

# MEDICAL OFFICE BUILDING

15004 Avery Ranch Blvd, Austin, TX 78717

AVAILABLE FOR SALE

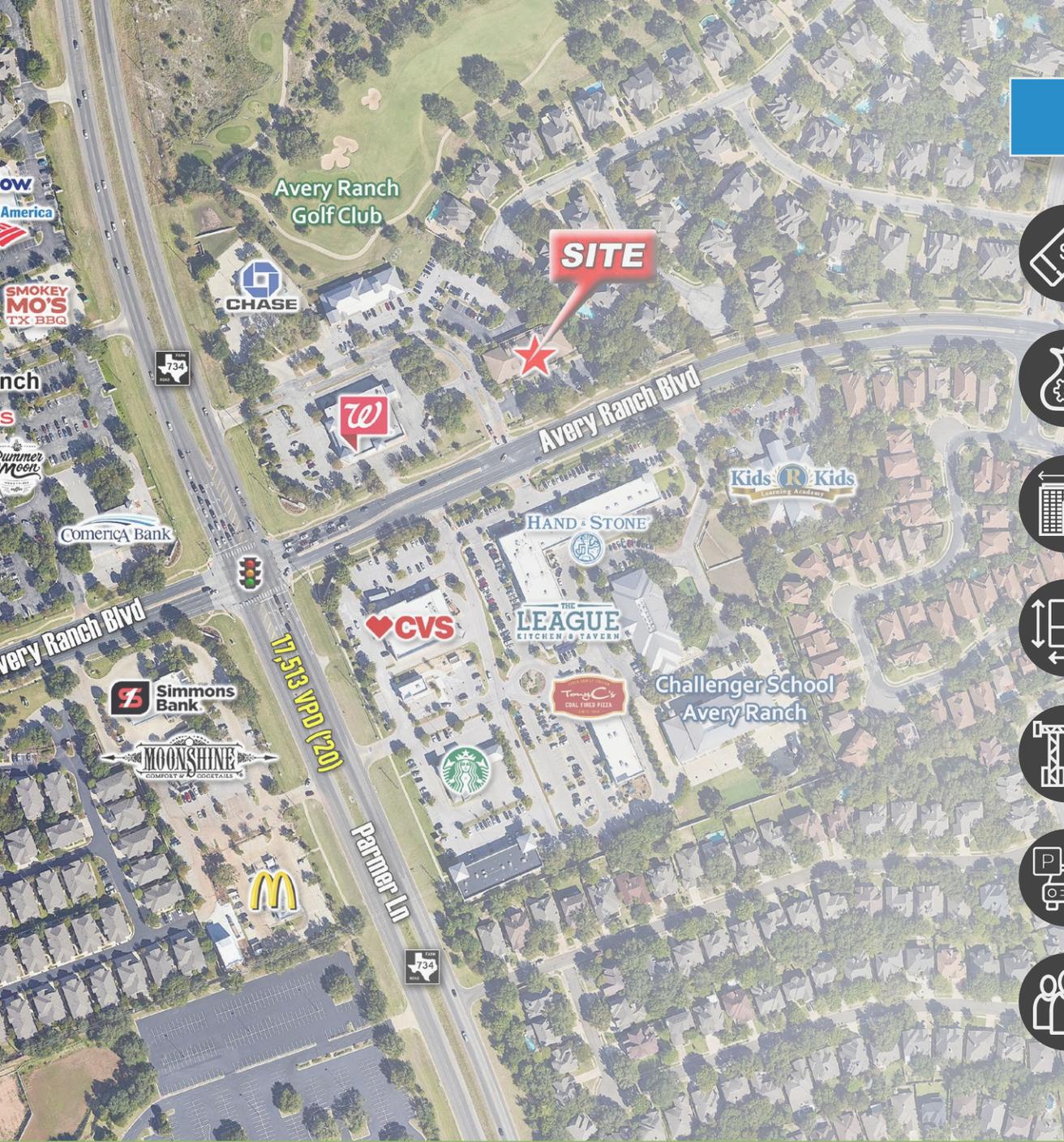


**HTH**  
CAPITAL

CHLOE GESSNER  
512-327-6586  
cgessner@hthcapital.com

WILL BLACKBIRD  
512-917-0157  
wblackbird@hthcapital.com

# OFFERING DETAILS



SALE PRICE | CONTACT  
BROKER

512.327.6586



NET OPERATING INCOME

\$281,220.84



PROPERTY SIZE

1.28 AC



BUILDING SF

9,908 SF



YEAR BUILT

2008



PARKING

52 SPACES



OCCUPANCY

100%

# TENANTS

# FOR SALE



We are a team of dental professionals located in Austin, and our mission is to provide a trustworthy and comfortable dental “home” for you and your family. We know that your level of comfort is directly related to our trustworthiness. We understand that each individual is just that: an individual. We believe that each person who walks into our office has different areas of risk, different needs and different goals for his or her oral health.

At Avery Ranch Dental, you are not just a number. We treat you as the individual you are, with customized recommendations based on your unique needs as opposed to a standardized treatment plan. This happens through our pursuit of great communication, thorough information-gathering and lifelong education.

Our team of dental professionals knows that these three things are essential in order to provide you with high quality dental care.

We know that injuries are never scheduled, but relief can be. If you’re injured, tired of having less mobility or experiencing aches and pains, let our licensed clinical experts help.

We provide comprehensive outpatient physical therapy and hand therapy to individuals suffering from injury or pain associated with sports injuries, back/neck pain, joint problems, balance disorders and work-related injuries. Our therapists work with you and create an individualized treatment plan to help you quickly return to daily activities, work duties and recreational pursuits.

We are proud to serve our community, providing each person an exceptional experience that promotes healing, recovery and return to an active lifestyle in a safe, progressive and compassionate environment. Request an appointment and experience the power of physical therapy today.

In 2001, MyEyeDr. opened its first location with a broader mission to re-invent the eye care and eyewear experience. While our mission to provide exceptional eye care services began with one location, our tradition of providing outstanding vision health services for the whole family has continued to guide MyEyeDr. throughout the years.

As MyEyeDr. has grown, we have partnered with community-based, optometrist-led practices to provide unmatched services to patients like you. From the very beginning, MyEyeDr. has made it our mission to provide patients with an ideal selection of eyewear — from designer frames to prescription contact lenses to stylish sunglasses — at prices for every budget. We believe you shouldn’t have to choose between optimal vision and looking great in your unique style.

Our committed dedication to excellence is evidenced in every aspect of our practice, from prevention to diagnosis and treatment. This level of quality and concern is made possible through our philosophy of private, individualized and personal care using technological advances when available.

Our services include family medicine, internal medicine, neurology, OB/GYN, occupational, orthopedics, pulmonology, and sleep medicine. We hope to continue servicing our community for the years to come.



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# WIDE AERIAL



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# CLOSE AERIAL



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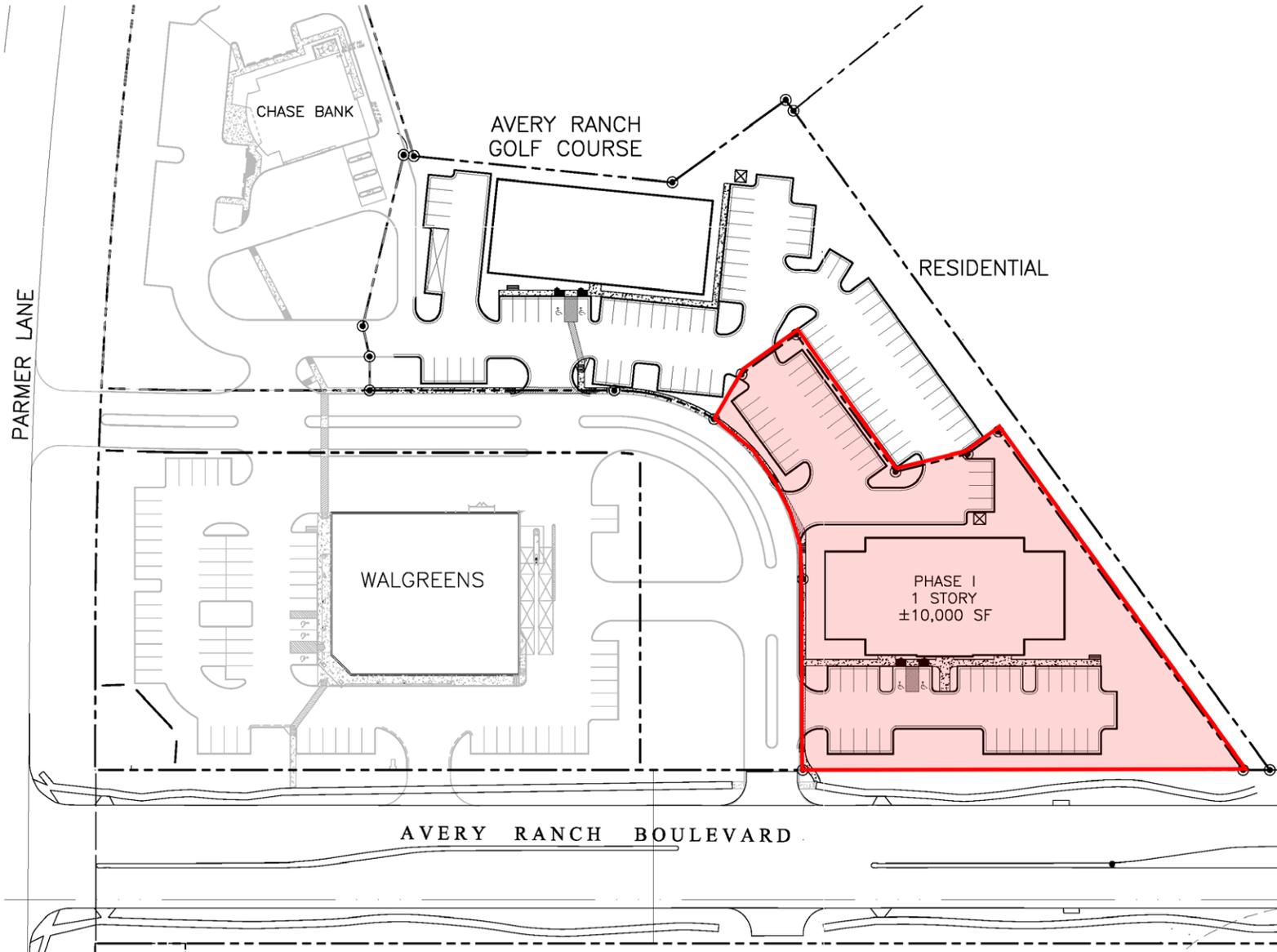
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# SITE PLAN

FOR SALE



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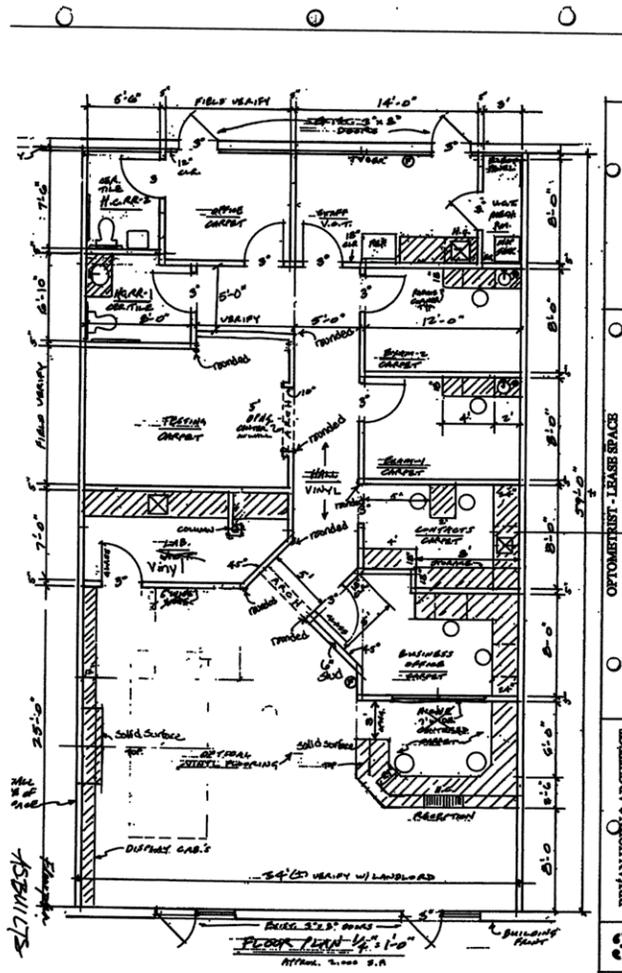
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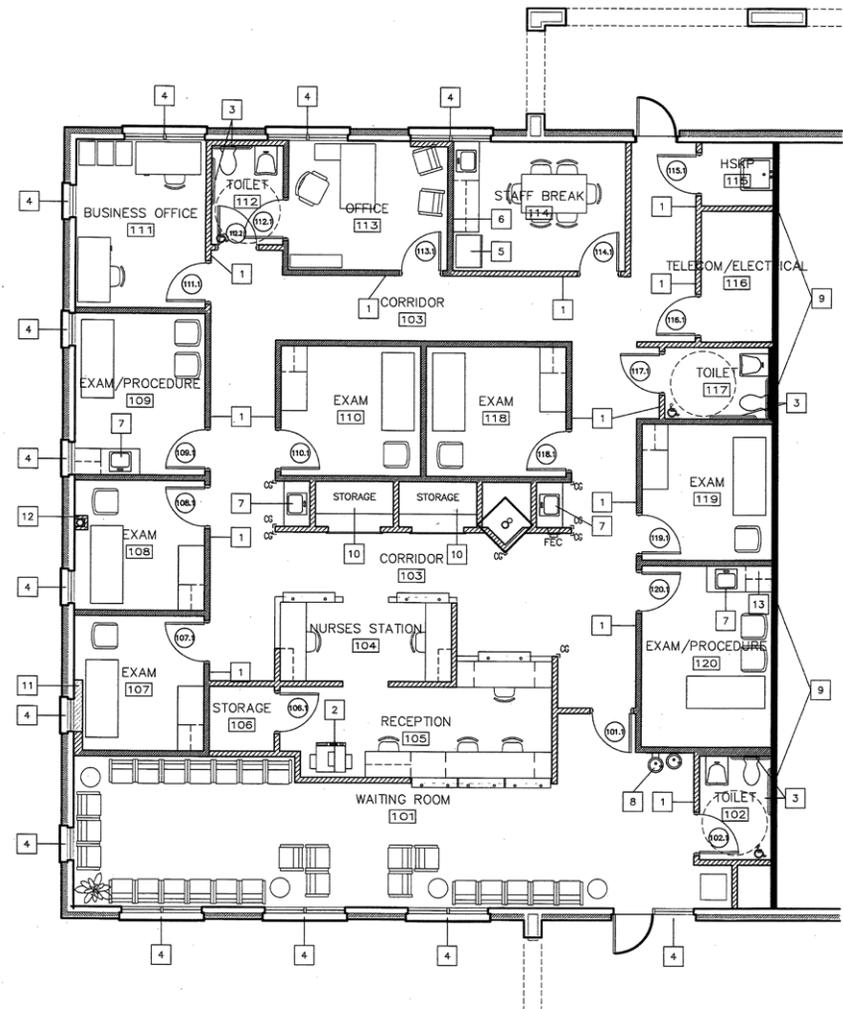


# FLOOR PLANS

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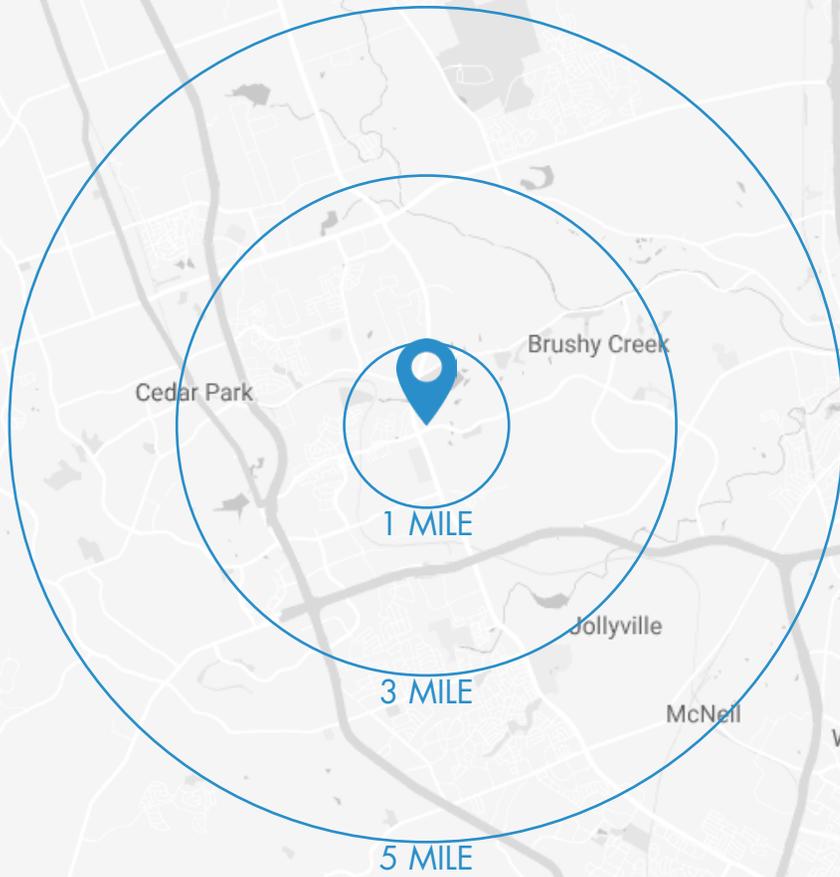


SUITE 103



SUITE 105

# 2023 DEMOGRAPHICS



1 Mile

3 Mile

5 Mile

TOTAL POPULATION



9,857

96,609

246,017

TOTAL HOUSEHOLDS



3,179

37,184

93,832

DAYTIME POPULATION



7,377

85,960

217,344

AVERAGE HH INCOME



\$174,736

\$140,874

\$139,382