

partners

FOR SALE
OWNER-USER OPPORTUNITY



NORTH SHOAL CREEK

8733 Shoal Creek Blvd

Austin, TX 78757

3,924 SF Private Office • \$1,475,000 • First Floor Available • Renovated 2018

Own your office on Shoal Creek.

Partners is pleased to offer 8733 Shoal Creek Blvd, a 3,924 SF private office building in Austin's North Shoal Creek district. Built in 1985 and renovated in 2018, the building sits on 0.36 acres backing Shoal Creek with 12 dedicated parking spaces plus cul-de-sac overflow. The first floor is immediately available for owner occupancy. The second floor is home to tenants on short-term leases, giving a buyer income today and flexibility to expand later.

\$1,475,000

List Price

\$375.89

Price Per SF

3,924 SF

Building size · 0.36 AC

15 Min

To downtown Austin

**Connor Watson, SIOR**

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PROPERTY SUMMARY

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The property at a glance.

ADDRESS 8733 Shoal Creek Blvd

CITY, STATE, ZIP Austin, TX 78757

PROPERTY TYPE Private Office

SUBMARKET North Shoal Creek

LIST PRICE \$1,475,000

PRICE PER SF \$375.89

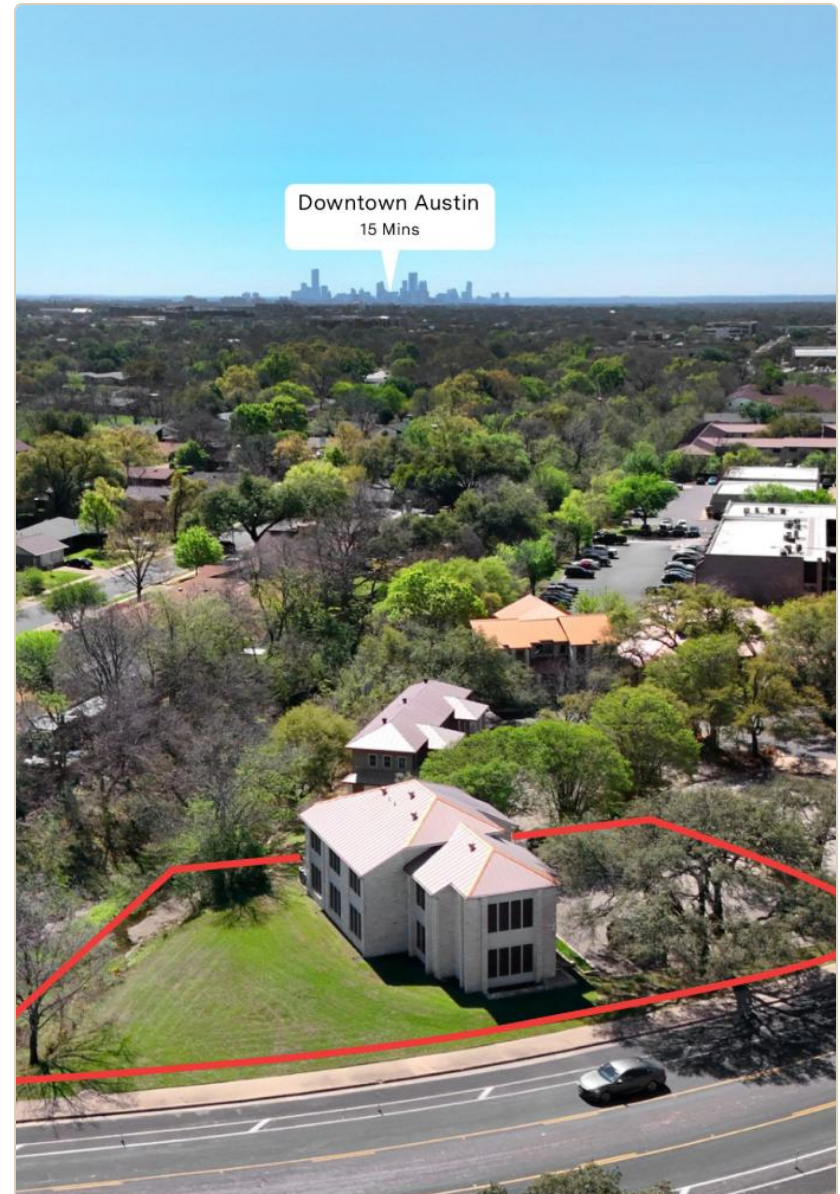
BUILDING SIZE 3,924 SF · Two Floors

LOT SIZE 0.36 Acres

YEAR BUILT 1985

YEAR RENOVATED 2018

PARKING 12 Spaces + Cul-De-Sac



A freestanding building on Shoal Creek.



01 Owner-User Opportunity

Own your business' real estate and convert occupancy cost into long-term equity. The first floor is available for immediate occupancy.

02 Ideal Location, Highly Accessible

Immediate access to MoPac Expressway, US 183, I-35, and Capital of Texas Highway 360, with downtown Austin 15 minutes away.

03 Updated and Move-In Ready

Extensively renovated in 2018 and meticulously maintained since. HVAC units have been replaced over the last four years.

04 Peaceful Shoal Creek Setting

The property backs up to Shoal Creek, surrounded by heritage oaks and an active community of runners, hikers, and bikers.

05 Efficient Footprint, Ample Parking

A manageable 3,924 SF on 0.36 acres with 12 dedicated spaces plus cul-de-sac overflow, a rare advantage inside the loop.

06 Flexible Tenancy In Place

Second-floor tenants have been in the building up to ten years and are now on short-term agreements, so a buyer can expand as needed.

Renovated, move-in ready space.

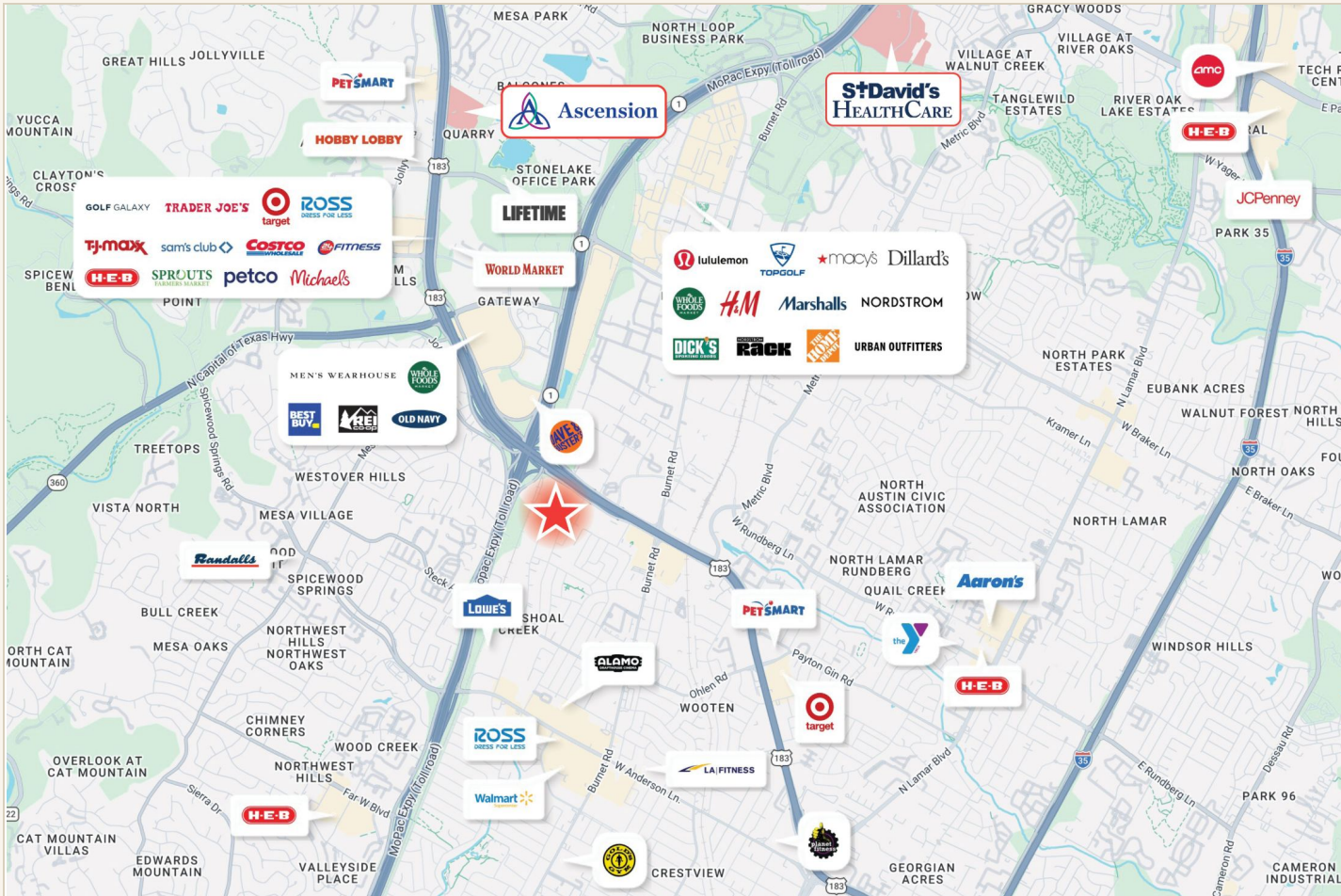


Offices, work rooms, and support space.



AERIAL OVERVIEW

Inside Austin's inner loop.



147,788

Vehicles per day nearby

15 Min

To downtown Austin

4

Highways within reach:
MoPac, 183, I-35, 360

18,504

Employees within one mile

2,162

Businesses within one mile

0.36 AC

Site backing the Shoal Creek greenbelt

The trade area around the property.

North Shoal Creek is an established, high-income pocket of central Austin. Average household income runs above \$114,000 in all three rings, and the one-mile ring holds 18,504 employees across 2,162 businesses.

\$114,580

Average household income, 1-mile ring

18,504

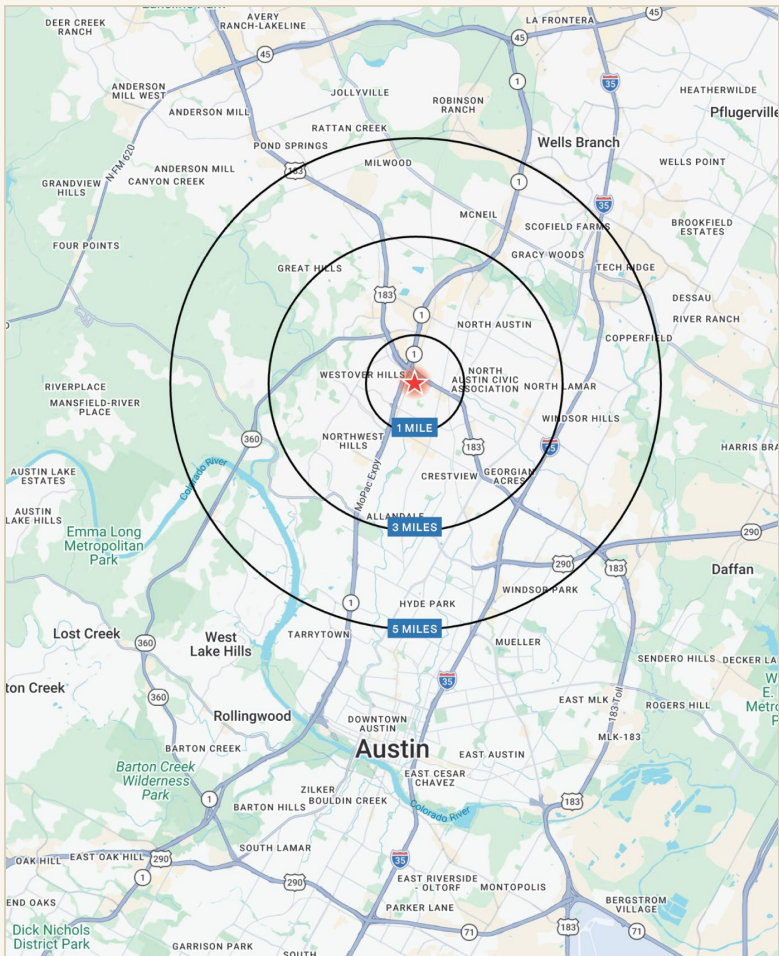
Employees within one mile

2,162

Businesses within one mile

312,526

Population within five miles



RADIUS	1 MILE	3 MILES	5 MILES
2024 Population	9,535	138,121	312,526
2029 Projection	9,933	144,299	326,945
Households	4,753	64,744	142,119
2029 Households	4,988	68,174	149,723
Avg. HH Income	\$114,580	\$114,358	\$119,847
Med. HH Income	\$73,073	\$82,159	\$87,620
Employees	18,504	101,923	218,271
Businesses	2,162	13,634	25,951
Median Age	40.4	37.9	37.9

Source: CoStar demographic and employment reports, 8733 Shoal Creek Blvd. 2024 estimates with 2029 projections.

CONTACT

For more information, contact the team.

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TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

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

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; 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.

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 and inform the owner of any material information about the property or transaction known by the 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 and inform the buyer of any material information known by the agent.

AS AGENT FOR BOTH - INTERMEDIARY

To act as an intermediary, the broker must first obtain the written agreement of each party. An intermediary must treat all parties impartially and fairly. License holder fees are not set by law and are fully negotiable.

PCR Brokerage Austin, LLC · License No. 9003950 · licensing@partnersrealestate.com · 713 620 0500 | Designated Broker: **Jon Silberman**, No. 389162 | Licensed Supervisor: Travis Rodgers, No. 739840 | Sales Agent: Connor Watson, No. 743487 · 512 643 8079 | Regulated by TREC · trec.texas.gov

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