

**FOR SALE**

# Professional Office Building

7217 McNeil Dr, Austin, TX 78729




PRIMARY CONTACT



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PROPERTY AT A GLANCE

ADDRESS	<b>7217 MCNEIL DR</b>
CITY, STATE, ZIPCODE	<b>AUSTIN, TX 78729</b>
TOTAL SQUARE FEET	<b>2,964</b>
YEAR BUILT	<b>1965</b>
COUNTY	<b>TRAVIS</b>
OCCUPANCY	<b>AVAILABLE IMMEDIATELY</b>

## EXECUTIVE SUMMARY

Partners Real Estate is pleased to present 7217 McNeil Drive, a professional office building available for sale in Austin, Texas. Situated in the heart of Northwest Austin with convenient access to Highway 183 and just minutes from premier retail destinations such as The Domain and The Arboretum, the property offers excellent visibility and accessibility within one of Austin's most dynamic submarkets.

The building totals 2,964 square feet on 0.33 acres and was constructed in 1965. Currently vacant and available for immediate occupancy, the property represents a compelling owner-user opportunity for a professional office or small business seeking a turnkey facility in a strategic location.

**Please contact Andrew Alizzi for More information at (512) 647-1545**






### PROPERTY DETAILS

 SALE PRICE  
**\$1,100,000**

 PRICE PER SF  
**\$371.12**

 LOT SIZE  
**0.33 AC**

 OCCUPANCY  
**Vacant**

 BUILDING SIZE  
**2,964 SF**

 YEAR BUILT  
**1965**

 PARKING  
**4.0:1,000 SF**

**SITE**

**McNeil Dr | 21,451 VPD**

## PROPERTY HIGHLIGHTS

### OWNER-USER OPPORTUNITY

This turn-key office building presents an ideal owner-user opportunity for professionals or businesses looking for ready-to-occupy space

### PRIME ACCESSIBILITY

The property is easily accessible via Hwy 183 and has close proximity to ample retail amenities

### AMPLE PARKING & FLEXIBILITY

Plenty of parking for employees and customers with the ability to expand parking or utilize garage structures for storage or additional space

### STRONG MARKET POSITIONING

Positioned for long-term growth and surrounded by a thriving population base, 7217 McNeil Drive is an attractive option for buyers looking to establish a footprint in Austin's competitive office market.

### ROBUST DEMOGRAPHICS

Surrounding demographics highlight strong fundamentals, with over 240,000 residents within a five-mile radius and average household incomes exceeding \$118,000.



# INTERIOR PHOTOS



# INTERIOR PHOTOS



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[SUBMIT LOI](#)

# FLOOR PLAN



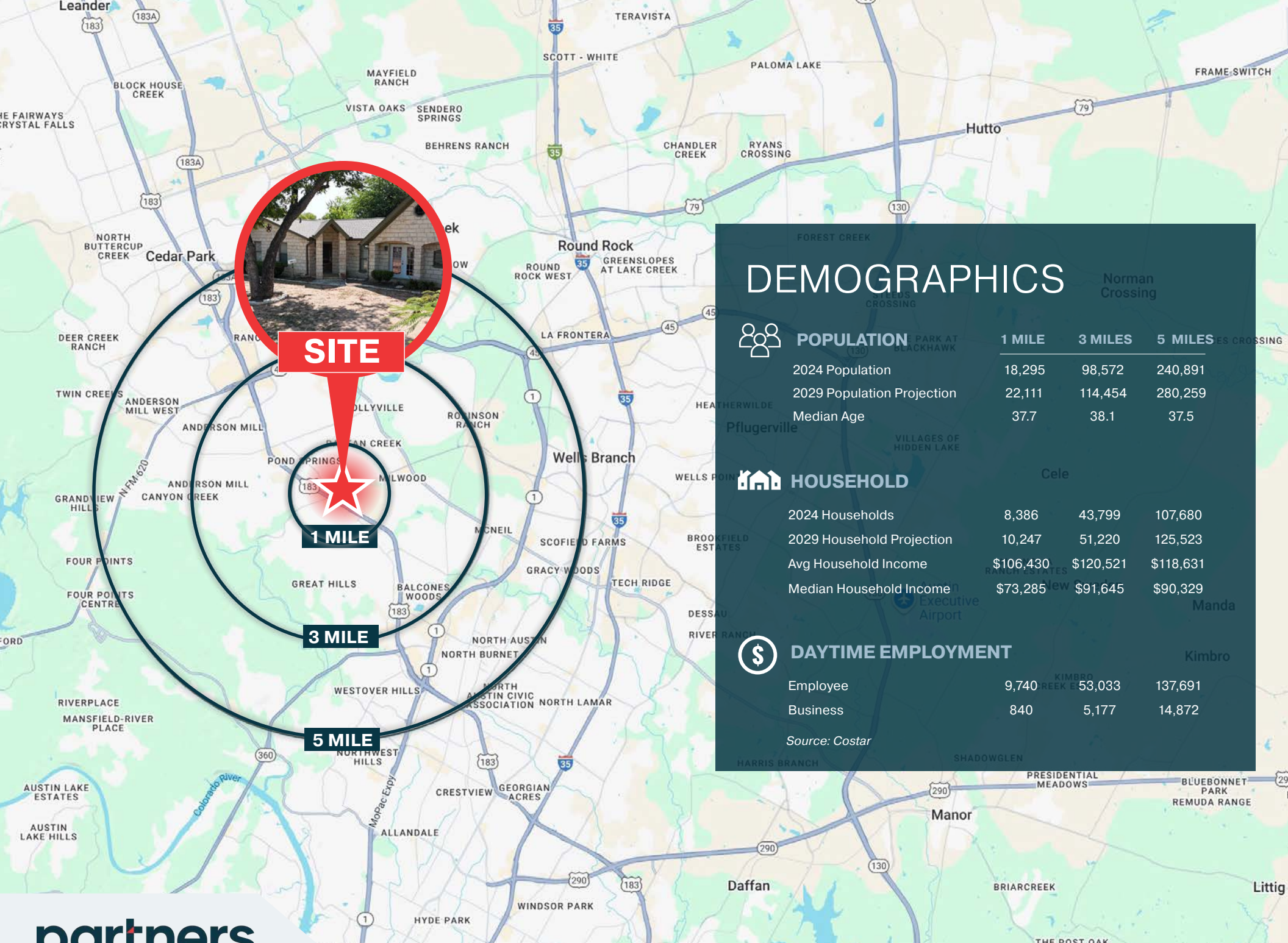
# SITE OVERVIEW



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# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	18,295	98,572	240,891
2029 Population Projection	22,111	114,454	280,259
Median Age	37.7	38.1	37.5



## HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2024 Households	8,386	43,799	107,680
2029 Household Projection	10,247	51,220	125,523
Avg Household Income	\$106,430	\$120,521	\$118,631
Median Household Income	\$73,285	\$91,645	\$90,329

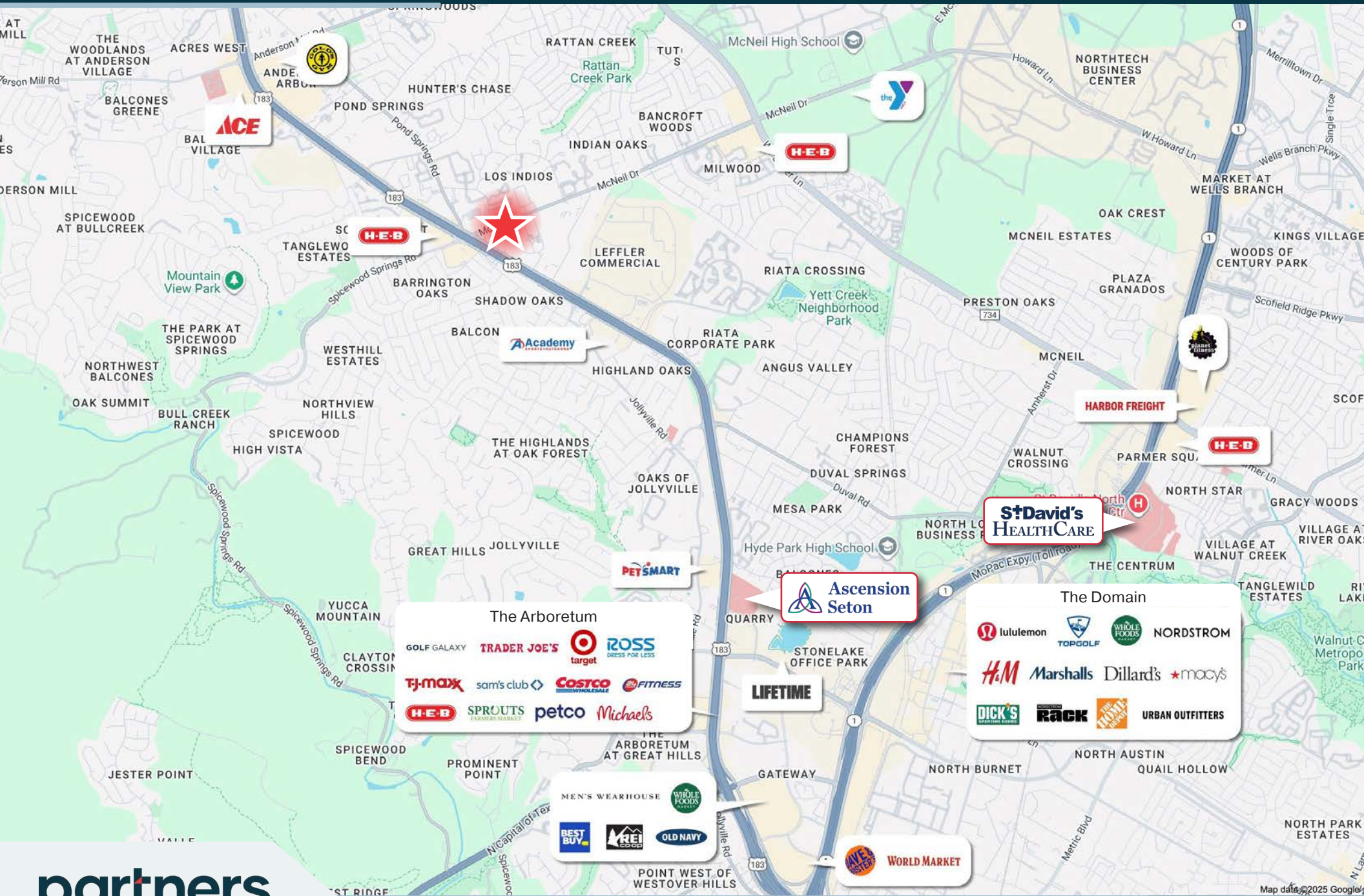


## DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	9,740	53,033	137,691
Business	840	5,177	14,872

Source: Costar

# AERIAL OVERVIEW





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