



TEXANA
Commercial

**Prime Retail or Medical Office
Opportunity for Lease or Sale**

1450 W Parmer Lane, Austin, TX 78727



Get in Touch with



mhouston@texanacommercial.com
www.texanacommercial.com

Matt Houston

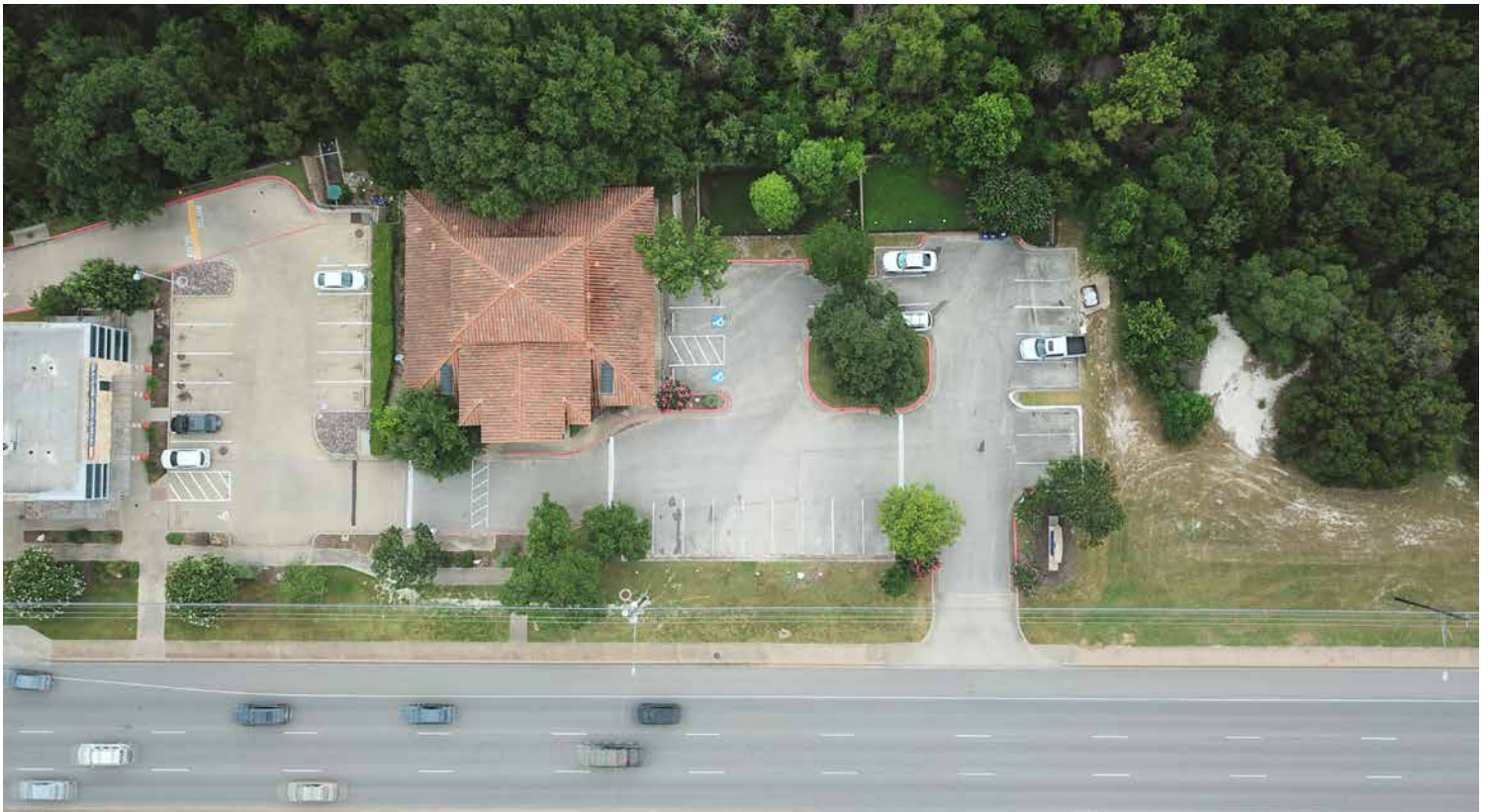
737.867.0000

ABOUT THE **PROPERTY**

Discover a meticulously maintained medical office now available for sale or lease. The property boasts 8 treatment rooms, a spacious waiting room, 2 consulting offices, a lab area, 4 bathrooms (1 with shower), and a second-floor executive suite. Strategically located in Austin's booming North Corridor, this office offers prime visibility along Parmer Lane, ample on-site parking, and proximity to The Domain, Austin FC Stadium, and Apple's HQ2. For owner-occupants, it's a rare chance to secure a high-quality space in a high-growth area.

- Zoned: LO
- Built: 2003
- Parking: 23 Surface
- 1.12 Acres
- 4,330 Square Feet
- Percent Leased: 0%

For Sale or Lease: Call for Info



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PHOTOS



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FLOOR PLAN



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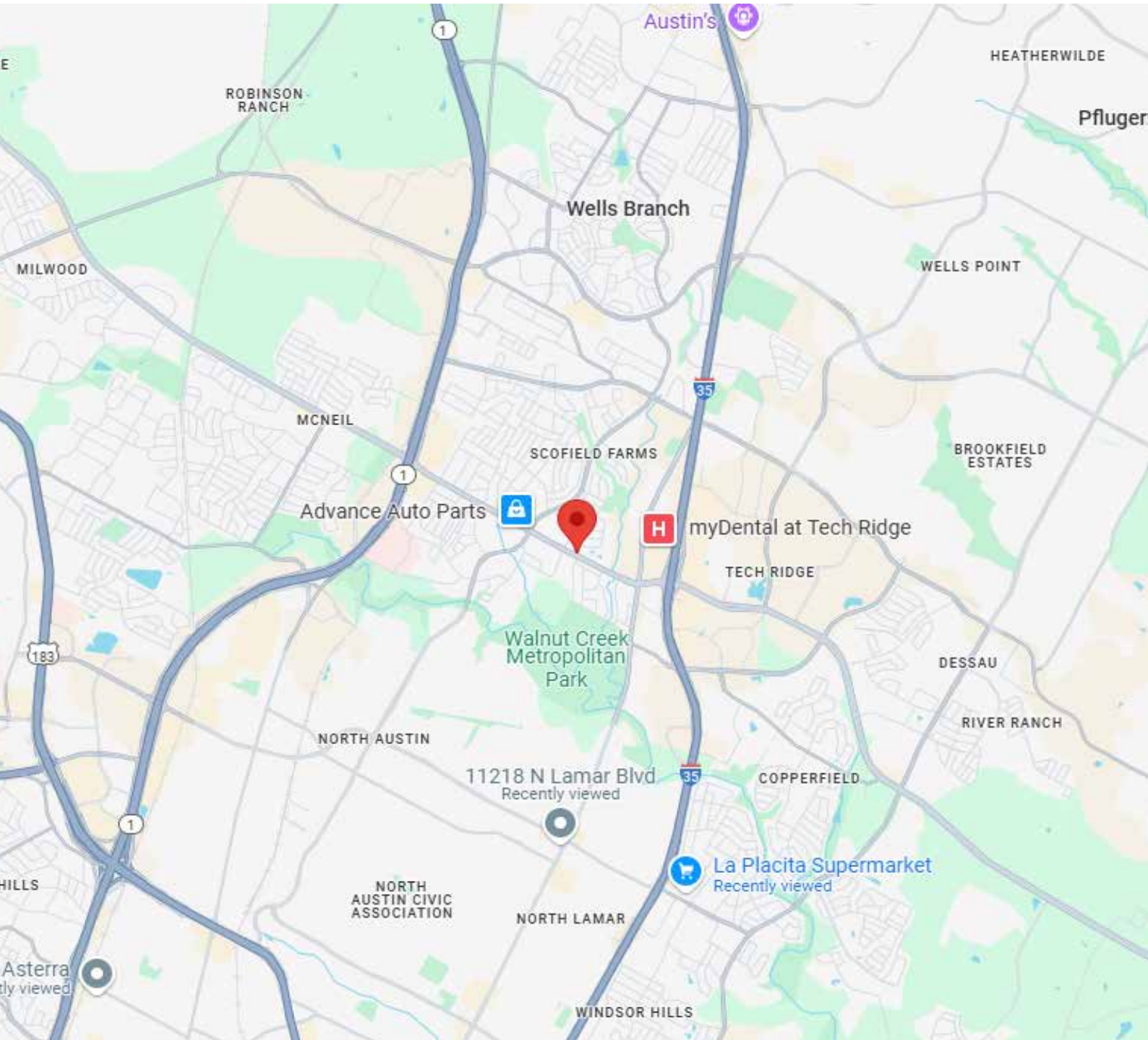


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DISTRICT MAP



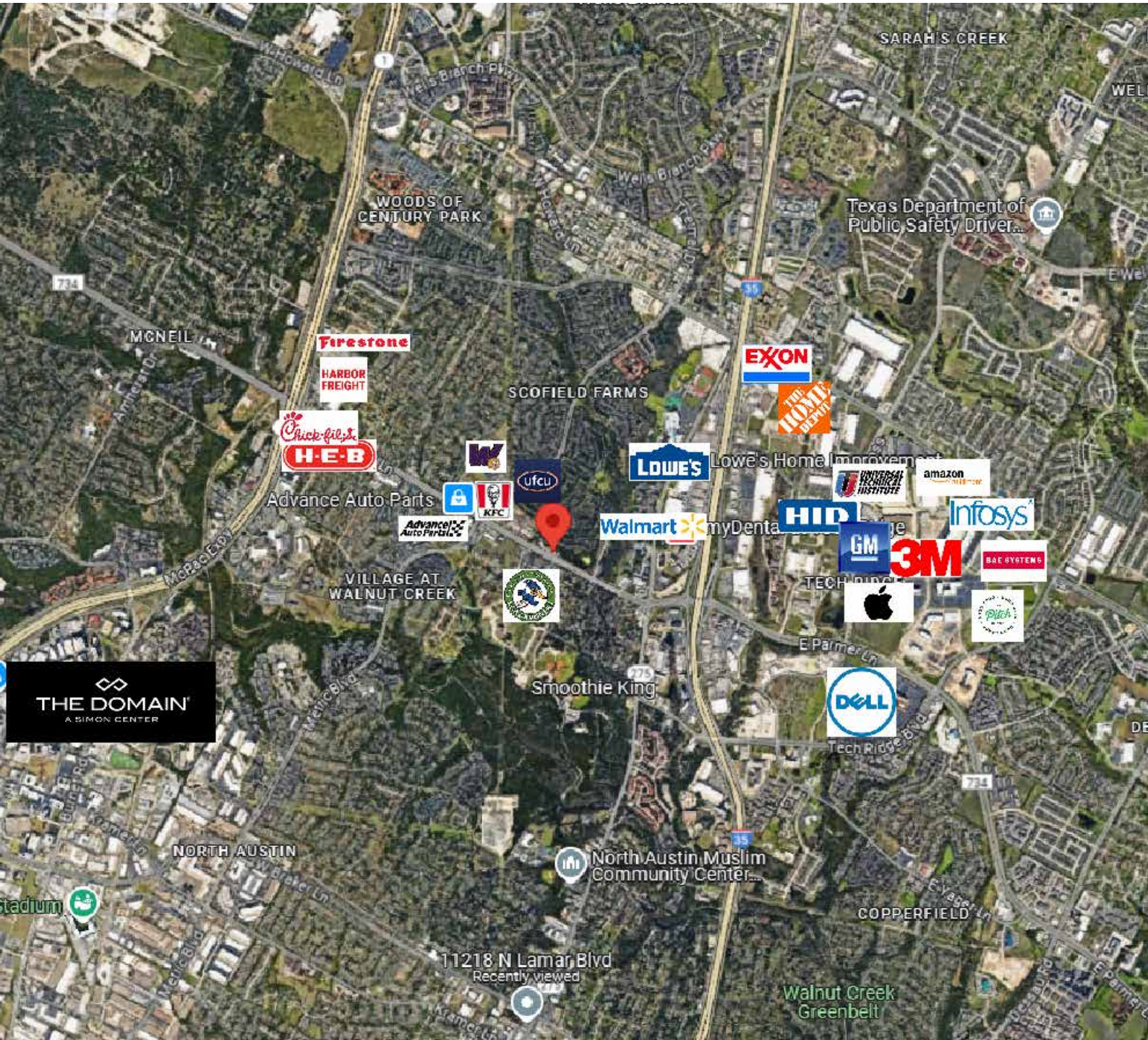
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LOCAL MAP



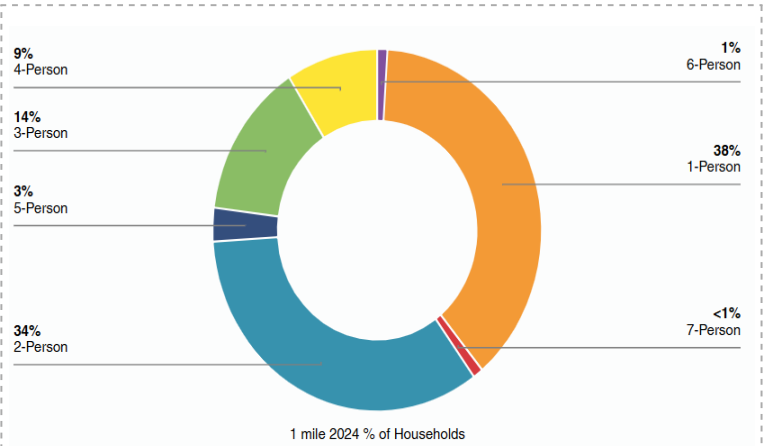
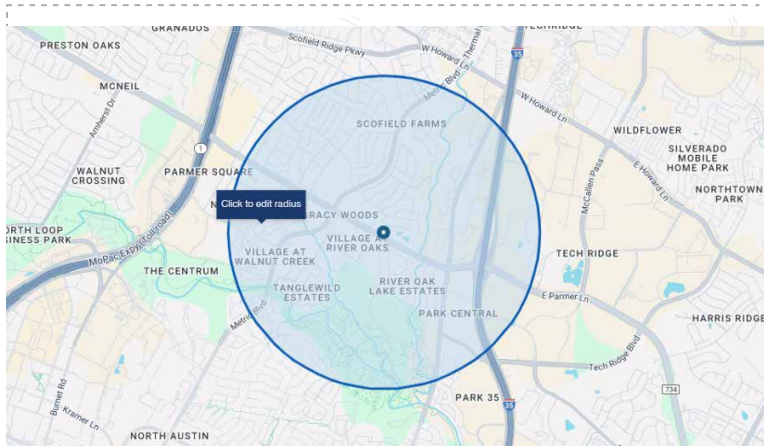
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INFOGRAPHIC 1 MILE RADIUS



KEY FACTS

13,153

Population



6,083

Households

36.2

Median Age

\$89,097

Average Household Income

EDUCATION

8%

No High School Diploma



14%

High School Graduate



24%
Some College



56%
Bachelor's/Grad /Prof Degree

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Willow Wild Dr	Cardinal Hill Dr SW	960	2022	0.07 mi
W Parmer Ln	Crossfield Pl E	52,195	2022	0.07 mi
Crossfield Pl	Cardinal Hill Dr	702	2022	0.08 mi
Scofield Farms Dr	W Parmer Ln SW	2,100	2022	0.09 mi
Scofield Farms Dr	W Parmer Ln NE	2,320	2022	0.11 mi
W Parmer Ln	Willow Wild Dr NW	49,909	2022	0.11 mi
West Parmer Lane	Knoll Ridge Dr SW	61,562	2022	0.12 mi
Scofield Farms Dr	Dapplegrey Ln SW	1,240	2022	0.16 mi
Cinchring Ln	Dapplegrey Ln SW	1,243	2022	0.20 mi
Rolling Hill Dr	Cardinal Hill Cir N	260	2022	0.25 mi

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Information About Brokerage Services

Texas law requires all real estate license holders 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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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