

Owner-User Opportunity
FOR SALE

8733 SHOAL CREEK BLVD
AUSTIN, TX 78757



Private Office on Shoal Creek

partners

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Investment Summary

Located at 8733 Shoal Creek Blvd in Austin's highly desirable North Shoal Creek district, this 3,924 SF office building offers immediate highway access to MoPac, US-183, I-35, and TX-360. Originally built in 1985 and renovated in 2018, this move-in ready asset sits on 0.36 acres backing Shoal Creek, featuring 12 dedicated parking spaces plus cul-de-sac overflow. The first floor is immediately available for occupancy and the second floor is home to tenants on short term leases.

Price \$1,600,000

Price Per SF \$407.75

Occupancy Flexible

Lot Size 0.36 AC

Building Size 3,924 SF

Year Built 1985

Year Renovated 2018

Parking Spaces 12 + Culdesac



Property Highlights



Perfect Owner-User Opportunity

Take advantage of this opportunity to own your business' real estate operations and convert occupancy cost into long-term equity.

Flexible Tenancy In Place

This property has been home to the tenants for up to 10 years. They are all now on short term agreements providing flexibility for different space needs.

Ideal Location | Highly Accessible

Situated in the highly desirable North Shoal Creek district with immediate access to MoPac Expy, US Hwy 183, I-35, and Capital of TX Hwy 360.

Peaceful Surroundings | Shoal Creek

Enjoy a property that backs up to Shoal Creek, surrounded by gorgeous heritage oak trees and an active community of runners, hikers, and bikers.

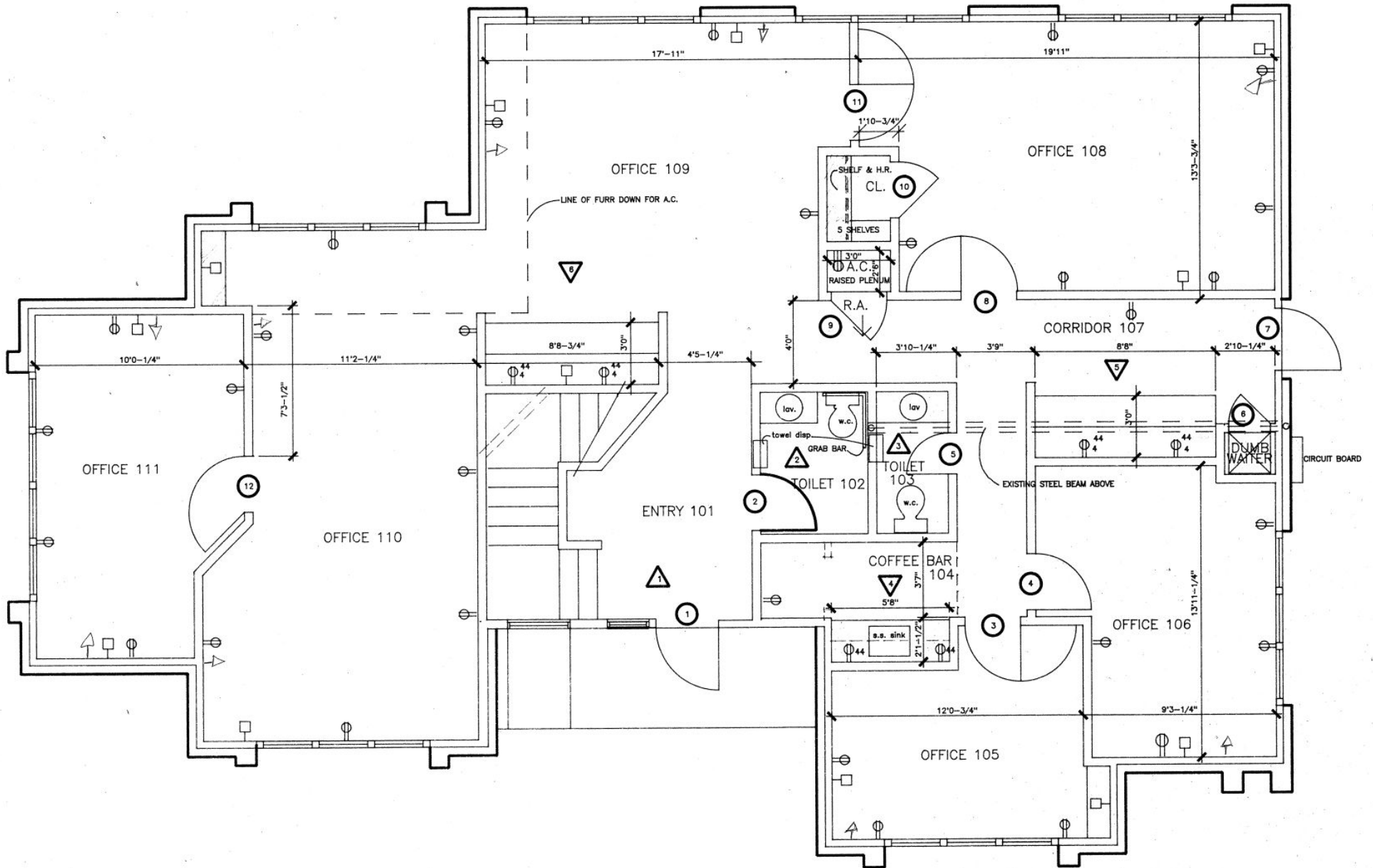
Updated Asset | Move-In Ready

Originally built in 1985, extensively renovated in 2018, and meticulously maintained since, this building is ready for immediate owner occupancy. HVAC units have been replaced over the last 4 years.

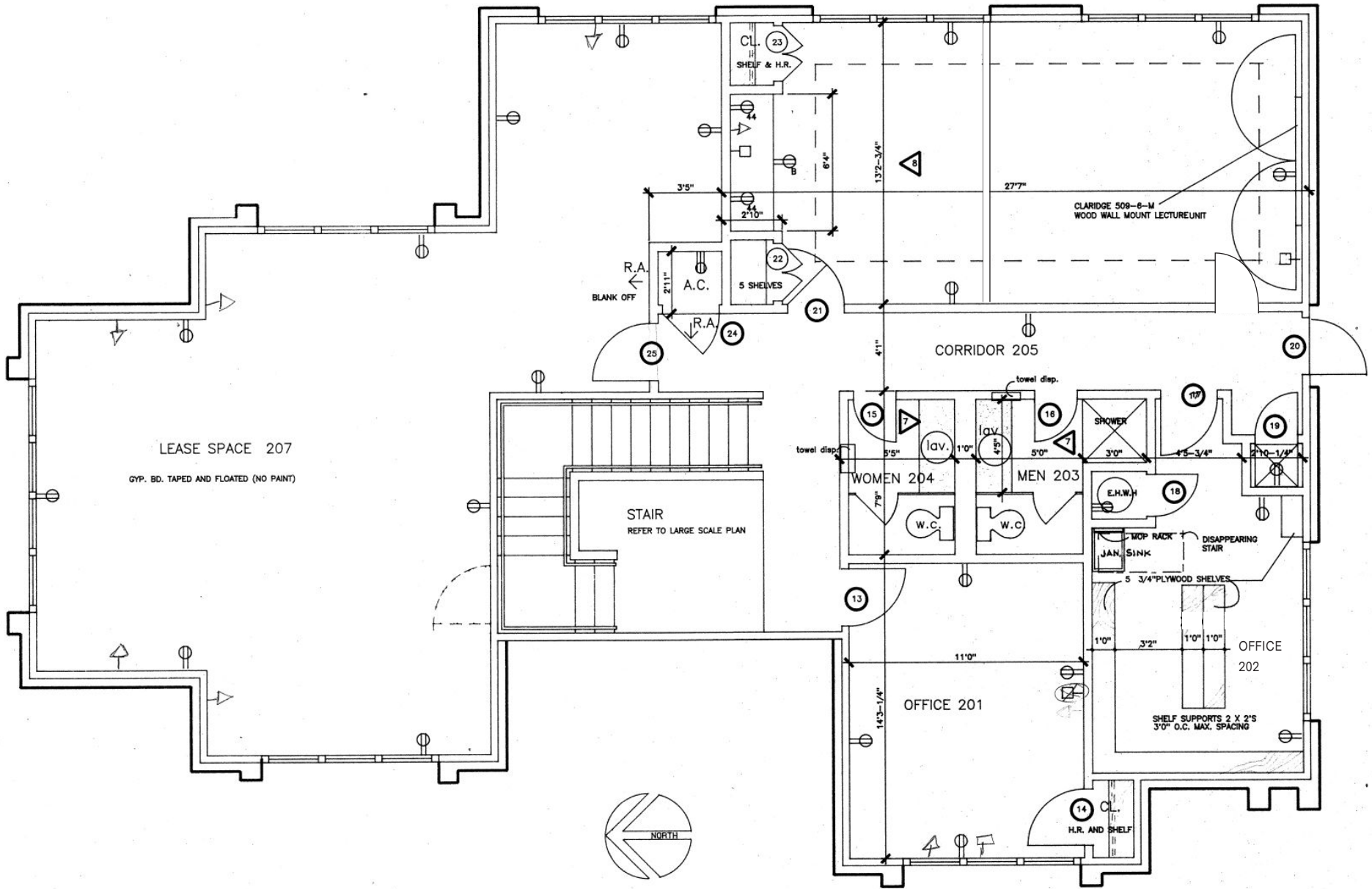
Efficient Footprint | Ample Parking

A manageable 3,924 SF on 0.36 acres with 12 dedicated parking spaces plus cul-de-sac overflow — a rare advantage in Austin's inner-loop market.

First Floor



Second Floor



Plan of Upper Floor

Interior Photos



Interior Photos

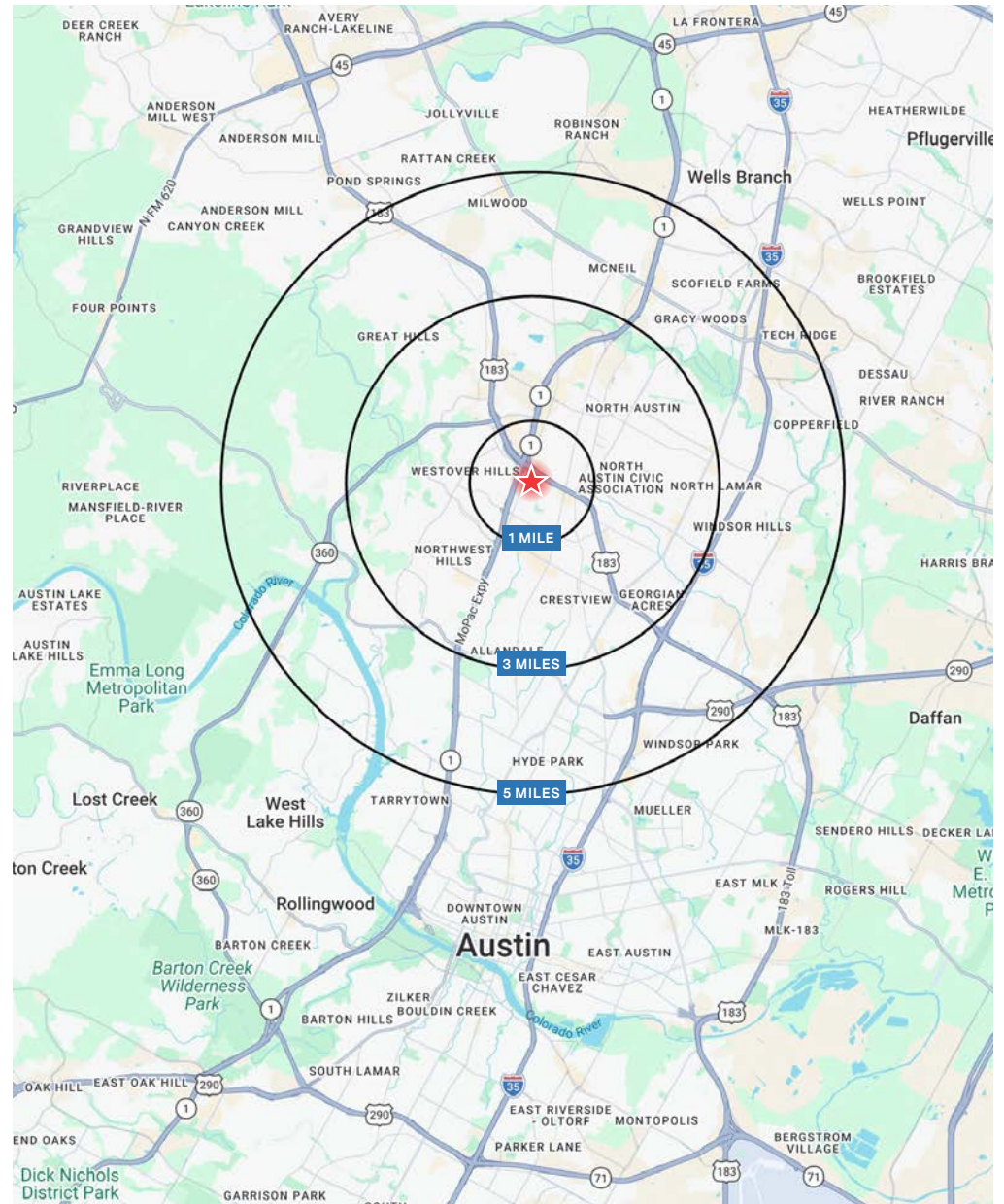


Interior Photos



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	9,535	138,121	312,526
2029 Population Projection	9,933	144,299	326,945
Median Age	40.4	37.9	37.9
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	4,753	64,744	142,119
2029 Household Projection	4,988	68,174	149,723
Avg Household Income	\$114,580	\$114,358	\$119,847
Median Household Income	\$73,073	\$82,159	\$87,620
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	18,504	101,923	218,271
Businesses	2,162	13,634	25,951



Aerial Overview



Aerial Overview





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____