

FOR SALE TWO OFFICE BUILDINGS

1009 & 1011 MEREDITH DRIVE AUSTIN, TX 78748



PRICE: \$2,700,000 - \$303/SF

(\$286/SF - TCAD).

1 BLOCK FROM

FM 1626/MENCHACA RD

INTERSECTION

ZONING: ETJ

LAND: 0.659 ACRES



SCHEDULED GROSS RENTALS

OCTOBER 2026: \$10,816

(ANNUALIZED: \$129,792).



TOTAL RSF AVAILABLE FOR

IMMEDIATE OCCUPANCY:

4,328 RSF

Building 1: 1009 Meredith

TCAD SF: 1,286

RSF: 1,383

1 Story Stand-Alone Office Building

New Roof (2024)

Building 2: 1011 Meredith

TCAD SF: 8,139

RSF: 7,517

2 Story Multi-Tenant Office Building

New Roof (2024)

Multiple New HVACs (2024)

All but 1 Suite Updated (2025/2026)

Covered Parking

FOR MORE INFORMATION, CONTACT BENNETT MADDOX @ 512-820-0684

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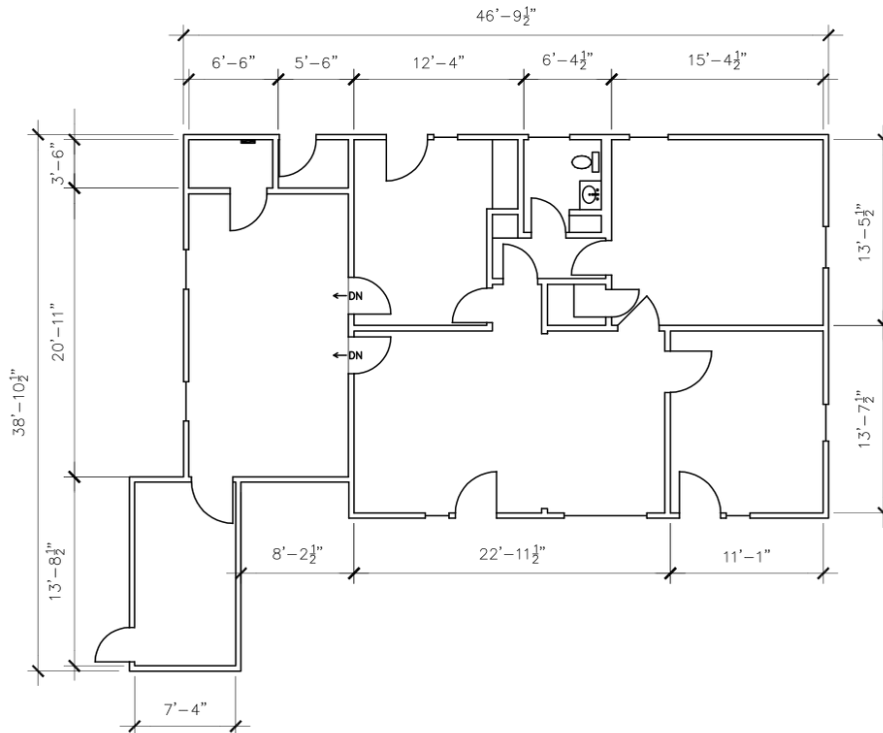
1009 & 1011 MEREDITH DRIVE
AUSTIN, TX 78748

1009 MEREDITH FLOOR PLAN

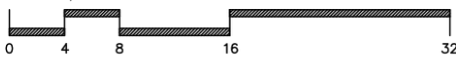
NOTE:

DIMENSIONS ARE TO SHOW ROOM SIZES.
SQUARE FOOTAGE CALCULATIONS ARE DONE
TO BOMA STANDARDS.

AVAILABLE FOR OWNER
OCCUPANCY



SCALE: 3/32" = 1'-0"



Drawing for:
Duncan Park Capital
904 West Ave. Ste. 102
Austin, TX 78701

1009 MEREDITH DR.
AUSTIN, TEXAS
GROSS LEASABLE AREA: 1,383 S.F.

THE MEASUREMENTS, FLOOR PLANS,
AND CALCULATIONS ARE ACCURATE
USING BOMA MEASUREMENT
STANDARDS FOR RETAIL BUILDINGS.
ANSI/BOMA Z65.5 - 2020
Project No.: 2445.02
Date: October 15, 2024
©2024

DIMENSIONS
FLOORPLANS
AUSTIN ★ TEXAS
DIMENSIONSFLOORPLANS.COM
PHONE: (512) 342-0114

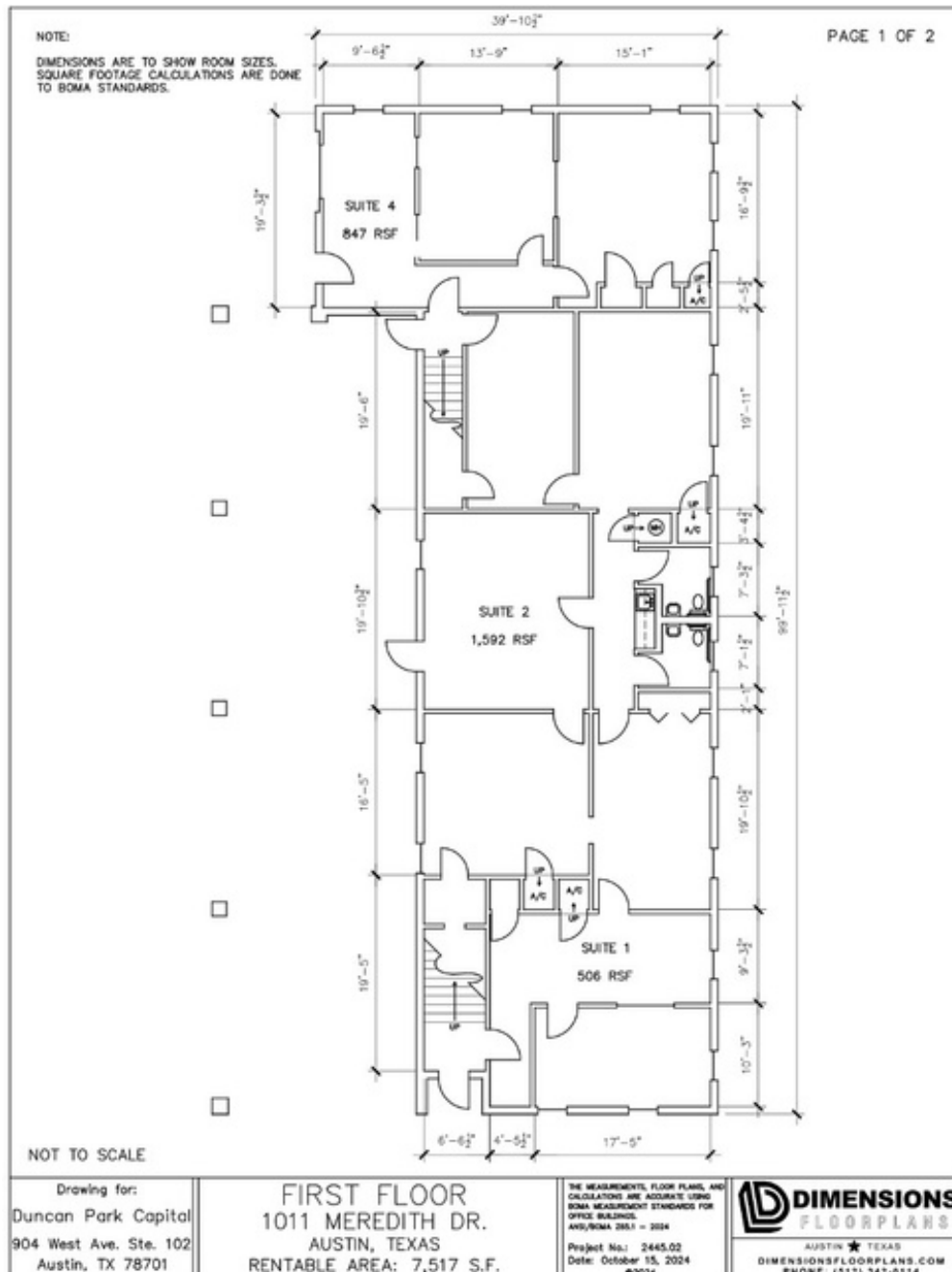
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AUSTIN, TX 78748**

1011 MEREDITH FLOOR PLAN (1ST FLOOR)

AVAILABLE FOR OWNER
OCCUPANCY

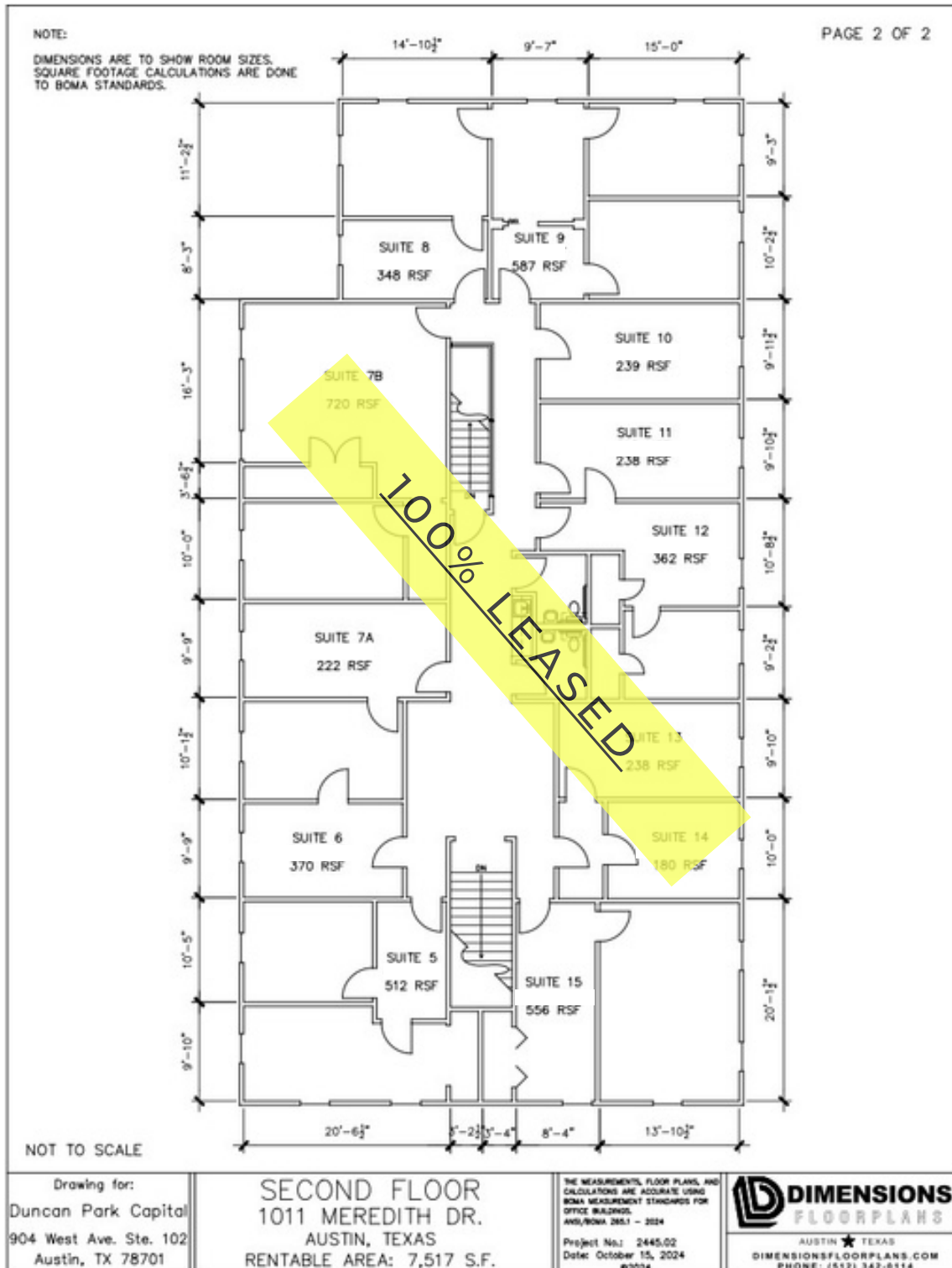


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AUSTIN, TX 78748

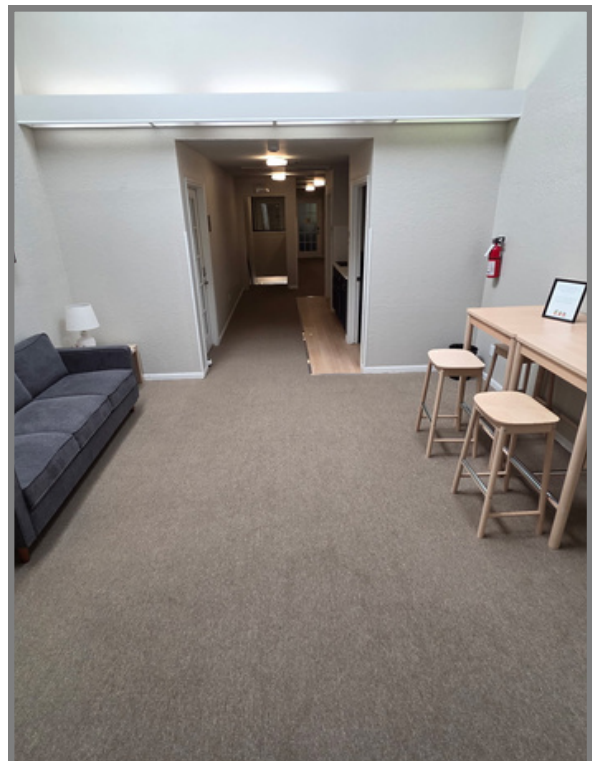
1011 MEREDITH FLOOR PLAN (2ND FLOOR)



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DISCLOSURES

The owner is licensed real estate agent in the state of Texas and is representing himself in this transaction.

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11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Bennett Maddox	617577	bennett@madcorealestate.com	512-677-5606
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bennett Maddox	617577		
Designated Broker of Firm	License No.	Email	Phone
Bennett Maddox	617577		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bennett Maddox	617577		
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date