

FOR SALE —



4308 N Quinlan Park Rd

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CSA Realty Group in compliance with all applicable fair housing and equal opportunity laws.



# PROPERTY INFORMATION

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## Section 1





## PROPERTY SUMMARY

4308 N Quinlan Park Rd



### Property Description

This 22,441 square foot neighborhood retail center that sits on 5.9 acres is the perfect opportunity for an investor looking to add to their portfolio of stable assets while taking advantage of a development opportunity with the additional building site. The additional land development opportunity includes level site with over 31,000 SF of a buildable area and 14,000 SF impervious coverage left, buyer to independently verify. This site would be ideal for retail, office, or specialty.

### Property Highlights

- Conveniently located near the front of the community with quick access to HWY 620
- Great Demographics
- Zoning: Austin ETJ
- Additional development opportunity onsite with full feasibility report
- Great demographics with highest average household income in the area

### Offering Summary

Sale Price:	\$6,400,00
Number of Units:	4
Building Size:	22,441 SF
NOI:	\$437,503.00

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,325	10,821	24,444
Total Population	6,019	30,314	64,247
Average HH Income	\$205,689	\$237,031	\$220,186





## PROPERTY DESCRIPTION

4308 N Quinlan Park Rd



### Property Description

This 22,441 square foot neighborhood retail center that sits on 5.9 acres is the perfect opportunity for an investor looking to add to their portfolio of stable assets while taking advantage of a development opportunity with the additional building site. The additional land development opportunity includes level site with over 31,000 SF of a buildable area and 14,000 SF impervious coverage left, buyer to independently verify. This site would be ideal for retail, office, or specialty.

### Location Description

In western Travis County, this property is accessed off of North Quinlan Park Road via Highway 620. Traveling north from Lakeway/Bee Cave, just 15-20 minutes to the south, or traveling south from Cedar Park just 15 minutes to the North, nestled in the Four Points Community of West Austin. This property is located towards the front of the master planned community of Steiner Ranch. This site boasts high traffic counts and easy access on the evening side of the street. Aerial shots of the community show that Steiner Ranch sits at the genesis of Lake Austin as it comes out Mansfield Dam, which creates Lake Travis. Local attractions included the world renowned Lake Austin Spa, Steiner Ranch Steakhouse, and three public lake access points, two with boat access to Lake Austin.





## COMPLETE HIGHLIGHTS

4308 N Quinlan Park Rd



### Property Highlights

- Conveniently located near the front of the community with quick access to HWY 620
- Great Demographics
- Zoning: Austin ETJ
- Additional development opportunity onsite with full feasibility report
- Great demographics with highest average household incomes in all of Austin
- Highly desirable community of Steiner Ranch
- 100% occupied neighborhood retail center with four, strong, local tenants
- Potential for additional development with retail, office, or retirement community uses allowed





## ADDITIONAL PHOTOS

4308 N Quinlan Park Rd





# Development Opportunity

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## Section 2





## DEVELOPMENT OPPORTUNITY

4308 N Quinlan Park Rd



### Land Highlights

- Level site with over 31,000 SF building area outlined in red
- 14,000 SF of allowable coverage left per the City of Austin watershed. To be independently verified by buyer
- All utilities onsite
- Zoning: ETJ
- Potential uses include: Retail, office, multi-family, retirement community, private school campus, religious facilities, and more.
- Potential to use existing retention pond
- LUEs and impervious cover must be purchased in addition to the land cost
- Additional \$495,000 for the purchase of land added to the asking price of the property.

### Land Description

The land outlined in red was identified in a forty+ page feasibility report (provided upon request) completed by Manhard Consulting Civil Engineering firm in the Summer of 2023 as a potential building site for additional improvements. The outlined portion of land is part of the larger 5.9 acre site which also includes the existing 22,441 square foot building. This additional land can be separated and parceled out if the buyer does not want to have the land included in the purchase of the building. If the buyer does want the land, the asking price will be adjusted up \$6,800,000 total purchase price.

This opportunity to build additional structures would greatly benefit a future owner with plans for expansion or as an opportunity for an owner/investor to maximize profits with another income producing building.



# LOCATION INFORMATION

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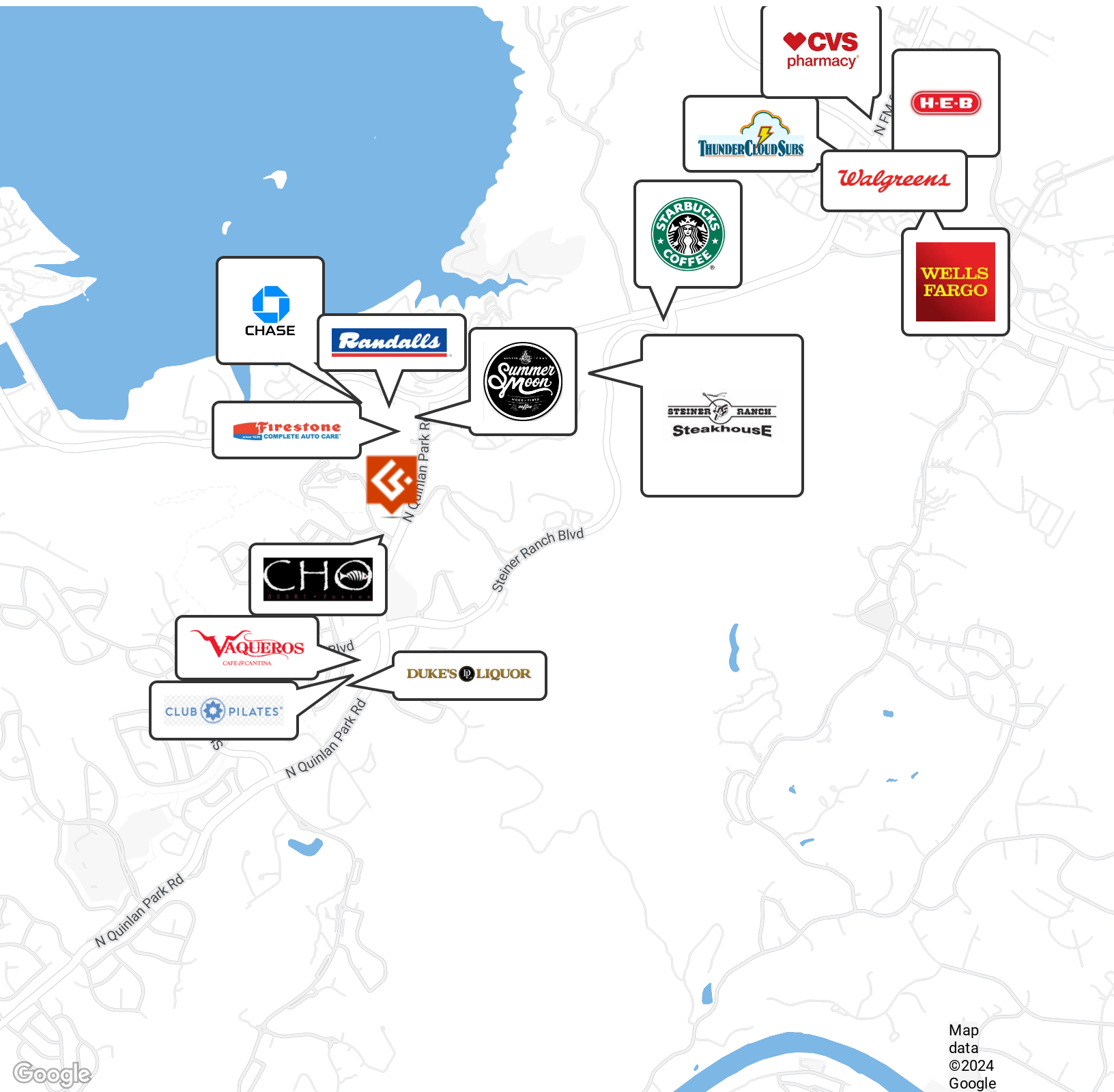
## Section 3





## RETAILER MAP

4308 N Quinlan Park Rd



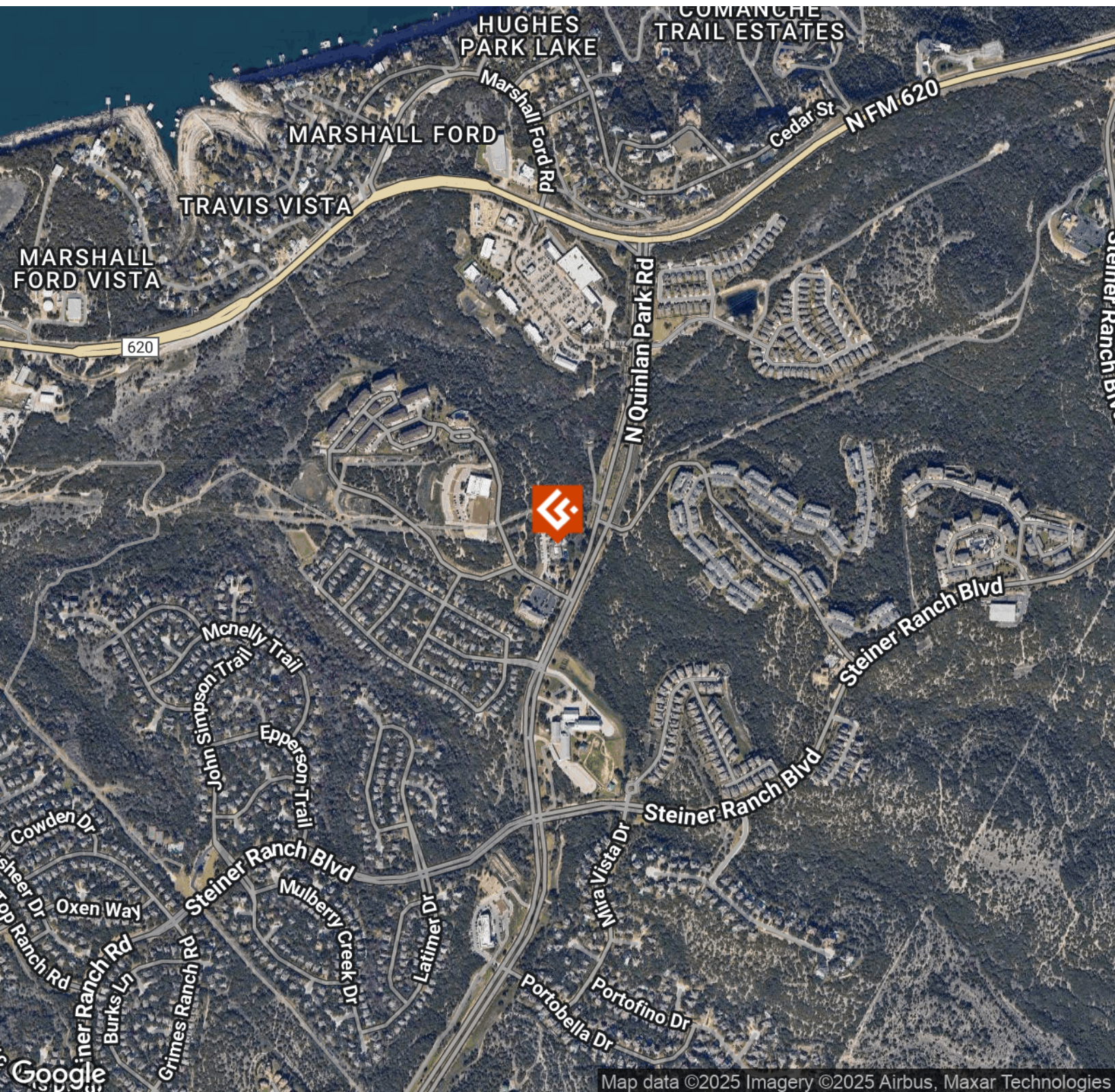
Map  
data  
©2024  
Google





## AERIAL MAP

4308 N Quinlan Park Rd







# FINANCIAL ANALYSIS

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## Section 4



## RENT ROLL

4308 N Quinlan Park Rd

Suite	Tenant Name	Size SF	Escalation Dates	Price / SF / Year	Annual Rent	Lease Start	Lease End
100	Bridges Academy Austin	11,620 SF	8/1/2025 3/1/2027 3/1/2028	\$16.00 \$17.00 \$18.00 \$19.00	\$185,920	3/8/2024	2/28/2029
200	Wild Basin Fitness	7,049 SF	8/1/2027 8/1/2032	\$20.61 \$22.00 \$24.00	\$145,280	3/20/2006	7/31/2037
201	Steiner Ranch Pediatric Dentistry	2,080 SF	8/1/2025 8/1/2032	\$30.00 \$30.00 \$31.80	\$62,400	8/1/2025	7/31/2035
202	Chiropractor	1,692 SF	2/1/2025 2/1/2026 2/1/2027 2/1/2028	\$25.96 \$25.96 \$27.00 \$28.08 \$29.20	\$43,924	11/1/2022	1/31/2029
-	-	-	-	-	-	-	-
Totals		22,441 SF		\$92.57	\$437,524		





## TENANT PROFILES

4308 N Quinlan Park Rd



### Tenant Overview

Company:	Wild Basin Fitness
Founded:	1996
Locations:	Steiner Ranch
Website:	<a href="https://wildbasinfitx.com/">https://wildbasinfitx.com/</a>

### CUSTOM TEXT

This is a local full service gym offering group training classes, personal training, yoga, pilates, and more.



## TENANT PROFILES

4308 N Quinlan Park Rd



### Tenant Overview

Company:	Central Park Pediatric Dentistry
Founded:	2013
Locations:	Central Austin, Steiner Ranch, and Dripping Springs
Website:	<a href="https://myaustinpeditricdentist.com/">https://myaustinpeditricdentist.com/</a>

### CUSTOM TEXT

this is a strong, local pediatric dentist with three area wide locations. Steiner Ranch is a large community with many young families and this is the only pediatric dentist in the neighborhood.





## TENANT PROFILES

4308 N Quinlan Park Rd



### Tenant Overview

Company:	Pinnacle Sports Performance & Rehabilitation
Locations:	Westlake and Steiner Ranch
Website:	<a href="https://www.pinnacleatx.com/about">https://www.pinnacleatx.com/about</a>

### CUSTOM TEXT

This local chiropractor has two area wide locations specializing in general chiropractic care along with other offerings such as: ART, Massage Therapy, Cupping, Dry Needling, Cold Tub, Infrared Sauna, and more.



## TENANT PROFILES

4308 N Quinlan Park Rd



### Tenant Overview

Company:	Bridges Academy Austin Private School
Founded:	2020
Locations:	Steiner Ranch
Website:	<a href="https://www.bridgesacademyaustin.com/">https://www.bridgesacademyaustin.com/</a>

### CUSTOM TEXT

Bridges Academy Austin is an accredited private PreK-12 school in Austin, Texas. The school offers very small classes with instruction tailored to each student's needs. Certified teachers and specialists provide quality education for students, whether they are on-level, above grade level, or behind.





# FINANCIAL SUMMARY

4308 N Quinlan Park Rd

## Investment Overview

Price	\$6,400,000
Price per SF	\$285
Existing NOI	\$437,503
Estimated Additional Land Value	\$,000
Price with Additional Land	\$6,895,000



# DEMOGRAPHICS

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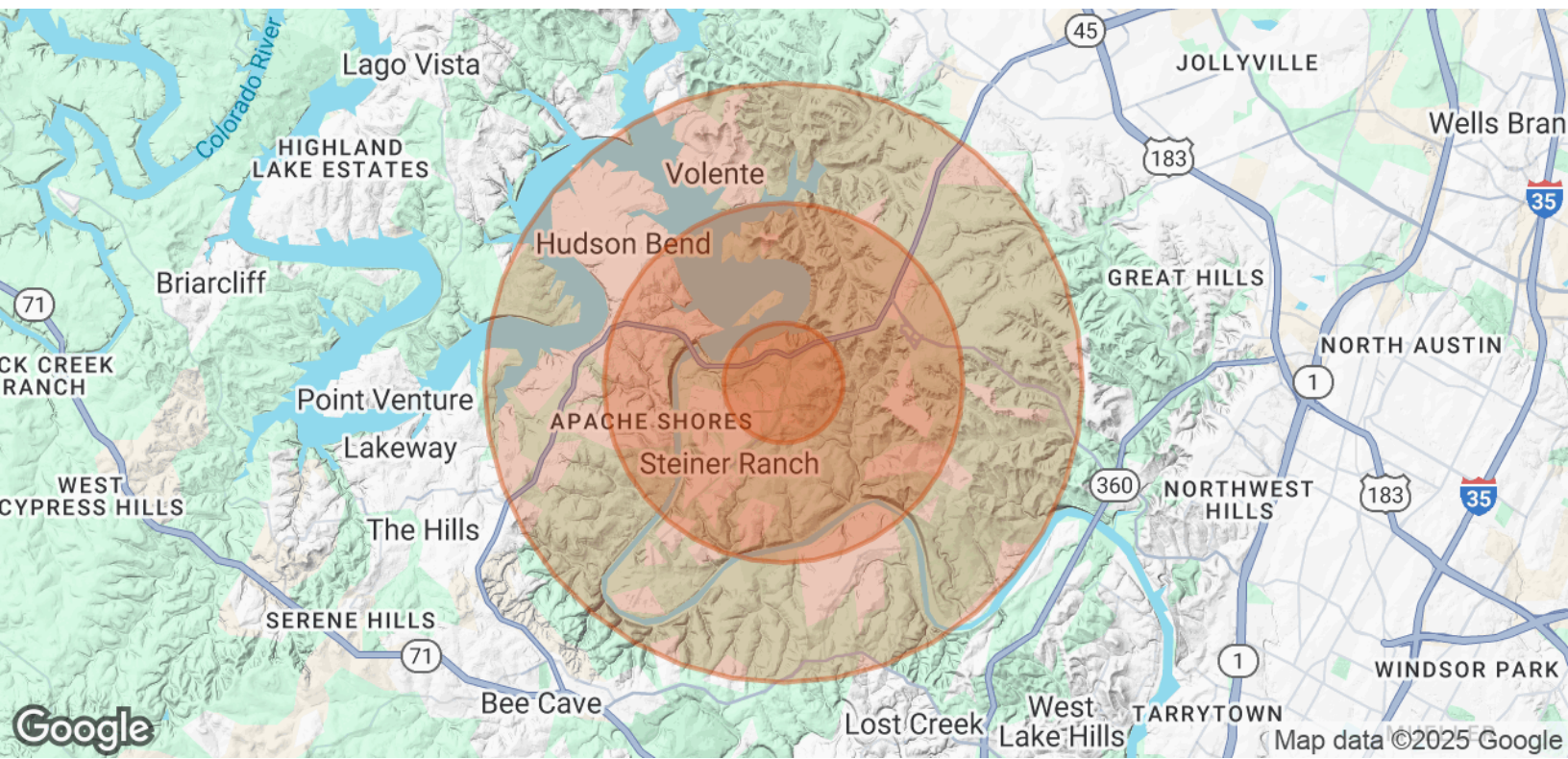
## Section 5





# DEMOGRAPHICS MAP & REPORT

4308 N Quinlan Park Rd



Population	1 Mile	3 Miles	5 Miles
Total Population	6,019	30,314	64,247
Average Age	37	38	39
Average Age (Male)	37	38	39
Average Age (Female)	38	39	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,325	10,821	24,444
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$205,689	\$237,031	\$220,186
Average House Value	\$802,059	\$907,146	\$943,005

Demographics data derived from AlphaMap



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the Texas Real Estate Commission

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IABS 1-0 Date