

OFFICE / RETAIL FOR LEASE

8108 N. FM 973 UNIT C

8108 N FM 973, AUSTIN, TX 78724



KW COMMERCIAL

9606 N Mopac Expwy #950
Austin, TX 78759



Each Office Independently Owned and Operated

PRESENTED BY:

TODD MILLIGAN

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OFFICE / RETAIL LEASE SPACE OVERVIEW

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Property Overview

Description: Office or retail space in a free-standing building ready for immediate occupancy.

Features: Three private offices, kitchen area, two bathrooms, conference and open bullpen area. Private gated entrance with rear fenced in yard, separate storage shed, 1,137 SF garage with two car overhead door, grade level door, workshop, and ample open vehicle parking.

Condition: Recently renovated and well maintained space.

Access: Convenient access for vehicles from the north line of FM 973. Strategically positioned at the intersection of FM 973 and SH 130, offering excellent visibility and accessibility.

High traffic counts due to proximity to major highways.

Direct access to both FM 973 and SH 130, enhancing convenience for transportation and logistics.

Great frontage on FM 973 at front and SH Toll Road 130 at rear (east).

No Zoning as the property is located in the Austin ETJ

Prime location in SH 130 corridor, ready for immediate occupancy by a single-tenant.

Property Highlights

- Strategically situated at the intersection of FM 973 and SH 130, offering exceptional visibility and accessibility.
- Direct access to major highways facilitates easy transportation of goods and services regionally and beyond.
- Close proximity to Austin providing convenience for employees and customer alike.
- Benefit from high traffic volumes along SH 130, FM 973, and feeder roads enhancing exposure and customer reach.
- Ideal for a business needing both retail or office space and an outdoor private yard, three car garage space, and yard space.
- Utilities include electricity, water, and septic that are readily available to the site, streamlining the tenancy and business setup process.
- Three private offices or retail areas, kitchen, open space, two private bathrooms, and exterior rear fenced in yard.
- Gated access with keypad
- Ample open parking spaces.
- No zoning; Austin ETJ

Asking Rental Rate:	\$5,000/Month + NNN
Building SF:	1,937 SF
Price / SF:	\$30.98/SF
Occupancy:	0%
Garage Space:	3 Spaces
Floors:	1
Available SF:	1,937 SF
Lot Size:	1.60 acres
Year Built:	1994
Renovated:	Yes
Building Class:	D
Parking:	Open parking spaces
Other:	Fenced in yard; gated access

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PROPERTY PHOTOS

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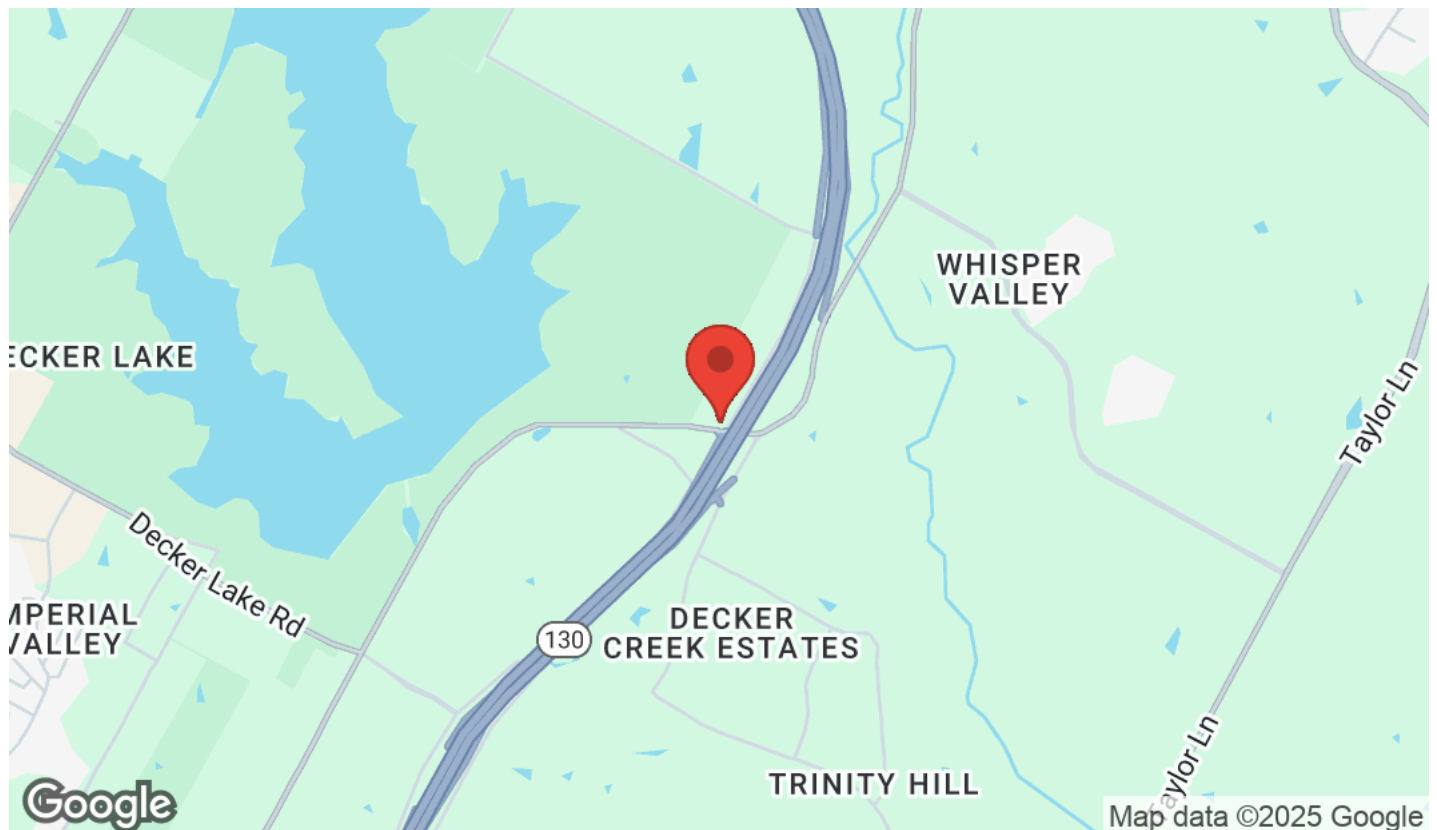


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LOCATION MAPS

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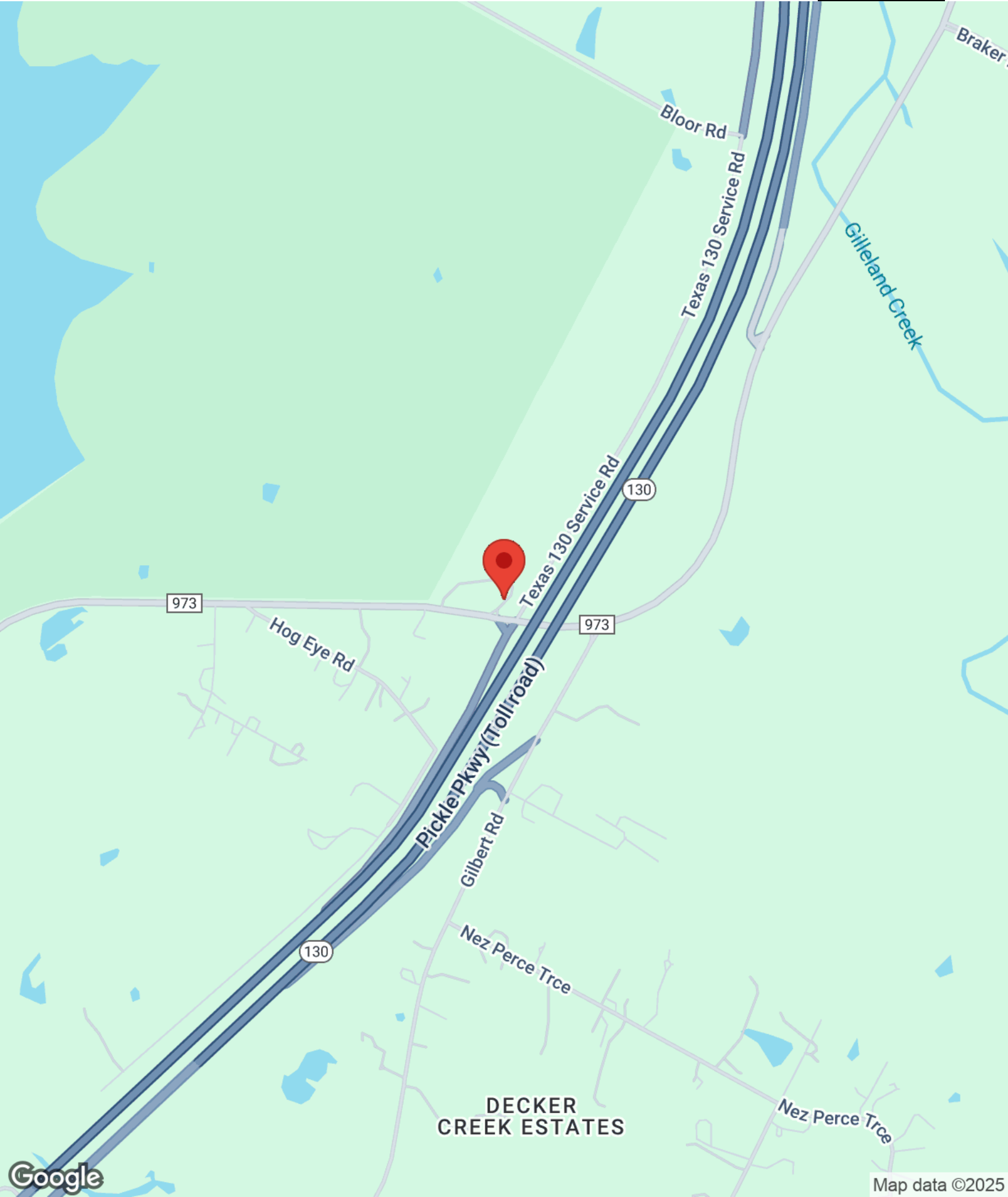


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BUSINESS MAP

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REGIONAL MAP

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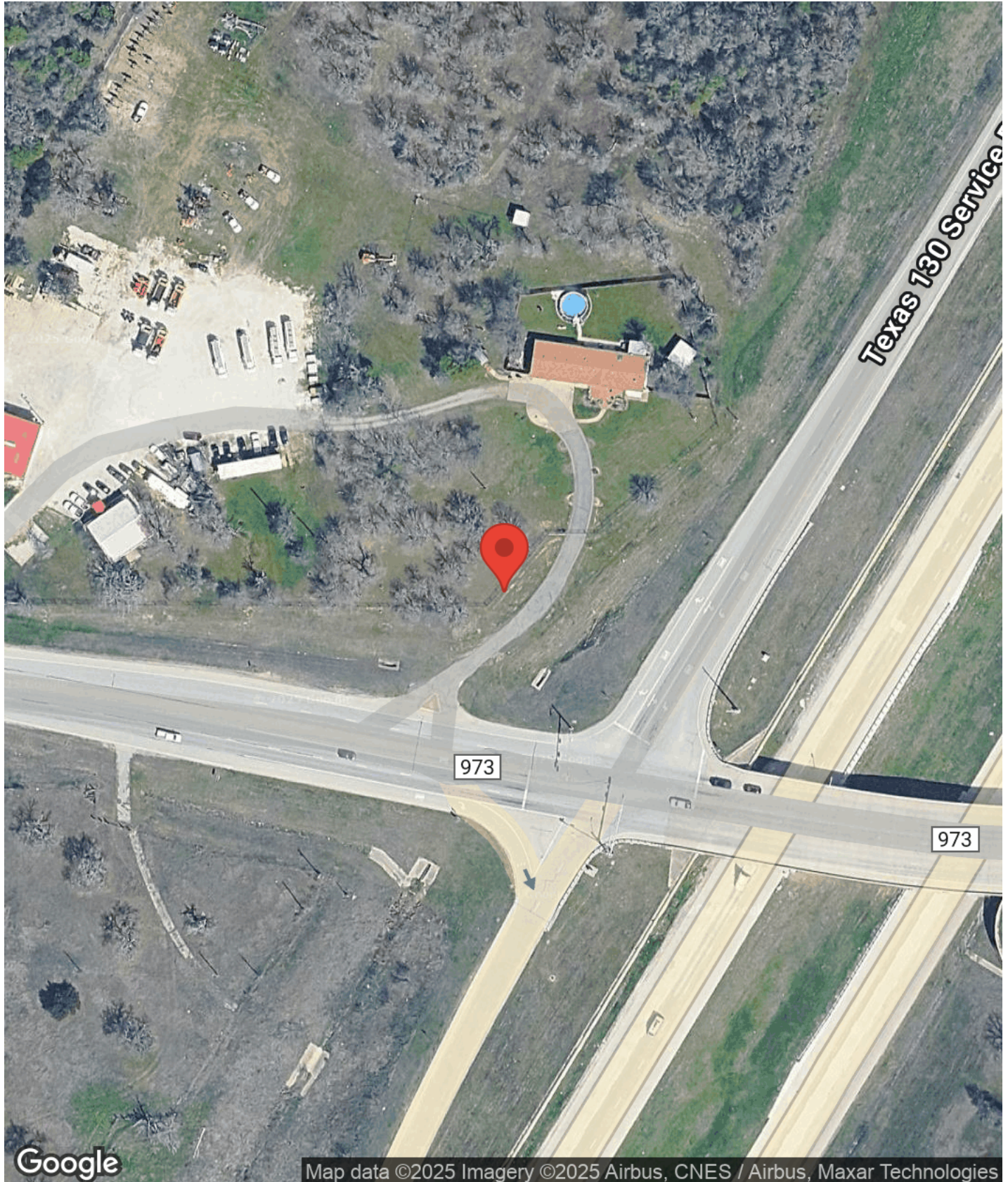


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AERIAL MAP

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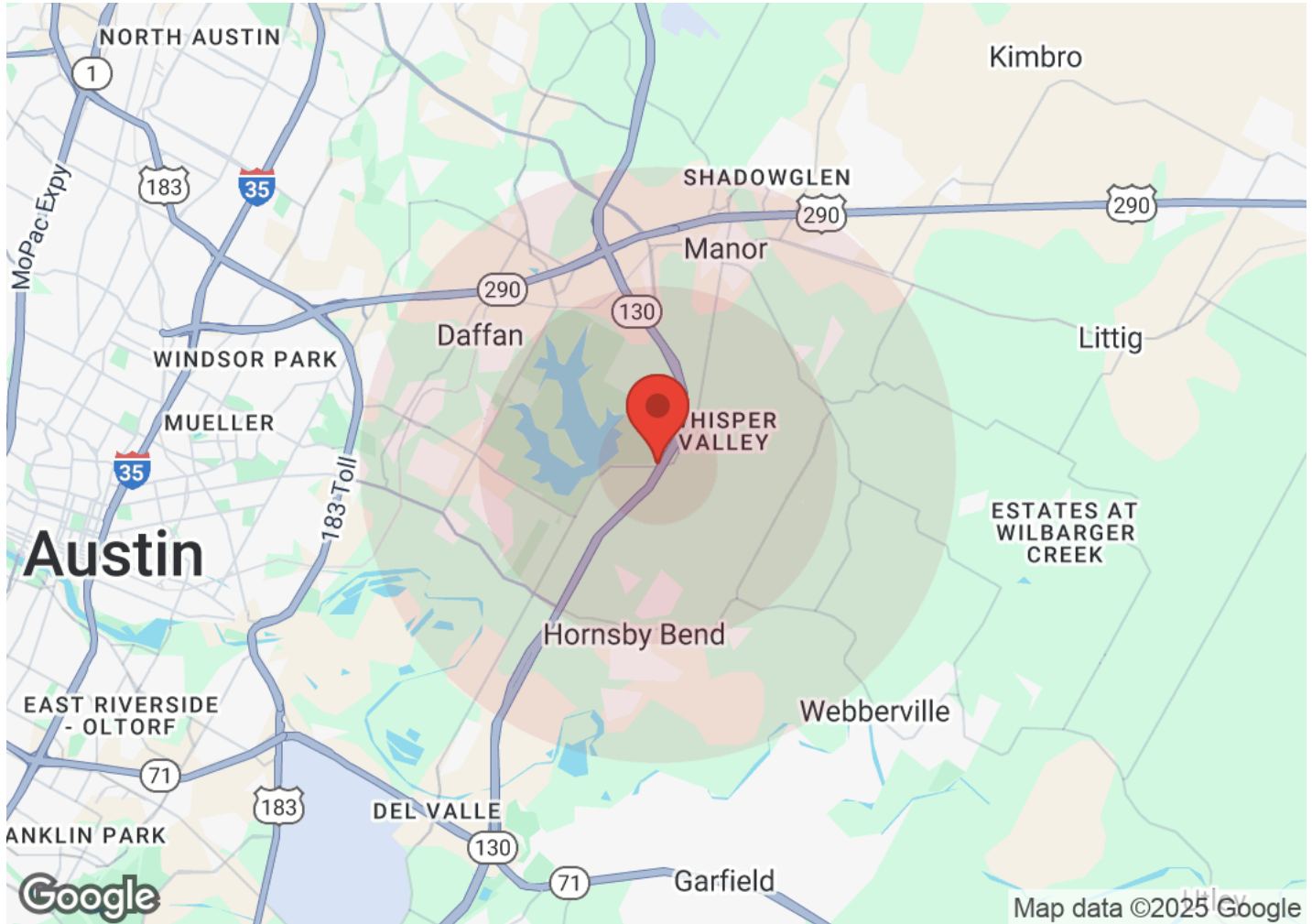


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	74	7,062	33,706	Median	\$99,452	\$85,760	\$91,484
Female	68	6,860	32,413	< \$15,000	4	402	1,010
Total Population	142	13,922	66,120	\$15,000-\$24,999	4	304	789
				\$25,000-\$34,999	3	142	1,391
				\$35,000-\$49,999	7	341	1,782
				\$50,000-\$74,999	9	701	3,676
				\$75,000-\$99,999	5	739	3,317
				\$100,000-\$149,999	5	906	4,782
				\$150,000-\$199,999	12	400	2,290
				> \$200,000	15	483	2,635
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	23	3,083	13,790	Total Units	75	5,183	25,564
Ages 15-24	18	2,099	9,305	Occupied	64	4,418	21,674
Ages 25-54	68	6,615	32,045	Owner Occupied	58	2,956	14,081
Ages 55-64	16	1,162	5,889	Renter Occupied	6	1,462	7,593
Ages 65+	17	965	5,092	Vacant	11	765	3,890
Race	1 Mile	3 Miles	5 Miles				
White	61	4,022	18,897				
Black	14	2,005	11,333				
Am In/AK Nat	N/A	29	86				
Hawaiian	N/A	6	20				
Hispanic	56	7,157	32,002				
Asian	8	415	2,513				
Multi-Racial	2	255	1,111				
Other	1	35	159				

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PROFESSIONAL BIO

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