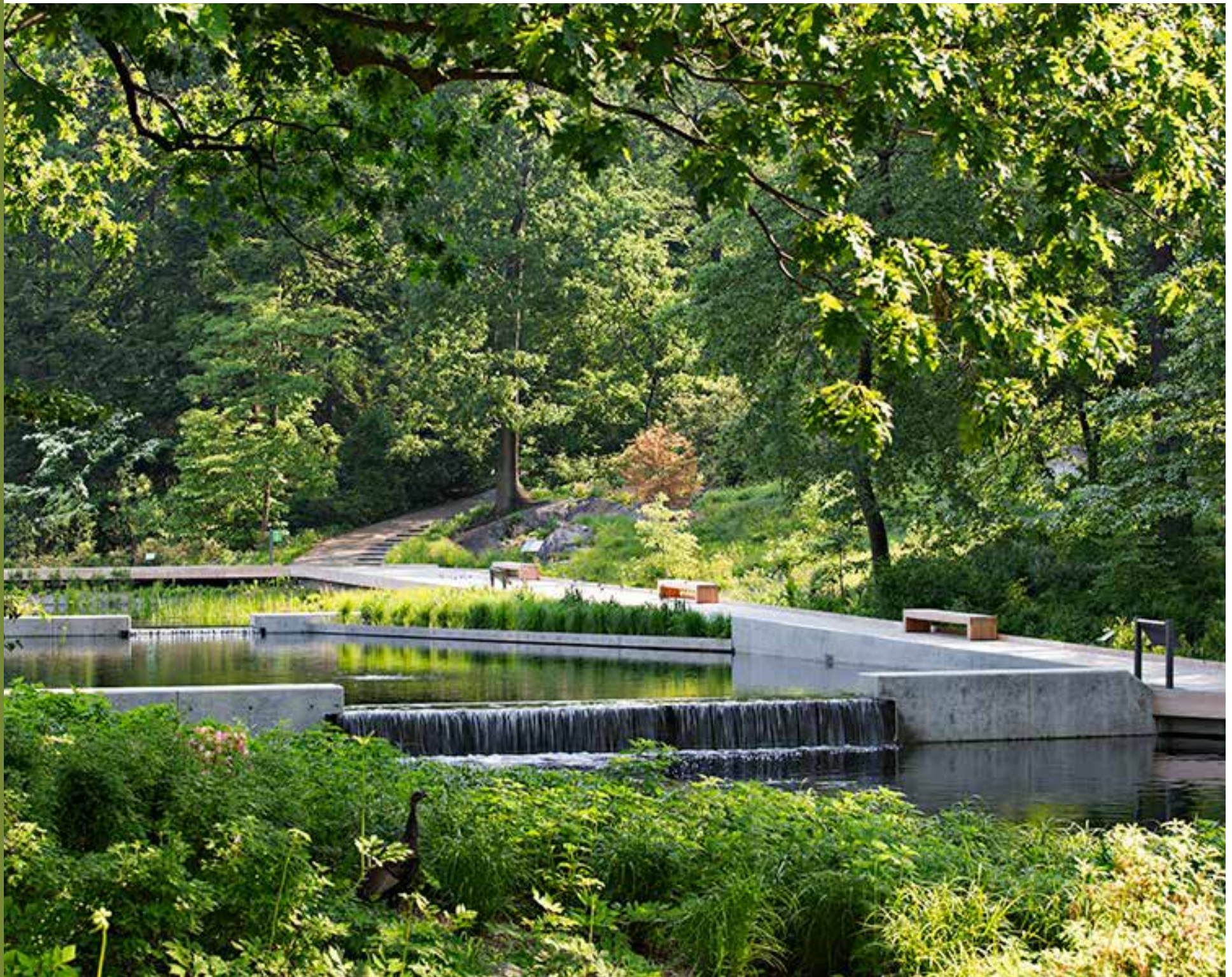
## TREE HERITAGE

Texans love their live oaks with good reason. A popular shade tree in Central Texas, a live oak can grow to between 30-80 feet in height.

EIGHTFOLD has XX trees on its full 109 acres and XX heritage trees which age from X to Y. Trees enhance a property's value and generates environmental appeal.









## ZEN GARDEN

Traditionally, a zen garden is a space decorated with sand, rocks and other natural materials in lines or patterns to create a meditative environment. The EIGHTFOLD Zen Garden is the heart and soul of the project. As the protected center anchored between all development, it is the reminder to develop with nature and not against nature.

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~OUTDOOR YOGA



~ZEN GARDEN



~HOLISTIC HEALING CENTER



## BIKE AMENITIES

Biking is a healthy, green alternative for human transit. The Walnut creek bike trail runs along the back of the property and provides direct access to south and north Austin. Whether you chose an electric bike, ride service or have an individual peddler, bikes are part of the Austin culture and will be central to the EIGHTFOLD project.



~ELECTRIC BICYCLES

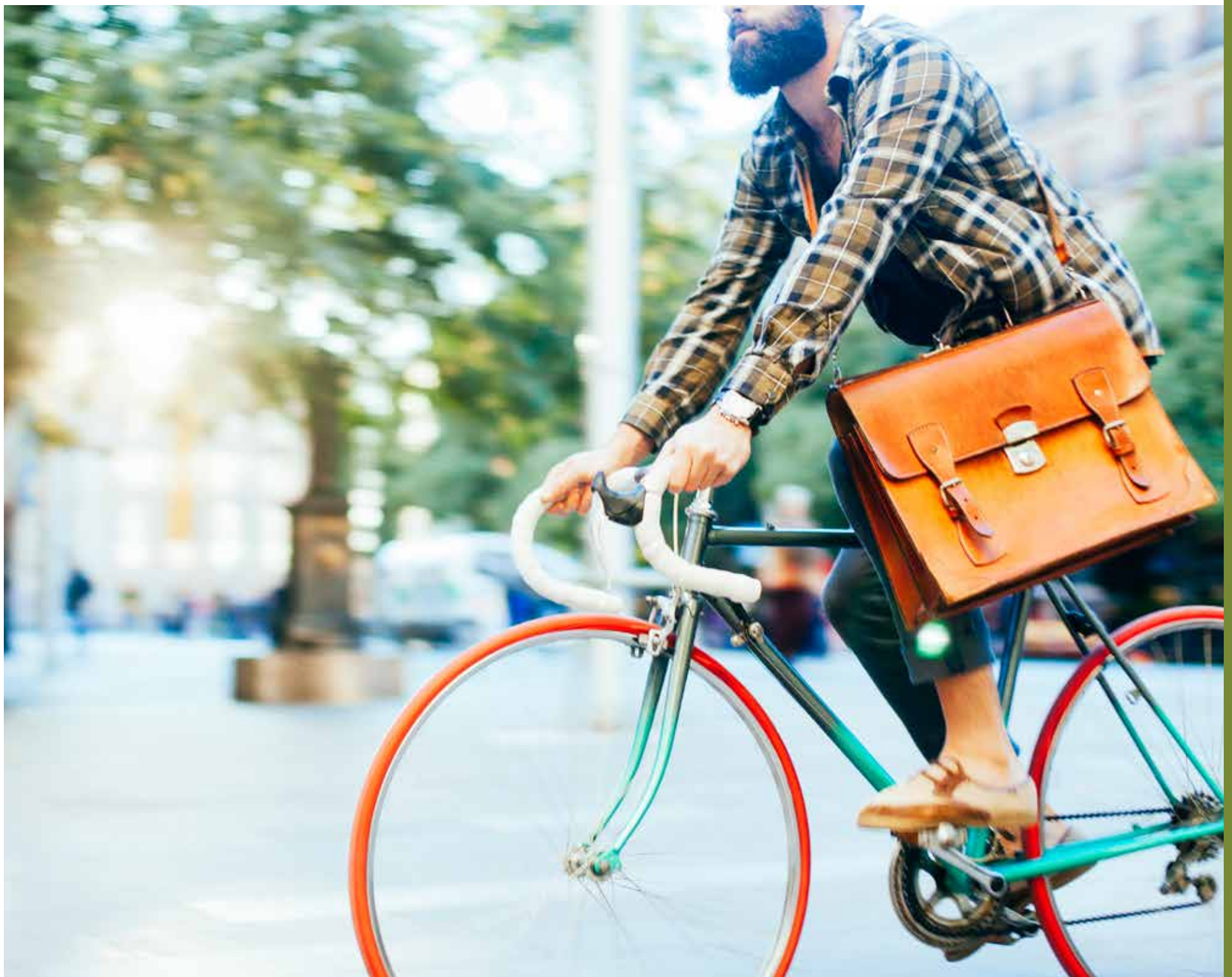


~WALLER CREEK BIKE TRAIL



~TRAVEL FROM DOWNTOWN TO EIGHTFOLD  
IN 15 MILES OR 30 MINUTES ON BIKE







~RETAIL AND RESTAURANTS

# IDEAL TENANT SPREAD

[CREATIVE SPACE, DATA CENTER, MEDICAL LABS]

EIGHTFOLD will attract a variety of diverse businesses. Whether a professional office space, tech lab, data center, creative studio, boutique hotel, restaurant, gourmet grocer or integrative hub for science research, we want more ideas to cultivate, more growth to populate and more business to generate.



~CREATIVE SPACES



~DATA CENTERS



~MEDICAL LABS



EIGHTFOLD

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