

**FOR SALE**

# Owner-User Medical Office / Redevelopment Acreage

1707 Fort View Rd, Austin, TX 78704



**partners**



## PRIMARY CONTACT



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## PROPERTY AT A GLANCE

ADDRESS

**1707 FORT VIEW RD**

CITY, STATE, ZIPCODE

**AUSTIN, TX 78704**

LAND ACRES

**.58 AC**

BUILDING SIZE

**6,935 SF**

YEAR BUILT

**2000**

PARCEL NUMBER

**04091008110000**

ZONING, COUNTY

**GR - MU, TRAVIS**



## EXECUTIVE SUMMARY

Partners is please to present 1707 Fort View Road for sale. The property is a 6,935 SF standalone medical office building on 0.58 acres with a gated parking lot, prominent digital billboard, and 140 feet of frontage along Highway 290 / 71. Zoned GR-MU, the site supports a wide range of uses—including restaurant, retail, office, veterinary, automotive, or hospitality—with potential redevelopment up to 25,000 SF. Located in the sought-after 78704 zip code, it offers walkable access to amenities, a 4-mile commute to Downtown Austin, and excellent connectivity to Capital of Texas HW, MoPac Expy, and I-35.

**Please contact Sean Anderson for More information at (512) 647-1541**





## PROPERTY DETAILS



SALE PRICE  
**\$2,400,000**



PRICE PER SF  
**\$346.00**



LOT SIZE  
**0.58 AC**



OCCUPANCY  
**Vacant**



BUILDING SIZE  
**6,935 SF**



YEAR BUILT  
**2000**



PARKING  
**3.69  
26 spaces**

**290** | 168,632 VPD

**W Ben White Blvd** | 17,156 VPD

**Fort View Rd**



## PROPERTY HIGHLIGHTS

### ■ RARE OWNER-USER OPPORTUNITY

Exceptional chance to acquire a medical office site in the heart of South Austin, just minutes from downtown, ideal for owner-occupants or investors.

### ■ TURNKEY MEDICAL/PROFESSIONAL SPACE

The existing improvements feature a modern build-out well-suited for medical, retail, or professional office users seeking immediate usability.

### ■ HIGH VISIBILITY & PRIME ACCESS

Located at the southern edge of Austin's coveted 78704 zip code, the site offers unmatched exposure on Highway 290/71 with over 160,000 vehicles per day and convenient access to Menchaca Rd, MoPac Expy, Capital of Texas Hwy, and I-35.

### ■ PROXIMITY TO MAJOR HOSPITALS

Less than one mile from the 368-bed St. David's South Austin Medical Center and within a 15-minute drive of over six major healthcare institutions.

### ■ ADJACENT TO BRODIE OAKS

Nearby Brodie Oaks is undergoing a \$1B+ transformation into a vibrant mixed-use destination, including 1,700 residential units, 1.2M SF of office, 200 hotel rooms, and 140K SF of ground-floor retail and dining—boosting long-term demand for surrounding services.

### ■ AUSTIN MARKET GROWTH

As one of the fastest-growing major cities in the U.S., Austin continues to see surging demand for medical and professional office real estate, particularly in core infill areas with strong fundamentals like South Austin.





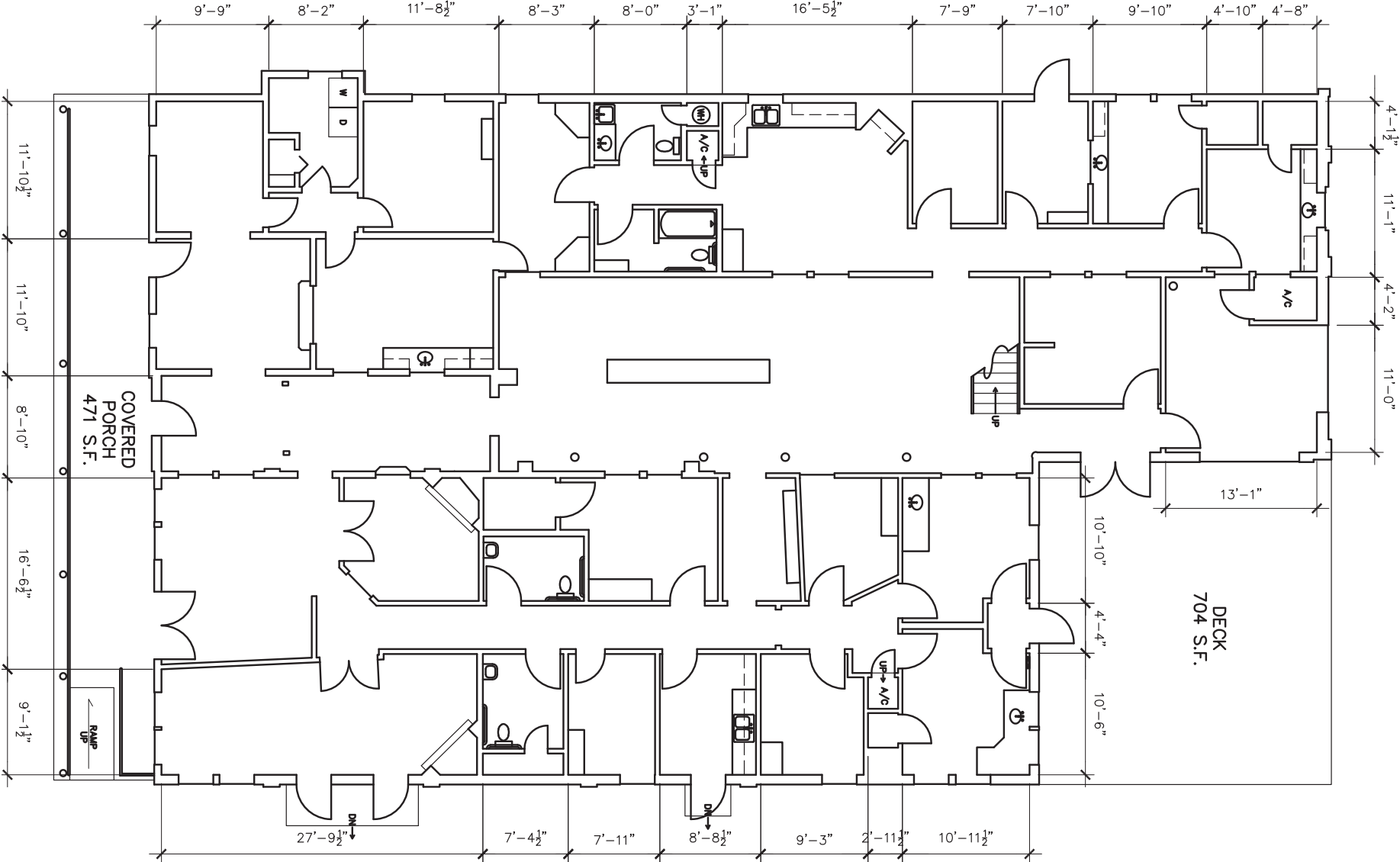
# INTERIOR PHOTOS



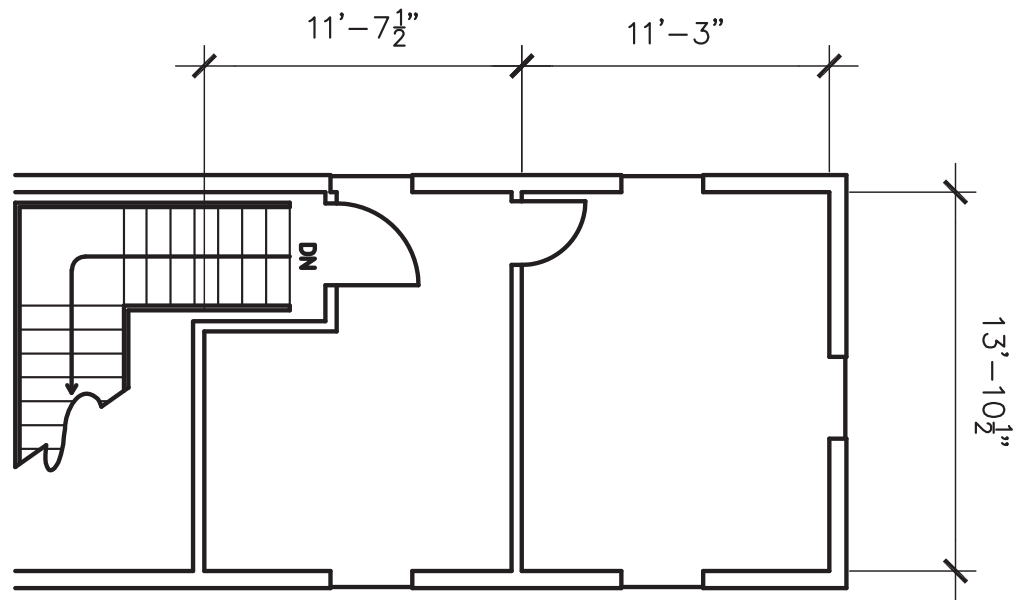
Click or Scan for  
Virtual Tour



# FLOOR PLAN FIRST FLOOR



# FLOOR PLAN SECOND FLOOR

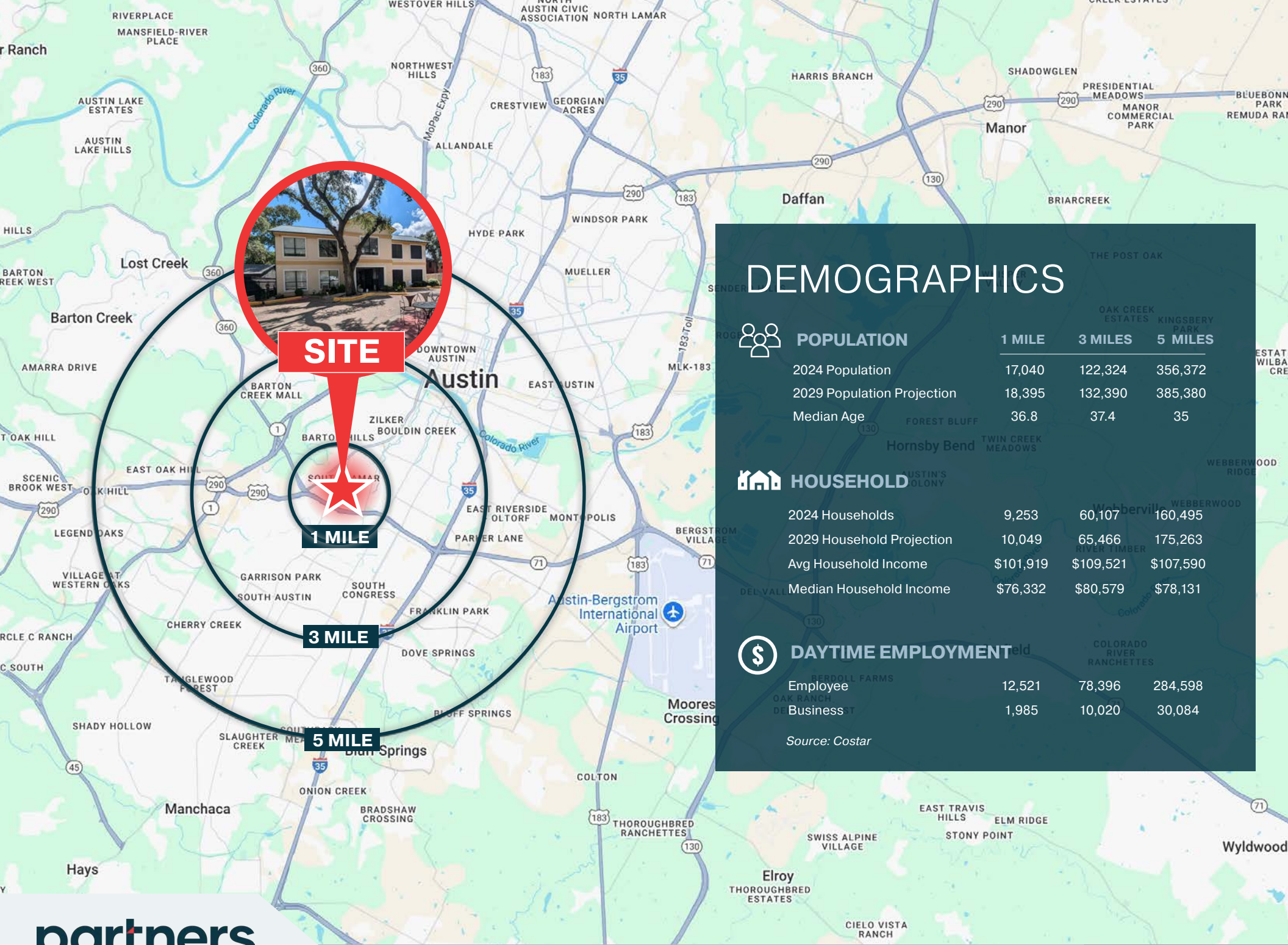




# SITE OVERVIEW







**SITE**

**1 MILE**

**3 MILE**

**5 MILE**

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	17,040	122,324	356,372
2029 Population Projection	18,395	132,390	385,380
Median Age	36.8	37.4	35



## HOUSEHOLD

2024 Households	9,253	60,107	160,495
2029 Household Projection	10,049	65,466	175,263
Avg Household Income	\$101,919	\$109,521	\$107,590
Median Household Income	\$76,332	\$80,579	\$78,131



## DAYTIME EMPLOYMENT

Employee	12,521	78,396	284,598
Business T	1,985	10,020	30,084

Source: Costar



# AERIAL OVERVIEW



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SCHEDULE TOUR

SUBMIT LOI

3D TOUR



# NEIGHBORING DEVELOPMENT BRODIE OAKS

**A SOUTH AUSTIN CROSSROADS WHERE OPEN SPACE SURROUNDS A VIBRANT, TRANSITED-SUPPORTED, MIXED USE COMMUNITY.**

A \$1 billion plan to redevelop South Austin's Brodie Oaks shopping center into a 36.7-acre mixed-use district with more than 1,600 residential units, 1.1 million square feet of office space, restaurants, retail, a hotel, and 13.7 acres of open space reclaimed from the aging 1981 retail center's massive parking lots is one of the most popular projects of its scale in recent memory.



**CURRENT**



**RE-IMAGINED**



**partners**

[SCHEDULE TOUR](#)

[SUBMIT LOI](#)

[3D TOUR](#)





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