



1,375 - 4,783 Square Foot Office/Medical
Asking \$675,000 - \$1,850,000

Overview

Built in 2010, Stonegate Two was the last phase of the Stonegate development, which is approximately 120,000 square feet of office and medical space. Just east of the corner of West Gate Blvd. and William Cannon, this location is central to everything in south Austin. Building 3 sits directly to the left of the front entrance off William Cannon giving the unit maximum visibility and exposure. The project has a longstanding history of well-established medical users and also boasts full medical parking of 1:200. Suite 305 is currently in use as medical office for a hair restoration doctor but could easily be converted to an office use or dental. Additionally, this space could be subdivided into two smaller units of approximately 1,375 square feet and 3,408 square feet. Currently, there are two operating procedure rooms, a spacious waiting/reception, transaction counter with ample space for two to three administrators, break room, nurse's station, two restrooms and twelve office/exam rooms.

Contact

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Disclaimer: Quest Realty, Inc. and its affiliates makes no representations, warranties or guarantees as to the correctness or completeness of the information presented in this document. The information was collected from sources deemed reliable by Quest Realty; however, it is strongly recommended that interested parties conduct their own proper due diligence.



FLOOR PLAN

NOTE:

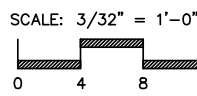
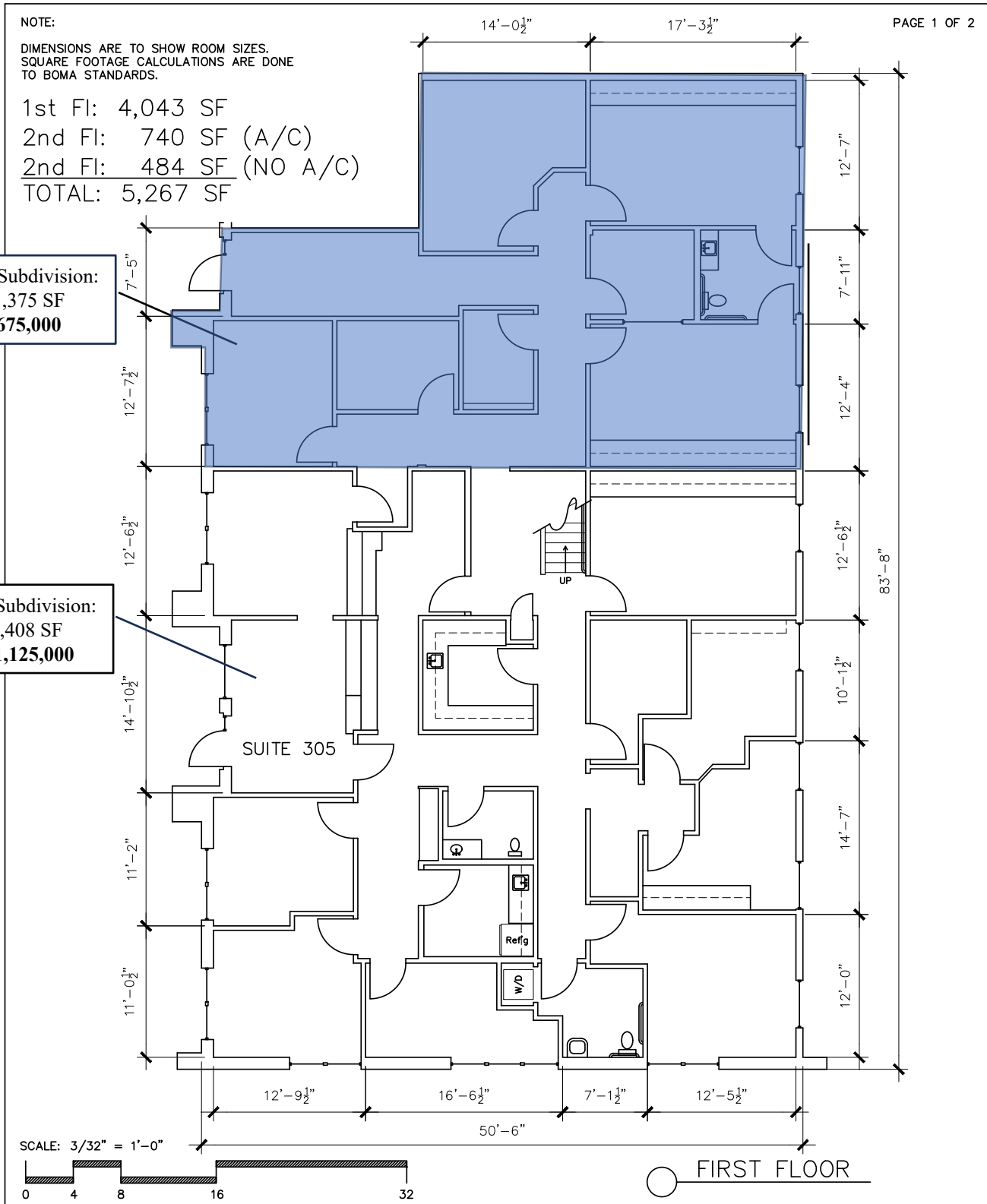
DIMENSIONS ARE TO SHOW ROOM SIZES.
SQUARE FOOTAGE CALCULATIONS ARE DONE
TO BOMA STANDARDS.

1st Fl: 4,043 SF
2nd Fl: 740 SF (A/C)
2nd Fl: 484 SF (NO A/C)
TOTAL: 5,267 SF

PAGE 1 OF 2

Potential Subdivision:
Approx. 1,375 SF
Asking \$675,000

Potential Subdivision:
Approx. 3,408 SF
Asking \$1,125,000



FIRST FLOOR

<p>Drawing for: QUEST REALTY, INC. PO Box 162258 Austin, Texas 78716</p>	<p>SUITE 305 2500 William Cannon Dr. Austin, Texas GROSS LEASEABLE AREA: 5,267 S.F.</p>	<p>THE MEASUREMENTS, FLOOR PLANS, AND CALCULATIONS ARE ACCURATE USING BOMA MEASUREMENT STANDARDS FOR RETAIL BUILDINGS. ANSI/BOMA 265.5 - 2020 Project No.: 2494.01 Date: October 21, 2024 ©2024</p>	<p>DIMENSIONS FLOORPLANS AUSTIN ★ TEXAS DIMENSIONSFLOORPLANS.COM PHONE: (512) 342-0114</p>
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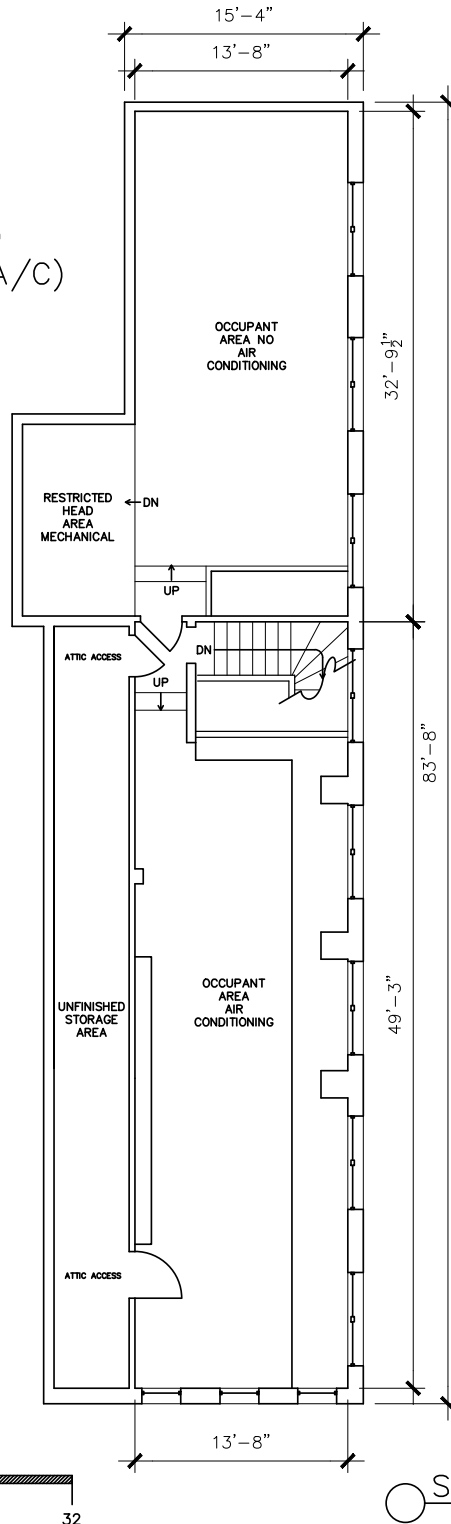
SECOND FLOOR PLAN

NOTE:

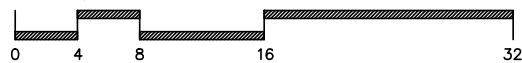
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TOTAL: 5,267 SF

[Click Here: Matterport
Virtual Tour](#)



SCALE: 3/32" = 1'-0"



○ SECOND FLOOR

Drawing for:
QUEST REALTY, INC.
PO Box 162258
Austin, Texas 78716

SUITE 305
2500 William Cannon Dr.
Austin, Texas
GROSS LEASEABLE AREA: 5,267 S.F.

THE MEASUREMENTS, FLOOR PLANS,
AND CALCULATIONS ARE ACCURATE
USING BOMA MEASUREMENT
STANDARDS FOR RETAIL BUILDINGS.
ANSI/BOMA 265.5 - 2020
Project No.: 2494.01
Date: October 21, 2024
©2024

DIMENSIONS
FLOORPLANS
AUSTIN ★ TEXAS
DIMENSIONSFLOORPLANS.COM
PHONE: (512) 342-0114



PROPERTY INFO

- Asking \$1,850,000 (\$386.79/SF)
- *Could be split into multiple smaller units. 1,375 square feet asking \$675,000 and 3,408 square feet asking \$1,125,000.*
- TCAD: Property ID 759661, 759662, 759663 (*units 303, 304 and 306 on TCAD)
- Total 2023 Taxes: \$25,065.62 (\$5.24/SF/YR)
- Association Dues: \$1,218.00 per month or \$3.05/SF/YR (managed by Associa Hill Country)
- The dues cover all common area expenses except personal electric, cable, internet, phone and business contents insurance
- Zoning: LO-CO-NP
- Parking: 1:200 or 19 spaces
- Available: January 31st, 2025. Owner is now under construction for their new office and will be completed by the beginning of 2025.
- Currently occupied. Best to schedule showings in the afternoons after approximately 3:30.
- Densely populated area with over 275,000 people in a 5-mile radius of the property.
- High traffic! Over 31,000 cars per day on William Cannon Drive.

Central Location!

4-minute drive to Mopac

7-minute drive to IH-35

6-minute drive to 290

12-minute drive to downtown Austin

15-minute drive to Austin Bergstrom Airport





Westgate Lanes

Bridge at Sterling Springs

IMPACT

TEXACO

Stonegate One: Approximately 60K SF

Cannon West Retail: 60K SF

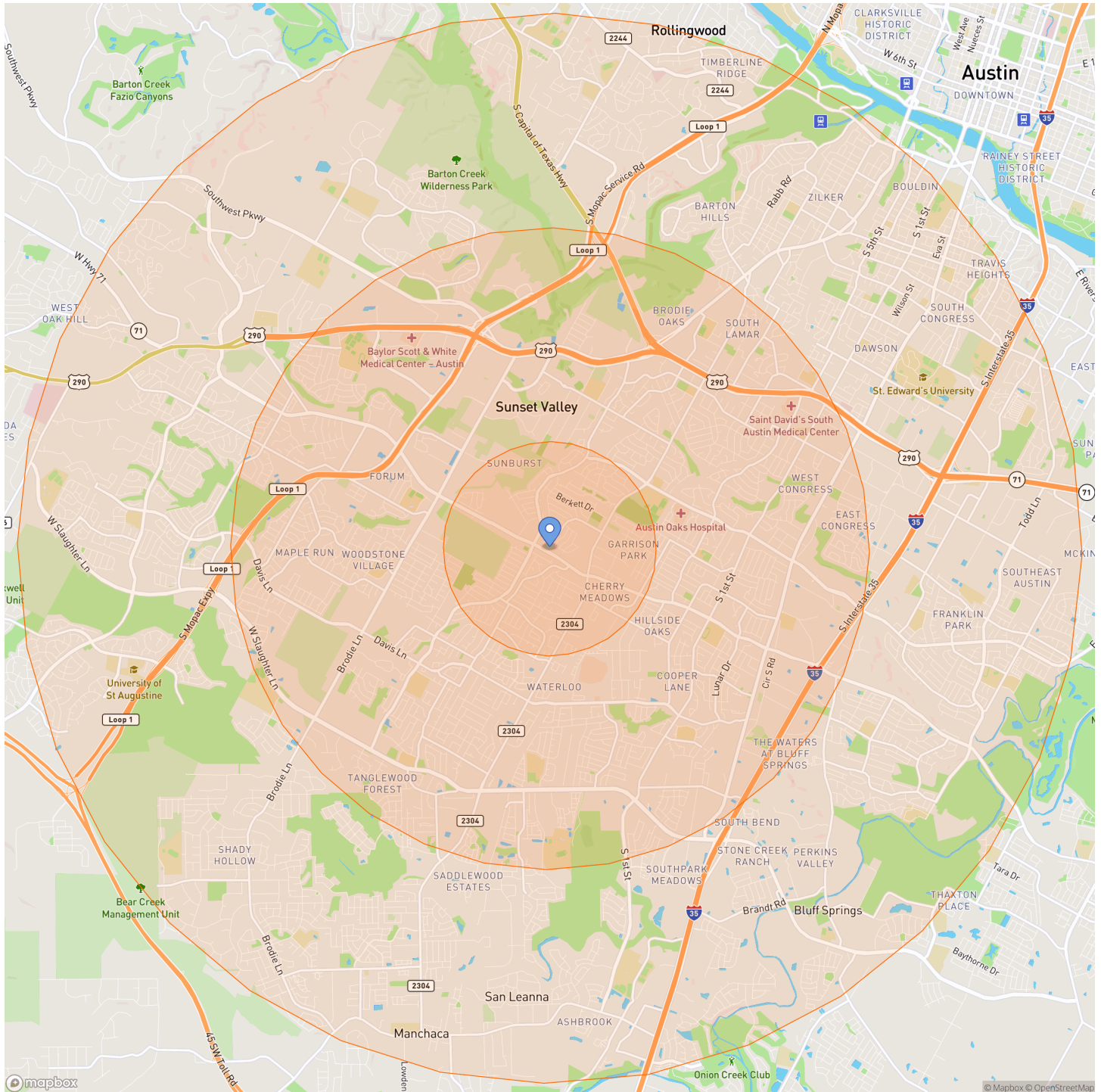
West William Cannon Drive: 31,546 CPD

Building 3 Stonegate Two

Logos for: Bamboo Bistro, Starbucks Coffee, Planet Fitness, UPS, Domino's Pizza, CUBA512, DOLLAR GENERAL, La Posada Mexican Restaurant, and Pizzeria.



MAP



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	13,359	116,959	276,085
Population Density (people per sq mi)	4,278	4,161	3,536

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01003

Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2022 inflation adjusted dollars)	\$89,409		\$85,636		\$90,411	
Mean Household Income (in 2022 inflation adjusted dollars)	\$115,670		\$108,827		\$122,708	
Families in Poverty	158	5%	1,910	7%	4,461	7%
Households	6,452		56,545		125,246	
Less than \$25,000	462	7%	5,943	11%	13,077	10%
\$25,000 to \$49,999	963	15%	9,011	16%	18,436	15%
\$50,000 to \$74,999	1,258	19%	9,734	17%	20,393	16%
\$75,000 to \$99,999	942	15%	8,425	15%	17,384	14%
\$100,000 to \$199,999	1,911	30%	16,627	29%	36,682	29%
\$200,000 or more	916	14%	6,805	12%	19,274	15%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B19001, B19013, B19025, B17010

Age

	1 mile		3 miles		5 miles	
Median Age	40		37		36	
Population	13,359		116,959		276,085	
9 & under	1,123	8%	10,567	9%	28,934	10%
10 to 19	622	5%	8,396	7%	26,355	10%
20 to 29	1,874	14%	20,713	18%	47,522	17%
30 to 39	3,188	24%	25,672	22%	55,887	20%
40 to 49	2,147	16%	17,612	15%	41,345	15%
50 to 59	1,445	11%	13,549	12%	32,215	12%
60 to 69	1,777	13%	11,749	10%	25,447	9%
70 & over	1,183	9%	8,701	7%	18,379	7%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01001

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>John P. Cummings Jr.</u>	<u>348897</u>	<u>Sean@TemplarDevelopment.com</u>	<u>(512)656-8030</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John P. Cummings III</u>	<u>662316</u>	<u>John@QuestRealtyAustin.com</u>	<u>(512)415-8508</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

Quest Realty, P.O. Box 162258 Austin, TX 78716
John Cummings

Information available at www.trec.texas.gov

IABS 1-0 Date

Kang Package

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