

10815 Ranch Road 2222



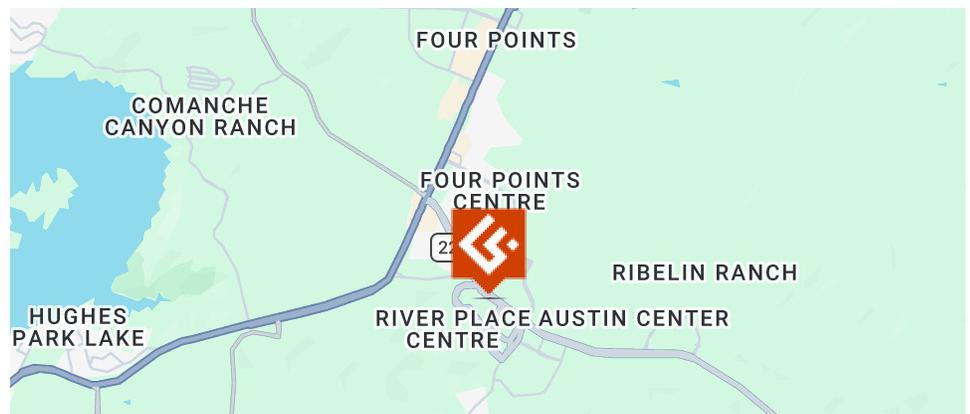
OFFERING SUMMARY

Sale Price:	\$3,200,000
Size:	6,877 SF
Year Built:	2011
Parking:	4.21/1000
First Floor Walk-In Access	
Easy Access to Restaurants and Retail	

PROPERTY OVERVIEW

River Place Medical offices are designed for either medical or general office use. Located in the Four Points area and at the entrance to River Place, this office condo opportunity has easy access from Ranch Road 2222 (27,152 VPD) and FM 620 (34,952 VPD).

Outstanding demographics and co-tenants (Baylor Scott & White, Four Points Chiropractic and Charm Austin) with Primrose School, River Place Elementary, Four Points Middle School and Vandegrift High School all within 2 miles. This is an ideal location for any medical practice.



Chris Gerlach, SIOR

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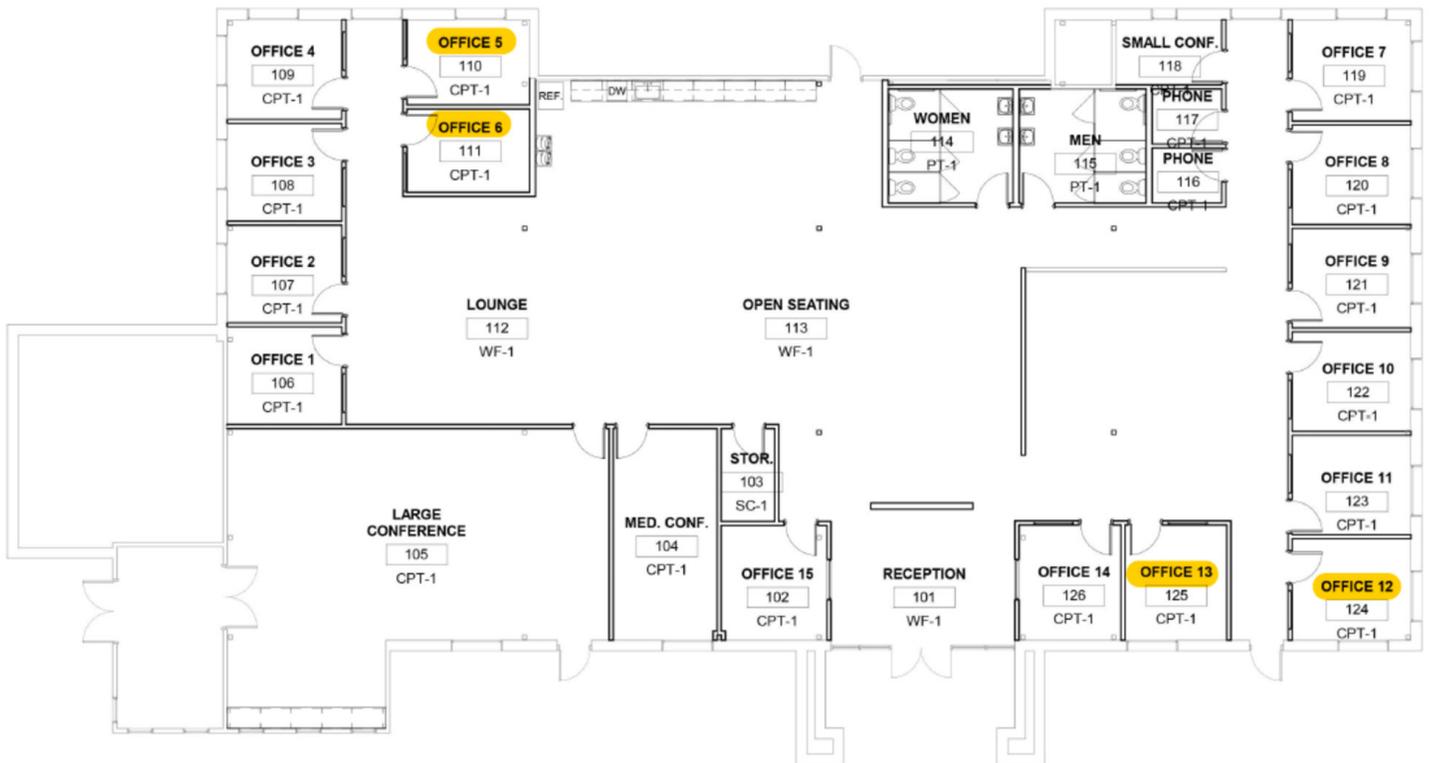
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FLOOR PLAN

10815 RR-2222, BLDG. 3B
AUSTIN, TEXAS 78730

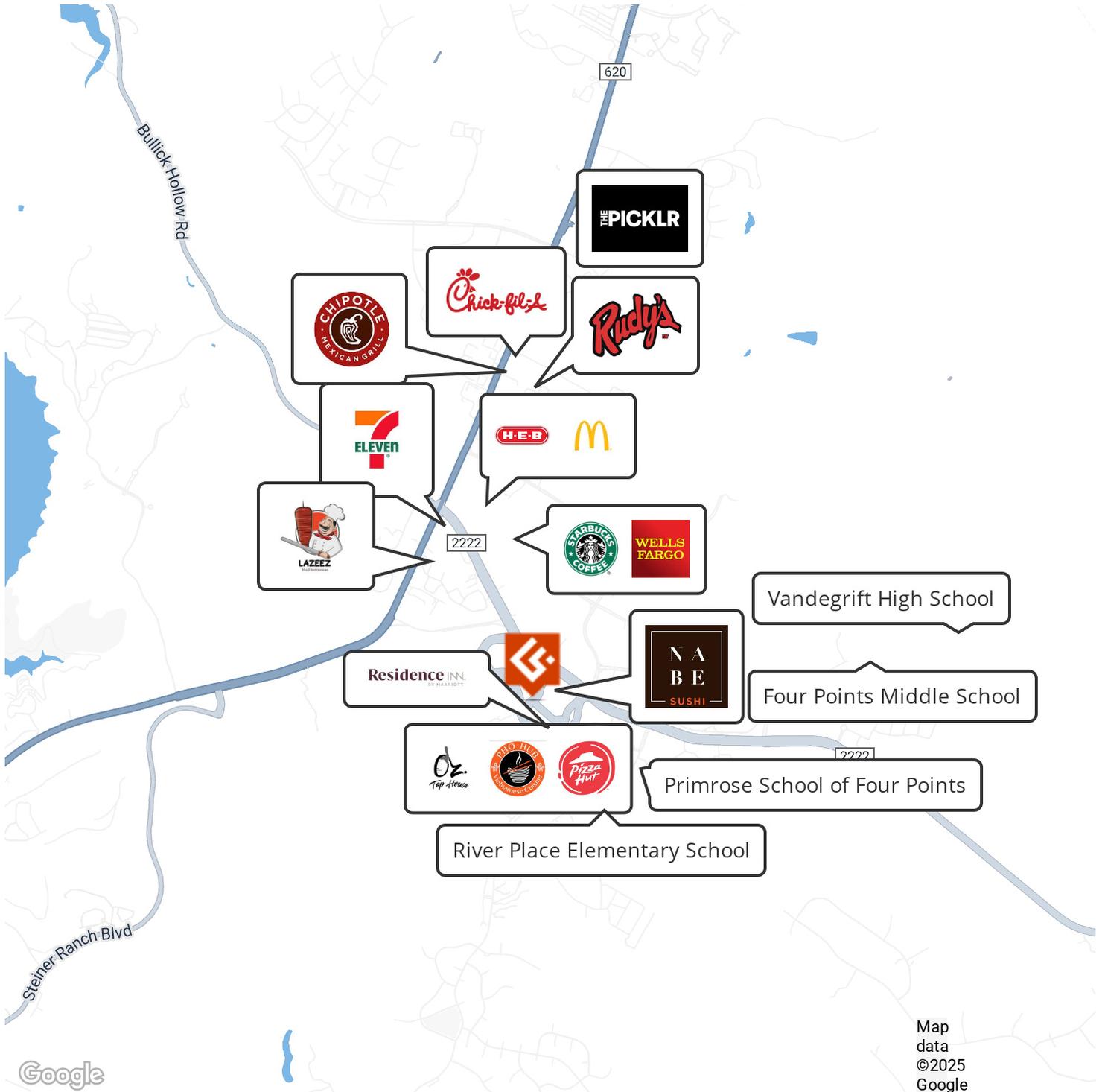


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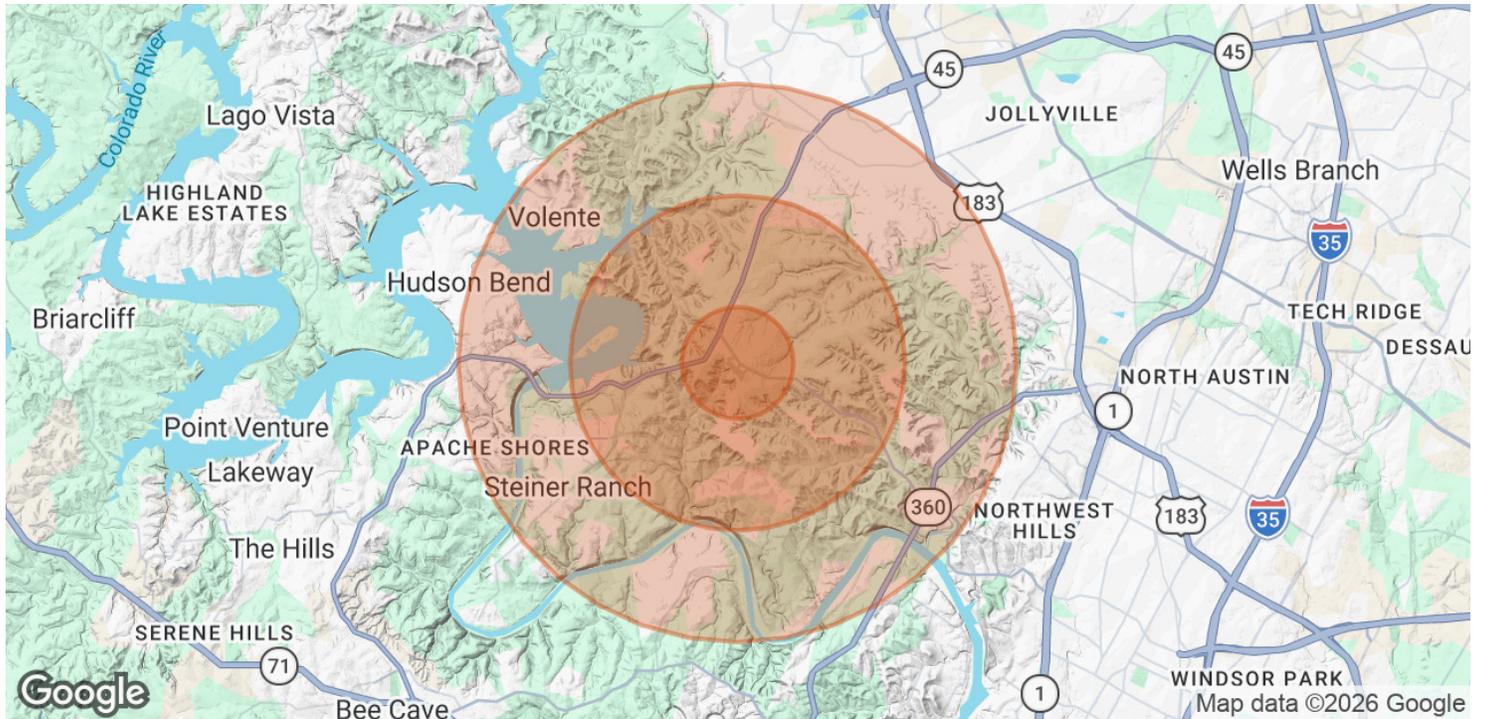


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,978	27,124	90,828
Average Age	36	38	40
Average Age (Male)	35	37	39
Average Age (Female)	36	38	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,298	11,200	34,490
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$185,650	\$197,247	\$224,019
Average House Value	\$1,084,420	\$900,056	\$874,942

Demographics data derived from AlphaMap

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