



Director of Asset Management

The [University of Texas at Austin](#) seeks a strategic and operationally focused Director of Asset Management to oversee its diverse real estate portfolio, balancing business acumen with a commitment to academic institutional priorities.

The newly created position of Director of Asset Management will drive operational excellence and growth across our portfolio which includes hotel/conference, student-housing, commercial mixed-use, multi-family and innovation properties.

Real Estate Planning and Strategy

The University of Texas at Austin is a world-renowned educational institution, committed to excellence in education, research, and public service. Real Estate Planning and Strategy manages real property owned by the University of Texas to maximize impact, using University property to advance mission in housing, innovation and research and to generate long-term recurring cash flows supporting the University.

The campus real estate portfolio includes university leased and owned properties and university ground leased properties. The team manages lease transactions, contract management, easement negotiations, the acquisition of properties that fit within the approved Campus Master Plan, or as required in the pursuit of the University's mission, dispositions and third-party real estate partnerships.

The University owns or controls multiple development sites supporting future growth. These sites will be utilized for a variety of purposes including: research, medical and academic space, office and light manufacturing space and residential space. University sites include 800+ acres of developable land which could potentially yield over 26M square feet in useable space which will continue to grow this portfolio over time.

A few notable projects and properties:

- [Innovation Tower](#) - Located in Austin's Innovation District, the tower was completed in 2022 and serves as UT's hub, where the University partners with the commercial world on innovation and commercialization initiatives. The building offers an impressive 324,510 square feet of office space and the prime location means access to a rich pool of talent, fostering dynamic collaborations and innovative partnerships. With the university's cutting-edge research, world-class faculty, and a constant influx of top-tier students, Innovation Tower provides an ideal environment for businesses to harness fresh perspectives, stay at the forefront of emerging trends, and fuel their growth.
- [Boulevard at Town Lake Apartments](#) – The University is proactively working to improve housing options for students, faculty and staff. The 256 unit garden style apartment project

near Town Lake was acquired to provide a convenient, attractive and favorably priced option for newly recruited staff.

- **AT&T Hotel and Conference Center** - Located in the heart of the University of Texas at Austin campus, the AT&T Conference Center serves as a premier facility for academic, corporate, and community engagement and offers comprehensive meeting spaces, advanced technological infrastructure, and direct access to the university's world-renowned academic community. Strategically positioned to leverage the university's rich intellectual resources, the center provides a state-of-the-art venue for conferences, meetings, and collaborative events. The facility offers 297 hotel rooms, 53+ meeting rooms covering 85,000 square feet of space, complimentary wireless, high-speed connectivity, and access to 5 chef-driven restaurants. The conference center delivers exceptional value by creating a dynamic hub for knowledge exchange, professional development, and innovative networking. With its prime campus location, the center enables organizations to tap into UT Austin's cutting-edge research, talented faculty, and exceptional student body.

Position Summary

Reporting to Dan Allen, Associate Vice President for Finance and Executive Director for Real Estate Planning & Strategy, the Director of Asset Management will be responsible for optimizing the performance of the University's growing real estate portfolio, which includes hotel/conference, student-housing, commercial mixed-use, multi-family and innovation spaces. This role requires a strategic thinker with strong financial acumen, exceptional project management skills, and extensive experience in real estate asset management.

Responsibilities

- **Portfolio Management:** Management of the University's real estate portfolio, implementing KPI's and targeted improvements to deliver optimal performance and value creation.
- **Financial Analysis:** Lead the financial analysis and modeling process to evaluate the performance of assets and identify opportunities for improvement.
- **Reporting:** Design, prepare and present quarterly asset updates for Leadership.
- **Strategic Planning:** Develop and implement strategic plans for the portfolio, its assets and operating businesses, focused on strategic pricing, performance management and analytics, capital planning/projects including setting replacement reserves.
- **Property Oversight:** Supervise property management teams to ensure the efficient and effective operation of assets.
- **Lease Negotiation:** Coordinate negotiation and lease administration, ensuring favorable terms and conditions for the University.
- **Stakeholder Collaboration:** Work closely with internal and external stakeholders, including university departments, tenants, and community partners, to achieve strategic goals.
- **Market Analysis:** Conduct market research and analysis to stay informed about industry trends and make data-driven decisions.
- **Compliance:** Ensure all real estate activities comply with university policies, and local, state, and federal regulations.

Required Qualifications

- Bachelor's degree in Real Estate, Finance, Business Administration, or a related field
- At least seven (7) years of experience in real estate asset management. Experience solving complex asset management issues and implementing improvements.
- Strong financial analysis and modeling skills.
- Proven track record of successful portfolio management and strategic planning.
- Excellent negotiation, communication, and interpersonal skills.
- Ability to work collaboratively with diverse stakeholders.
- In-depth knowledge of real estate market trends and regulatory requirements.
- Proficiency in real estate management software and tools.
- Strong work ethic and professional integrity.
- Commitment to the University's mission and values.
- Relevant education and experience may be substituted as appropriate.

Preferred Qualifications

- Master's degree in Real Estate Development, Business, Finance, or equivalent.
- Experience with a variety of project types. Involvement with development projects from inception through completion and stabilized operations.

The University of Texas at Austin

By virtue of its public mission, culture of innovation, location, size, and rich history, The University of Texas at Austin (UT) is one of the highest-impact universities in the world. As the top public university in Texas and the flagship of The University of Texas System, UT is an influential catalyst for scientific, economic, and societal progress throughout the state. Change Starts Here UT's 10-year strategic plan aims to align the university's mission with its unique opportunity to further impact society and change the world.

Established in 1883, the university's main campus now spans 431 acres and has a community of 52,000 students, 3,500 faculty members, and more than 15,000 staff members. In addition to its main campus near downtown Austin, UT extends to the J.J. Pickle Research Campus in north Austin, the Lady Bird Johnson Wildflower Center in south Austin, the McDonald Observatory in west Texas, the Marine Science Institute in Port Aransas, and several cultural and historic sites across the state.

The university is a leader in the fields of energy, computer science, entrepreneurship, and national security, and its graduate programs in accounting, petroleum engineering, geology, Latin American history and the sociology of population rank No. 1 in the United States. UT has been designated as a Hispanic Serving Institution and is among the top producers of doctoral degrees in the nation.

UT offers more than 150 undergraduate degree programs and more than 230 graduate programs across its 19 colleges and schools in the sciences, arts, humanities, and professions:

Each year, UT researchers publish work that focuses on fighting and treating diseases, devising solutions to global problems, addressing critically important social issues, and improving the human condition. As just one recent example, the lab of Jason McLellan, a faculty member in the Department of Molecular Biosciences, was critical to the development of COVID-19 vaccines. UT

Austin faculty have won Nobel Prizes, Macarthur “genius” fellowships, Abel Prizes, A.M. Turing Awards, Guggenheim Fellowships, and countless other awards for distinctions in their fields.

A member of the Association of American Universities since 1929, UT attracts over \$800 million annually for research. Through a succession of large grants from the National Science Foundation, UT has built a collection of the fastest supercomputers for open research in the world. The Department of Defense has designated UT’s Applied Research Laboratories as one of five University Affiliated Research Centers for the Navy, and the university is a major collaborator with the Army Futures Command.

UT has many academic programs ranked in the top 25 nationally, and the number continues to rise every year. At the graduate level, 53 programs rank among the top 10, representing more than a dozen of the university’s colleges and schools. Almost 40 other programs rank in the top 25. The Times Higher Education World University Rankings for 2022 lists the university as the 47th best university in the world, while U.S. News & World Report ranks it 7th among American public universities.

The university’s holdings comprise more than 170 million objects including a Gutenberg Bible and other rare books, manuscripts, photographs, and artworks and artifacts from natural history to pop culture in eight museums and 17 libraries. The Lyndon B. Johnson Presidential Library was the first presidential library to be located on a university campus.

Over the past 15 years, the campus has undergone a significant modernization and expansion of its research, academic, and community spaces. Recent new buildings — like the Gates Computer Science Complex and Dell Computer Science Hall, the G.B. Dealey Center for New Media, the Engineering Education and Research Center, the Health Discovery and Health Transformation Buildings, Robert B. Rowling Hall, and the Gary L. Thomas Energy Engineering Building — have added new state-of-the-art facilities, high-tech labs, and dynamic collaboration spaces that are transforming the student and faculty experience.

The university’s large and highly accomplished student body, storied history, strong and supportive community, and richness of tradition have given rise to a proud alumni base of more than 500,000. These “Texas Exes” include founders or co-founders of Dell Computers, American Airlines, DreamWorks, 7-Eleven, National Instruments, CarMax, and Clear Channel Communications. Among UT’s many well-known alumni are Matthew McConaughey, Kevin Durant, Michael Dell, Laura Bush, Jenna Bush Hager, Arthel Neville, Neil deGrasse Tyson, Wes Anderson, Robert Rodriguez, Renee Zellweger, Owen Wilson, Marcia Gay Harden, Sanya Richards-Ross, Sam Rayburn, James Baker, Kay Bailey Hutchison, Jim Allison, Rex Tillerson, Bill Moyers and Walter Cronkite, and current Texas Governor Greg Abbott.

The City of Austin

Located beside the picturesque Hill Country of Central Texas, Austin is the state capital and the 4th-largest city in Texas. As the 11th-largest city in the United States, Austin is a vibrant and rapidly growing economic hub, widely regarded as a friendly, active, and innovative community. It is

consistently regarded as a national creative center that attracts talented people from across the world.

Austin serves as the corporate headquarters for Fortune 500 companies such as Oracle, Dell, Whole Foods, Tesla, and many successful tech startups. Austin also hosts research and development offices for major technology-oriented companies such as Amazon, AMD, Apple, and Google, which have established their operations in Austin in large part to draw from the highly-skilled talent the university produces. U.S. News & World Report consistently ranks Austin among its [Best Places to Live in America](#), and Expedia recently ranked it No. 1 in its [21 Super-Cool U.S. Cities list](#).

To Apply

The University of Texas at Austin has retained [Opus Partners](#) to support this recruitment. [Kenna Boyd](#), Associate Partner and [Jeffrey Stafford](#), Senior Associate are leading the search. Confidential inquiries applications, and nominations should be submitted by email to jeffrey.stafford@opuspartners.net. To be considered by the University's search committee, candidates must provide a CV/resume and a letter of introduction that addresses the specific responsibilities, expectations, and qualifications described above. Please consult Opus Partners for more information about the application process.

The University of Texas at Austin, as an equal opportunity/affirmative action employer, complies with all applicable federal and state laws regarding nondiscrimination and affirmative action. The university is committed to a policy of equal opportunity for all persons and does not discriminate on the basis of race, color, national origin, age, marital status, sex, sexual orientation, gender identity, gender expression, disability, religion, or veteran status in employment, educational programs and activities and admissions.