MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

OWNER-USER AUSTIN DENTAL OFFICE

8316 Tuscany Way | Austin, TX 78754

OFFERING MEMORANDUM

$1,250,000	2007	2,972 SF	1.14 AC	FULL DENTAL BUILD OUT
PRICE	YEAR BUILT	GROSS LEASABLE AREA	PARCEL SIZE	

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TX DISCLAIMER - Thor St John, Michael Moreno, and Rahul Chhajed (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

PROPERTY OVERVIEW

SECTION 01

LIST PRICE

$1,250,000

GROSS BUILDING SIZE

±2,972 SF

PARCEL SIZE

±1.14 AC

EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ Healthcare Division proudly presents a unique opportunity for qualified investors: ownership of 2007 construction, fully built out dental office. The previous tenant recently relocated to a larger location just outside of Austin. This presents the opportunity for a dental owner user to acquire a location that is well established within the community and has been consistently seeing patients since it was built 18 years ago.

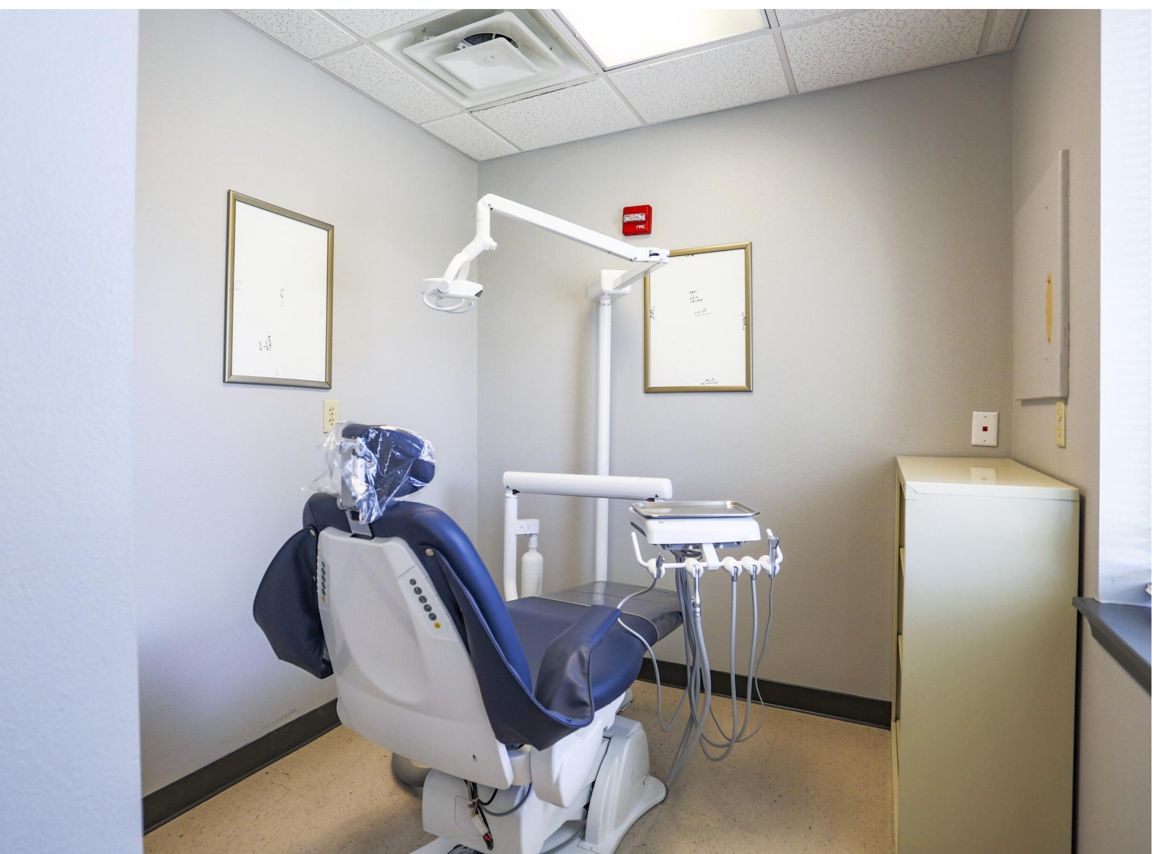
INVESTMENT HIGHLIGHTS

- **TURNKEY DENTAL OFFICE** - The property was a built-to-suit dental office in 2007 and is completely outfitted for dental use. The cost of converting an existing shell space into a dental office can frequently pass over $200 per square foot
- **STRONG SURROUNDING DEMOGRAPHICS & GROWTH** - Austin has been among the country's most popular MSAs to invest in over the past five years. There are over 278,000 residents within a 5-mile radius of the property, which is projected to grow to 304,000 by 2029.
- **LOCATION GOODWILL** - Many dental offices have difficulty in retaining the same patients after relocating, allowing a future user to operate within a well known and established location.
- **OVERSIZED PARCEL** - The property sits on an oversize 1.14 acre parcel, providing an owner the future opportunity expand the office or redevelop the property entirely
- **193/290 INTERCHANGE** - The property benefits from easy access from the nearby highway interchange, allowing patients from further away to more easily access the location. This provides convenient access for the 821,000 residents that live within 10 miles of the property.


DOWNTOWN AUSTIN
± 7.7 MILES
AUSTIN ACHIEVE ELEMENTARY
954 STUDENTS
PROMONTORY POINT APARTMENTS
228 UNITS
SW
183
±61,900 VPD
CANDLEWOOD SUITES
international BIOMEDICAL
290
± 42,800 VPD
CREEKSTONE APARTMENTS
338 UNITS
A&P Quality Care Medical
WOODSPRING SUITES
AN EXTENDED STAY HOTEL
Sleep
BY CHOICE HOTELS
THE RESERVE AT WALNUT CREEK
APARTMENT COMPLEX
McDonald's
7 ELEVEN
SUBJECT PROPERTY
TUSCANY WAY

INVESTMENT SUMMARY

Address	8316 Tuscany Way, Austin, TX 78754
List Price	$1,250,000
Property Type	Dental Office
Square Footage (Building)	±2,972 SF
Square Footage (Lot)	±49,571 SF (±1.14 AC)
Year Built	2007
Ownership Type	Fee Simple
Zoning	LI
Permitted Uses	Included but not limited to Office, General Retail, Restaurant, Automotive, Group Housing, Manufacturing, Warehouse, Hotel/Motel, Automotive




NOTICE
NO EATING, DRINKING OR SMOKING IN THIS AREA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1-800-DENTURE


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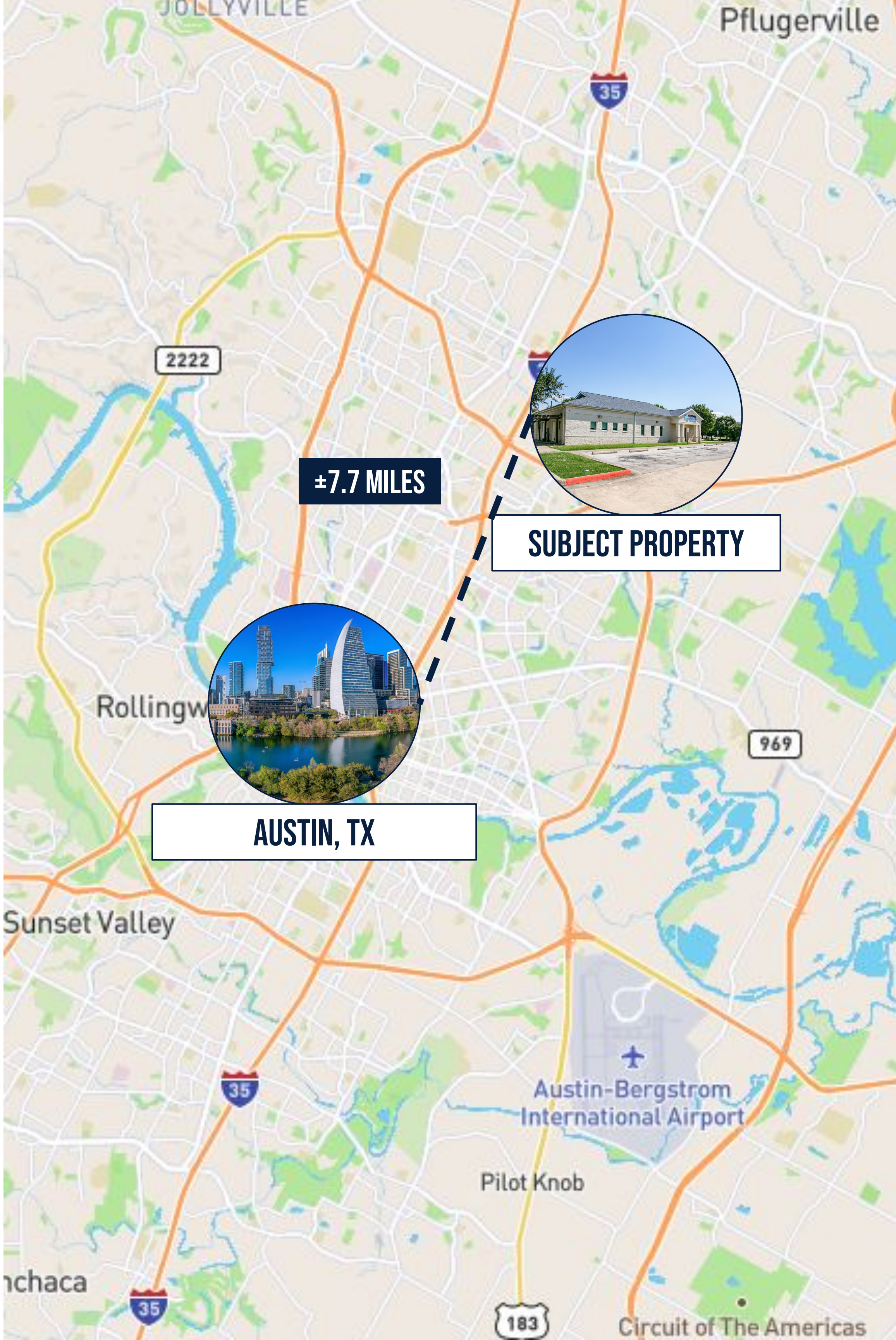
AUSTIN, TX

Austin, Texas is a dynamic city that blends southern charm with a progressive, creative spirit. Known as the “Live Music Capital of the World,” it thrives on a deep-rooted music culture that can be felt in its countless venues, festivals like South by Southwest and Austin City Limits, and the street performances that spill into everyday life. Beyond music, the city embraces an innovative edge, hosting a strong tech presence that has earned it the nickname “Silicon Hills.” At the same time, Austin retains its laid-back atmosphere, celebrated for its food culture, especially barbecue and food trucks, as well as its outdoor lifestyle, centered on Lady Bird Lake, the Barton Creek Greenbelt, and Zilker Park. The city’s identity is also tied to its motto, “Keep Austin Weird,” a reflection of its pride in individuality, local businesses, and a community that values creativity and diversity. Politically, Austin often stands out from the rest of Texas with its progressive leanings, contributing to a distinctive cultural mix.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	101,699	304,576	897,316
Current Year Estimate	93,324	278,777	821,583
2020 Census	87,551	257,261	766,444
Growth Current Year-Five-Year	1.8%	1.9%	1.8%
Growth 2020-Current Year	1.6%	2.1%	1.8%
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
Five-Year Projection	37,657	124,871	384,024
Current Year Estimate	34,334	113,476	348,911
2020 Census	32,164	104,117	324,619
Growth Current Year-Five-Year	1.9%	2.0%	2.0%
Growth 2020-Current Year	4.4%	4.7%	4.2%
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Average Household Income	$79,191	$91,282	$104,574



ECONOMY

The economy of Austin is supported by a variety of different industries. A lot of major business sectors in the Austin-Round Rock area are centered on business and financial services, information technology, telecommunications, and manufacturing.

According to Forbes, Austin has a $144.9 billion gross metro product. Having a heavy concentration of highly-educated millennials, Austin has become a hub for technology and business, adopting the nickname “Silicon Hills”. A number of Fortune 500 companies have headquarters or regional offices in Austin including 3M, Advanced Micro, Amazon, Apple, Facebook, Google, Tesla, Texas Instruments, and Whole Foods Market. Dell's worldwide headquarters is located in Round Rock. Major area employers include Facebook, JP Morgan Chase, and WP Engine. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them.

Austin’s thriving economy and the strong presence of established businesses, numerous small businesses, and feisty startups allow it to offer residents an average weekly pay that is 10 percent greater than the national average.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8316 Tuscany Way, Austin, TX, 78754** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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11-2-2015

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:
  - 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 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　　Date