

FOR SALE

1009 - 1011 MEREDITH DRIVE ATX 78748

OWNER OCCUPANT /
INVESTMENT OPPORTUNITY



DAN LEWIS | TIGUSA.COM | DLEWIS@TIGUSA.COM



PROPERTY HIGHLIGHTS

A rare opportunity to acquire a two-building professional office property in the rapidly expanding South Austin submarket, near FM 1626 and Menchaca Rd.

1011 MEREDITH DRIVE:

A 7,517 SF two-story office building with covered parking and direct ground-floor access. The second floor has been fully renovated and is partially leased, while the ground floor is vacant—ideal for an owner-user or lease-up strategy. *All current leases expire within 10 months, offering flexibility for full owner occupancy or repositioning.*

1009 MEREDITH DRIVE:

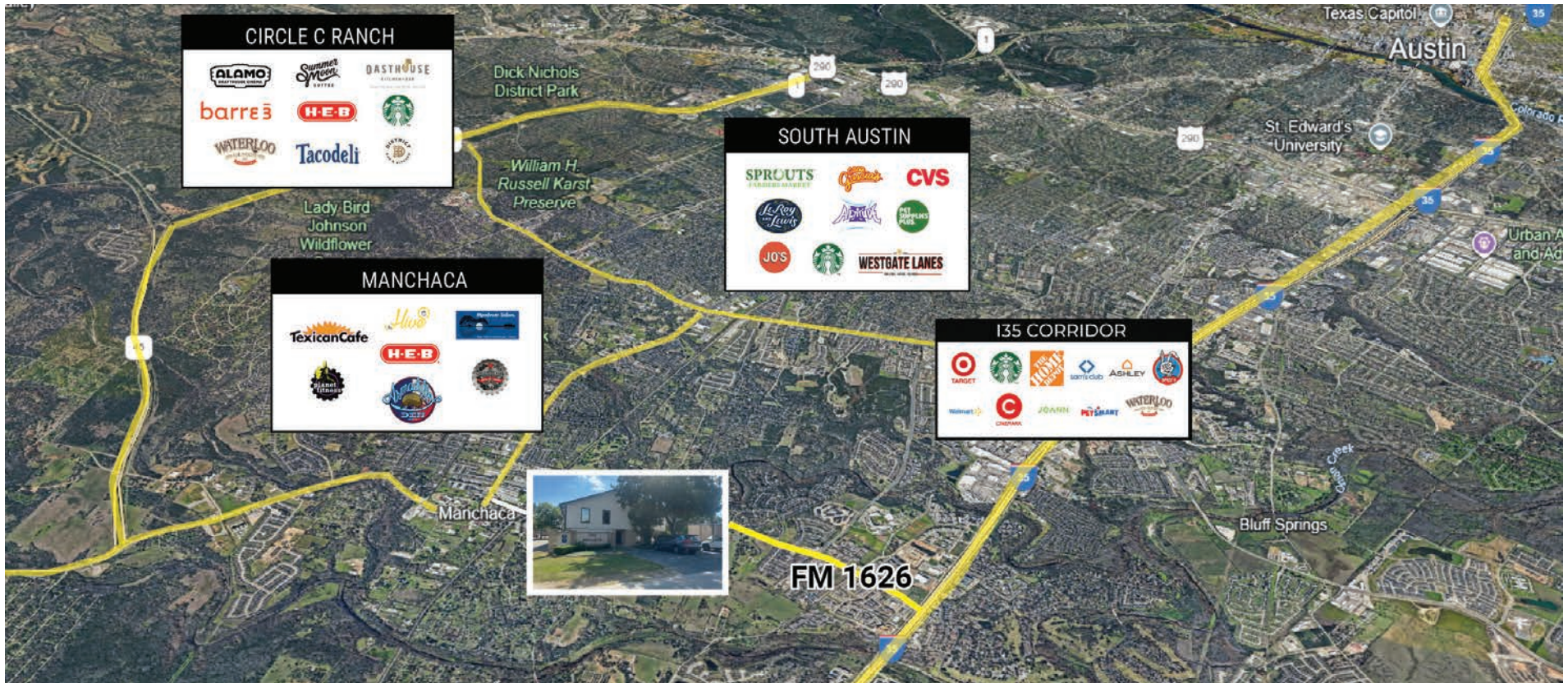
A 1,383 SF freestanding building, currently leased to Edward Jones.

- Existing Annual Gross Revenue: \$145,524 (Currently 59% Occupied)
- Major Renovations Completed(2025) : New roof, upgraded HVAC systems, remodeled common areas
- Parking: Street and private lot, including covered spaces
- Visibility & Access: Prominent location on Meredith Dr with multiple signage opportunities; close to IH-35 and FM 1626

PURCHASE PRICE : \$2,800,000



LOCATOR MAP



AREA ATTRACTIONS

A high-growth South Austin location with numerous retail and restaurant venues in a 3-mile radius. This location is only 2.5 miles from South I-35 to the east and 2 miles from Tollway 45 to the west. You can travel 15 minutes south on FM 1626 to Kyle, Texas, or head north to Austin's vibrant downtown within 25 minutes.





FM 1626

MANCHACA ROAD

MANCHACA
VILLAGE
VETERINARY CARE

TACO
ARRANDAS

AUSTIN CHRISTIAN
ACADEMY



FLOOR PLANS

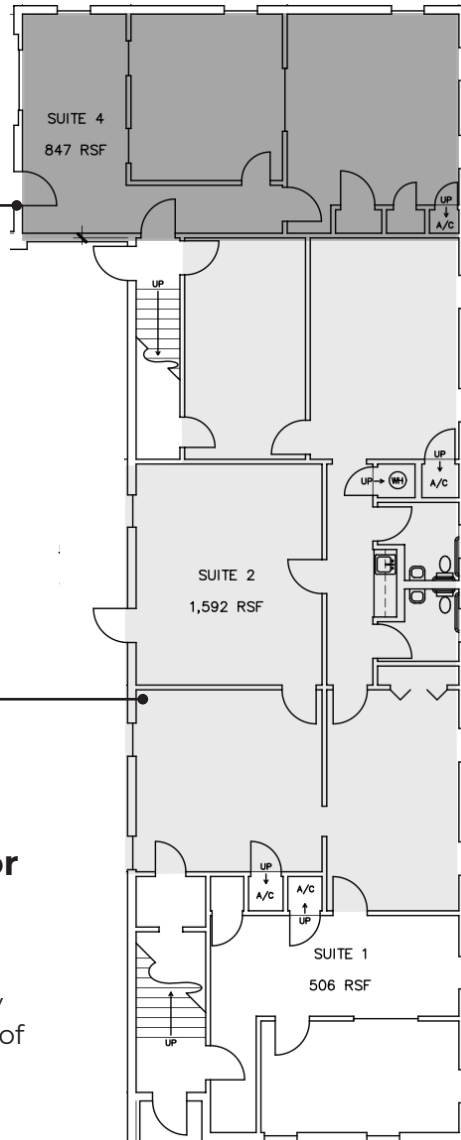
1011 MEREDITH DRIVE
LEASING AVAILABILITY OR
OWNER OCCUPANT SPACE

SUITE 4

- 847 RSF

- Direct Entry Off The Ground Floor
- Contiguous with Suite 2

FIRST FLOOR



SUITE 2

-1,592 RSF

- Direct Entry Off The Ground Floor
- Contiguous with Suite 4

Total First Floor Vacancy

- 2,439 RSF NOW
- Entire 1st Floor can be available by 3/1/2026 for a total of 2,945 RSF

SECOND FLOOR

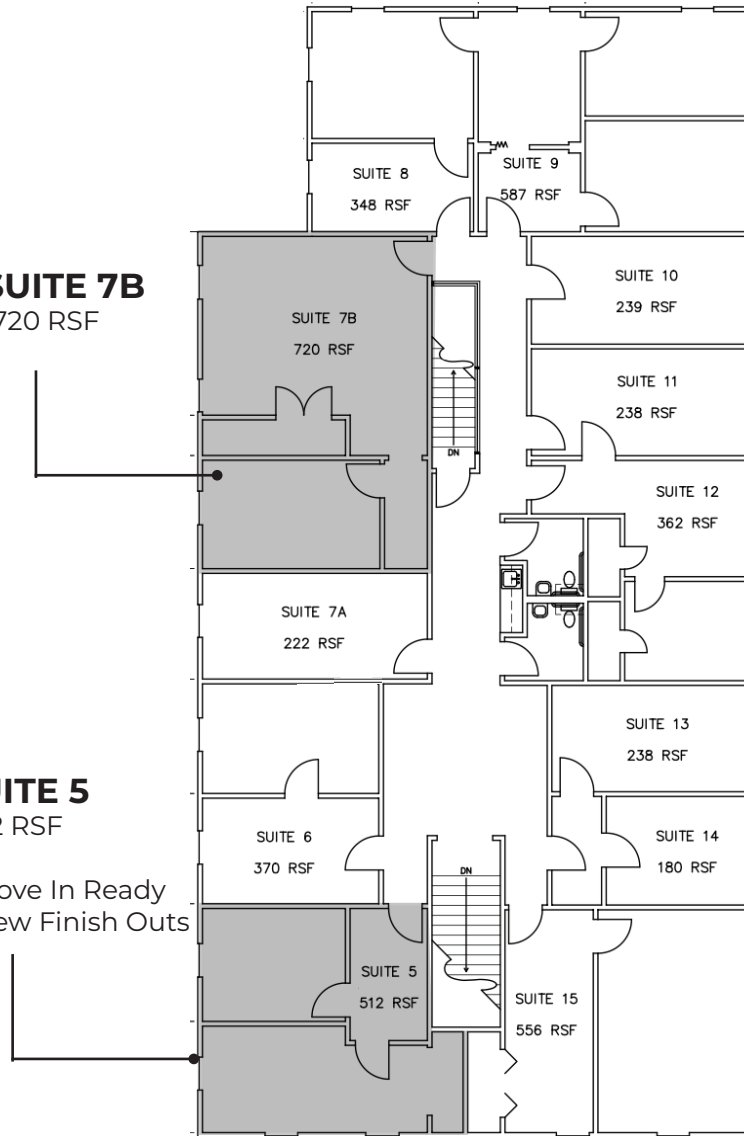
SUITE 7B

-720 RSF

SUITE 5

-512 RSF

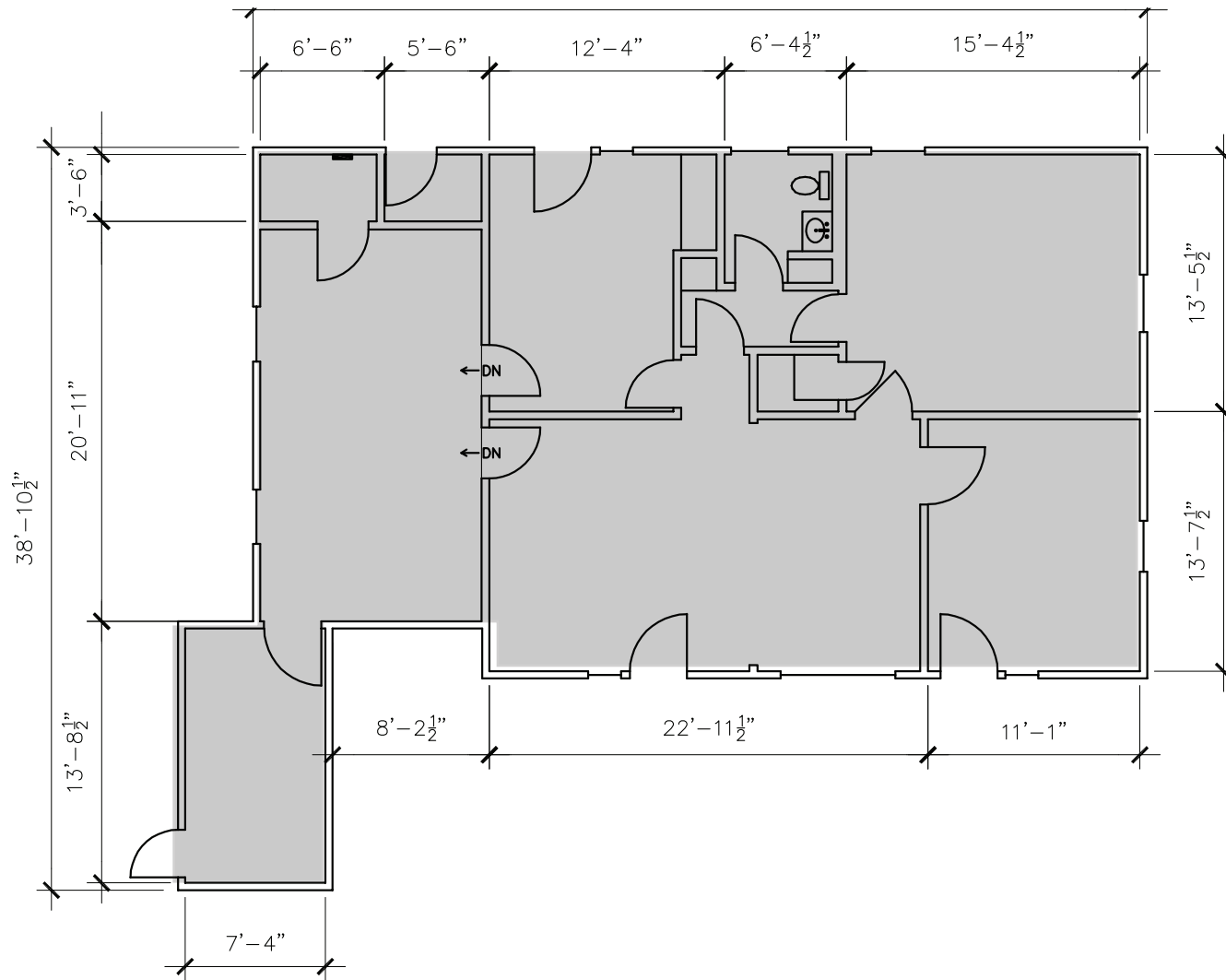
- Move In Ready
- New Finish Outs

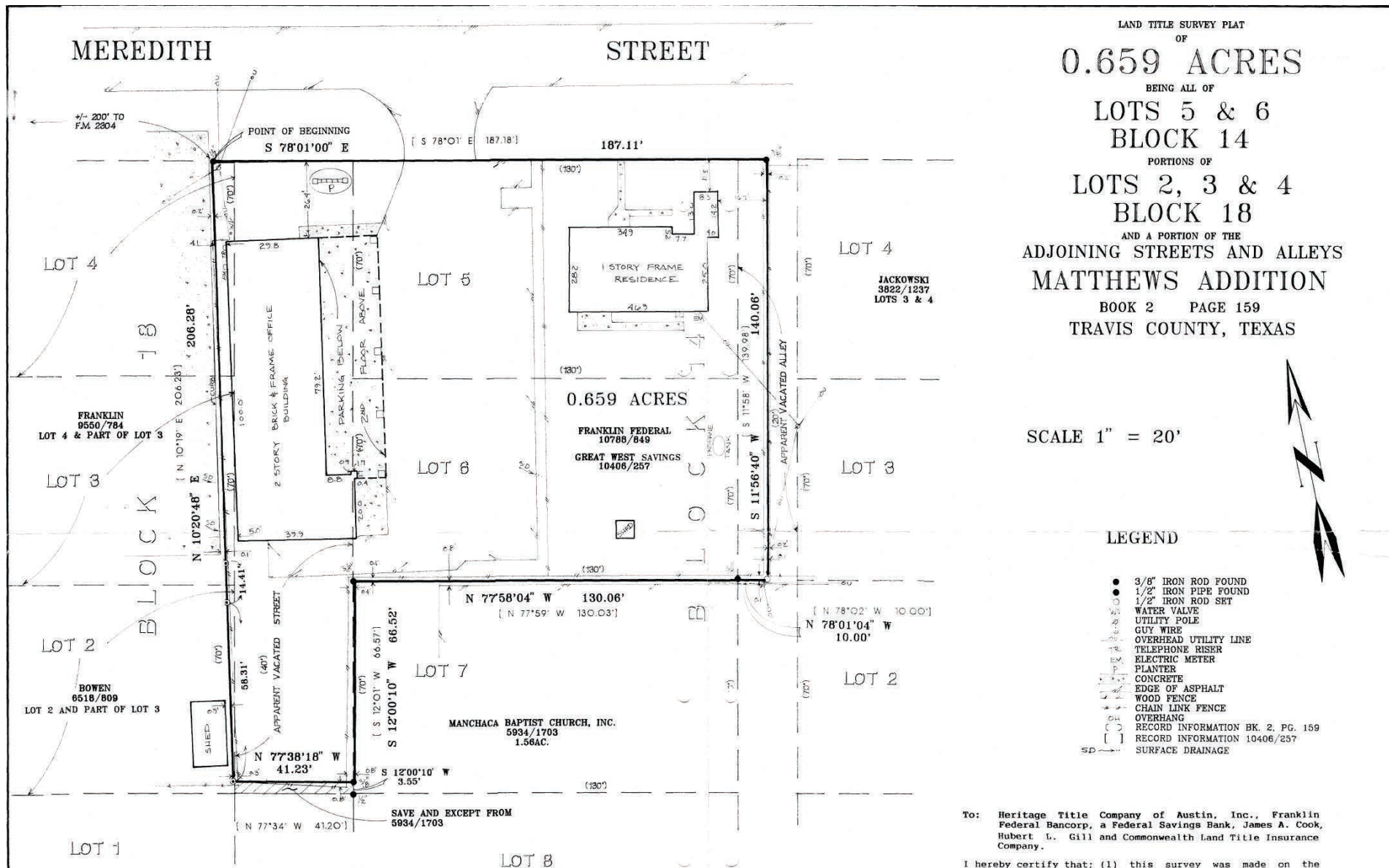


*****All existing leases at 1011 Meredith expire within 10 months if needed for the owner***

FLOOR PLANS

1009 MEREDITH DRIVE | 100% LEASED





SURVEY



COMMERCIAL REAL ESTATE

Competitive loan pricing for owner-occupied properties

Make an investment in your company's future and purchase your place of business with an owner-occupied commercial real estate loan.

We have three competitive promotional pricing terms tailored to fit your business needs. Financing not to exceed \$5 million.

	Option 1	Option 2
5 year, 15 amortization	4.99% + standard fee*	2.99% for first year, then 5.50% with standard fee*
5 year, 20 amortization	5.04% + standard fee*	3.04% for first year, then 5.55% with standard fee*
5 year, 25 amortization	5.09% + standard fee*	3.09% for first year, then 5.60% with standard fee*

Plus, take advantage of any of these great features:

- Up to 85% loan-to-value for office, warehouse and professional office buildings
- Ask about our Medical Mortgage Program, which may have other options for medical and dental practices or similar
- Other loan options may be available; ask your banker for details

Ready to learn more?

Eduardo Reash, Sr. Vice President

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firstcitizens.com

*Standard fee of 66bps based on total loan amount. Please see important information in the loan documents concerning other associated fees such as prepayment penalties, closing costs, appraisals, and legal fees. Loans rates are effective as of 9/22/25 through 12/31/25. Actual APR may be impacted by fees, rates, and terms. Normal credit approval applies. Adjustable-rate mortgage (ARM) rates assume no increase in the financial index after the initial fixed period. ARM rates and monthly payments are subject to increase after the fixed period. Amortization is the process of gradually paying off a debt (like a loan or mortgage) over time through regular, fixed payments, where each payment covers both interest and a portion of the principal. Please visit www.firstcitizens.com for more information on Commercial Real Estate financing. Member FDIC. FD0506_091925

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

TIG Real Estate Services, INC	371731		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Alsmeyer	356717	dalsmeyer@tigusa.com	512-732-0400
Designated Broker of Firm	License No.	Email	Phone
Dan Lewis	618153	dlewis@tigusa.com	512-279-6404
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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