

3,900 SF of Office Space

927 E 41st St, Austin, TX 78751

FOR SALE



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Executive Summary

927 E 41st Street is a 3,900 SF office building in Central Austin's Hancock neighborhood, directly across from H-E-B Hancock Center and minutes from the University of Texas, Mueller, and Downtown Austin.

The building was renovated in 2023 and is currently configured as six individual office suites, each with its own private restroom and kitchenette, offering flexibility for an owner-user, investor, or multi-tenant office concept.

The property also benefits from significant nearby redevelopment, including the transformation of the former Sears building at Hancock Center into a major Central Health medical campus with clinical services and administrative headquarters.

With GR zoning, strong walkability, and a prime Central Austin location, 927 E 41st Street presents a rare small-office acquisition opportunity in a rapidly improving corridor.

Highlights

- 3,900 SF office building on 0.19 acres
- Six suite configuration (600–750 SF)
- Private restroom and kitchen in every suite
- Renovated in 2023
- 10 on-site surface parking spaces
- GR zoning allowing office, retail, flex, and other commercial uses
- Across from Hancock Center anchored by H-E-B
- Adjacent to major healthcare redevelopment at Hancock Center
- Walk Score: 84 (Very Walkable)
- 5 minutes to UT, 7 minutes to Downtown, 6 minutes to Mueller

Listing Details

Sale Price: \$1,995,000

Property Type: Office

Land Area: 0.19 AC

Building SF: 3,900 SF

Parking: 10 Spaces On-Site

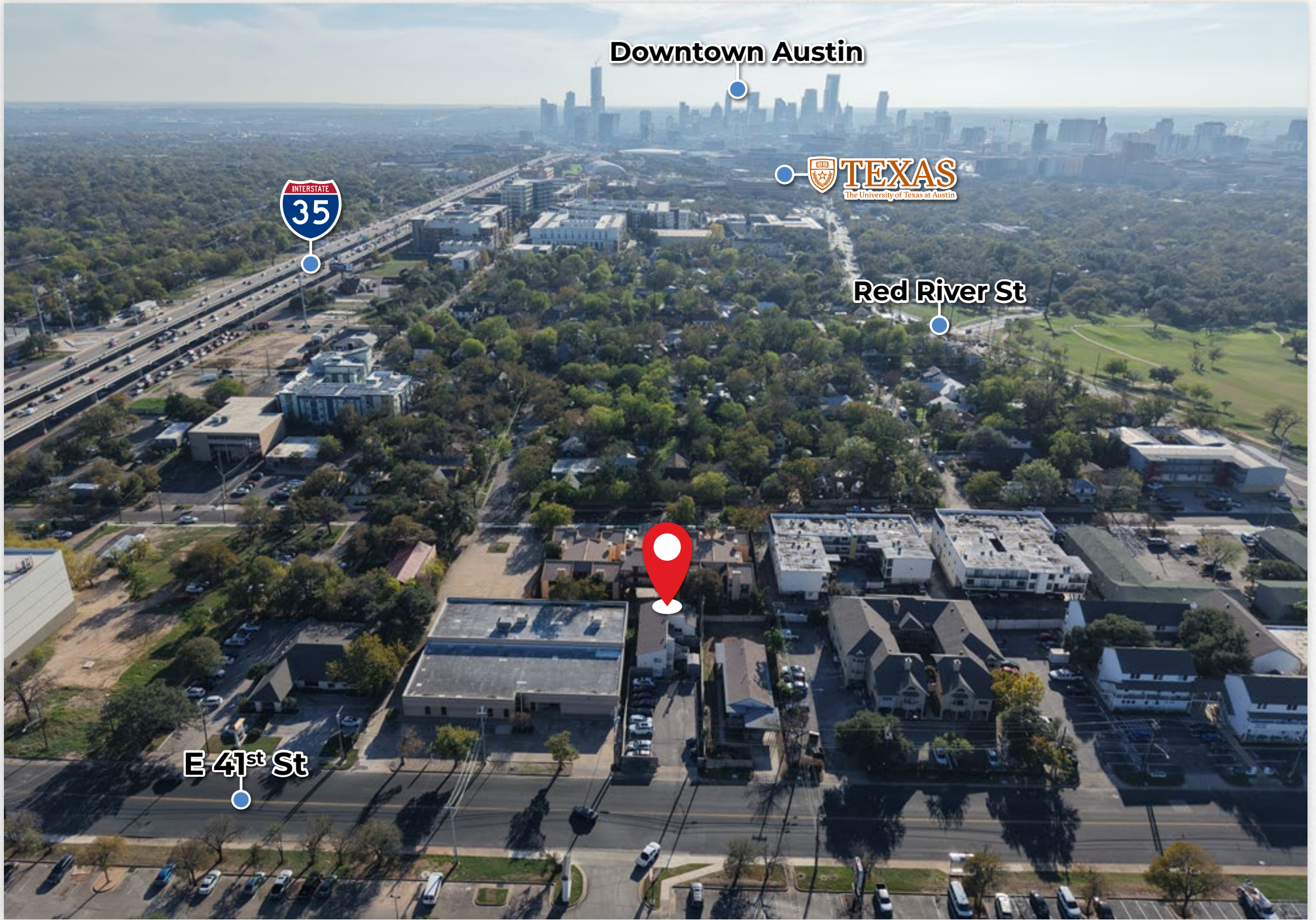
Zoning: GR

Year Built/Renovated: 1980/2023

Class: B

Neighborhood: Hancock





Downtown Austin



Red River St



E 41st St



38TH 1/2 TO 41ST ST: Community Hub



Market Plaza



Sports Courts



Dog Park



Picnic Area



Beer Garden



For discussion purposes only; Amenities are dependent on partnerships and future funding

Conceptual renderings courtesy of the City of Austin. Subject to change.

41ST ST TO RED LINE: Community Hub



Market Plaza



Adventure Park



Outdoor Dining and Venue



Picnic Area

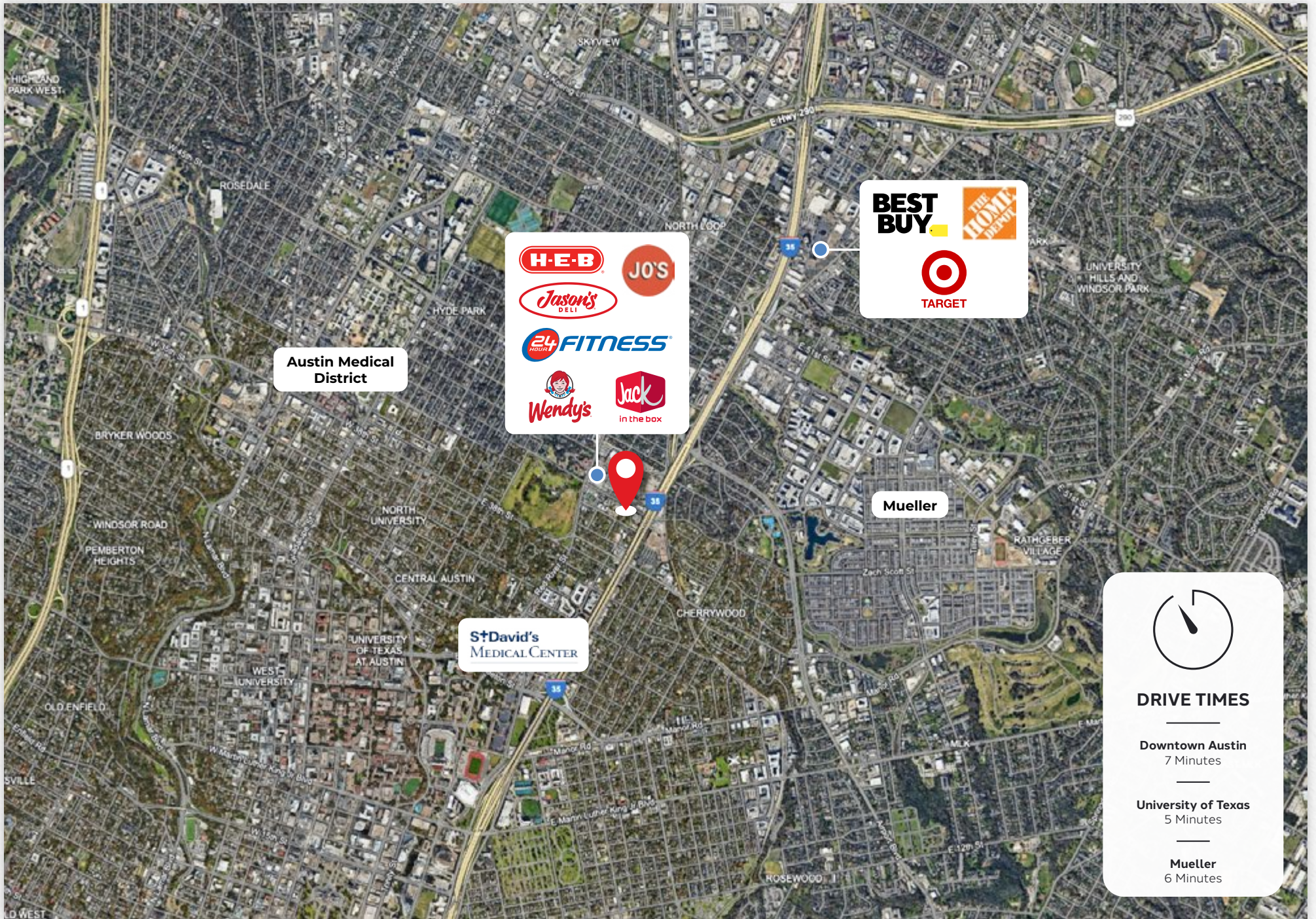


Beer Garden



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Austin Medical District

- H-E-B
- JO'S
- Jason's DELI
- 24 Hour FITNESS
- Wendy's
- Jack in the box

- BEST BUY
- THE HOME DEPOT
- TARGET

St. David's Medical Center

Mueller



DRIVE TIMES

Downtown Austin
7 Minutes

University of Texas
5 Minutes

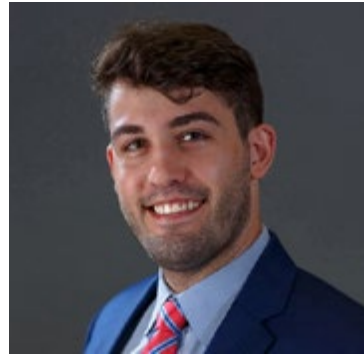
Mueller
6 Minutes

Contact



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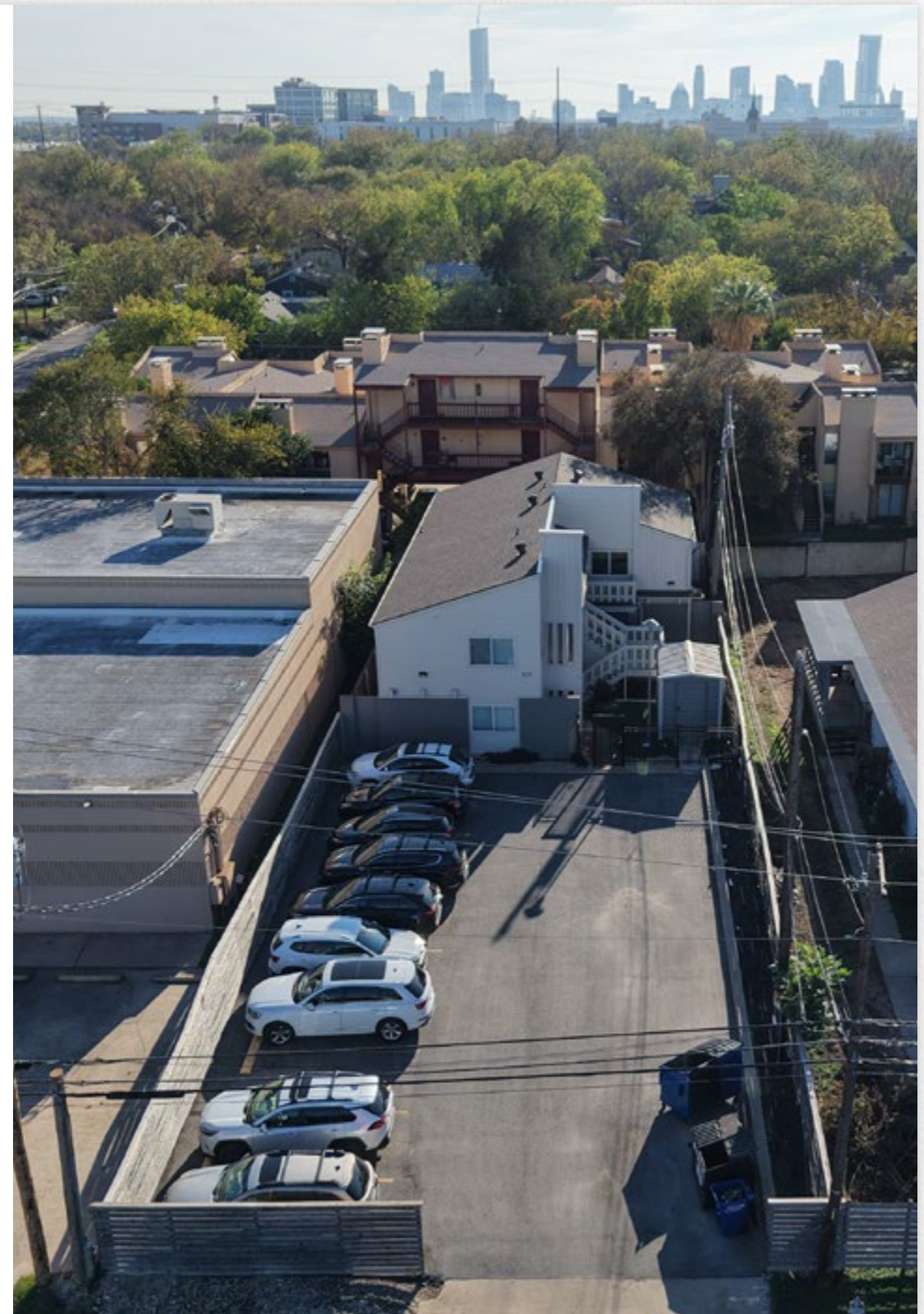
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Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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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. **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' 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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