

# 12117 Menchaca Rd.

MEDICAL/RETAIL BUILDING FOR SALE



PRACTICE  
REAL ESTATE



SALE	12117 MENCHACA ROAD // AUSTIN, TX // 78748	
	MEDICAL/ RETAIL BUILDING FOR SALE	Mark Storey MStorey@PracticeRealEstateGroup.com 713/253.0866

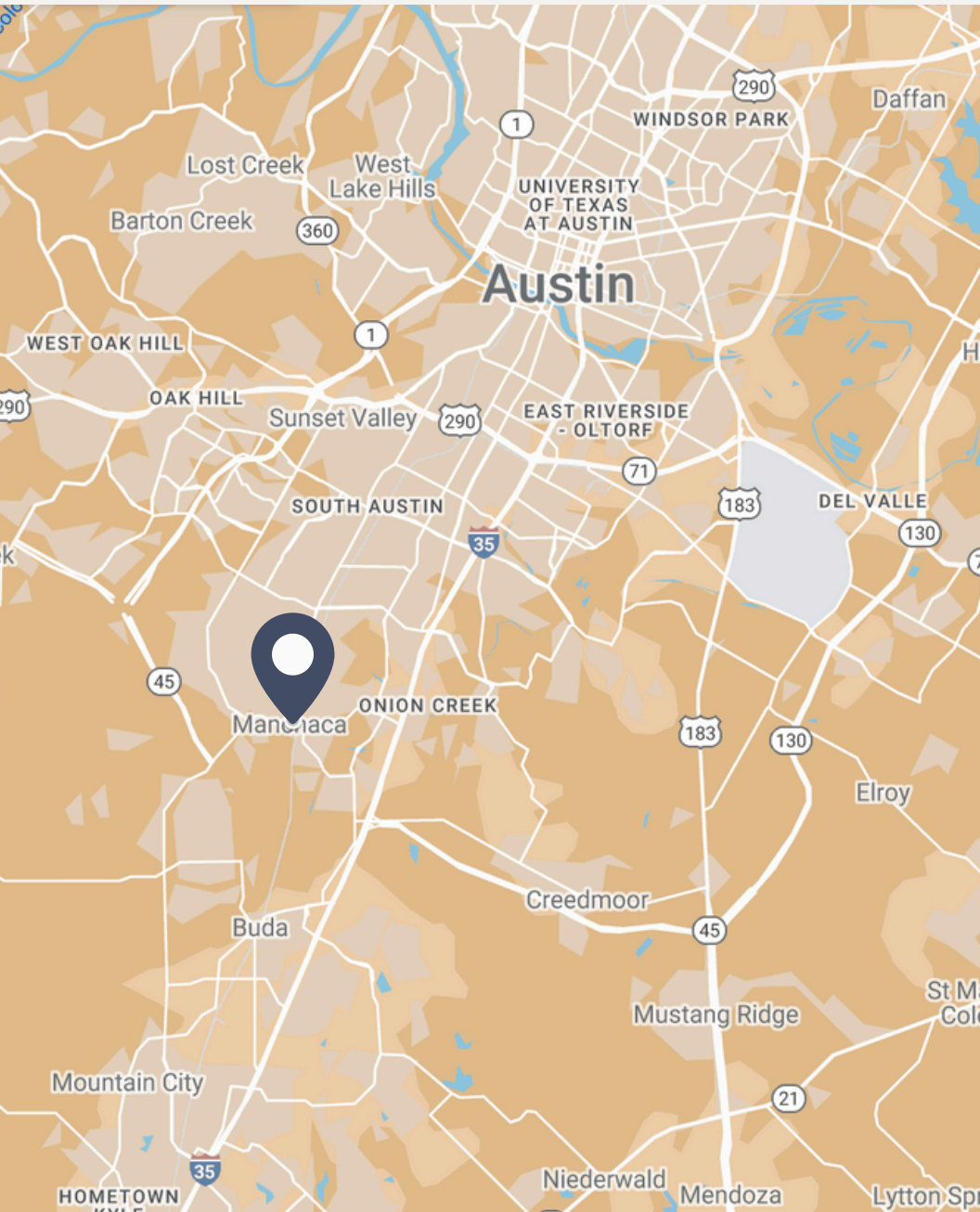


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4,469 SF | STANDALONE BUILDING | FOR SALE

*Excellent opportunity to purchase a gorgeous commercial property in a densely populated, affluent neighborhood South of Austin. Current corporate tenancy allows the buyer's choice to use as either an income property or owner-occupancy.*

## EXECUTIVE SUMMARY

- A rare find in the Manchaca area, this is a 4,469 SF freestanding building with appealing outdoor space and ample parking lot.
- Current tenant in place and available for investment or owner-occupancy.
- Fully built-out, turnkey veterinarian clinic.
- High visibility with monumental signage on Manchaca Rd.
- Easy access from FM 1625, MoPac and I-35
- \$137,000 median household income with 5% growth stats

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## ALL AVAILABLE SPACE

SPACE	SIZE	ASKING PRICE	SPACE USE	CONDITION	USE
Freestanding Building	4,469 SF	Upon Request	Veterinary	Full Build-Out	Owner-Occupancy or Maintain Current Lease

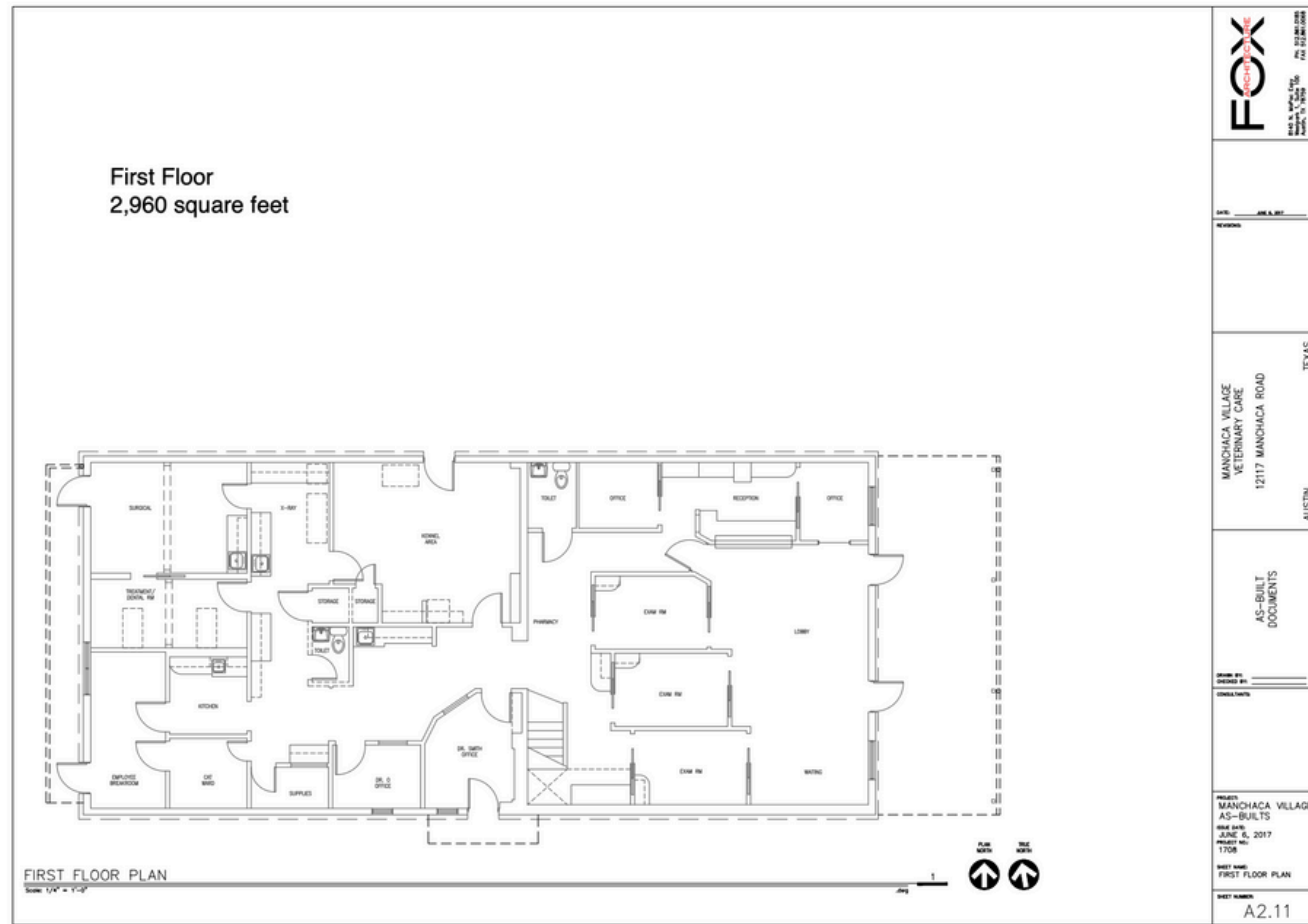
12117 Menchaca Road presents buyers with a unique prospect to purchase either income-generating occupied commercial building or a second-generation veterinary office for owner-occupancy.

- Excellent visibility from Menchaca Rd. with monumental signage
- Surrounded by numerous affluent residential communities
- Fully built out as veterinary office
- Excellent condition, attractive retail or medical space
- Includes attractive outdoor space and additional parking lot

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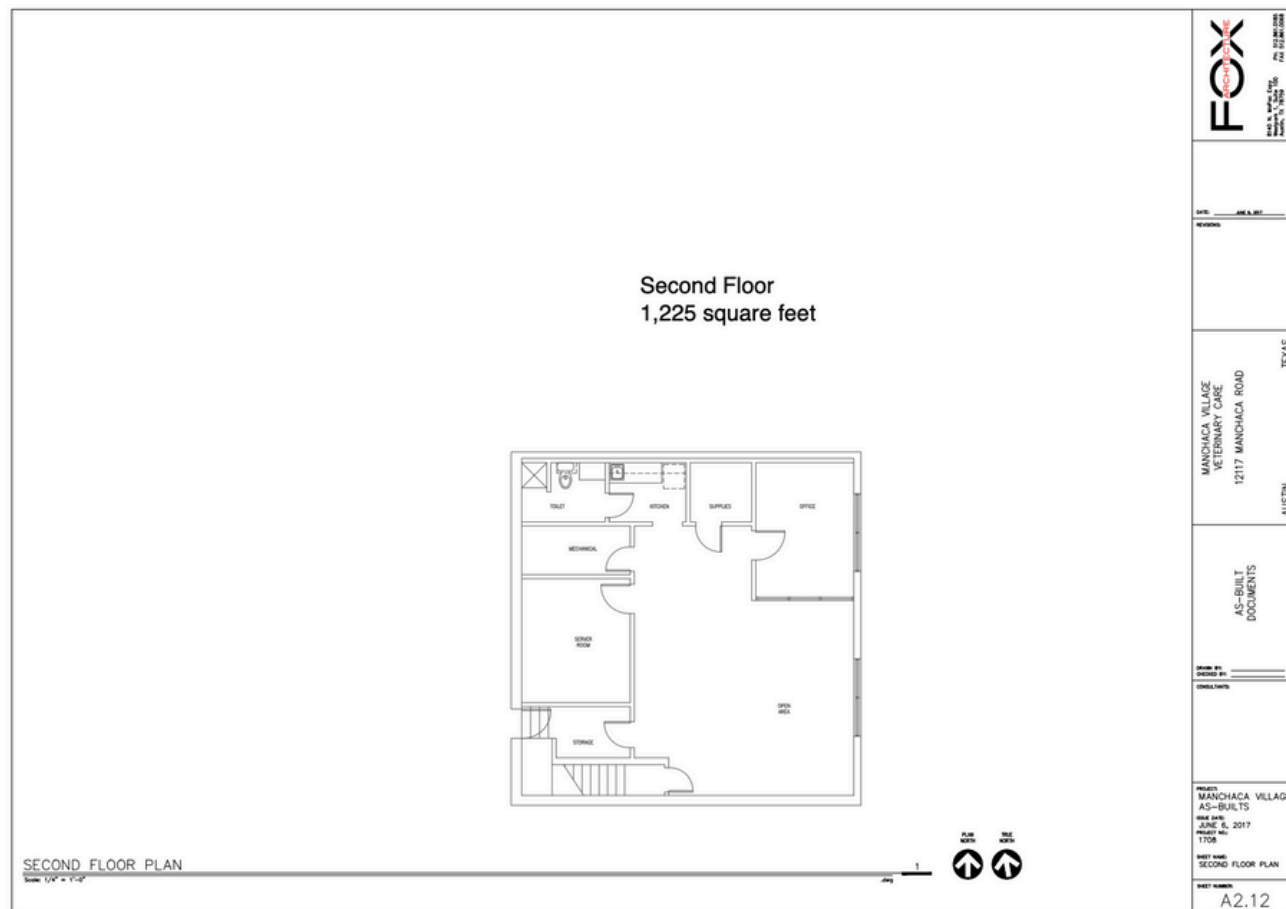
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## FLOOR PLAN - FIRST FLOOR





## FLOOR PLAN - SECOND FLOOR



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Additional Parking  
and EXIT



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12117 Menchaca Road  
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For more information, contact

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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 interest 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 say 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:
  - 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 offer; and
  - any confidential 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

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Buyer/Tenant/Seller/Landlord  
Initials

Date

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Commission

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