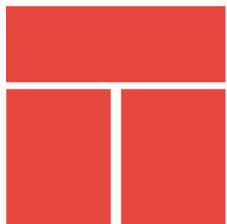




WILDWOOD (NORTHEAST SUBMARKET)
7512 – 7514 Cameron Road, Austin, TX 78752

OFFERED BY  **Tarantino**



For more information:
Nick Tarantino, CCIM nick@tarantino.com 512-302-4500
Chad Folts, cfolts@tarantino.com 512-302-4500

for sale

EXECUTIVE SUMMARY – Wildwood

Tarantino Properties, Inc. is pleased to offer the exclusive opportunity to purchase Wildwood, two commercial, flexible buildings, located approximately 15 minutes from Downtown Austin in the Northeast Submarket of Austin MSA. The offering includes the two buildings totaling 3,811 square feet, which have recently undergone general improvements. The property benefits from being near Highway 290 and Highway 183, with high traffic volumes on both. Wildwood has great potential for re-development and improvements allow for increased cash flow in an expanding market, making the property a perfect option for owners looking to be in an optimal location for growth.

for sale

Property Summary

Property:	7512 – 7514 Cameron Road Austin, TX 78752
Size:	3,811 SF
Leased:	100%
Tenants:	Rosie's Daycare, Ceci's Maids
Acreage:	0.67 Acres



SITE PLAN – Wildwood



for sale

FLOOR PLAN – 7512 Cameron

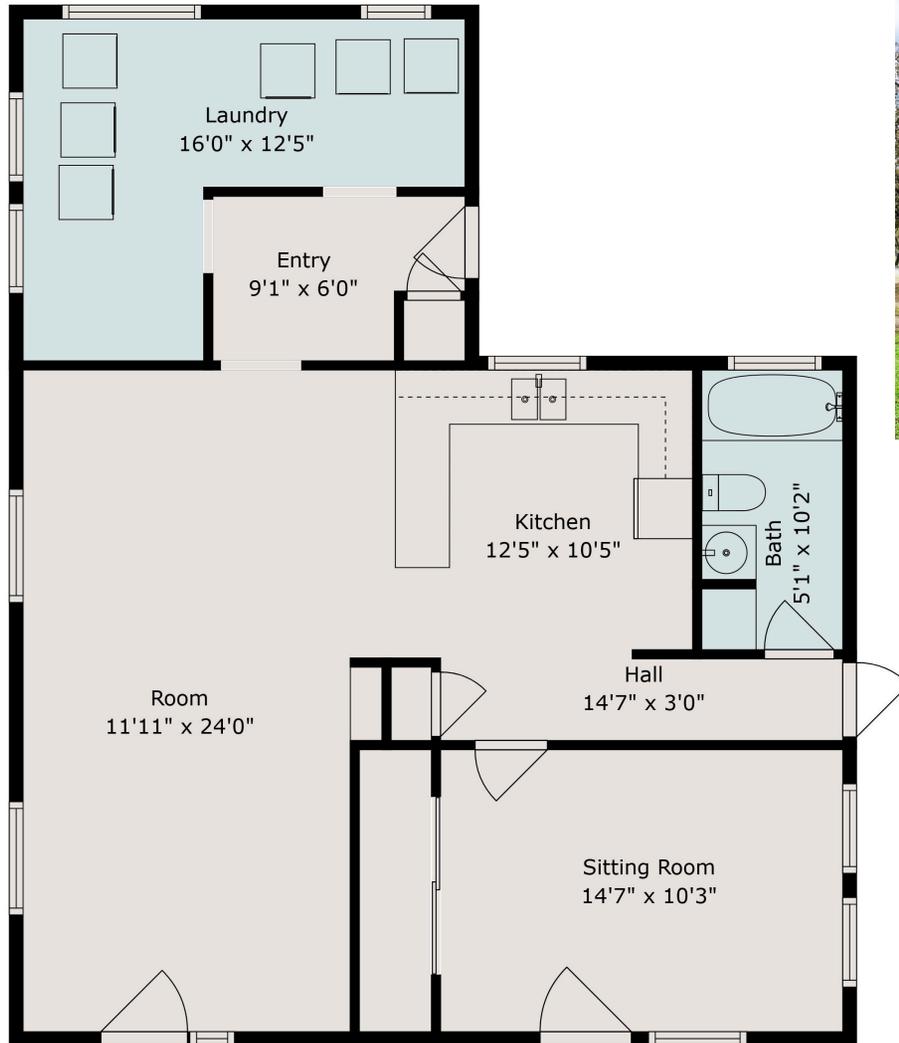


**APPROXIMATELY
2,299 SF**



for sale

FLOOR PLAN – 7514 Cameron



**APPROXIMATELY
920 SF**



for sale

AERIAL – Wildwood



for sale

KEY LOCATIONS

Hwy 290 Access	2 minutes
Hwy 183 Access	2 minutes
Downtown Austin	15 minutes
East Austin	15 minutes
Austin-Bergstrom Airport	15 minutes

PRICING DETAILS – Wildwood



for sale

LOCATION	7512 – 7514 Cameron Road, Austin, TX 78752
Price	Call for Pricing Guidance
Rentable SF	3,811 SF
Lot Size	29,502 SF or 0.67 AC
Leased	100%

For more information: Nick Tarantino, CCIM nick@tarantino.com 512-302-4500
Chad Folts, cfolts@tarantino.com 512-302-4500

PARCEL DETAILS – Wildwood



for sale

DEMOGRAPHICS (2024)

	1 mile	3 miles	5 miles
Population	17,874	144,456	353,779
Households	6,901	60,887	146,725
Avg Household Income	\$65,648	\$90,570	\$92,611
Daytime Employment	11,919	70,078	232,293

AUSTIN MSA OVERVIEW



for sale

Austin is the state Capital of Texas, an inland city bordering the Hill Country region. The MSA, which includes Travis, Williamson, Hays, Bastrop and Caldwell Counties, is home to over 2.2 million people and is one of the fastest growing MSAs in the country.

Famous for its laid-back atmosphere, fierce loyalty to the local economy, and its notoriety as the “Live Music Capital of the World,” the city is cited as one of the top cities to live in by many major publications. Austin has earned the nickname “Silicon Hills” because of companies such as Amazon, Apple, Dell Computer, IBM, Intel, AMD, National Instruments and Samsung bringing their businesses and employees to the city.

In addition, the city is home to The University of Texas’ flagship institution, which was ranked 28th out of the top 100 universities in the world by Times Higher Education. The University’s top ranked Division I athletic program also provides sports entertainment opportunities in the city.

With its desirable climate and abundance of entertainment options, the city is an attractive location both for current and potential residents. Over the past decade the area has enjoyed a sustained period of economic and population expansion as local companies increase their business capacity and others relocate to this attractive central U.S. location.

COMMERCIAL
MULTI-FAMILY
MANAGEMENT
BROKERAGE
LEASING
CONSTRUCTION

CONTACT US



Nick Tarantino, CCIM
Vice President
nick@tarantino.com

Chad Folts
Leasing Associate
cfolts@tarantino.com



AUSTIN
502 East 11th Street, Austin TX 78701
Phone: 512-302-4500
Fax: 512-302-4109

HOUSTON
7887 San Felipe, Suite 237, Houston TX 77063
Phone: 713-974-4292
Fax: 713-974-5846

WWW.TARANTINO.COM

Limiting Conditions

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property described herein (the "Property") and is not to be used for any other purpose or made available to any person without the express written consent of the owner (the "Owner"). This offering memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. The material in this Offering Memorandum has been compiled by Tarantino Properties, Inc. from sources considered reliable and has not been independently verified. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principle provisions contained therein. Qualified prospective purchasers should conduct appropriate due diligence and review legal documents and make their own conclusions. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Tarantino Properties, Inc., nor any of their respective officers, agents, or employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum, or any additional verbal or written information provided. This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property. Each prospective purchaser is to rely solely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. No liability is assumed by and none shall be asserted against the Owner or Tarantino Properties, Inc. on account of any statements, descriptions or information, or projections or estimates, contained herein or omitted here from. The Owner reserves the right, at its sole discretion, to reject any or all offers to acquire the Property and/or to terminate discussions with any prospective purchaser, at any time, with or without notice or cause. The Owner expressly reserves the right to sell the Property on any basis or using any criteria. In addition, the Owner expressly reserves the right, at its sole discretion, to withdraw, supplement, change, amend, bifurcate, or reduce the Offering Memorandum and/or the Property.