Owner-User/Investment Opportunity

FOR SALE

1609 & 1611 OHLEN RD
AUSTIN, TX 78758

Medical/Retail/Office

partners

Our Team

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Investment Summary

Partners Real Estate is pleased to present the exclusive offering of 1611 Ohlen Road, a turnkey ±8,200 square foot building situated on 0.56 acres with exceptional visibility and access to Hwy 183, MoPac Expressway, and I-35 in the heart of North Austin. Suited for medical, office, and/or retail use, the property features existing medical office finishout throughout and includes an approximately 2,500 square foot sale-leaseback component, with the current owner-occupant retaining their medical office space at close — providing immediate, in-place income from day one. The remaining vacancy presents a compelling owner-user or investment opportunity, with flexibility to accommodate a medical, dental, general office, or retail user. Set within one of Austin's fastest-growing corridors and offered at an attractive per-square-foot basis, this offering represents an ideal entry point for a practitioner, business owner, or investor looking to establish or expand their presence in a high-demand, high-growth market.

Price	$1,722,000
Price Per SF	$210.00
Occupancy	Month-to-Month
Lot Size	0.56 AC
Building Size	8,200 SF
Year Built	1983
Parking Space	30

Property Highlights

Turnkey Medical, Office & Retail Opportunity

The building features existing medical, office, and retail finishout, making it immediately ready for occupancy across a range of uses — eliminating the time and capital typically required to build out a new space.

Exceptional Owner-User Value Proposition

This offering presents a compelling opportunity for an owner-user to acquire and occupy their own real estate, building long-term equity while benefiting from any income generated by existing or future tenancy.

Superior Access & High Visibility Location

Situated within the North Civic Association neighborhood of Austin, the property offers exceptional frontage and visibility on Ohlen Road with direct access to Hwy 183, MoPac Expressway, and I-35 — three of Austin's primary arterials — placing the site within easy reach of patients and employees across the metro.

Attractive Parking Ratio

With 30 parking spaces serving an 8,200 SF building, the property offers a parking ratio of approximately 3.65 per 1,000 SF — well-suited for medical and clinical users where patient parking is a critical operational requirement.

Expanding Healthcare, Office, and Retail Corridor

North Austin submarkets already account for nearly 30 million square feet of Austin's total office inventory, with medical and life sciences uses representing a growing share of new development activity. The subject property is well-positioned to capitalize on this momentum.

Compelling Basis in a High-Growth Metro

The offering represents an attractive cost basis in a market where construction costs and land values continue to rise. Austin's sustained population growth, job creation, and healthcare sector expansion support long-term demand for functional, accessible medical office space at this price point.

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Interior Photos

Interior Photos

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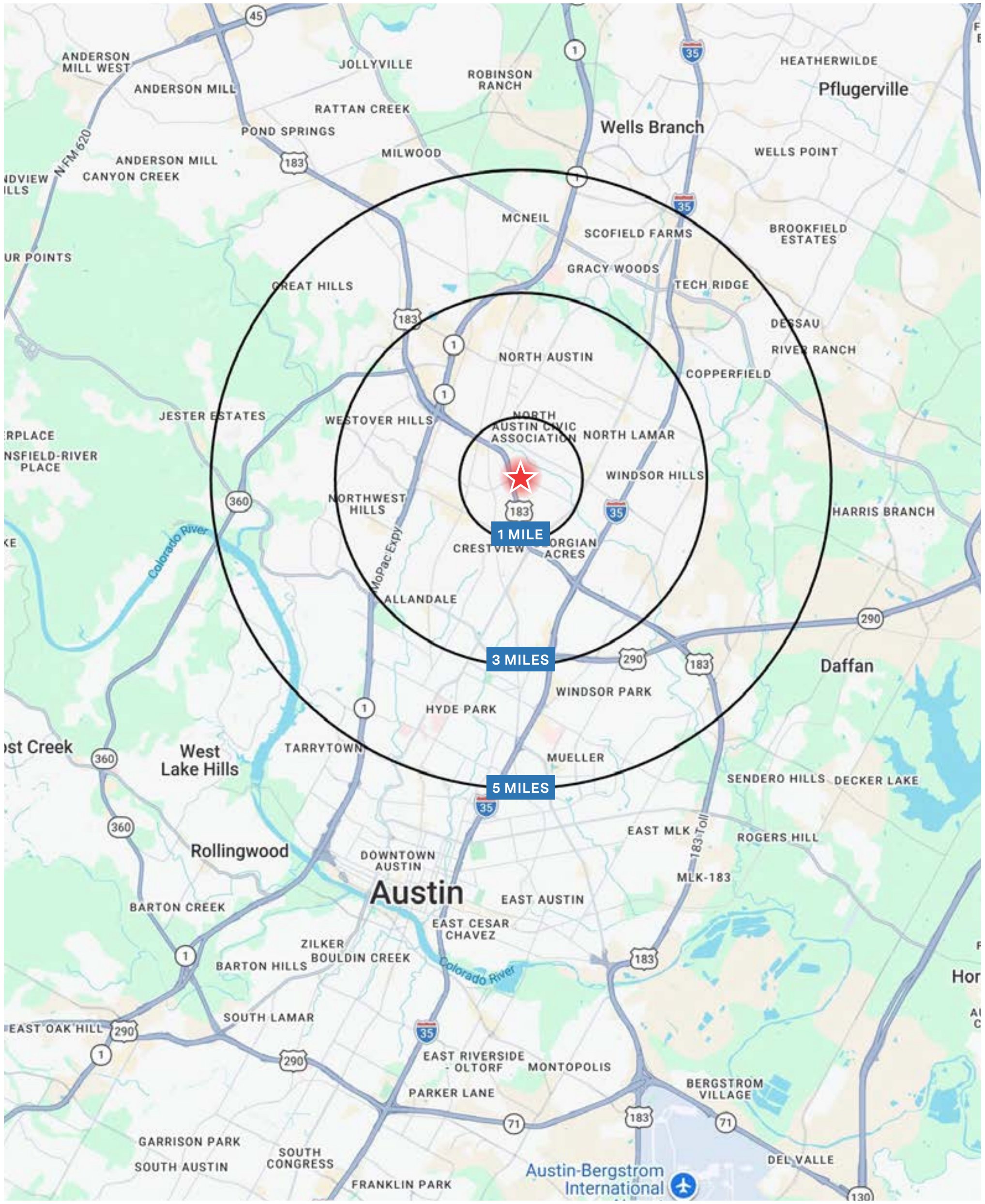
Demographics

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



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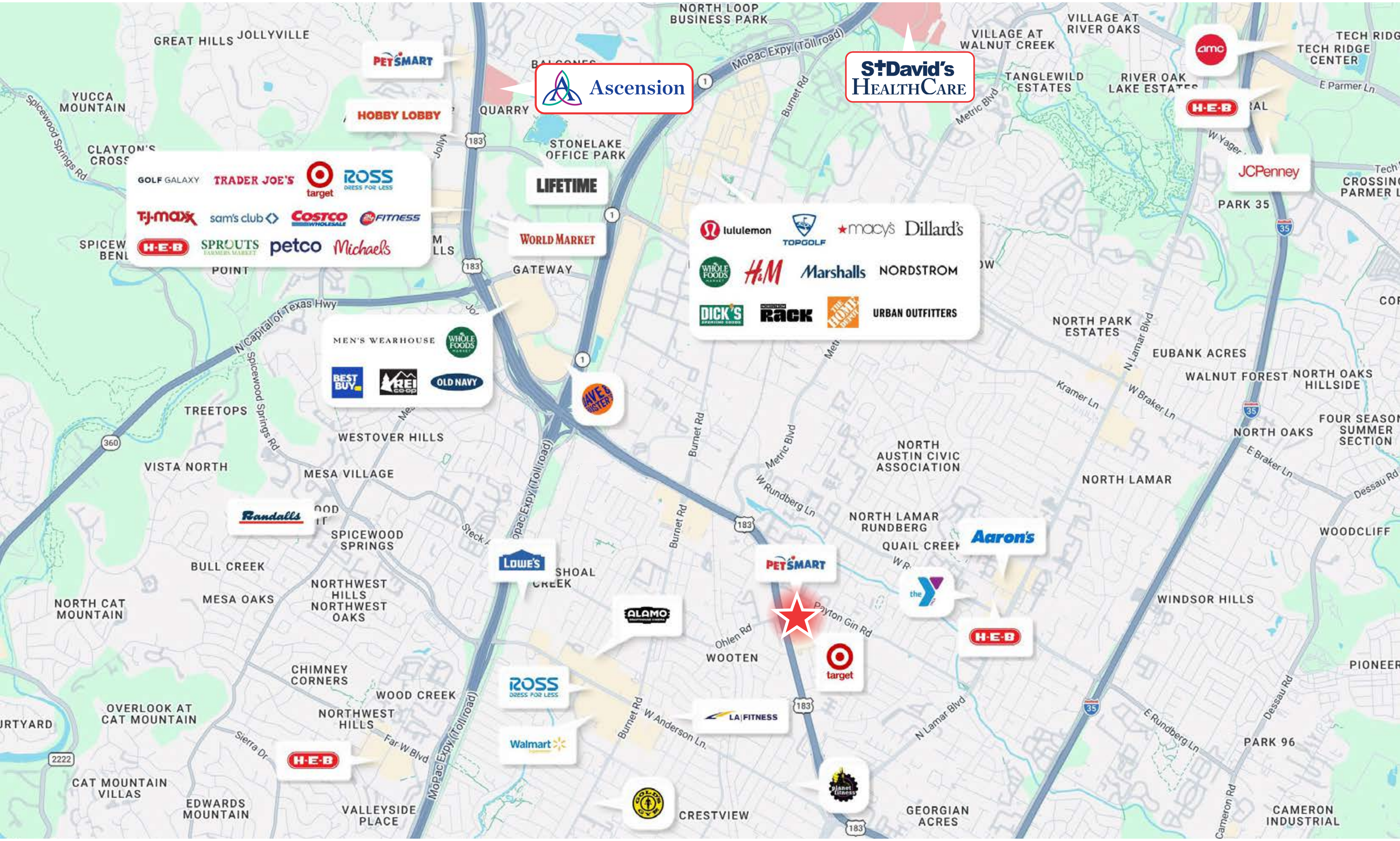
Aerial Overview



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Aerial Overview

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11-03-2025

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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 Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Sean Anderson	712420	sean.anderson@partnersrealestate.com	512-647-1541
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date