



8500 Shoal Creek Blvd, Austin, TX 78757

\$994,200

Austin Office Condo: 8500 Shoal Creek Blvd, Bldg 4, Ste 208

For Sale: Office Condo | 3,314 SF North Central Austin



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Listing Added: Today

Listing Updated: Today



Details

Asking Price	\$994,200	Property Type	Office
Subtype	Creative Office, Executive Office, Traditional Office	Investment Type	Owner/User
Square Footage	3,314	Price/Sq Ft	\$300
Occupancy Date	10/01/2023	Year Built	1972
Stories	2	Broker Co-Op	Yes

Marketing Description

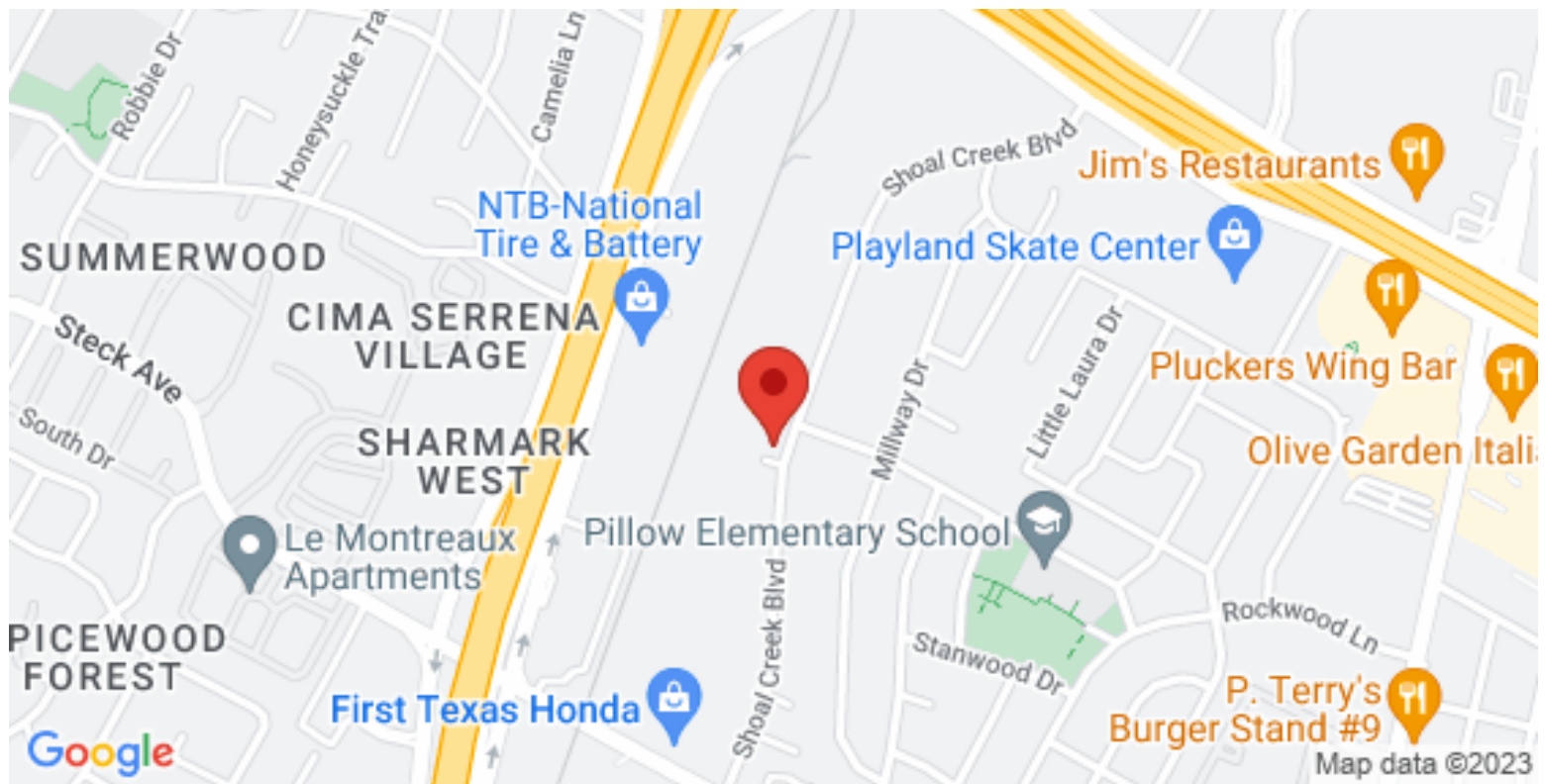
Why rent when you can buy?

- 9 Private Offices
- Conference Room/Break Room
- Work/Printer/Storage Room
- Thoughtfully updated to maximize efficient use.
- Would be excellent for Tech Firm, Law Firm, CPA Firm, Real Estate Office
- Open Parking

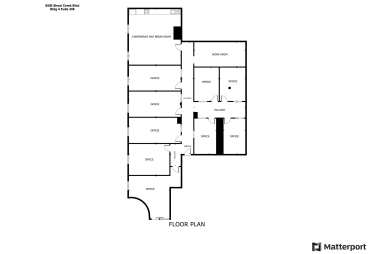
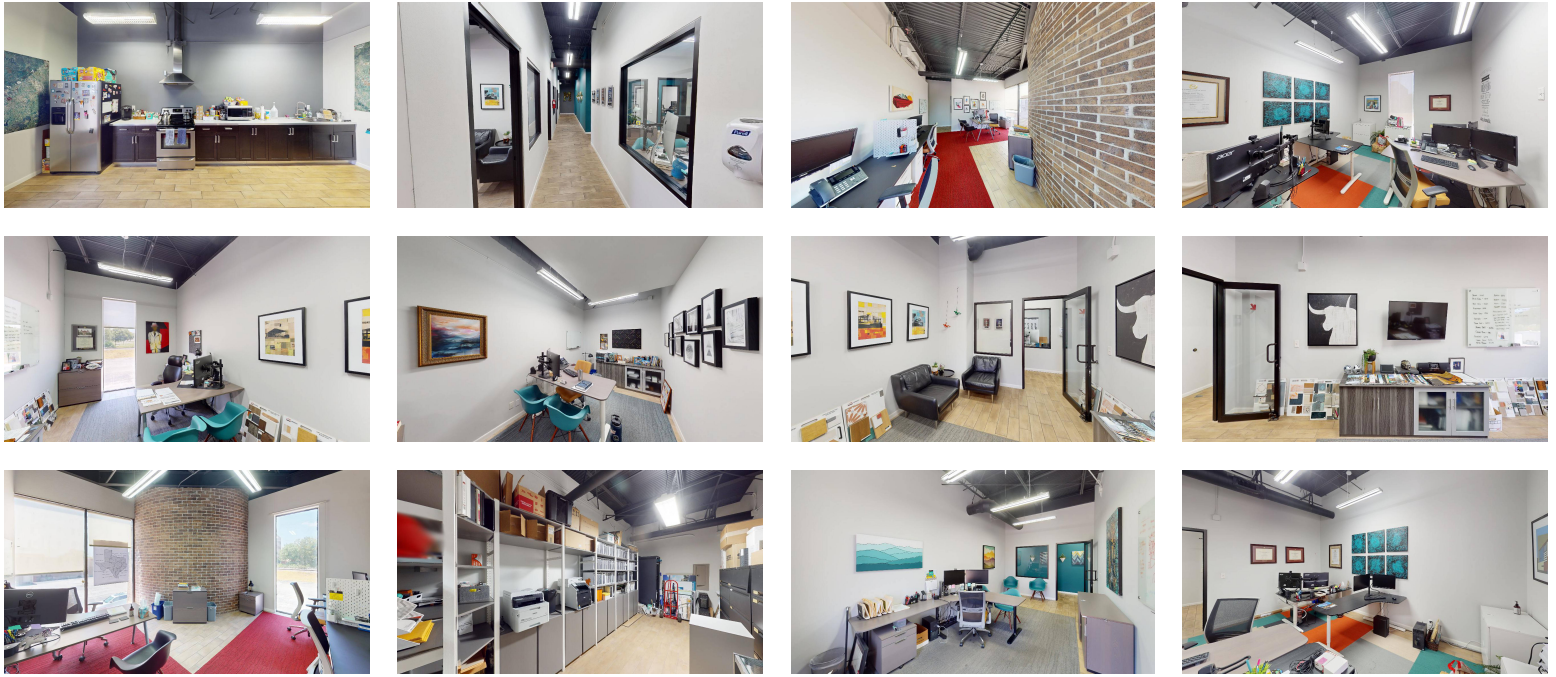
Investment Highlights

Excellent Owner/User opportunity to purchase for about the cost of rent.

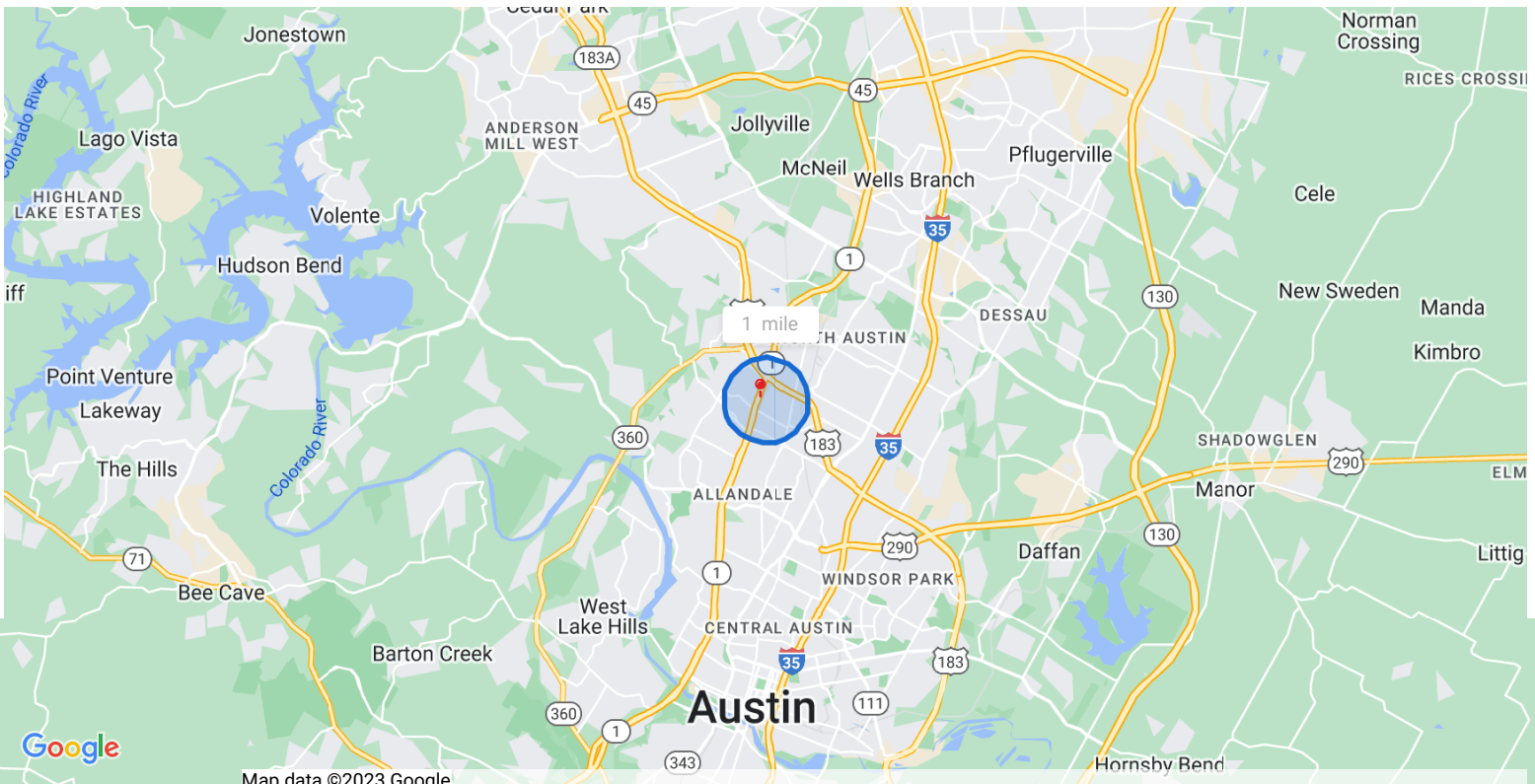
Location (1 Location)



Property Photos (14 photos)



Demographic Insights



Population

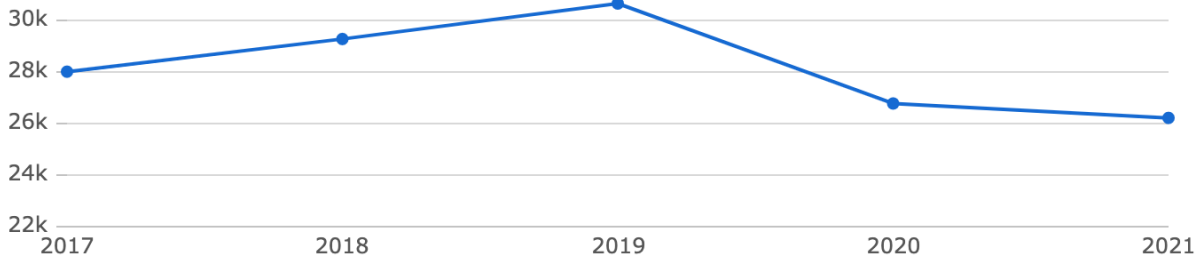
26.1k

↓ -2%

Compared to 26.7k in 2020

↓ -6%

Compared to 27.9k in 2017



Household Income

\$85.4k

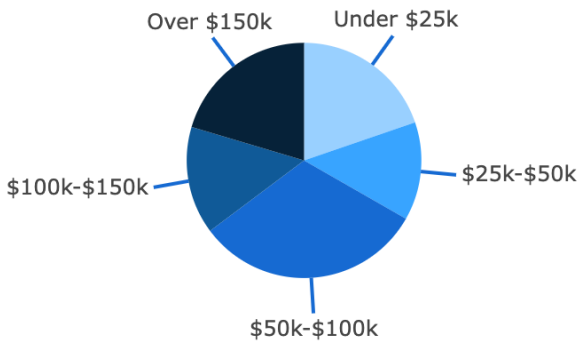
Median Income

\$103k

2028 Estimate

↑ 21%

Growth Rate



Age Demographics

38

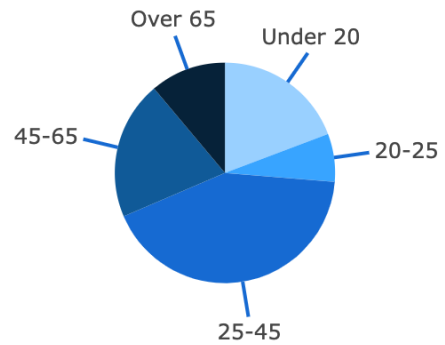
Median Age

41

2028 Estimate

↑ 8%

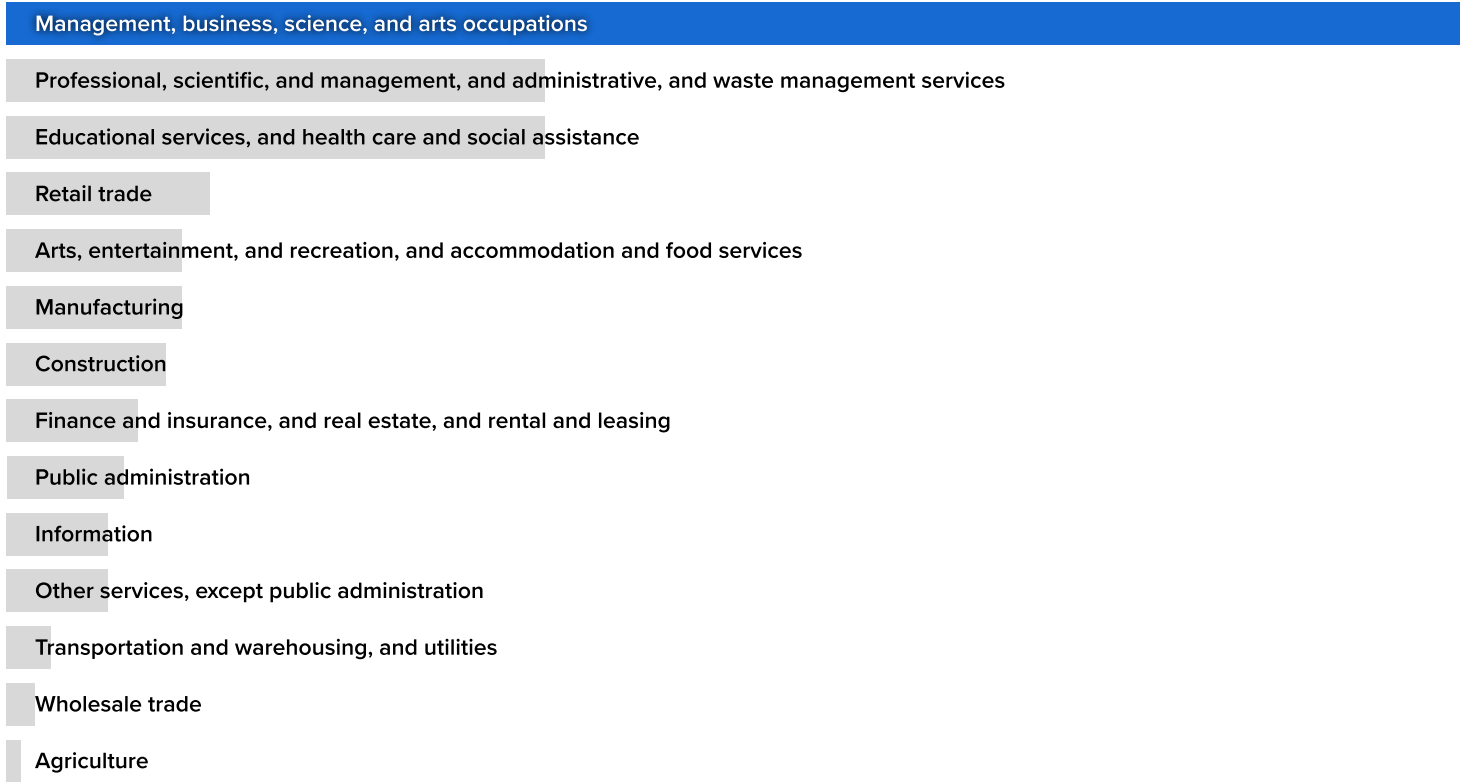
Growth Rate



Number of Employees

21.7k

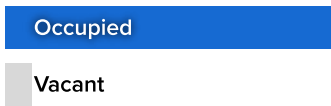
Top Employment Categories



Housing Occupancy Ratio

12:1

11:1 predicted by 2028



Renter to Homeowner Ratio

2:1

1:1 predicted by 2028

