



1,409 Square Foot Office/Medical
Price reduction: Now Asking \$479,000.00

Overview

Built in 2010, Stonegate Two was the last phase of the Stonegate development, which is approximately 120,000 square feet of office and medical space. Just east of the corner of West Gate Blvd. and William Cannon, this location is central to everything in south Austin. Building 3 sits directly to the left of the front entrance off William Cannon giving the unit maximum visibility and exposure. The project has a longstanding history of well-established medical users and also boasts full medical parking of 1:200. Suite 304 is in a **warm shell** condition with HVAC and a bathroom fully installed. The buyer will need to set a new meter for electricity and the ESPA with the City of Austin for that design has been approved. This would be a great layout as-is for a med spa use with two large procedure rooms; however, the Seller also has a full set of architectural plans that would convey if layout changes need to be made.

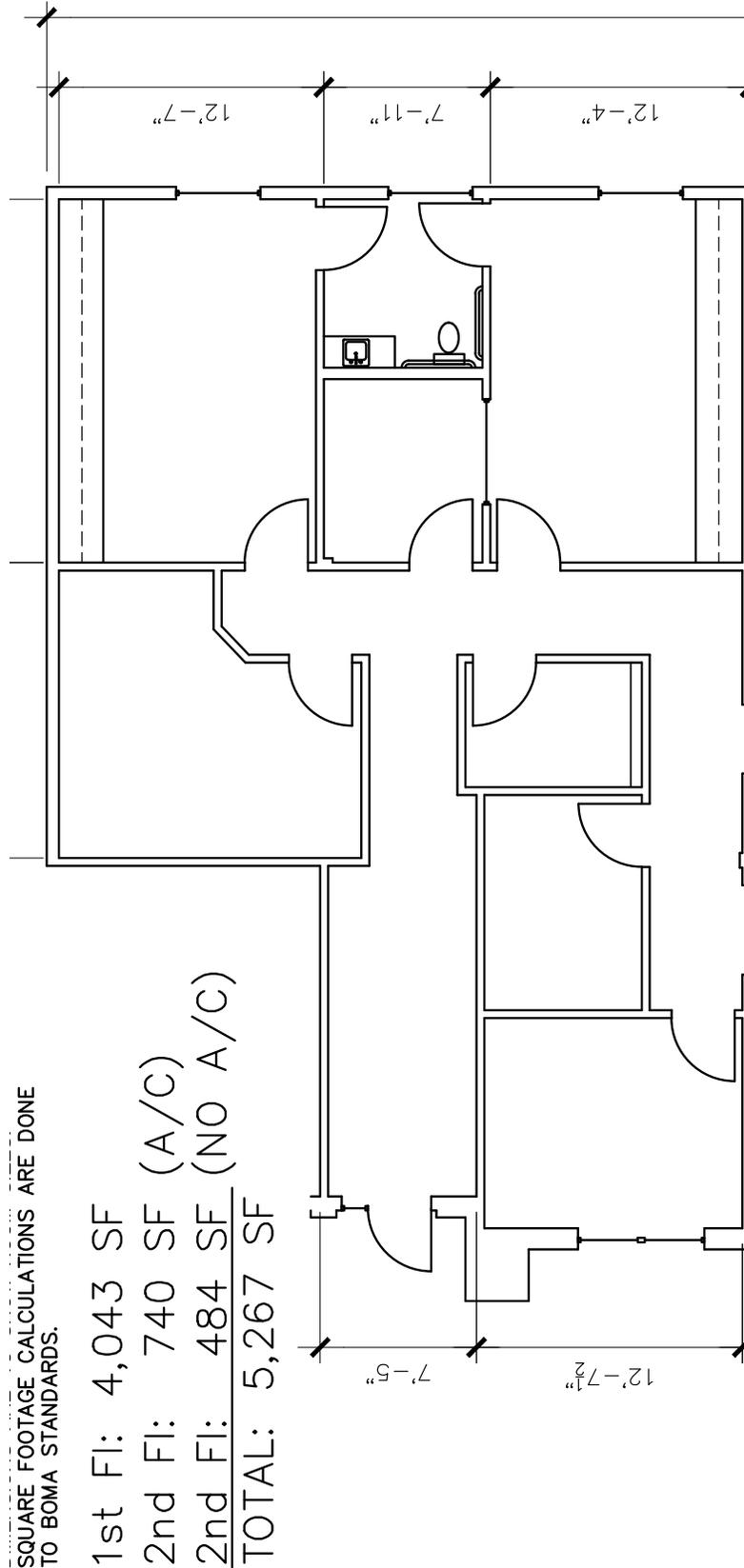
Contact

John Cummings

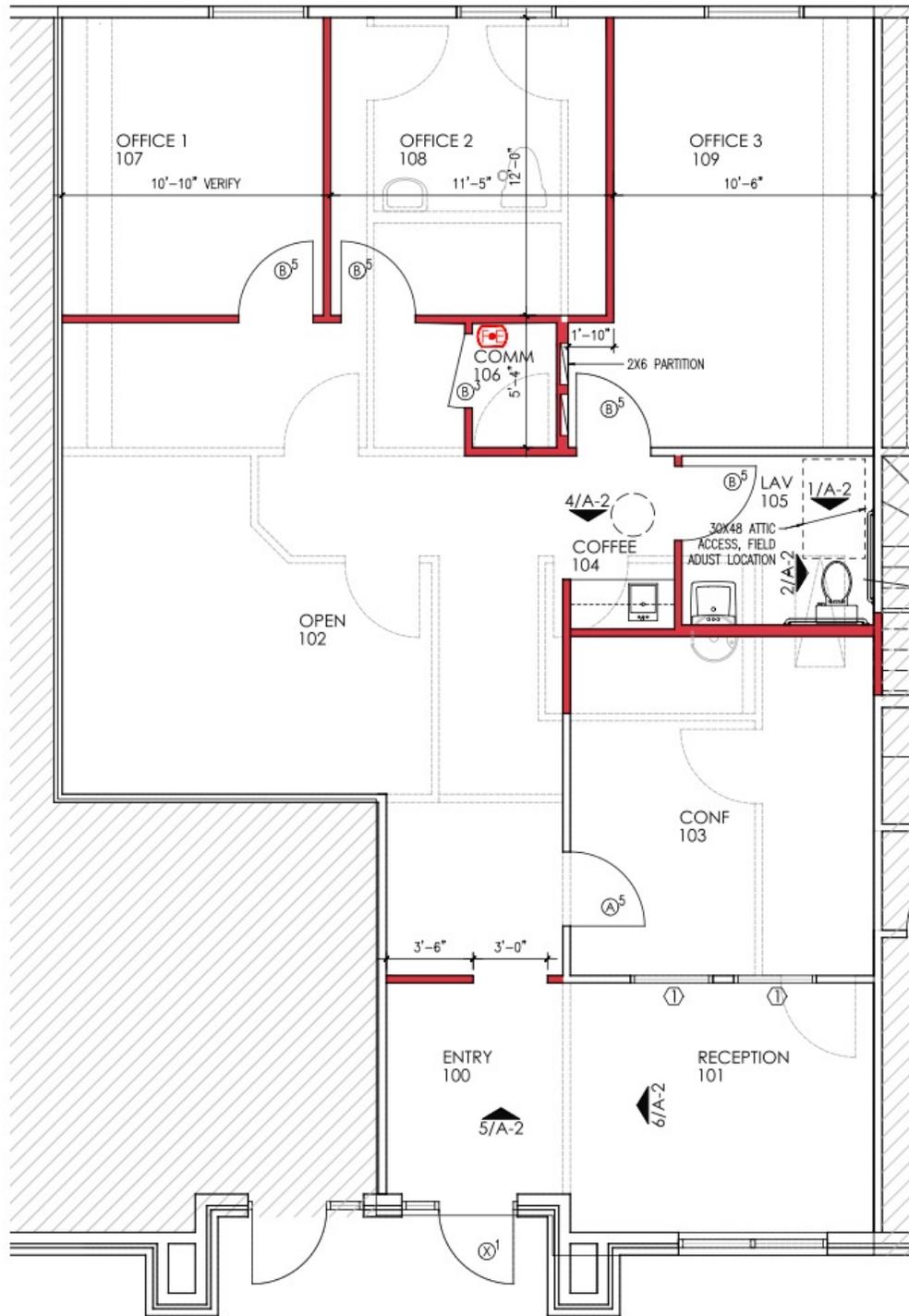
John@QuestRealtyAustin.com

512.415.8508

CURRENT FLOOR PLAN (1,409 SF)



PROPOSED FLOOR PLAN (1,409 SF)



1 FLOOR PLAN
1/4"=1'-0"

PROPERTY INFO

- Asking \$479,000 for 1,409 square feet (\$340/SF)
- *Legally, this unit is defined as suite 304 but it was previously part of the adjacent space (McGrath Medical). Unit has been subdivided now.
- TCAD: Property ID 759661
- 2025 Proposed Taxes: \$9,339.46 (\$6.79/SF/YR)
- Association Dues: \$3.05/SF/YR (managed by Associa Hill Country)
- The dues cover all common area expenses except personal electric, cable, internet, phone and business contents insurance
- Zoning: LO-CO-NP
- Parking: 1:200
- Available: Now! Unit is fully built out but priced as a warm shell. The space needs a new electrical meter installed and Seller has that design approved with the City of Austin.
- Densely populated area with over 275,000 people in a 5-mile radius of the property.
- High traffic! Over 31,000 cars per day on William Cannon Drive.

Central Location!

4-minute drive to Mopac

7-minute drive to IH-35

6-minute drive to 290

12-minute drive to downtown Austin

15-minute drive to Austin Bergstrom Airport





Westgate Lanes

Bridge at Sterling Springs

IMPACT

TEXACO

Stonegate One: Approximately 60K SF

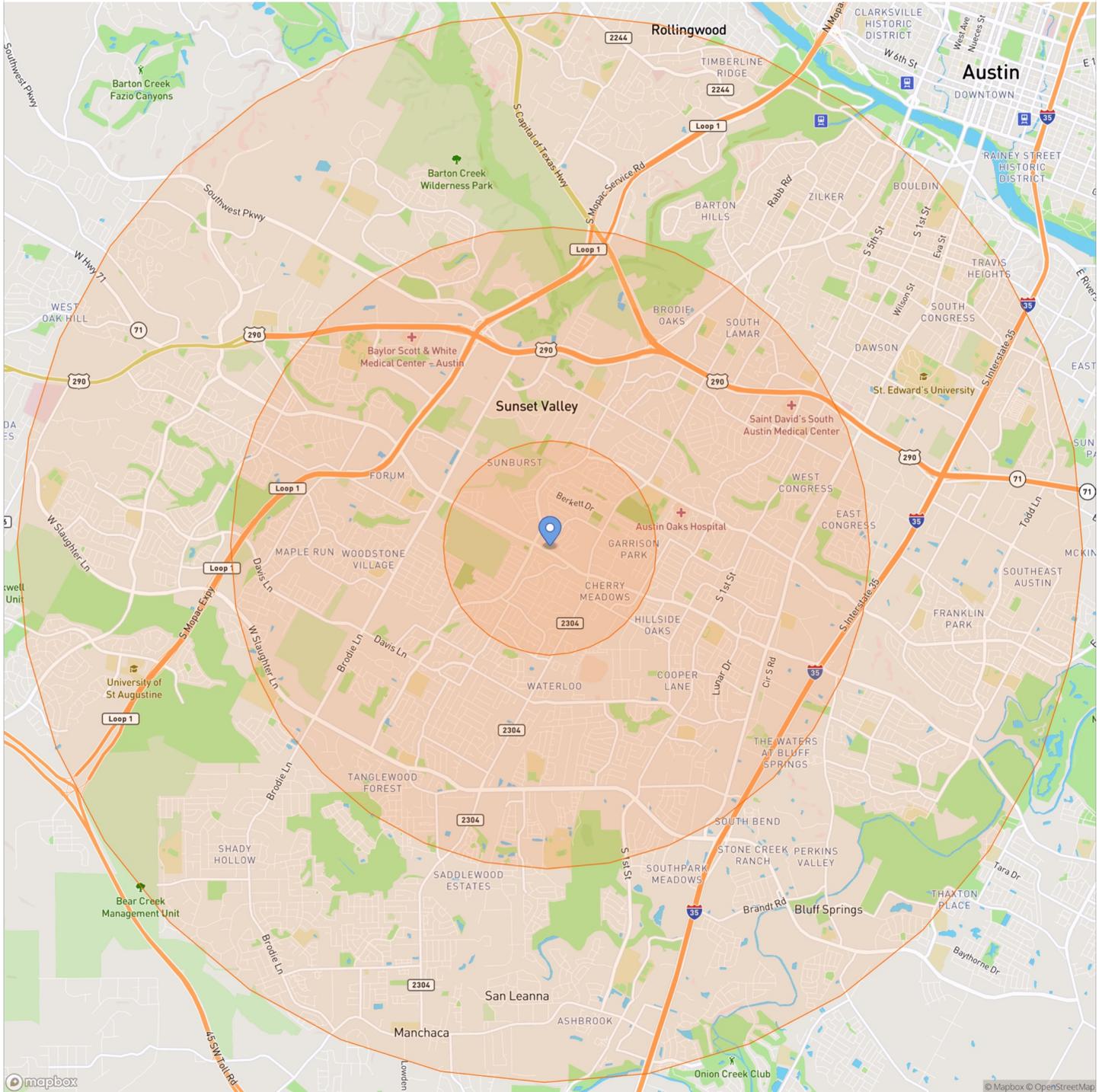
Cannon West Retail: 60K SF

West William Cannon Drive: 31,546 CPD

Building 3 Stonegate Two

Logos for: Bamboo Bistro, Starbucks Coffee, Planet Fitness, UPS, Domino's Pizza, CUBA512, DOLLAR GENERAL, La Posada Mexican Restaurant, and Pizzeria.

MAP



Disclaimer: Quest Realty, Inc. and its affiliates makes no representations, warranties or guarantees as to the correctness or completeness of the information presented in this document. The information was collected from sources deemed reliable by Quest Realty; however, it is strongly recommended that interested parties conduct their own proper due diligence.



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	13,359	116,959	276,085
Population Density (people per sq mi)	4,278	4,161	3,536

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01003

Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2022 inflation adjusted dollars)	\$89,409		\$85,636		\$90,411	
Mean Household Income (in 2022 inflation adjusted dollars)	\$115,670		\$108,827		\$122,708	
Families in Poverty	158	5%	1,910	7%	4,461	7%
Households	6,452		56,545		125,246	
Less than \$25,000	462	7%	5,943	11%	13,077	10%
\$25,000 to \$49,999	963	15%	9,011	16%	18,436	15%
\$50,000 to \$74,999	1,258	19%	9,734	17%	20,393	16%
\$75,000 to \$99,999	942	15%	8,425	15%	17,384	14%
\$100,000 to \$199,999	1,911	30%	16,627	29%	36,682	29%
\$200,000 or more	916	14%	6,805	12%	19,274	15%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B19001, B19013, B19025, B17010

Age

	1 mile		3 miles		5 miles	
Median Age	40		37		36	
Population	13,359		116,959		276,085	
9 & under	1,123	8%	10,567	9%	28,934	10%
10 to 19	622	5%	8,396	7%	26,355	10%
20 to 29	1,874	14%	20,713	18%	47,522	17%
30 to 39	3,188	24%	25,672	22%	55,887	20%
40 to 49	2,147	16%	17,612	15%	41,345	15%
50 to 59	1,445	11%	13,549	12%	32,215	12%
60 to 69	1,777	13%	11,749	10%	25,447	9%
70 & over	1,183	9%	8,701	7%	18,379	7%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01001

