

HEALTH CARE / OFFICE BUILDING FOR SALE

# OAK TERRACE BLDG 1

9811 SOUTH INTERSTATE 35 FRONTAGE ROAD, AUSTIN, TX 78744



FOR SALE

**KW COMMERCIAL | AUSTIN NW**

9606 N. Mopac Suite 950  
Austin, TX 78759



**JORGENSON GROUP**  
KW COMMERCIAL

Each Office Independently Owned and Operated

*PRESENTED BY:*

**AMY VENHORST**

Broker Associate

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0671452, Texas

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

<b>PRICE:</b>	\$1,839,000
<b>BUILDING SF:</b>	5,034
<b>PRICE / SF:</b>	\$365.31
<b>YEAR BUILT:</b>	2012
<b>OCCUPANCY:</b>	100%
<b>DESCRIPTION:</b>	Medical / Office
<b>VISIBILITY:</b>	High
<b>RENT ESCALATION</b>	3% annual rent escalation
<b>CAP RATE:</b>	6.4%

## PROPERTY OVERVIEW

Prime investment opportunity in South Austin. Fully leased, 5,034 sq. ft. medical/office building offering an excellent investment with strong income potential and minimal maintenance needs. This property showcases high-visibility frontage and positioned close to major South Austin retailers and business hubs. It's ideally located with direct access to I-35 providing convenient access for tenants and clients. The layout is optimized for medical and office use with lobby waiting areas, private rooms, bathrooms, and storage space. Property management is already in place, ensuring a smooth transition.



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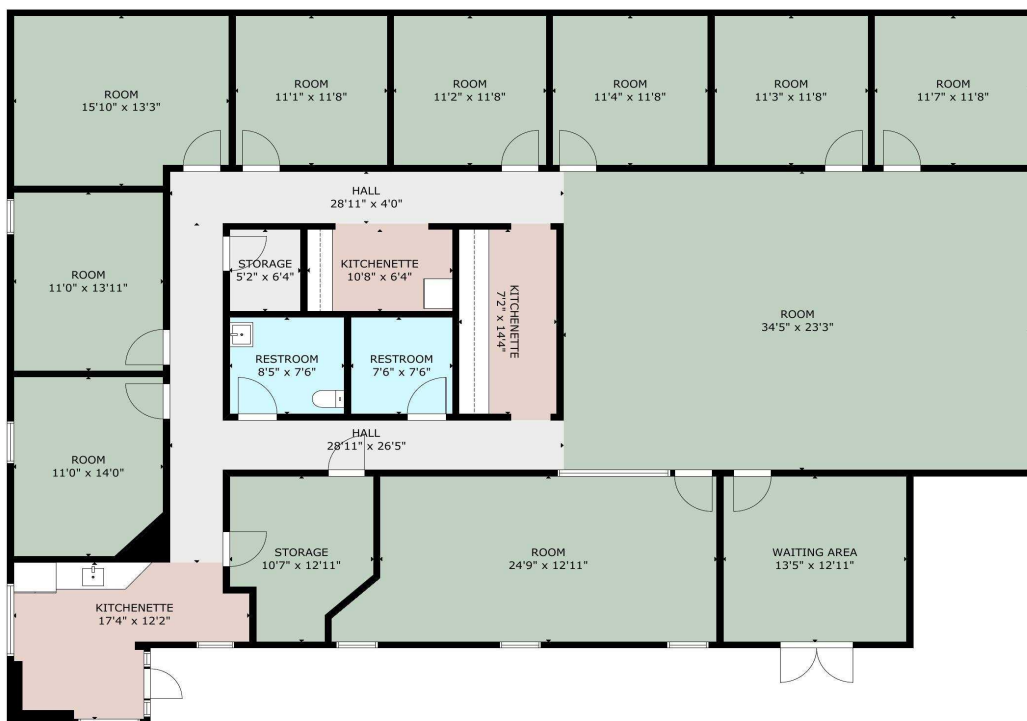
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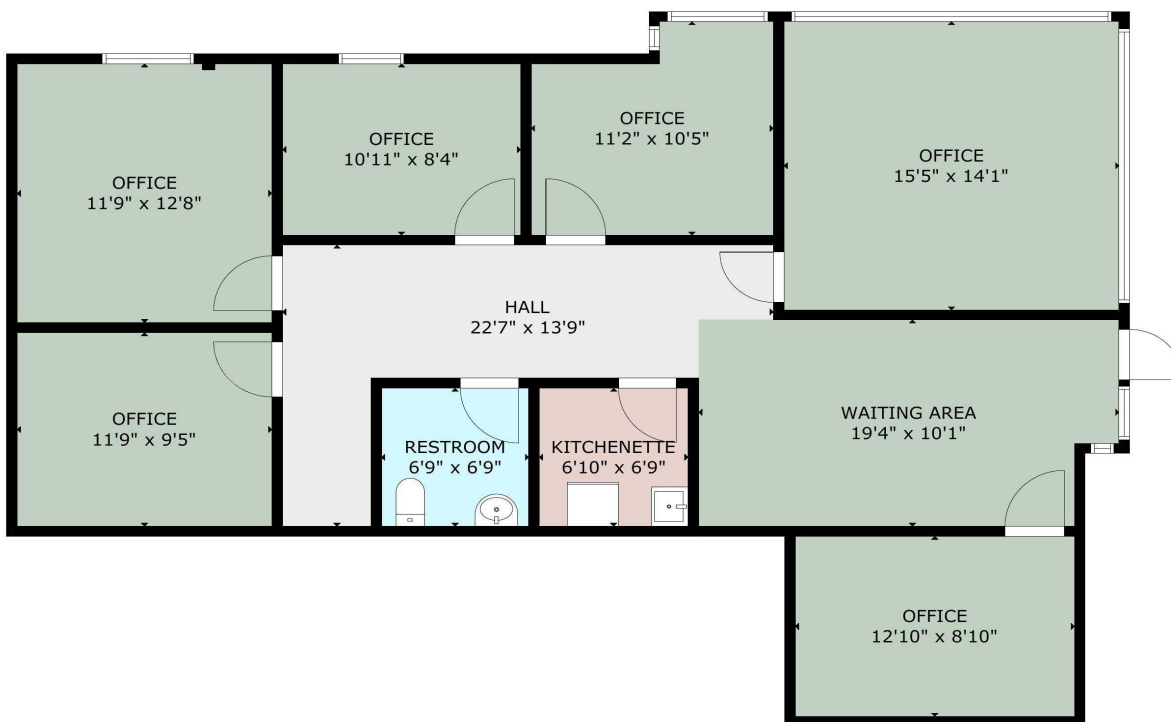
# FLOOR PLANS

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BPI

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MENTOR CAPITAL

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# SUITE 100

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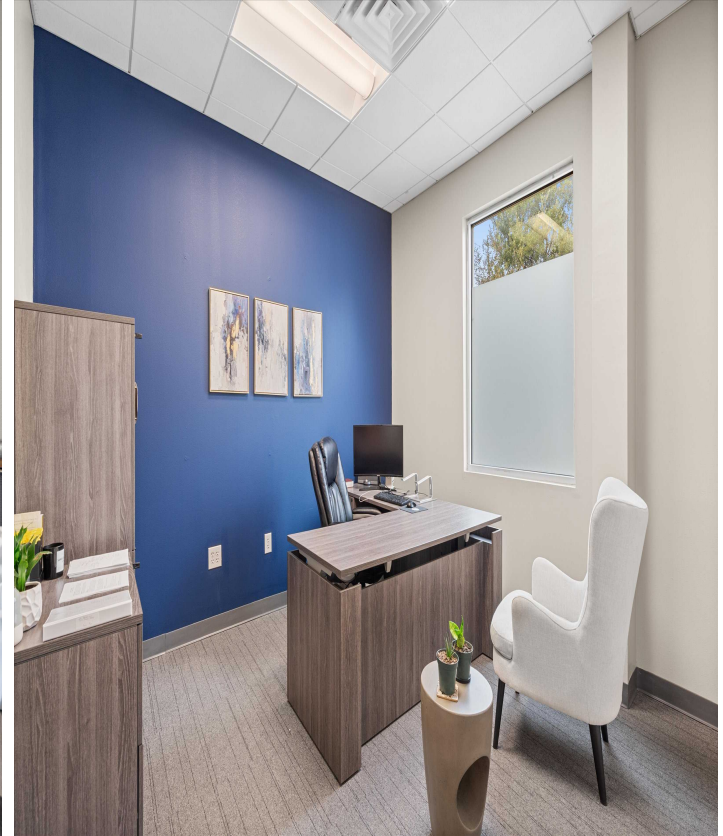
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# SUITE 1101

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# EXTERIOR PHOTOS

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# POINTS OF INTEREST

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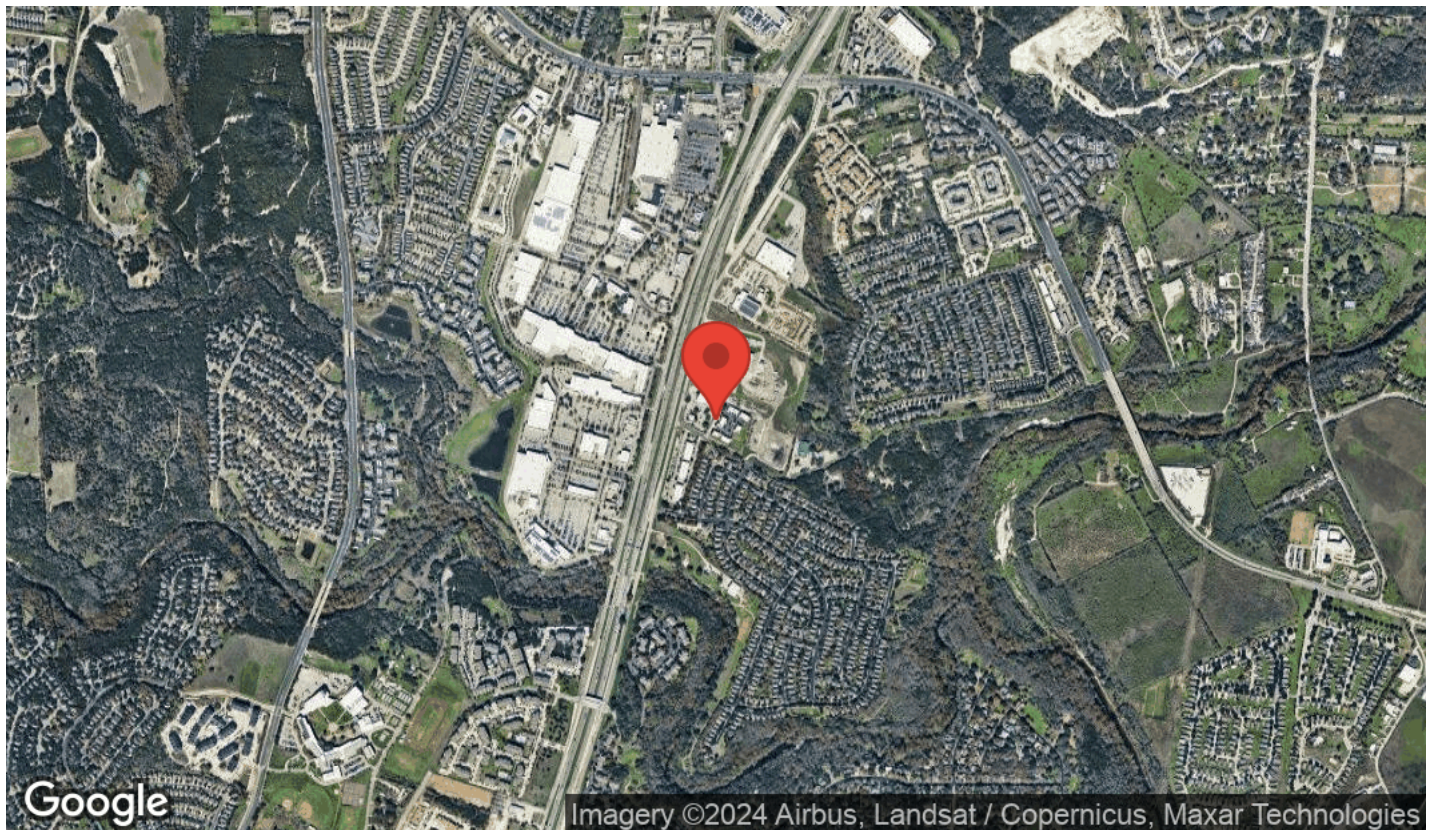
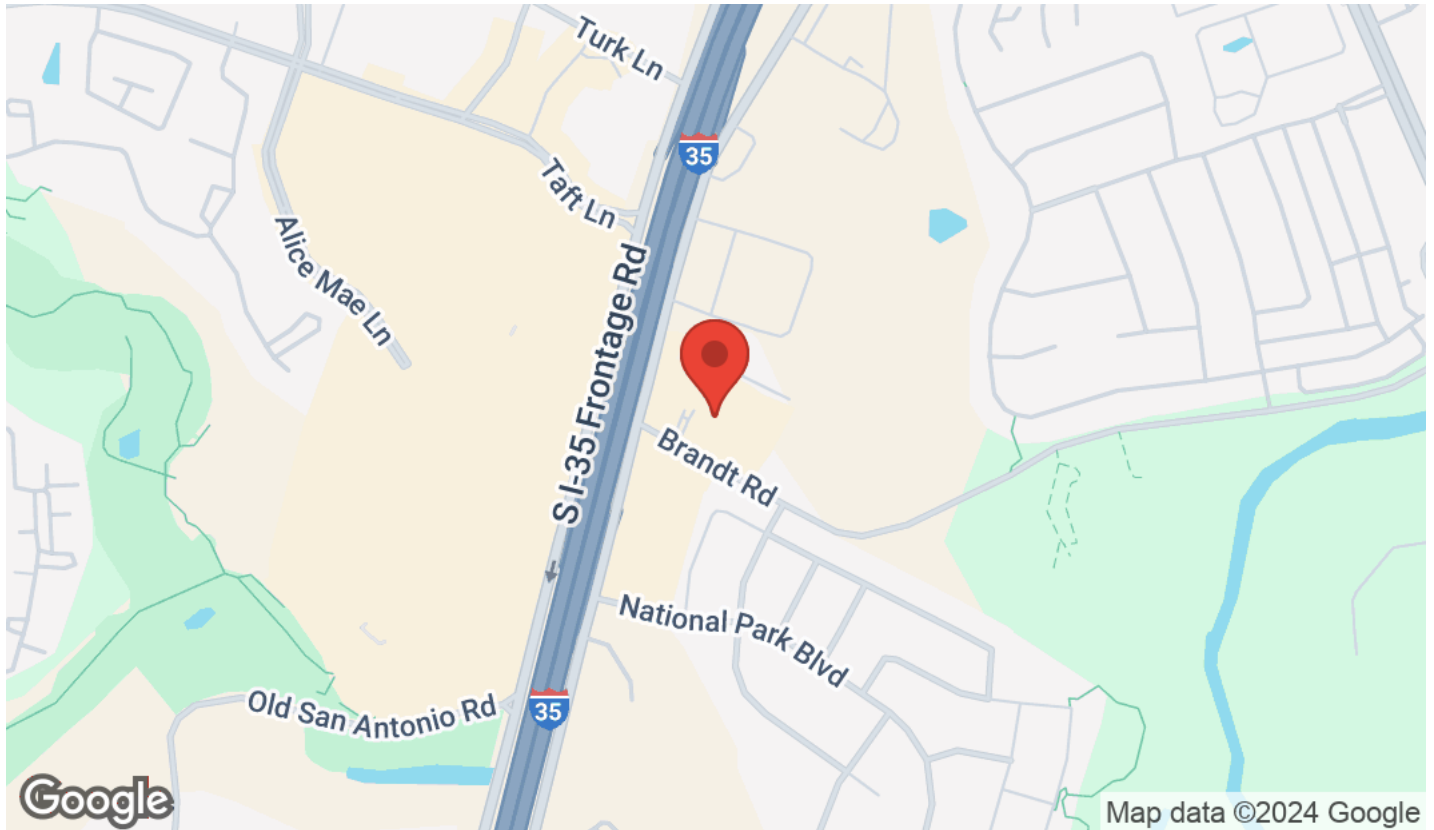
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# LOCATION MAPS

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# AERIAL MAP

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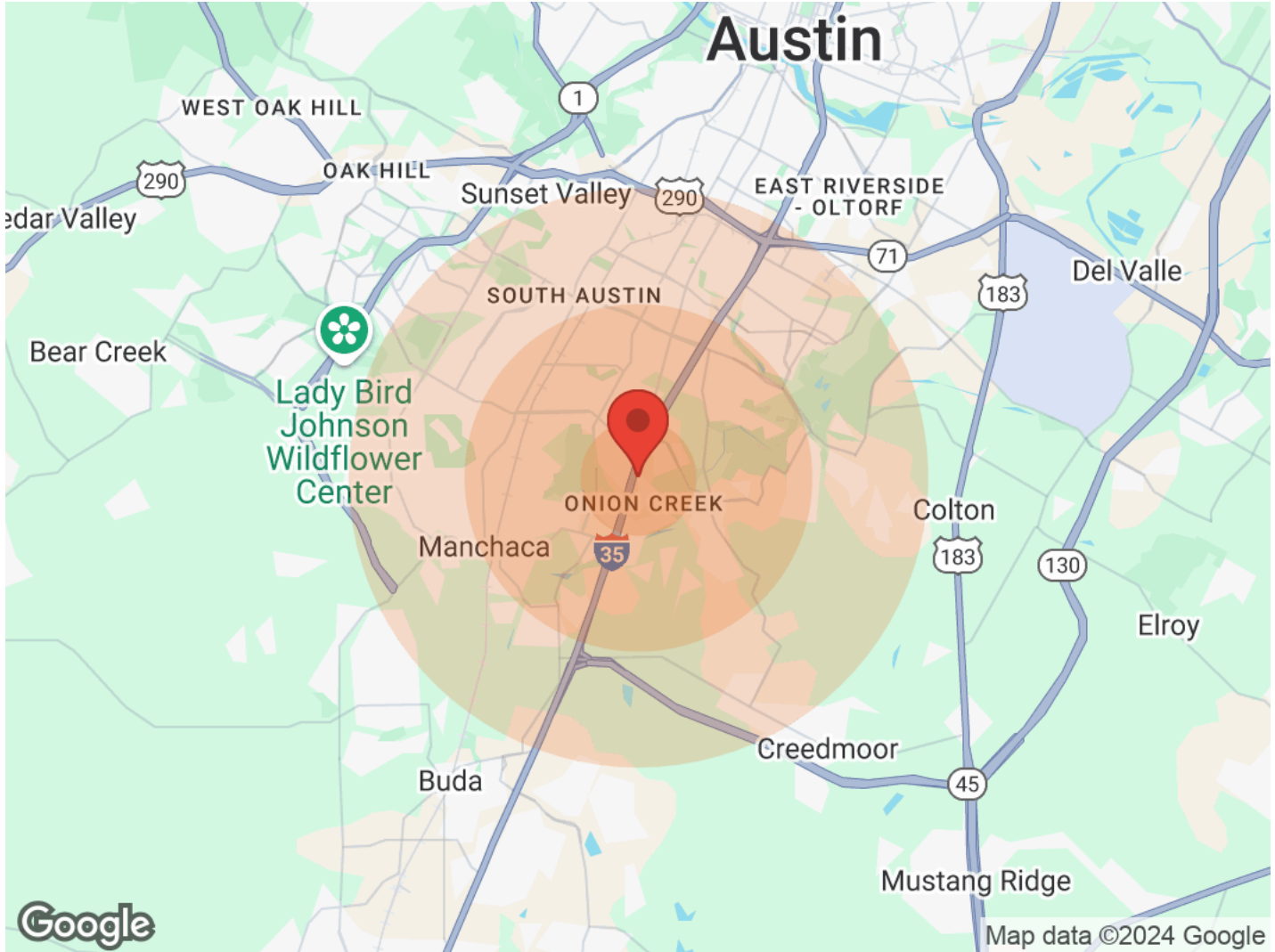
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,134	40,874	98,693	Median	\$66,928	\$53,143	\$53,720
Female	2,128	40,144	96,458	< \$15,000	113	3,193	7,454
Total Population	5,262	81,018	195,151	\$15,000-\$24,999	152	2,612	7,167
				\$25,000-\$34,999	121	3,556	8,314
				\$35,000-\$49,999	348	5,660	12,379
				\$50,000-\$74,999	580	6,796	15,857
				\$75,000-\$99,999	454	3,975	10,650
				\$100,000-\$149,999	323	3,460	8,933
				\$150,000-\$199,999	18	675	2,210
				> \$200,000	N/A	494	1,455
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	859	17,948	41,528	Total Units	2,092	32,469	80,079
Ages 15-24	635	10,600	25,311	Occupied	1,994	30,449	75,487
Ages 25-54	2,405	34,549	84,361	Owner Occupied	1,212	17,131	42,263
Ages 55-64	909	9,339	22,591	Renter Occupied	782	13,318	33,224
Ages 65+	454	8,582	21,360	Vacant	98	2,020	4,592
Race	1 Mile	3 Miles	5 Miles				
White	3,980	56,068	139,606				
Black	244	4,242	8,868				
Am In/AK Nat	16	581	1,135				
Hawaiian	N/A	9	13				
Hispanic	2,371	44,229	98,823				
Multi-Racial	1,572	37,826	85,022				

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## 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.

<u>KW ATX Broker LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9010968</u> License No.	<u>klrw8@kw.com</u> Email	<u>(512) 346-3550</u> Phone
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<u>Amy VenHorst</u> Sales Agent/Associate's Name	<u>671452</u> License No.	<u>amy@jorgensonrealestate.com</u> Email	<u>(512) 659-3617</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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