



INVEST. LEVERAGE. TRUST
REAL ESTATE

www.LTCommercialGroup.com
(512) 490-6666



FOR SALE - MESA OAKS BUILDING 1

5920 W William Cannon Dr Ste 150
Austin TX 78749

CONTACT FOR MORE INFORMATION



PENNY CHUNG, CCIM
(512) 785-0137

Penny@ltcommercialgroup.com

The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





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SALE PRICE:

CALL FOR PRICING!

RETANBLE SF:

3,698 SF

HIGHLIGHTS:

- Tenant Occupied:**

Single medical tenant occupying both units under one lease.

- Ground-level access:**

Makes it suitable for customer-facing or ADA-compliant businesses

- Zoned for Commercial Use (LO-NP, LR-NP):**

Ideal for medical, professional office, wellness, or service-based businesses.

- Easy Access to Major Highways:**

Located on bustling W William Cannon Dr, just minutes from Mopac (Loop 1) and Hwy 290.

- Ample Parking:**

Generous surface parking available for owners, staff, and clients.



DEMOGRAPHICS YEAR: 2024	1 MILE	3 MILES	5 MILES
Total Population	9,343	72,423	174,583
Estimated Households	3,826	32,107	75,259
Avg HH Income	\$191,173	\$163,733	\$167,242

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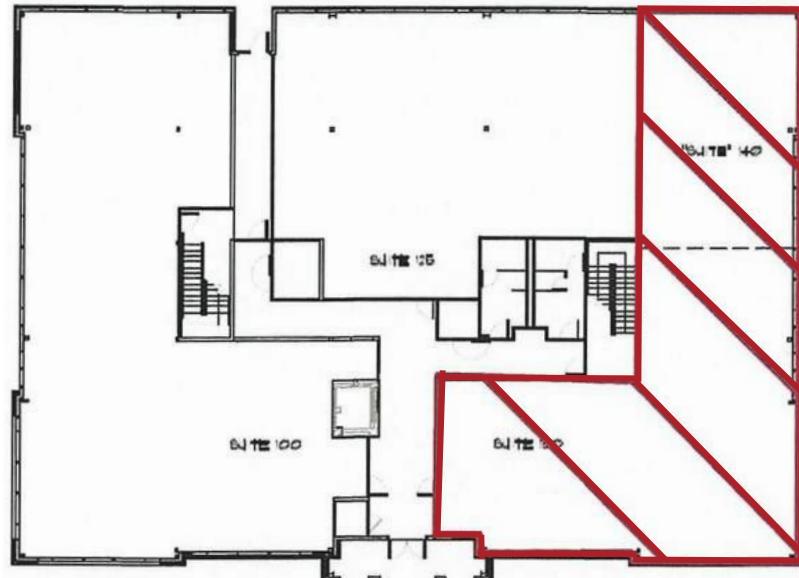
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BUILDING 1 - FIRST FLOOR

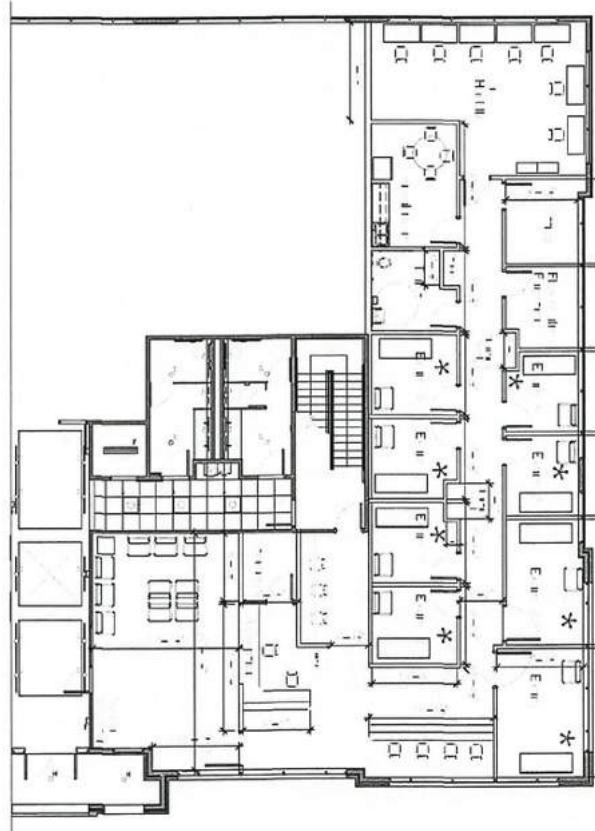
(Combination of Units 1C & 1D)



TOTAL SF : 3,247 SF
RENTABLE AREA : 3,698 SF

UNIT 1C : 1,007 SF
UNIT 1D : 2,240 SF

FLOOR PLAN



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NEARBY RETAIL



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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.



12516 Walnut Park Xing,
Ste. 200 Austin, TX 78753



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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. **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.

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.

LT Commercial Group LLC	9007504	info@ltcommercialgroup.com	512-490-6666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Designated Broker of Firm	License No.	Email	Phone
Tram H Le	650951	lezie@ltcommercialgroup.com	512-490-6666
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Phuong Chung	686632	penny@ltcommercialgroup.com	512-785-0137
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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