

PROFESSIONAL MEDICAL/OFFICE CONDOMINIUM FOR SALE

4810 Spicewood Springs, Suite 150
Austin, Texas 78759

ADDRESS

4810 Spicewood Springs Rd, Suite 150
Austin, Texas 78759

PRICE \$914,935

SIZE ±2,422 RSF approximate*

HIGHLIGHTS

- Medical/General Office Condo for Sale
- Built in 2000
- First Floor Location
- Corner Suite with 12 perimeter windows
- Reception with Hill Country Views
- 6 Private Offices
- Conference Area & Break Room
- Common Area Restrooms
- Private Rear Entry/Exit
- Spicewood Springs Signage
- Parking Ratio: 1:111 approximate*
- Zoning: LO
- 2024 Association Dues: \$2,394.33 Quarterly (Owner pays separately for personal and property taxes and electricity)

* Per the Condo Association, the gross square footage allocated to the unit is approximately 2,422 square feet (21.44% of total project square footage). Owners have not independently measured the gross square footage of the building or the Association's numbers, and more detailed information is set forth in the Condo Declaration Documents.



2023 TOTAL POPULATION	
1 mile	7,869
3 mile	82,950
5 mile	255,147

TOTAL HOUSEHOLDS	
1 mile	3,668
3 mile	41,261
5 mile	117,448

AVG HH INCOME	
1 mile	\$165,397
3 mile	\$144,935
5 mile	\$131,059

TRAFFIC COUNTS TXDOT	
Spicewood Springs Rd:	10,693 VPD ('20)
SH-360:	48,502 VPD (22)

FOR MORE INFORMATION, CONTACT: Buddy Francese, CCIM | O: 512.345.8661 | C: 512.762.8661 | buddy@mtatx.com | www.mtatx.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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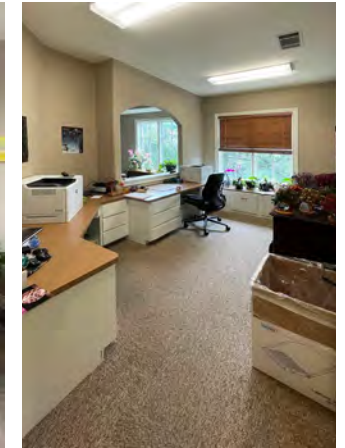
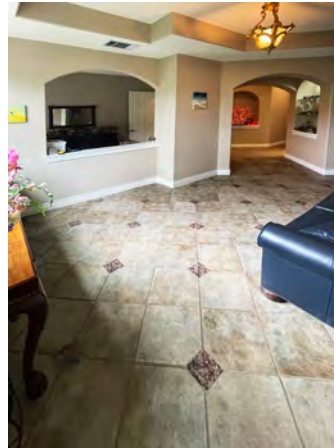
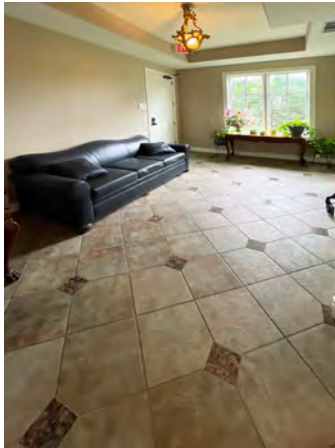
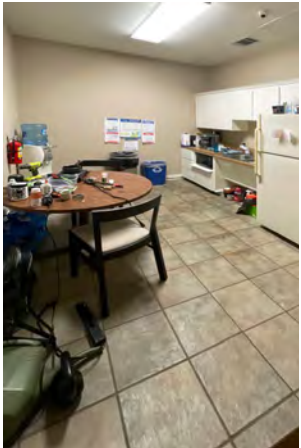
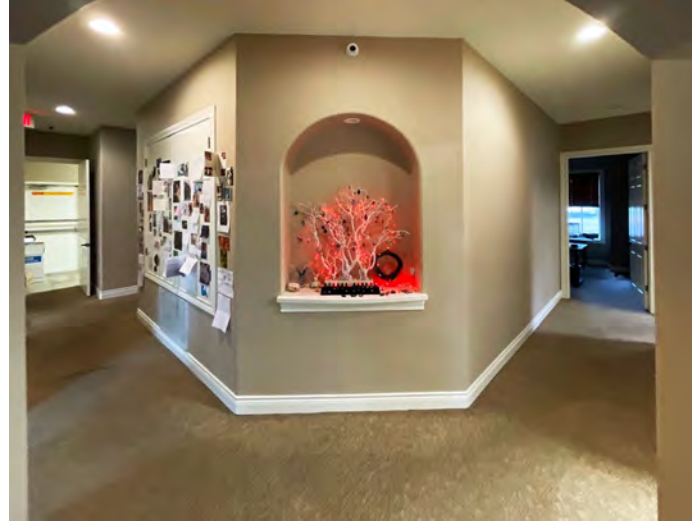
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INTERIOR PHOTOS

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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.

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.

Mutual Trust Corporate Real Estate

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Francesse & Associates, Inc.

Designated Broker of Firm

Buddy Francesse

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

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Regulated by the
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Information available at www.trec.texas.gov

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