

**FOR SALE & LEASE**

## Turn Key Owner-User Dental Office

2500 W William Cannon Dr, STE 103, Austin, TX 78745



**partners**



## EXCLUSIVELY LISTED BY:

### PRIMARY CONTACT



**Sean Anderson**  
Associate

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**Ryan McCullough, ** SIRI  
Partner

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## PROPERTY AT A GLANCE

ADDRESS

**2500 W WILLIAM CANNON DR - 103**

CITY, STATE, ZIPCODE

**AUSTIN, TX 78745**

BUILDING SIZE

**3,959 SF**

YEAR BUILT/RENOVATED

**2008**

PARCEL NUMBER

**415191804**

ZONING, COUNTY

**LO-CO-NP, TRAVIS**



# EXECUTIVE SUMMARY

Partners is pleased to present suite 103 at Stonegate II Plaza for sale. The property is a 3,959 SF turn-key dental office with **select equipment included**, ideal for a medical user seeking quick start up. Located in the heart of South Austin close to the corner of William Cannon and West Gate Blvd with the ability to serve the fast growing surrounding neighborhood. The property has excellent frontage and accessibility, allowing for convenient access to the surrounding schools, highways, and other medical operators. Previously operated by Austin Implants & Periodontics, this medical office is ideal for a wide variety of practices and specialties.

**Please contact Sean Anderson for More information at (512) 647-1541**





# OFFERING DETAILS



SALE PRICE  
**\$1,495,000**



LEASE RATE  
**\$28 PSF + NNN**



PRICE PER SF  
**\$377.62**



OCCUPANCY  
**Single**




BUILDING SIZE  
**3,959 SF**



YEAR BUILT  
**2008**





## PROPERTY HIGHLIGHTS

### TURN-KEY DENTAL OFFICE

Full wet medical buildout with **select equipment included:**

- Dell computer monitors in 4 ops
- Water dispenser
- 3 office chairs @ front desk
- Credenza and shelving units in Dr office.
- Shelving units in upstairs office.
- Microwave in upstairs kitchen
- Small refrigerator in upstairs kitchen
- All wall art
- 14 conference tables and 34 chairs upstairs.
- Projector and screen (built in) upstairs

### MEDICAL CENTRIC LOCATION

Located in Stonegate Two Plaza, surrounded by other dental specialists and medical operators allowing for patient cross traffic creating beneficial synergies with neighboring practices.

### HIGH VISIBILITY LOCATION

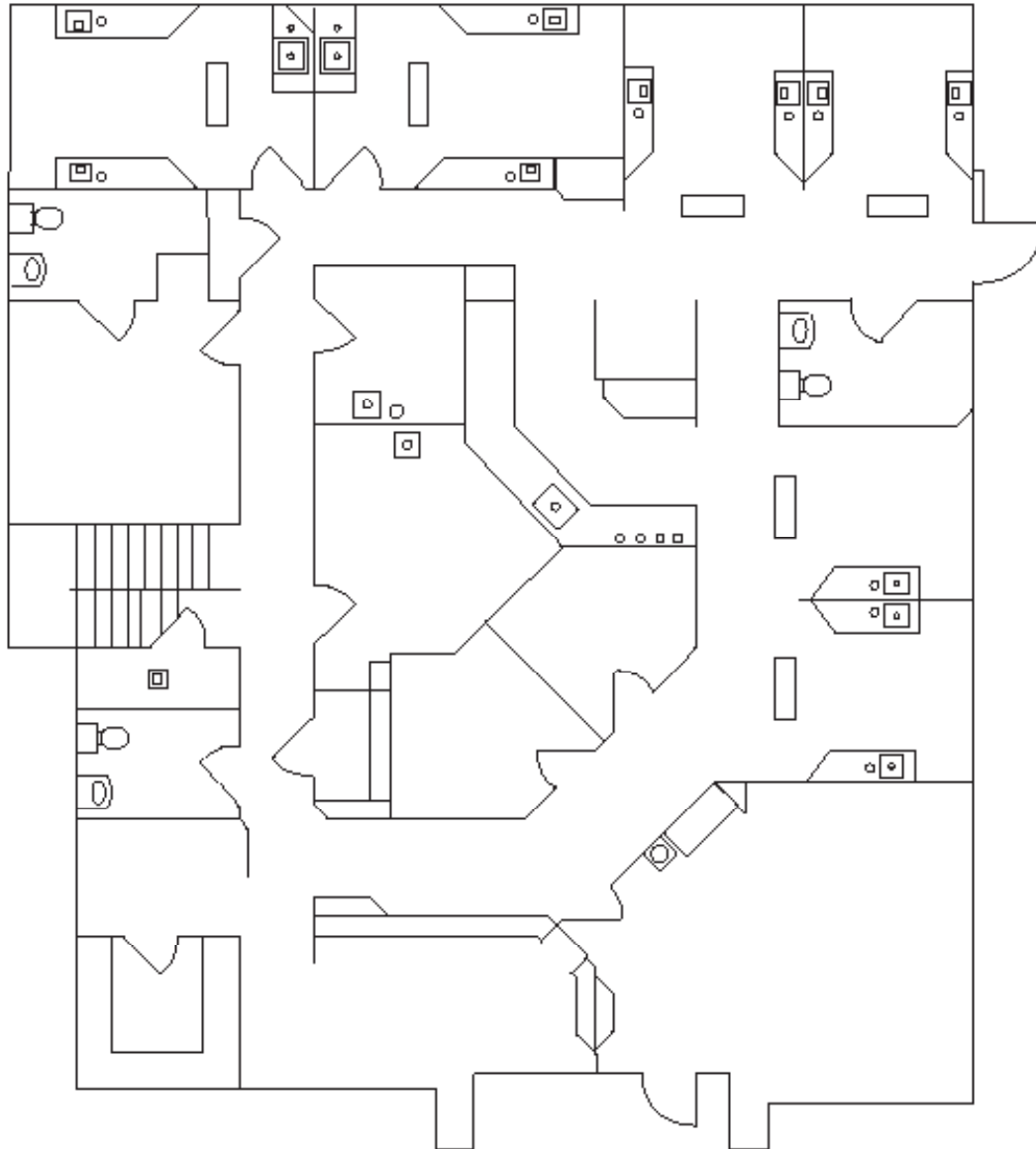
Excellent frontage on W William Cannon Dr, the main East/West arterial in South Austin, with easy access to MoPac Expy, HW 290, and St David's Medical Center South.

### QUALIFIES FOR SBA FINANCING

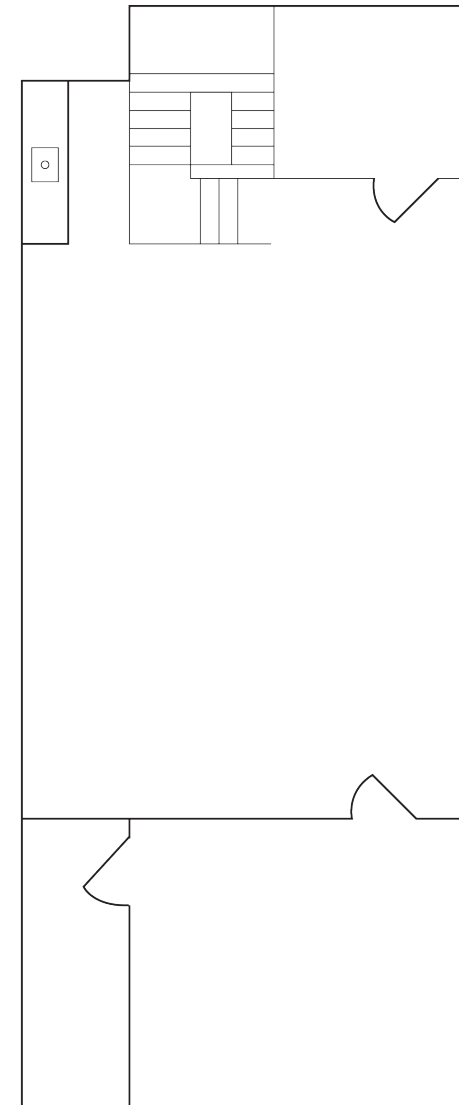
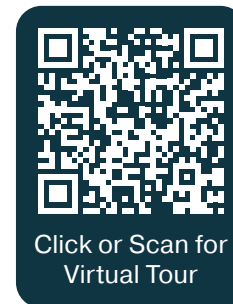
### UNPARALLELED MARKET GROWTH

Austin continues to rank among the fastest-growing metro areas in the country, driving sustained demand for healthcare services and well-located medical office real estate. Rapid population growth, strong household incomes, and the in-migration of young professionals and retirees have fueled expansion across major hospital systems, outpatient facilities, and specialty practices. These fundamentals support long-term tenant demand, rent growth, and stability for medical office assets throughout the Austin MSA.

# FLOOR PLAN



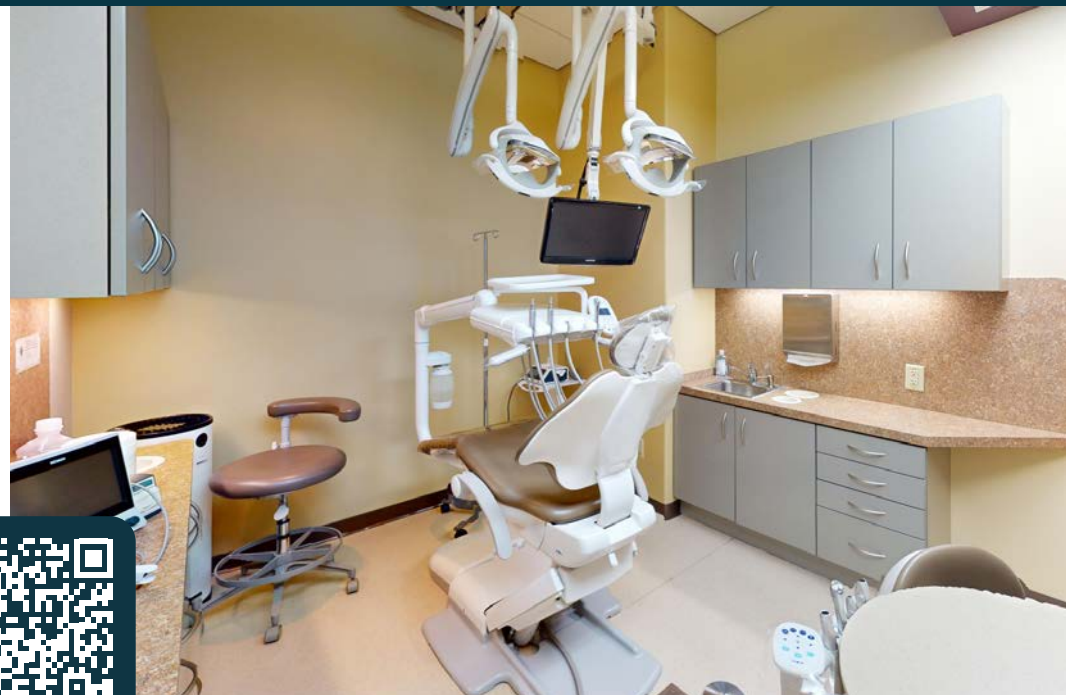
**FLOOR 1**



**FLOOR 2**



# INTERIOR PHOTOS



Click or Scan for  
Virtual Tour





# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	14,785	123,125	296,694
2028 Population Projection	15,102	126,660	306,674
Median Age	39.6	37.6	37.1



## HOUSEHOLD

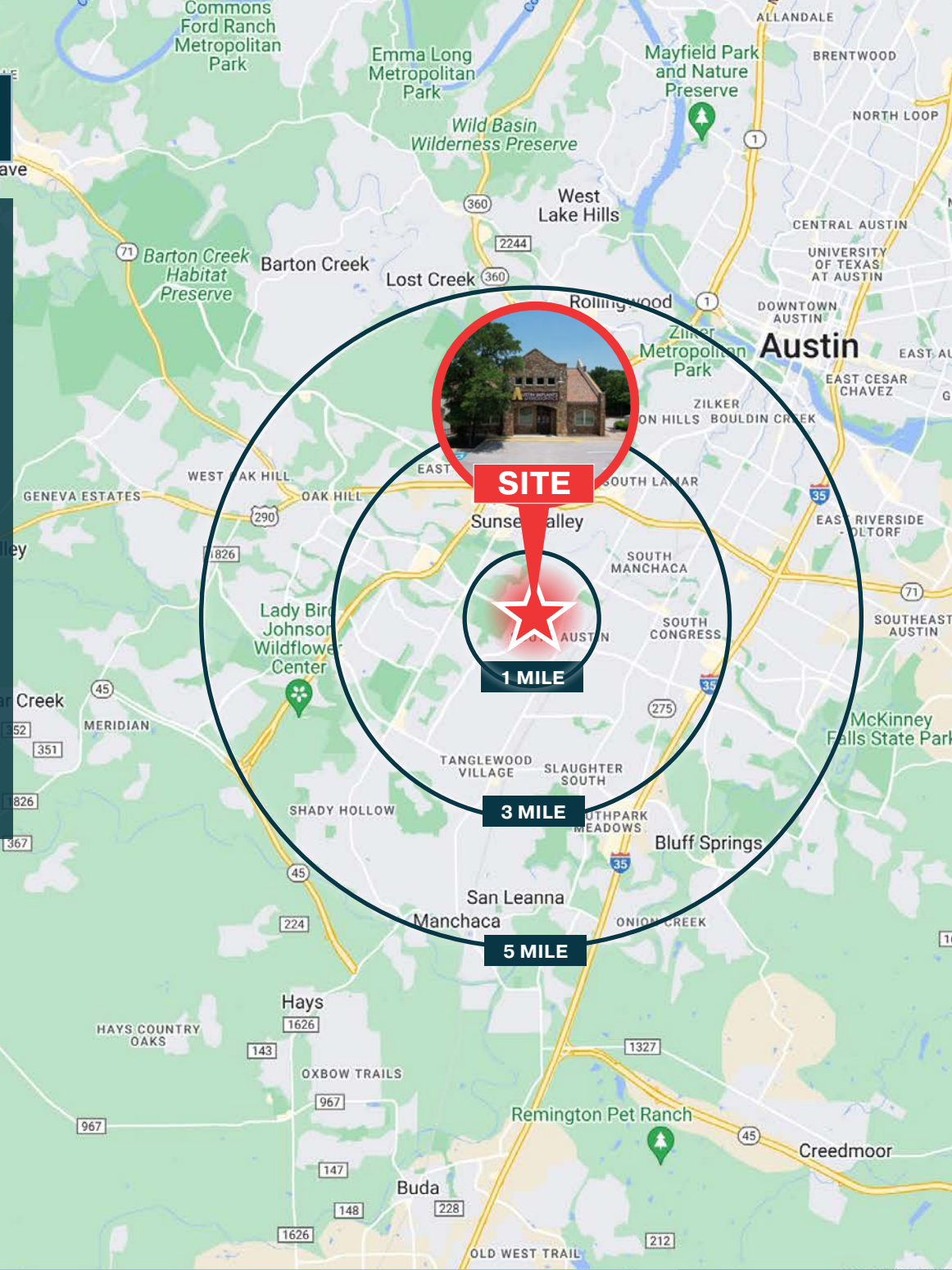
2023 Households	6,592	54,934	125,225
2028 Household Projection	6,748	56,692	129,946
Avg Household Income	\$98,633	\$97,565	\$107,892
Median Household Income	\$80,643	\$78,405	\$84,059



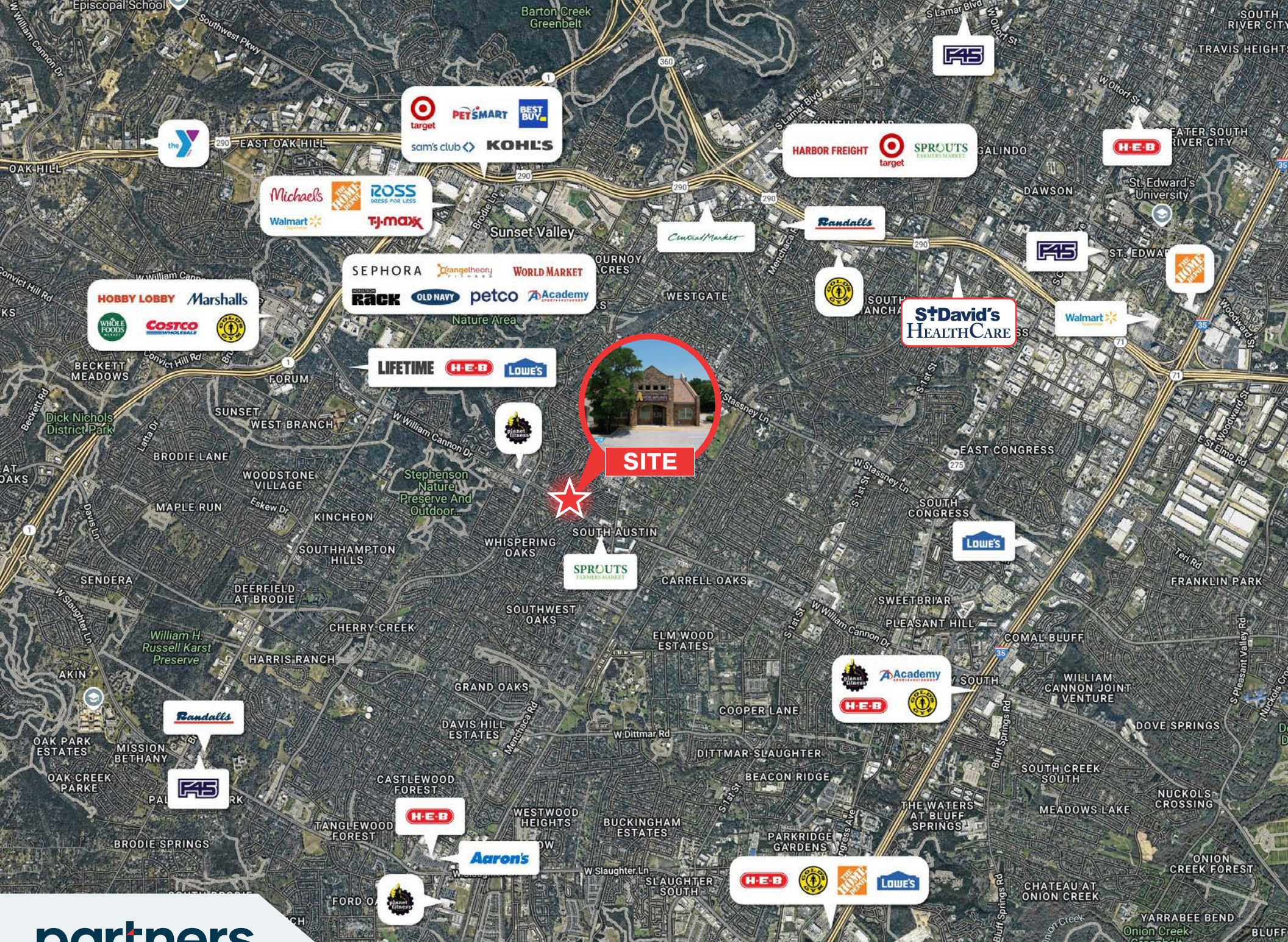
## DAYTIME EMPLOYMENT

Employee	3,026	42,639	111,342
Business	590	5,890	13,978

Source: Costar











EST. 1959  
**WESTGATE LANES**  
PUB & GRILL | ARCADE | BILLIARDS

**planet fitness**



**Alamo**  
TRAMPOLINE PARK

Westgate Blvd | 9,500 VPD

W William Cannon Dr | 26,000 VPD

**SITE**





## DISCLAIMER

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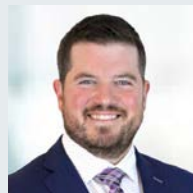


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