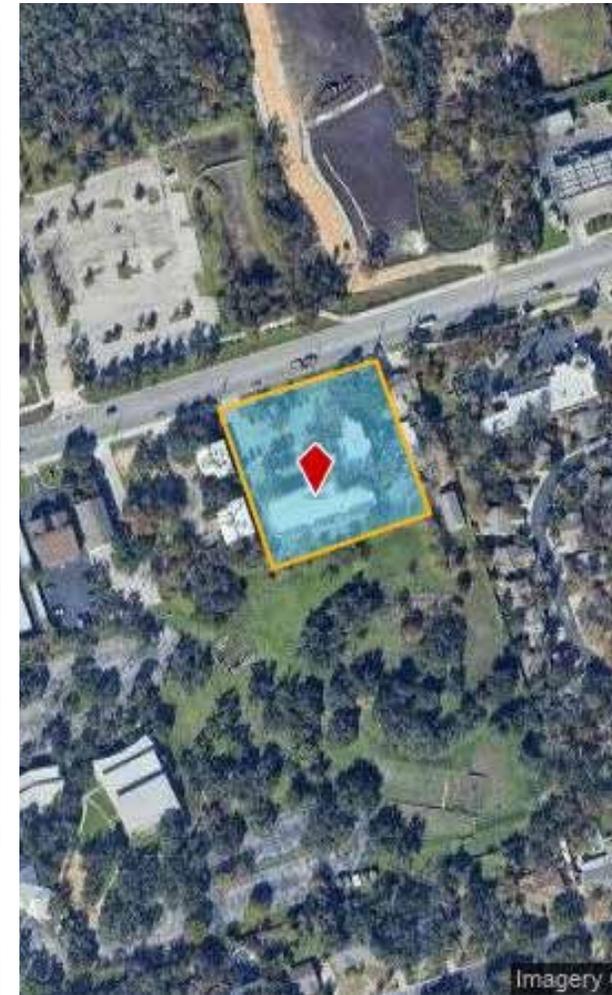




OAK PARK CENTER

9801 Anderson Mill Rd, Austin, TX 78750

\$3,800,000 7.5% Cap 2-Story Office/Retail Center for Sale



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COMMERCIAL REAL ESTATE SPECIALISTS

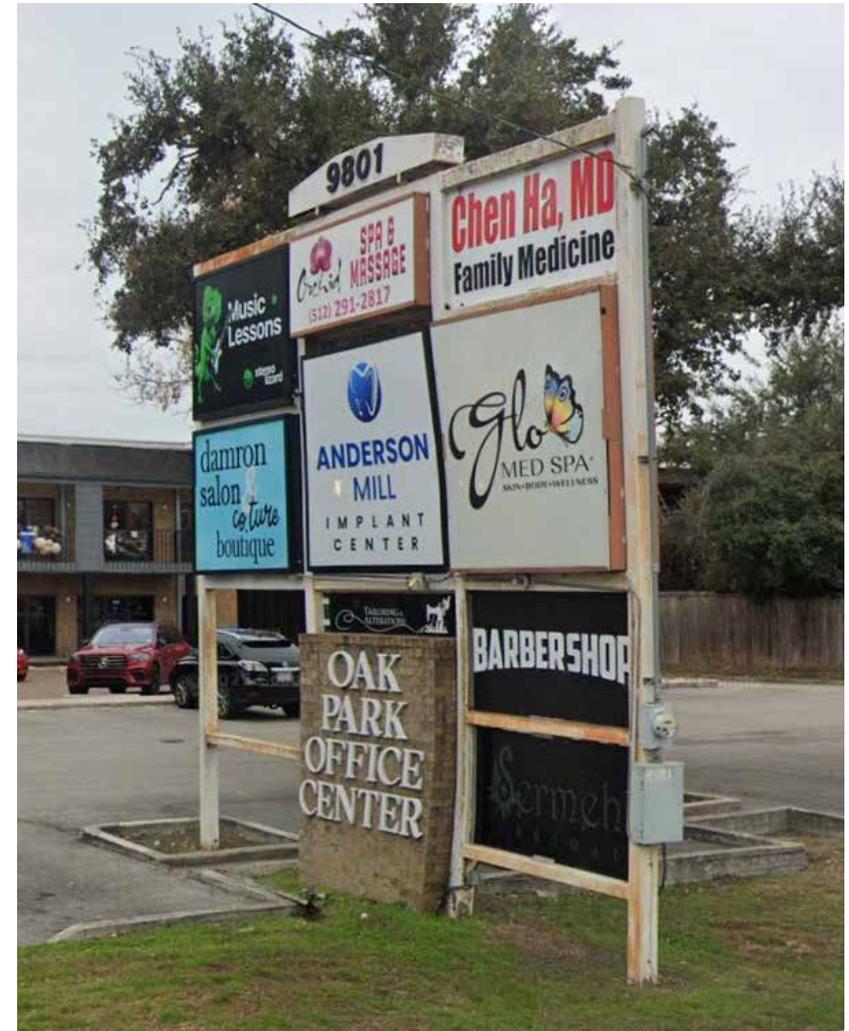


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Now Available: Oak Park Center

A 20,784 SF Office & Retail Opportunity in Northwest Austin

Introducing Oak Park Center, a two-story, Class B office and retail complex ideally situated at 9801 Anderson Mill Road, just off North Highway 183 in the desirable Balcones Village neighborhood. This versatile property offers the perfect blend of accessibility, visibility, and neighborhood charm—well-suited for a wide range of professional and service-based businesses.

Originally built in 1984 and spanning approximately 20,784 square feet, the center features flexible floor plans with roughly 1,467 SF per suite and ample surface parking (approx. 80 spaces). With dual access from Anderson Mill Road and the 183 frontage road, tenants benefit from strong vehicular exposure and proximity to key regional destinations including Lakeline Mall, H-E-B Plus, and Anderson Mill's vibrant food scene.

Property Highlights:

- Approx. 20,784 SF across 2 two-story buildings in the complex (no elevators)
- These garden-style office buildings offer after-hours HVAC, private restrooms, and easy access to Hwy 183 & Hwy 360.
- Ideal for medical, dental, insurance, mortgage, real estate, salons, and specialty retail
- Convenient access to Hwy 183 and Anderson Mill Road
- Ample surface parking (approx. 80 spaces)
- Located in a thriving, family-oriented neighborhood within Round Rock ISD
- There is no deferred maintenance in property's normal functions.

Set in the suburban enclave of Anderson Mill—known for its parks, trails, and strong community vibe—Oak Park Center offers tenants a serene yet connected environment.

Don't miss this rare opportunity to lease or own in one of North Austin's most livable and

\$3,800,000
7.8% CAP RATE

**CONTACT GOLD
EAGLE NOW!**

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OAK PARK CENTER

9801 Anderson Mill Rd, Austin, TX 78750

Property Information

Location	9801 ANDERSON MILL ROAD, TX 78750 WILLIAMSON COUNTY
Legal	S3537 - Davis Acres, Lot 8,9 & 10, ACRES 1.415
Site Area	20,784 SF, with each unit offering about 1,467 SF Zoned Commercial
Parking	80 Surface Parking Spaces
Features	Roof is TPO, 5+ years, Built in 1984



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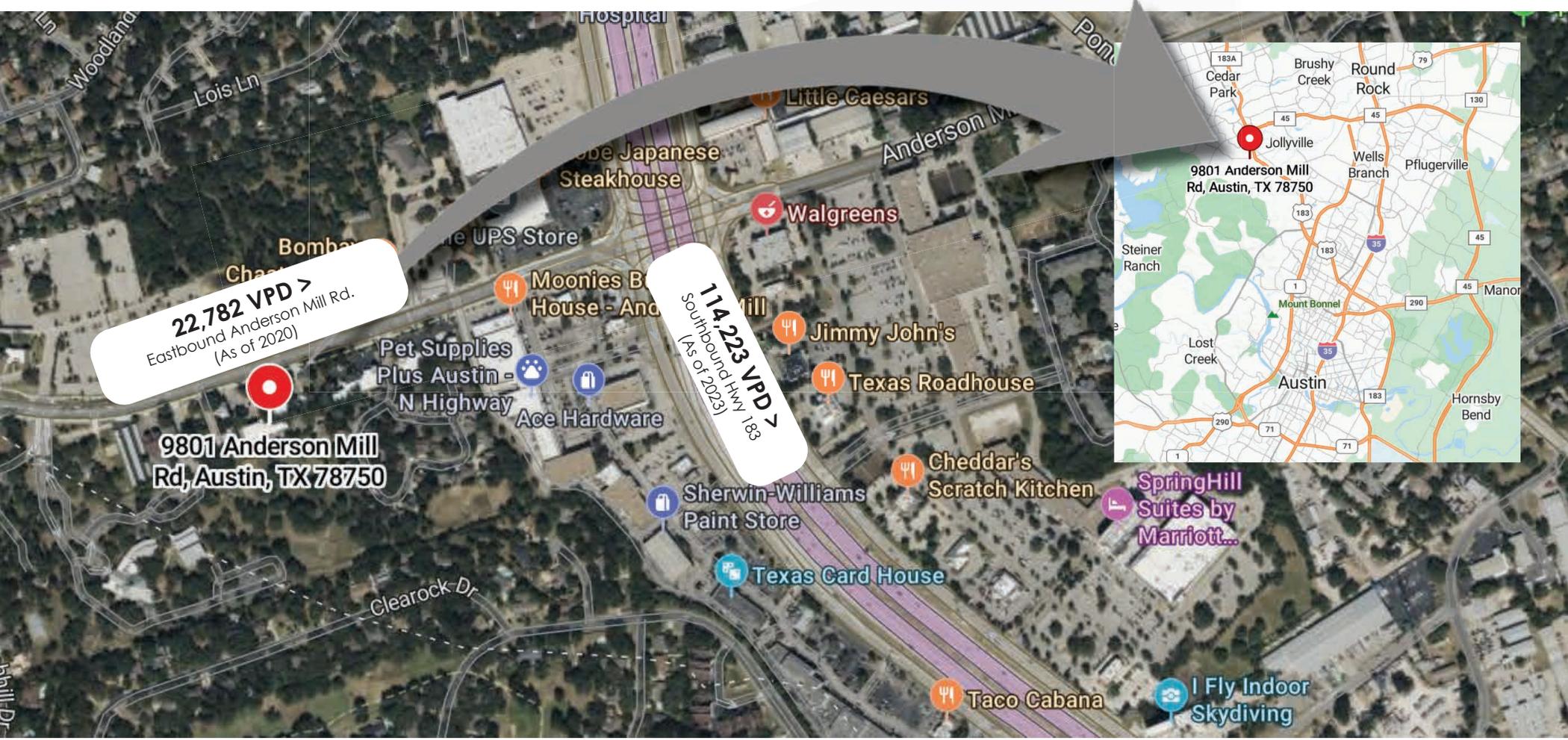
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Property Location



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Tenant	Unit	Sq Ft	End	Increase Date	Increase Amount	Rent / Sq Ft	Monthly Base Rent
Raha Group LLC	101	1,561	12/31/2027			\$24.60	\$3,300.00
Chen Hada Wellness Medical Center	105	1,080	2/28/2029			\$21.32	\$1,918.40
Hui Li	106	1,230	11/30/2027			\$24.88	\$2,600.00
Horizon Dental	109	3,174	3/31/2027			\$20.65	\$5,463.00
Marie Finger LLC	120	1,509	3/31/2027	4/1/2026	\$3,675.25	\$28.43	\$3,575.00
Sergio Sanches	125	628	1/31/2027			\$28.85	\$1,510.00
Theresa Damron	129	1,004	12/31/26			\$32.01	\$2,800.00
Northwest Tran	205	1,507	3/31/2026			\$20.15	\$2,531.00
Timur Tim's Lessons	206	2,035	9/30/2026			\$15.92	\$2,900.00
Tracey/Carla	207	1,035	7/31/2026			\$20.17	\$1,760.00
Austin Russian	209	1,940	12/31/2026			\$16.70	\$2,900.00
Iglesia De Cristo	225	1,793	7/31/2027			\$18.40	\$2,800.00
Balloon Party Store	230	1,342	3/31/2027			\$18.33	\$2,300.00

Total Occupied:	19,838 SF	Monthly Rent:	\$36,357.40
% Occupied:	100%	Annual Rent:	\$436,288.80
Building Total:	19,838 SF		

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OAK PARK CENTER

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Financial Information

Tenant Information

Tenant Occupancy Rate	100%
Number of Tenants	14

Annual Income **\$ 436,288.80**

Annual Expense Estimates

Cleaning & Maintenance	\$ 4,541.00
Insurance	\$ 11,913.00
Management Fee	\$ 29,472.00
Utilities	\$ 23,134.00
Repairs	\$ 11,743.50
Tax	\$ 51,925.00

Expenses **\$ 134,537.00**

NOI **\$ 301,751.80**



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Demographics

As of 2024

1 Mile

3 Mile

5 Mile

Total Population	14,532	111,113	222,614
Estimated Pop Growth 2024-2029	21.95%	21.07%	18.81%
Average Age	38	38	38
# Total Households	6,107	47,591	92,176
Median Household Income	\$ 79,359	\$ 90,544	\$101,714
Median Home Value	\$455,154	\$451,646	\$468,210
Median Year Built	1985	1995	1997



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About Austin

	2010	2020	2030	2040	2050
Austin MSA	1,716,289	2,246,558	2,867,566	3,624,734	4,542,827
Bastrop Co.	74,171	86,103	99,203	112,085	124,818
Caldwell Co.	38,066	44,284	50,774	56,546	62,024
Hays Co.	157,107	234,895	347,056	509,371	743,171
Travis Co.	1,024,266	1,291,415	1,540,376	1,773,152	1,974,018
Williamson Co.	422,679	589,861	830,157	1,173,580	1,638,796

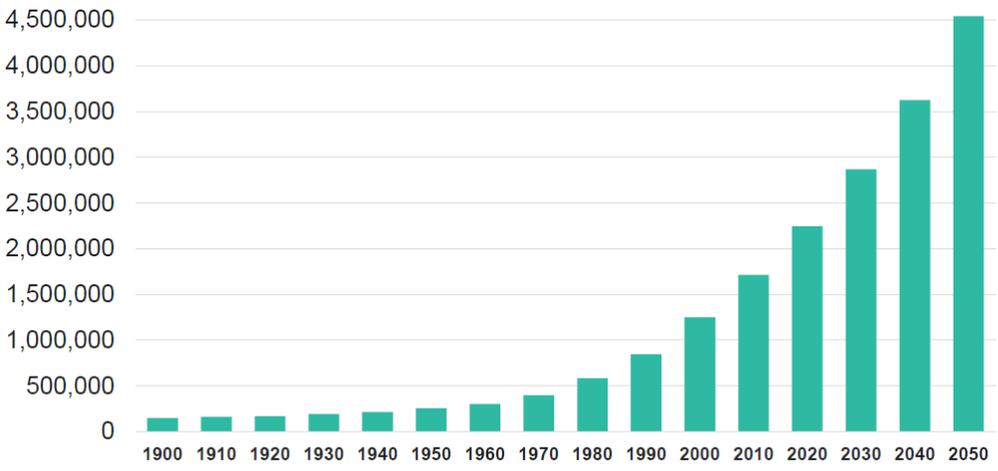
Growth Rates	2010-2020	2020-2030	2030-2040	2040-2050
Austin MSA	30.9%	27.6%	26.4%	25.3%
Texas	18.0%	17.6%	16.6%	16.4%

Source: Texas State Data Center, 2019 Population Projections.

Austin ranked first among the 50 largest U.S. metros based on net migration as a percent of total population in 2020. In addition, the migration averages an astounding 156 people per day in 2020, the fastest in the nation. According to U.S. Census Bureau data release in 2019; approximately 51% of those who migrated to the area were from within Texas; another 17% were from populous states of California, New York, Florida and Illinois; and the remaining 32% were from the remaining 45 states and abroad.

According to Forbes, the most vital parts of urban America can be encapsulated largely in one five-letter word: Texas. It's the leading state for future job growth, with 4 Texas Cities making the top 10 list, Austin, Houston, Dallas-Ft. Worth and San Antonio. The clear star of the show is No. 1-ranked Austin, which has become the nation's superlative economy over the past decade.

Austin leads the pack in terms of population growth. As a destination for migrating talent, metro Austin's population surpassed 2.2 million in 2020. The metroplex saw a growth of 33.7% from 2010-2020. By the year 2050, the area is expected to exceed 4.5 million residents.



Source: U.S. Census Bureau & Texas' Office of the State Demographer.

Austin Population Growth

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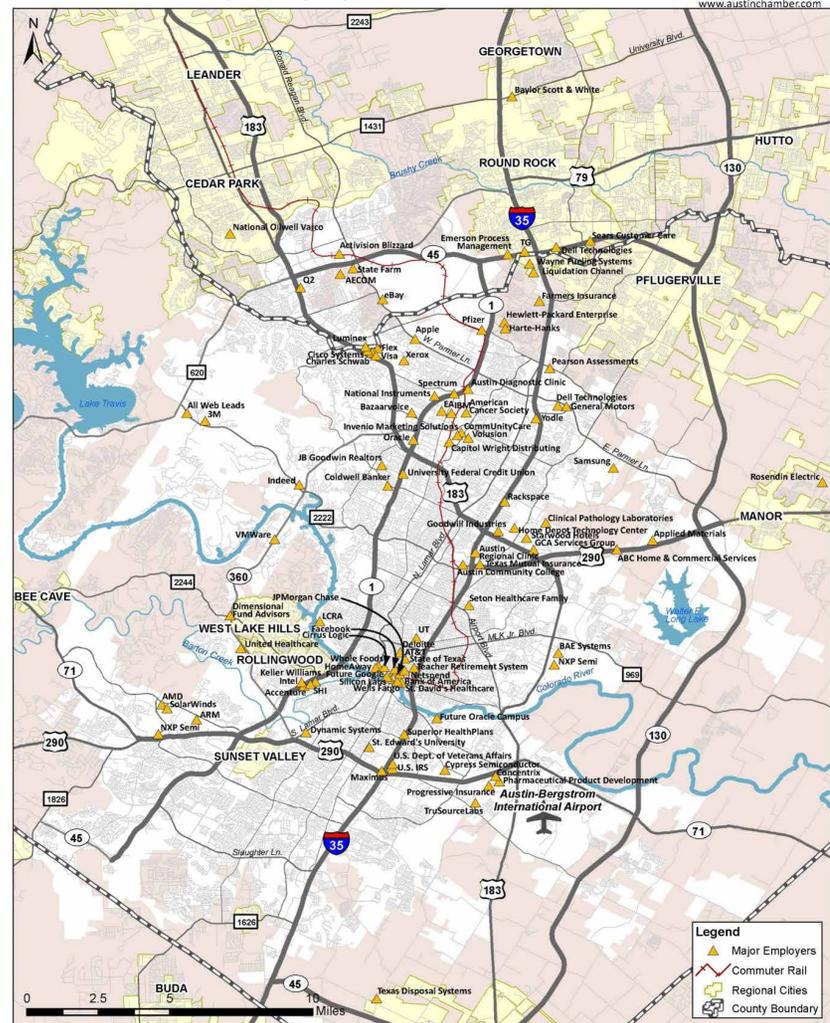
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Employment

- 270,500 jobs in the financial activities and business and professional services industries
- 64,000 manufacturing jobs—62% of them high tech
- 260+ companies and 16,300+ employees in the life sciences & health tech companies
- 87,00 jobs in computer and engineering occupations
- 76,000 jobs in software/IT-related industries
- 200+ companies and 20,000 employees in clean tech
- Home of the U.S. Army Futures Command (AFC) headquarters
- Tech/innovation centers include Home Depot, Walmart, IBM, Comcast, GE Aviation, Dell Med, HEB, and GM
- 151 venture capital deals with \$1.7 billion in funding in 2019—Austin ranked 7th among U.S. metros for the value of funding

Data provided by the Austin Chamber

Greater Austin Major Employers



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Austin Accolades



#1 Best State Capital to Live In

- *WalletHub*

#1 Fastest Growing Major Metro

- *U.S. Census Bureau*

#1 Best Place to Start a Business

- *Inc.*

#1 Best Business Climate - *Business Facilities*

#2 Best City for Young Professionals

- *SmartAsset*

#1 Highest New Home Construction Rate

- *RubyHome Real Estate*

#3 Best Metro for Stem Professionals

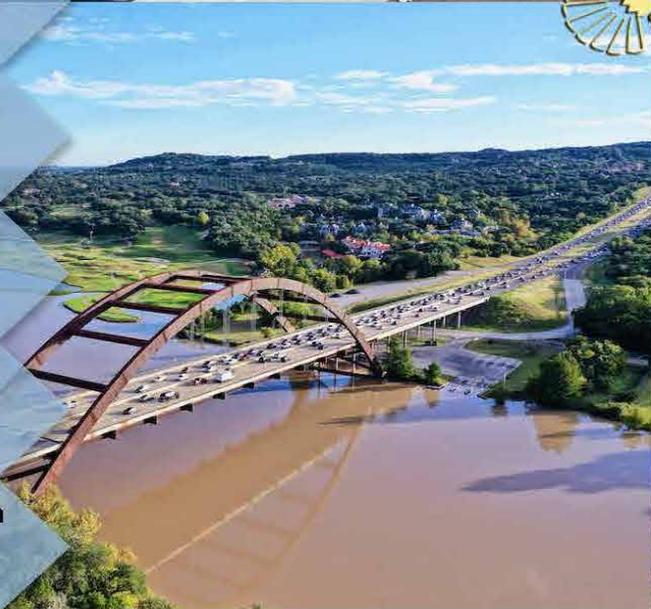
- *WalletHub*

#2 Best Large Metro Job Market

- *Wall Street Journal*

#3 Best Place to Live in The U.S.

- *U.S. News & World*



#1 Most Affordable Startup City

- *Clever*

#1 Best Job Market

- *Wall Street Journal*

#1 City Desired for Relocation

- *money.co.uk*

5 Best city in the U.S. for Renters

- *Forbes*

#8 Safest Large City in The U.S.

- *SafeWise*

#9 Best Educated Major Metro U.S.

- *Census Bureau*

#2 University of Texas Best University

- *U.S News & World Report*

#1 For Job Growth Since February 2020

- *Opportunity Austin*

#7 Development of Venture Capital Ecosystem

- *Pitchbook*



DISCLAIMER

Helen Jobes (Broker) has been authorized to present this Offering Memorandum regarding the sale of 11675 Austin, TX. 78759 UNIT #2.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not necessarily purport to provide an accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Broker and Owner, and therefore are subject to variation. No representation is made by Broker or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Broker and Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has not been a change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective Purchaser.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Neither the Offering Memorandum, nor any offer or inquiry made by any entity reviewing the Offering Memorandum, nor any negotiations or discussions among Owner, Broker or any such entity, shall be deemed to create a binding contract between Owner and such entity. If Owner accepts an offer made by any such entity, it is expected that a written contract for the purchase of the Property will be negotiated between the parties. All legal rights and obligations between such entity, on the one hand, and Owner, on the other hand, will come into existence only when such a purchase contract is fully executed, delivered and approved by owner and its legal counsel, and any conditions to Owner's obligations there under have been satisfied or waived, and the legal rights and obligations of the parties shall at that time be only those which are set forth in the purchase contract and other documents specifically referred to in the purchase contract.

This Offering Memorandum and the contents, except information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you obtained an agreement of confidentiality) without the prior written authorization of Owner, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or Broker.

If you have no interest in the Property at this time, please return the Offering Memorandum forthwith.



Information About Brokerage Services

Texas law requires all real estate licensees 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 a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 writting 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 over; and
 - any confidential information or any other information that a party specifically instructs the broker in writting 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.

Gold Eagle Investments
 Licensed Broker / Broker Firm Name or Primary Assumed Business Name License No.
Helen Jobes 331434
 Designated Broker of Firm License No.

Licensed Supervisor of Sales Agent/ Associate License No.
John Jobes 785844
 Sales Agent/Associate's Name License No.

Buyer/Tenant/Seller/Landlord Initials Date

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