

For more Info Contact Matt Watson @ 512 699 2104

1 The Oaks Office Condos

Office Portfolio Portfolio of 4 Class B Office properties in Pflugerville, TX, having total size of 3,136 SF, and for sale

Sale Price: **For Sale** RBA: **3,136 SF**
 Price/SF: - Days On Market: **596**
 Cap Rate: - Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**

Portfolio Properties: **900 Old Austin Hutto Rd (also for sale individually)**
900 Old Austin Hutto Rd (also for sale individually)
900 Old Austin Hutto Rd (also for sale individually)
900 Old Austin Hutto Rd (also for sale individually)



2 Anderson Mill Industrial Center

Combination Portfolio Portfolio of 3 properties in Cedar Park, TX for sale at \$5,250,000 (\$366.11/SF)

Sale Price: **\$5,250,000** Total Size: **14,340 SF**
 Cap Rate: - Total Land Area: **5.62 AC**
 Sale Status: **Active** Days On Market: **42**
 Sale Conditions: **1031 Exchange, Build to Suit, Bulk/Portfolio Sale, Investment OR Owner/User**
 Sale Type: **Investment OR Owner/User**

Portfolio Properties: **12112 Anderson Mill Rd (also for sale individually)**
12112 Anderson Mill Rd (also for sale individually)
12112 Anderson Mill Rd (also for sale individually)



3 3423 Bee Caves

Office Portfolio Portfolio of 2 Class B Office properties in Austin, TX, having total size of 27,200 SF, and for sale

Sale Price: **For Sale** RBA: **27,200 SF**
 Price/SF: - Days On Market: **39**
 Cap Rate: - Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**

Portfolio Properties: **3423 Bee Caves Rd (not for sale individually)**
3423 Bee Caves Rd (not for sale individually)



4

Office Portfolio Portfolio of 5 Class A Office properties in Austin, TX, having total size of 8,931 SF, and for sale

Sale Price: **For Sale** RBA: **8,931 SF**
 Price/SF: - Days On Market: **14**
 Cap Rate: - Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**

Portfolio Properties: **1800 E 4th St (also for sale individually)**
1800 E 4th St (also for sale individually)
1800 E 4th St (also for sale individually)
1800 E 4th St (also for sale individually)
1800 E 4th St (also for sale individually)



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5 1800 E 4th St - Fourth& Office, Unit 111

**Austin, TX 78702
Fourth& Office**

Condo Sale Price: **\$742,610** Sale Status: **Active**
 Unit SF: **1,727 SF** Days On Market: **747**
 Price/SF: **\$430.00** Floor #: **1**
 Cap Rate: **-** Unit #: **111**
 Sale Conditions: **-**
 Sale Type: **Investment OR Owner/User**

Building Type: **Office/Residential** Year Built: **2018**
 RBA: **38,000 SF** Typ Floor Size: **12,666 SF**
 % Leased: **58.9%** Stories: **3**
 Land Area: **2.20 AC**



6 1800 E 4th St - Fourth& Office, Unit 122

**Austin, TX 78702
Fourth& Office**

Condo Sale Price: **\$603,290** Sale Status: **Active**
 Unit SF: **1,403 SF** Days On Market: **747**
 Price/SF: **\$430.00** Floor #: **1**
 Cap Rate: **-** Unit #: **122**
 Sale Conditions: **Building in Shell Condition**
 Sale Type: **Owner/User**

Building Type: **Office/Residential** Year Built: **2018**
 RBA: **38,000 SF** Typ Floor Size: **12,666 SF**
 % Leased: **58.9%** Stories: **3**
 Land Area: **2.20 AC**



7 1800 E 4th St - Fourth& Office, Unit 127

**Austin, TX 78702
Fourth& Office**

Condo Sale Price: **\$1,290,860** Sale Status: **Active**
 Unit SF: **3,002 SF** Days On Market: **747**
 Price/SF: **\$430.00** Floor #: **1**
 Cap Rate: **-** Unit #: **127**
 Sale Conditions: **Building in Shell Condition**
 Sale Type: **Owner/User**

Building Type: **Office/Residential** Year Built: **2018**
 RBA: **38,000 SF** Typ Floor Size: **12,666 SF**
 % Leased: **58.9%** Stories: **3**
 Land Area: **2.20 AC**



8 1800 E 4th St - Fourth& Office, Unit 121

**Austin, TX 78702
Fourth& Office**

Condo Sale Price: **\$869,460** Sale Status: **Active**
 Unit SF: **2,022 SF** Days On Market: **747**
 Price/SF: **\$430.00** Floor #: **1**
 Cap Rate: **-** Unit #: **121**
 Sale Conditions: **Building in Shell Condition**
 Sale Type: **Investment OR Owner/User**

Building Type: **Office/Residential** Year Built: **2018**
 RBA: **38,000 SF** Typ Floor Size: **12,666 SF**
 % Leased: **58.9%** Stories: **3**
 Land Area: **2.20 AC**



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9 1800 E 4th St - Fourth& Office, Unit 100

Austin, TX 78702
Fourth& Office

Condo Sale Price: **\$1,002,330** Sale Status: **Active**
 Unit SF: **2,331 SF** Days On Market: **511**
 Price/SF: **\$430.00** Floor #: **1**
 Cap Rate: **-** Unit #: **100**
 Sale Conditions: **Building in Shell Condition**
 Sale Type: **Investment OR Owner/User**

Building Type: **Office/Residential** Year Built: **2018**
 RBA: **38,000 SF** Typ Floor Size: **12,666 SF**
 % Leased: **58.9%** Stories: **3**
 Land Area: **2.20 AC**



10 1800 E 4th St - Fourth& Office, Unit 131

Austin, TX 78702
Fourth& Office

Condo Sale Price: **\$947,290** Sale Status: **Active**
 Unit SF: **2,203 SF** Days On Market: **747**
 Price/SF: **\$430.00** Floor #: **1**
 Cap Rate: **-** Unit #: **131**
 Sale Conditions: **Building in Shell Condition**
 Sale Type: **Investment OR Owner/User**

Building Type: **Office/Residential** Year Built: **2018**
 RBA: **38,000 SF** Typ Floor Size: **12,666 SF**
 % Leased: **58.9%** Stories: **3**
 Land Area: **2.20 AC**



11 2401 E 6th St - Building B, The Pedernales, Unit 3037

Austin, TX 78702
Building B, The Pedernales

Condo Sale Price: **\$699,900** Sale Status: **Active**
 Unit SF: **1,476 SF** Days On Market: **54**
 Price/SF: **\$474.19** Floor #: **1**
 Cap Rate: **-** Unit #: **3037**
 Sale Conditions: **-**
 Sale Type: **Investment OR Owner/User**

Building Type: **Loft/Creative Space** Year Built: **2005**
 RBA: **19,272 SF** Typ Floor Size: **19,272 SF**
 % Leased: **92.3%** Stories: **3**
 Land Area: **-**



12 1601 E 7th St

Austin, TX 78702

Sale Price: **\$3,800,000** RBA: **7,253 SF**
 Price/SF: **\$523.92** % Leased: **0.0%**
 Cap Rate: **-** Land Area: **0.21 AC**

Building Type: **Class B Office** Year Built: **1986**
 Sale Status: **Active** Typ Floor Size: **3,626 SF**
 Days on Market: **287** Stories: **3**
 Sale Conditions: **-**
 Sale Type: **Investment OR Owner/User**



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13 507-509 W 15th St

Austin, TX 78701

Sale Price: **\$2,500,000** RBA: **4,200 SF**
 Price/SF: **\$595.24** % Leased: **100.0%**
 Cap Rate: - Land Area: **0.20 AC**

Building Type: **Class C Office** Year Built: **1985**
 Sale Status: **Active** Typ Floor Size: **2,099 SF**
 Days on Market: **29** Stories: **2**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**



14 404 W 30th St

Austin, TX 78705

Sale Price: **\$1,500,000** RBA: **2,745 SF**
 Price/SF: **\$546.45** % Leased: **5.3%**
 Cap Rate: - Land Area: **0.16 AC**

Building Type: **Class C Office** Year Built: **1953**
 Sale Status: **Active** Typ Floor Size: **1,373 SF**
 Days on Market: **386** Stories: **2**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**



15 12112 Anderson Mill Rd - Unit 1, Anderson Mill Industrial Center

Cedar Park, TX 78613
 Unit 1, Anderson Mill
 Industrial Center

Sale Price: **\$2,500,000** RBA: **9,500 SF**
 Price/SF: **\$263.16** % Leased: **0.0%**
 Cap Rate: - Land Area: **1.63 AC**

Building Type: **Class C Office** Year Built: **2000**
 Sale Status: **Active** Typ Floor Size: **9,500 SF**
 Days on Market: **6** Stories: **1**
 Sale Conditions: **Bulk/Portfolio Sale**
 Sale Type: **Investment OR Owner/User**



16 14061 Bee Caves Pky - Bee Caves Pkwy Professional Building, Unit 300

Bee Caves, TX 78738
 Bee Caves Pkwy Professional
 Building

Condo Sale Price: **For Sale** Sale Status: **Active**
 Unit SF: **1,462 SF** Days On Market: **624**
 Price/SF: - Floor #: **1**
 Cap Rate: - Unit #: **300**
 Sale Conditions: **Build to Suit, Building in Shell Condition, Lease**
 Sale Type: **Owner/User**

Building Type: **Medical** Year Built: **2019**
 RBA: **7,723 SF** Typ Floor Size: **7,723 SF**
 % Leased: **0.0%** Stories: **1**
 Land Area: -



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17 14061 Bee Caves Pky - Bee Caves Pkwy Professional Building, Unit 3

Bee Caves, TX 78738
Bee Caves Pkwy Professional Building

Condo Sale Price: **For Sale**
Unit SF: **3,290 SF**
Price/SF: -
Cap Rate: -
Sale Conditions: **Build to Suit, Building in Shell Condition, Lease Option/User**
Sale Type: **Option/User**

Building Type: **Medical**
RBA: **7,723 SF**
% Leased: **0.0%**
Land Area: -

Sale Status: **Active**
Days On Market: **624**
Floor #: **1**
Unit #: **3**

Year Built: **2019**
Typ Floor Size: **7,723 SF**
Stories: **1**



18 14061 Bee Caves Pky - Bee Caves Pkwy Professional Building, Unit 4

Bee Caves, TX 78738
Bee Caves Pkwy Professional Building

Condo Sale Price: **For Sale**
Unit SF: **1,828 SF**
Price/SF: -
Cap Rate: -
Sale Conditions: **Build to Suit, Building in Shell Condition, Lease Option/User**
Sale Type: **Option/User**

Building Type: **Medical**
RBA: **7,723 SF**
% Leased: **0.0%**
Land Area: -

Sale Status: **Active**
Days On Market: **624**
Floor #: **1**
Unit #: **4**

Year Built: **2019**
Typ Floor Size: **7,723 SF**
Stories: **1**



19 3345 Bee Caves Rd - Bee Caves Office Condos, Unit 206 & 207

Austin, TX 78746
Bee Caves Office Condos

Condo Sale Price: **\$1,325,000**
Unit SF: **3,242 SF**
Price/SF: **\$408.70**
Cap Rate: -
Sale Conditions: -
Sale Type: **Owner/User**

Building Type: **Office**
RBA: **32,356 SF**
% Leased: **100.0%**
Land Area: **3.10 AC**

Sale Status: **Active**
Days On Market: **127**
Floor #: **2**
Unit #: **206 & 207**

Year Built: **1985**
Typ Floor Size: **16,179 SF**
Stories: **2**



20 3345 Bee Caves Rd - Bee Caves Office Condos, Unit 104

Austin, TX 78746
Bee Caves Office Condos

Condo Sale Price: **\$750,000**
Unit SF: **1,671 SF**
Price/SF: **\$448.83**
Cap Rate: -
Sale Conditions: -
Sale Type: **Owner/User**

Building Type: **Office**
RBA: **32,356 SF**
% Leased: **100.0%**
Land Area: **3.10 AC**

Sale Status: **Active**
Days On Market: **48**
Floor #: **1**
Unit #: **104**

Year Built: **1985**
Typ Floor Size: **16,179 SF**
Stories: **2**



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21 2102 Blalock Rd

Austin, TX 78758

Sale Price: **\$1,600,000** RBA: **5,992 SF**
 Price/SF: **\$267.02** % Leased: **58.1%**
 Cap Rate: - Land Area: **0.57 AC**

Building Type: **Class B Office** Year Built: **1985**
 Sale Status: **Active** Typ Floor Size: **5,992 SF**
 Days on Market: **260** Stories: **1**
 Sale Conditions: -
 Sale Type: **Owner/User**



22 8500 Bluffstone Cv - Bldg A Great Hills Village, Great Hills Village, Unit 201

Austin, TX 78759
 Bldg A Great Hills Village,
 Great Hills Village

Condo Sale Price: **For Sale** Sale Status: **Active**
 Unit SF: **12,500 SF** Days On Market: **202**
 Price/SF: - Floor #: **2**
 Cap Rate: - Unit #: **201**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**

Building Type: **Medical** Year Built: **2001**
 RBA: **25,000 SF** Typ Floor Size: **12,500 SF**
 % Leased: **100.0%** Stories: **2**
 Land Area: **2.42 AC**



23 9701 Brodie Ln - Bldg 1, Shady Hollow, Unit 200

Austin, TX 78748
 Bldg 1, Shady Hollow

Condo Sale Price: **\$1,101,532** Sale Status: **Active**
 Unit SF: **3,298 SF** Days On Market: **74**
 Price/SF: **\$334.00** Floor #: **2**
 Cap Rate: - Unit #: **200**
 Sale Conditions: -
 Sale Type: **Owner/User**

Building Type: **Office Live/Work Unit** Year Built: **2007**
 RBA: **28,018 SF** Typ Floor Size: **14,000 SF**
 % Leased: **88.2%** Stories: **2**
 Land Area: **0.41 AC**



24 8015 Bronco Ln

Lago Vista, TX 78645

Sale Price: **\$925,000** RBA: **5,760 SF**
 Price/SF: **\$160.59** % Leased: **0.0%**
 Cap Rate: - Land Area: **2.21 AC**

Building Type: **Class C Office** Year Built: **1985**
 Sale Status: **Active** Typ Floor Size: **2,880 SF**
 Days on Market: **538** Stories: **2**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**



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25 6444 Burnet Rd - Burnet 64, Unit 100/200

Austin, TX 78757
Burnet 64

Condo Sale Price: \$674,000	Sale Status: Active
Unit SF: 1,975 SF	Days On Market: 142
Price/SF: \$341.27	Floor #: -
Cap Rate: -	Unit #: 100/200
Sale Conditions: -	
Building Type: Apartments	Year Built: 2017
Building Size: 41,000 SF	Avg Vacancy: -
Avg Unit Size: 850 SF	Land Area: -
# of Units: -	GRM: -



Unit Mix: **39 1 bed/1 bath units**

26 8860 Business Park Dr - Bldg E9, Austin Park Center Condos, Unit F8

Austin, TX 78759
Bldg E9, Austin Park Center
Condos

Condo Sale Price: \$700,000	Sale Status: Active
Unit SF: 3,079 SF	Days On Market: 174
Price/SF: \$227.35	Floor #: 1
Cap Rate: -	Unit #: F8
Sale Conditions: -	
Sale Type: Owner/User	
Building Type: Office	Year Built: 1982
RBA: 4,027 SF	Typ Floor Size: 4,027 SF
% Leased: 100.0%	Stories: 1
Land Area: 0.25 AC	



27 7609 Cameron Rd

Austin, TX 78752

Sale Price: \$349,500	RBA: 1,350 SF
Price/SF: \$258.89	% Leased: 0.0%
Cap Rate: -	Land Area: 1.19 AC
Building Type: Class C Office	Year Built: 1945
Sale Status: Active	Typ Floor Size: 1,350 SF
Days on Market: 11	Stories: 1
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



28 1301 S Capital of Texas Hwy - Building A, Capital View Center, Unit A240

West Lake Hills, TX 78746
Building A, Capital View
Center

Condo Sale Price: For Sale	Sale Status: Active
Unit SF: 1,307 SF	Days On Market: 69
Price/SF: -	Floor #: 2
Cap Rate: -	Unit #: A240
Sale Conditions: -	
Sale Type: Owner/User	
Building Type: Office	Year Built: 1984
RBA: 35,333 SF	Typ Floor Size: 11,500 SF
% Leased: 90.3%	Stories: 3
Land Area: 0.60 AC	



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29 5602 Clay Ave

Austin, TX 78756

Sale Price: \$1,150,000	RBA: 4,800 SF
Price/SF: \$239.58	% Leased: 57.3%
Cap Rate: -	Land Area: 0.33 AC
Building Type: Class C Office	Year Built: 1984
Sale Status: Active	Typ Floor Size: 4,800 SF
Days on Market: 266	Stories: 1
Sale Conditions: -	
Sale Type: Owner/User	



30 1122 Colorado St - Westgate Tower, Unit 303 A

Austin, TX 78701
Westgate Tower

Condo Sale Price: \$899,000	Sale Status: Active
Unit SF: 1,213 SF	Days On Market: 70
Price/SF: \$741.14	Floor #: 2
Cap Rate: -	Unit #: 303 A
Sale Conditions: -	
Sale Type: Owner/User	
Building Type: Office	Year Built: 1965
RBA: 151,294 SF	Typ Floor Size: 6,052 SF
% Leased: 100.0%	Stories: 25
Land Area: 0.52 AC	



31 509 Corral Ln - Art Carved

Austin, TX 78745
Art Carved

Sale Price: \$3,100,000	RBA: 20,000 SF
Price/SF: \$155.00	% Leased: 0.0%
Cap Rate: -	Land Area: 6.90 AC
Building Type: Class C Office	Year Built: 1971
Sale Status: Active	Typ Floor Size: 20,000 SF
Days on Market: 130	Stories: 1
Sale Conditions: -	
Sale Type: Owner/User	



32 2023 Denton Dr - 2023 Denton Dr

Austin, TX 78758
2023 Denton Dr

Sale Price: \$2,700,000	RBA: 10,996 SF
Price/SF: \$245.54	% Leased: 0.0%
Cap Rate: -	Land Area: 0.92 AC
Building Type: Class B Office	Year Built: 1984
Sale Status: Active	Typ Floor Size: 10,996 SF
Days on Market: 57	Stories: 1
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



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33 1508 Dessau Ridge Ln - Bldg 2, Dessau Ridge Office Condominiums, Unit 2

Austin, TX 78754
Bldg 2, Dessau Ridge Office
Condominiums

Condo Sale Price: \$220,000	Sale Status: Under Contract
Unit SF: 1,000 SF	Days On Market: 1,012
Price/SF: \$220.00	Floor #: 1
Cap Rate: -	Unit #: 2
Sale Conditions: -	
Sale Type: Owner/User	
Building Type: Office	Year Built: 2018
RBA: 4,000 SF	Typ Floor Size: -
% Leased: 0.0%	Stories: -
Land Area: -	



34 1508 Dessau Ridge Ln - Bldg 2, Dessau Ridge Office Condominiums, Unit 3

Austin, TX 78754
Bldg 2, Dessau Ridge Office
Condominiums

Condo Sale Price: \$220,000	Sale Status: Active
Unit SF: 1,000 SF	Days On Market: 1,012
Price/SF: \$220.00	Floor #: 1
Cap Rate: -	Unit #: 3
Sale Conditions: -	
Sale Type: Owner/User	
Building Type: Office	Year Built: 2018
RBA: 4,000 SF	Typ Floor Size: -
% Leased: 0.0%	Stories: -
Land Area: -	



35 1508 Dessau Ridge Ln - Bldg 2, Dessau Ridge Office Condominiums, Unit 4

Austin, TX 78754
Bldg 2, Dessau Ridge Office
Condominiums

Condo Sale Price: \$220,000	Sale Status: Active
Unit SF: 1,000 SF	Days On Market: 1,012
Price/SF: \$220.00	Floor #: 1
Cap Rate: -	Unit #: 4
Sale Conditions: -	
Sale Type: Owner/User	
Building Type: Office	Year Built: 2018
RBA: 4,000 SF	Typ Floor Size: -
% Leased: 0.0%	Stories: -
Land Area: -	



36 5010 Doss Rd

Austin, TX 78734

Sale Price: \$599,000	RBA: 4,800 SF
Price/SF: \$124.79	% Leased: 0.0%
Cap Rate: -	Land Area: 2.10 AC
Building Type: Class C Office	Year Built: 1999
Sale Status: Active	Typ Floor Size: 2,000 SF
Days on Market: 299	Stories: 2
Sale Conditions: Redevelopment Project	
Sale Type: Investment OR Owner/User	



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37 601 Farley Dr - 601 Farley Drive

Austin, TX 78753
601 Farley Drive

Sale Price: \$600,999	RBA: 3,016 SF
Price/SF: \$199.27	% Leased: 100.0%
Cap Rate: -	Land Area: 0.41 AC
Building Type: Class C Office	Year Built: 1978
Sale Status: Active	Typ Floor Size: 3,016 SF
Days on Market: 116	Stories: 1
Sale Conditions: -	
Sale Type: Owner/User	



38 2806 Flintrock Ter - Flintrock Trace Office Condo, Flintrock Trace

Lakeway, TX 78738
Flintrock Trace Office Condo,
Flintrock Trace

Condo Sale Price: \$275,000	Sale Status: Active
Unit SF: For Sale	Days On Market: 218
Price/SF: \$13.75	Floor #: -
Cap Rate: -	Unit #: -
Sale Conditions: -	
Sale Type: Investment OR Owner/User	
Building Type: Medical	Year Built: 2006
RBA: 20,000 SF	Typ Floor Size: 10,000 SF
% Leased: 91.3%	Stories: 2
Land Area: 0.46 AC	



39 4450 Frontier Trl

Austin, TX 78745

Sale Price: \$1,350,000	RBA: 3,077 SF
Price/SF: \$438.74	% Leased: 100.0%
Cap Rate: -	Land Area: 0.25 AC
Building Type: Class C Office	Year Built: 1983
Sale Status: Active	Typ Floor Size: 3,077 SF
Days on Market: 62	Stories: 1
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



40 3311 N Interstate 35

Austin, TX 78722

Sale Price: For Sale	RBA: 6,018 SF
Price/SF: -	% Leased: 52.4%
Cap Rate: -	Land Area: 0.51 AC
Building Type: Class B Office	Year Built: 1964
Sale Status: Active	Typ Floor Size: 6,018 SF
Days on Market: 259	Stories: 1
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



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41 4503 N Interstate 35 - Two North/Central Offices with 35 Frontage

Austin, TX 78722
Two North/Central Offices
with 35 Frontage

Sale Price:	For Sale	RBA:	3,129 SF
Price/SF:	-	% Leased:	100.0%
Cap Rate:	-	Land Area:	2.32 AC
Building Type:	Class C Office	Year Built:	1948
Sale Status:	Active	Typ Floor Size:	3,129 SF
Days on Market:	78	Stories:	1
Sale Conditions:	-		
Sale Type:	Investment OR Owner/User		



42 4603 N Interstate 35

Austin, TX 78722

Sale Price:	For Sale	RBA:	1,832 SF
Price/SF:	-	% Leased:	100.0%
Cap Rate:	-	Land Area:	-
Building Type:	Class C Office	Year Built:	1940
Sale Status:	Active	Typ Floor Size:	1,832 SF
Days on Market:	78	Stories:	1
Sale Conditions:	-		
Sale Type:	Investment OR Owner/User		



43 8411 N Interstate 35

Austin, TX 78753

Sale Price:	\$1,100,000	RBA:	4,864 SF
Price/SF:	\$226.15	% Leased:	100.0%
Cap Rate:	-	Land Area:	1 AC
Building Type:	Class C Office	Year Built:	1970
Sale Status:	Active	Typ Floor Size:	4,864 SF
Days on Market:	335	Stories:	1
Sale Conditions:	Build to Suit		
Sale Type:	Investment OR Owner/User		



44 10308 N Interstate 35 - 10308 IH-35 N

Austin, TX 78753
10308 IH-35 N

Sale Price:	\$620,000	RBA:	2,594 SF
Price/SF:	\$239.01	% Leased:	100.0%
Cap Rate:	-	Land Area:	0.21 AC
Building Type:	Class B Office	Year Built:	2001
Sale Status:	Active	Typ Floor Size:	1,626 SF
Days on Market:	294	Stories:	2
Sale Conditions:	-		
Sale Type:	Owner/User		



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45 101 W Koenig Ln - Northfield Professional Building

**Austin, TX 78751
Northfield Professional
Building**

Condo Sale Price: **\$4,500,000** Sale Status: **Active**
 Unit SF: **For Sale** Days On Market: **98**
 Price/SF: **\$300.30** Floor #: **-**
 Cap Rate: **7.31%** Unit #: **-**
 Sale Conditions: **Ground Lease (Leased Fee), Sale Leaseback**
 Sale Type: **Investment OR Owner/User**

Building Type: **Medical** Year Built: **1969**
 RBA: **14,985 SF** Typ Floor Size: **14,985 SF**
 % Leased: **41.1%** Stories: **1**
 Land Area: **0.87 AC**



46 2001 S Lamar Blvd - Lamar Oaks Business Center

**Austin, TX 78704
Lamar Oaks Business Center**

Sale Price: **\$6,900,000** RBA: **23,970 SF**
 Price/SF: **\$287.86** % Leased: **29.1%**
 Cap Rate: **7.88%** Land Area: **1.40 AC**

Building Type: **Class C Office** Year Built: **1984**
 Sale Status: **Active** Typ Floor Size: **23,970 SF**
 Days on Market: **48** Stories: **1**
 Sale Conditions: **Build to Suit, High Vacancy Property, Redevelopment Project**
 Sale Type: **Investment OR Owner/User**



47 2003 S Lamar Blvd

Austin, TX 78704

Sale Price: **\$3,600,000** RBA: **5,004 SF**
 Price/SF: **\$719.42** % Leased: **100.0%**
 Cap Rate: **5.56%** Land Area: **1 AC**

Building Type: **Class C Office** Year Built: **2008**
 Sale Status: **Active** Typ Floor Size: **5,004 SF**
 Days on Market: **47** Stories: **1**
 Sale Conditions: **-**
 Sale Type: **Investment OR Owner/User**



48 1415 Lavaca St - Texas Osteopathic Medical Association

**Austin, TX 78701
Texas Osteopathic Medical
Association**

Sale Price: **For Sale** RBA: **4,102 SF**
 Price/SF: **-** % Leased: **100.0%**
 Cap Rate: **-** Land Area: **0.14 AC**

Building Type: **Class B Office** Year Built: **1890**
 Sale Status: **Under Contract** Typ Floor Size: **4,102 SF**
 Days on Market: **203** Stories: **1**
 Sale Conditions: **Redevelopment Project**
 Sale Type: **Owner/User**



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49 1802 Lavaca St - McDonald-McGown House

Austin, TX 78701	Sale Price: \$3,695,000	RBA: 4,322 SF
McDonald-McGown House	Price/SF: \$854.93	% Leased: 0.0%
	Cap Rate: -	Land Area: 0.16 AC
Building Type: Class C Office	Year Built: 1876	
Sale Status: Active	Typ Floor Size: 1,441 SF	
Days on Market: 175	Stories: 3	
Sale Conditions: -		
Sale Type: Owner/User		



50 8701 Manchaca Rd - Building 3, The Trio at Manchaca, Unit 2

Austin, TX 78748	Condo Sale Price: \$1,135,000	Sale Status: Active
Building 3, The Trio at Manchaca	Unit SF: 4,540 SF	Days On Market: 77
	Price/SF: \$250.00	Floor #: 1
	Cap Rate: -	Unit #: 2
Sale Conditions: -		
Sale Type: Investment OR Owner/User		
Building Type: Medical	Year Built: 2019	
RBA: 11,724 SF	Typ Floor Size: 5,270 SF	
% Leased: 10.1%	Stories: 2	
Land Area: 5.80 AC		



51 11200 Manchaca Rd - Ravenscroft Retail, Ravenscroft, Unit 6

Austin, TX 78748	Condo Sale Price: \$821,610	Sale Status: Active
Ravenscroft Retail, Ravenscroft	Unit SF: 3,222 SF	Days On Market: 103
	Price/SF: \$255.00	Floor #: 1
	Cap Rate: -	Unit #: 6
Sale Conditions: Building in Shell Condition		
Sale Type: Investment OR Owner/User		
Center Type: Freestanding (Strip Center)		
Center Size: 11,000 SF	Year Built: 2015	
% Leased: 41.4%	Zoning: LR-CO	
Land Area: 4 AC		



52 1205 W Mary St - 2

Austin, TX 78704	Sale Price: \$759,000	RBA: 1,300 SF
2	Price/SF: \$583.85	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.50 AC
Building Type: Class C Office	Year Built: 2001	
Sale Status: Active	Typ Floor Size: 1,300 SF	
Days on Market: 561	Stories: 1	
Sale Conditions: Deferred Maintenance		
Sale Type: Owner/User		



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53 3907 Medical Pky - Parkway Professional Bldg

Austin, TX 78756	Sale Price: \$2,950,000	RBA: 7,940 SF
Parkway Professional Bldg	Price/SF: \$371.54	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.32 AC
Building Type: Class C Office	Year Built: 1973	
Sale Status: Active	Typ Floor Size: 3,995 SF	
Days on Market: 43	Stories: 2	
Sale Conditions: -		
Sale Type: Investment OR Owner/User		



54 4400 Medical Pky

Austin, TX 78756	Sale Price: \$1,270,000	RBA: 1,764 SF
	Price/SF: \$719.95	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.19 AC
Building Type: Class C Office	Year Built: 1946	
Sale Status: Active	Typ Floor Size: 1,764 SF	
Days on Market: 3,753	Stories: 1	
Sale Conditions: -		
Sale Type: Owner/User		



55 9806 Middle Fiskville Rd

Austin, TX 78753	Sale Price: For Sale	RBA: 1,848 SF
	Price/SF: -	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.41 AC
Building Type: Class C Office	Year Built: -	
Sale Status: Active	Typ Floor Size: 1,862 SF	
Days on Market: 62	Stories: 1	
Sale Conditions: -		
Sale Type: Investment OR Owner/User		



56 508 Old Austin Hutto Rd

Pflugerville, TX 78660	Sale Price: For Sale	RBA: 12,702 SF
	Price/SF: -	% Leased: 0.0%
	Cap Rate: -	Land Area: -
Building Type: Class C Office	Year Built: 1992	
Sale Status: Active	Typ Floor Size: 12,702 SF	
Days on Market: 83	Stories: 1	
Sale Conditions: -		
Sale Type: Owner/User		



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57 701 W Pecan St W - First Baptist Church Annex

Pflugerville, TX 78660
First Baptist Church Annex

Sale Price: For Sale	RBA: 3,200 SF
Price/SF: -	% Leased: 100.0%
Cap Rate: -	Land Area: 3.29 AC
Building Type: Class C Office	Year Built: 1970
Sale Status: Active	Typ Floor Size: 3,200 SF
Days on Market: 78	Stories: 1
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



58 310 Radam Ln

Austin, TX 78745

Sale Price: \$1,000,000	RBA: 4,300 SF
Price/SF: \$232.56	% Leased: 0.0%
Cap Rate: -	Land Area: -
Building Type: Class C Office	Year Built: 1942
Sale Status: Active	Typ Floor Size: 4,300 SF
Days on Market: 172	Stories: 1
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



59 12701 Ranch Road 620

Austin, TX 78750

Sale Price: \$3,000,000	RBA: 9,497 SF
Price/SF: \$315.89	% Leased: 0.0%
Cap Rate: -	Land Area: 1.49 AC
Building Type: Class B Office	Year Built: 2002
Sale Status: Under Contract	Typ Floor Size: 9,497 SF
Days on Market: 145	Stories: 1
Sale Conditions: -	
Sale Type: Owner/User	



60 3500 S Ranch Road 620 - The Offices At Gateway to Falconhead, The Offices at Gateway to Falconhea, Unit Building E 1st Floor

Austin, TX 78738
The Offices At Gateway to Falconhead, The Offices at Gateway to Falconhea

Condo Sale Price: For Sale	Sale Status: Active
Unit SF: 30,000 SF	Days On Market: 690
Price/SF: -	Floor #: 1
Cap Rate: -	Unit #: Building E 1st Floor
Sale Conditions: -	
Sale Type: Investment OR Owner/User	
Building Type: Office	Year Built: 2018
RBA: 80,000 SF	Typ Floor Size: 40,000 SF
% Leased: 43.8%	Stories: 2
Land Area: 6.47 AC	



For more Info Contact Matt Watson @ 512 699 2104

61 3500 S Ranch Road 620 - The Offices At Gateway to Falconhead, The Offices at Gateway to Falconhea, Unit Building B

Austin, TX 78738
The Offices At Gateway to Falconhead, The Offices at Gateway to Falconhea

Condo Sale Price: **For Sale** Sale Status: **Active**
 Unit SF: **5,000 SF** Days On Market: **690**
 Price/SF: - Floor #: **1**
 Cap Rate: - Unit #: **Building B**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**

Building Type: **Office** Year Built: **2018**
 RBA: **80,000 SF** Typ Floor Size: **40,000 SF**
 % Leased: **43.8%** Stories: **2**
 Land Area: **6.47 AC**



62 3500 S Ranch Road 620 - The Offices At Gateway to Falconhead, The Offices at Gateway to Falconhea, Unit Building C

Austin, TX 78738
The Offices At Gateway to Falconhead, The Offices at Gateway to Falconhea

Condo Sale Price: **For Sale** Sale Status: **Active**
 Unit SF: **5,000 SF** Days On Market: **690**
 Price/SF: - Floor #: **1**
 Cap Rate: - Unit #: **Building C**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**

Building Type: **Office** Year Built: **2018**
 RBA: **80,000 SF** Typ Floor Size: **40,000 SF**
 % Leased: **43.8%** Stories: **2**
 Land Area: **6.47 AC**



63 3500 S Ranch Road 620 - The Offices At Gateway to Falconhead, The Offices at Gateway to Falconhea, Unit Building D

Austin, TX 78738
The Offices At Gateway to Falconhead, The Offices at Gateway to Falconhea

Condo Sale Price: **For Sale** Sale Status: **Active**
 Unit SF: **5,000 SF** Days On Market: **690**
 Price/SF: - Floor #: **1**
 Cap Rate: - Unit #: **Building D**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**

Building Type: **Office** Year Built: **2018**
 RBA: **80,000 SF** Typ Floor Size: **40,000 SF**
 % Leased: **43.8%** Stories: **2**
 Land Area: **6.47 AC**



64 3500 S Ranch Road 620 - The Offices At Gateway to Falconhead, The Offices at Gateway to Falconhea, Unit Building A

Austin, TX 78738
The Offices At Gateway to Falconhead, The Offices at Gateway to Falconhea

Condo Sale Price: **For Sale** Sale Status: **Active**
 Unit SF: **5,000 SF** Days On Market: **11**
 Price/SF: - Floor #: **1**
 Cap Rate: - Unit #: **Building A**
 Sale Conditions: -
 Sale Type: **Owner/User**

Building Type: **Office** Year Built: **2018**
 RBA: **80,000 SF** Typ Floor Size: **40,000 SF**
 % Leased: **43.8%** Stories: **2**
 Land Area: **6.47 AC**



For more Info Contact Matt Watson @ 512 699 2104

65 3500 S Ranch Road 620 - The Offices At Gateway to Falconhead, The Offices at Gateway to Falconhea, Unit Building F

Austin, TX 78738
The Offices At Gateway to Falconhead, The Offices at Gateway to Falconhea

Condo Sale Price: **For Sale** Sale Status: **Active**
 Unit SF: **30,000 SF** Days On Market: **11**
 Price/SF: - Floor #: **1**
 Cap Rate: - Unit #: **Building F**
 Sale Conditions: -
 Sale Type: **Owner/User**

Building Type: **Office** Year Built: **2018**
 RBA: **80,000 SF** Typ Floor Size: **40,000 SF**
 % Leased: **43.8%** Stories: **2**
 Land Area: **6.47 AC**



66 RR 620 & Steiner Ranch BI - Lot 1A, Steiner Ranch at 620

Austin, TX 78732
Lot 1A, Steiner Ranch at 620

Sale Price: **For Sale** RBA: **14,000 SF**
 Price/SF: - % Leased: **0.0%**
 Cap Rate: - Land Area: **3.94 AC**

Building Type: **Class B Office** Year Built: **2020**
 Sale Status: **Active** Typ Floor Size: **14,000 SF**
 Days on Market: **985** Stories: **1**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**



67 1804 Rutherford Ln - 1804 Rutherford Lane

Austin, TX 78754
1804 Rutherford Lane

Sale Price: **\$7,000,000** RBA: **21,174 SF**
 Price/SF: **\$330.59** % Leased: **100.0%**
 Cap Rate: - Land Area: -

Building Type: **Class B Office** Year Built: **2014**
 Sale Status: **Active** Typ Floor Size: **21,174 SF**
 Days on Market: **34** Stories: **1**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**



68 1011 San Jacinto Blvd - Veterans Building, Unit 303

Austin, TX 78701
Veterans Building

Condo Sale Price: **\$1,595,000** Sale Status: **Active**
 Unit SF: **4,678 SF** Days On Market: **150**
 Price/SF: **\$340.96** Floor #: **3**
 Cap Rate: - Unit #: **303**
 Sale Conditions: -
 Sale Type: **Owner/User**

Building Type: **Office** Year Built: **1955**
 RBA: **51,829 SF** Typ Floor Size: **8,638 SF**
 % Leased: **82.0%** Stories: **6**
 Land Area: **0.82 AC**



For more Info Contact Matt Watson @ 512 699 2104

69 8301 Shoal Creek Blvd - Austin Graphics Bldg

Austin, TX 78757
Austin Graphics Bldg

Sale Price: \$1,200,000	RBA: 3,240 SF
Price/SF: \$370.37	% Leased: 100.0%
Cap Rate: -	Land Area: 0.29 AC
Building Type: Class B Office	Year Built: 1972
Sale Status: Active	Typ Floor Size: 1,620 SF
Days on Market: 176	Stories: 2
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



70 5900 Southwest Pky - Bldg 5, Southwest Pky Bus Complex, Unit 500

Austin, TX 78735
Bldg 5, Southwest Pky Bus
Complex

Condo Sale Price: \$1,328,250	Sale Status: Active
Unit SF: 2,500 SF	Days On Market: 217
Price/SF: \$531.30	Floor #: 1
Cap Rate: -	Unit #: 500
Sale Conditions: Lease Option	
Sale Type: Owner/User	
Building Type: Office	Year Built: 2006
RBA: 10,000 SF	Typ Floor Size: 5,000 SF
% Leased: 50.0%	Stories: 2
Land Area: 0.67 AC	



71 3660 Stoneridge Rd - Villita West Office Condominiums, Building E, Unit E

Austin, TX 78746
Villita West Office
Condominiums, Building E

Condo Sale Price: For Sale	Sale Status: Active
Unit SF: 5,380 SF	Days On Market: 154
Price/SF: -	Floor #: 1
Cap Rate: -	Unit #: E
Sale Conditions: -	
Sale Type: Investment OR Owner/User	
Building Type: Medical	Year Built: 1996
RBA: 5,380 SF	Typ Floor Size: 5,380 SF
% Leased: 0.0%	Stories: 1
Land Area: -	



72 1504 West Ave

Austin, TX 78701

Sale Price: \$2,195,000	RBA: 4,521 SF
Price/SF: \$485.51	% Leased: 24.4%
Cap Rate: -	Land Area: 0.29 AC
Building Type: Class C Office	Year Built: 1910
Sale Status: Active	Typ Floor Size: 2,260 SF
Days on Market: 99	Stories: 2
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



For more Info Contact Matt Watson @ 512 699 2104

73 3503 Wild Cherry Dr - Bld 1, Cherry Peak Office Park

Lakeway, TX 78738
Bld 1, Cherry Peak Office
Park

Sale Price: \$707,720	RBA: 2,722 SF
Price/SF: \$260.00	% Leased: 8.3%
Cap Rate: -	Land Area: 6.20 AC
Building Type: Class B Office	Year Built: 2018
Sale Status: Under Contract	Typ Floor Size: 2,722 SF
Days on Market: 266	Stories: 1
Sale Conditions: Building in Shell Condition	
Sale Type: Owner/User	



74 3503 Wild Cherry Dr - Bld 11, Cherry Peak Office Park

Lakeway, TX 78738
Bld 11, Cherry Peak Office
Park

Sale Price: \$453,960	RBA: 1,746 SF
Price/SF: \$260.00	% Leased: 0.0%
Cap Rate: -	Land Area: 6.20 AC
Building Type: Class B Office	Year Built: 2018
Sale Status: Under Contract	Typ Floor Size: 1,746 SF
Days on Market: 266	Stories: 1
Sale Conditions: Building in Shell Condition	
Sale Type: Owner/User	



75 3503 Wild Cherry Dr - Bld 3A, Cherry Peak Office Park

Lakeway, TX 78738
Bld 3A, Cherry Peak Office
Park

Sale Price: \$707,720	RBA: 4,341 SF
Price/SF: \$163.03	% Leased: 0.0%
Cap Rate: -	Land Area: 6.20 AC
Building Type: Class B Office	Year Built: 2019
Sale Status: Active	Typ Floor Size: 4,341 SF
Days on Market: 50	Stories: 1
Sale Conditions: -	
Sale Type: Owner/User	



76 3503 Wild Cherry Dr - Bld 4, Cherry Peak Office Park

Lakeway, TX 78738
Bld 4, Cherry Peak Office
Park

Sale Price: \$781,680	RBA: 3,257 SF
Price/SF: \$240.00	% Leased: 0.0%
Cap Rate: -	Land Area: 6.20 AC
Building Type: Class B Office	Year Built: 2019
Sale Status: Active	Typ Floor Size: 3,257 SF
Days on Market: 50	Stories: 1
Sale Conditions: -	
Sale Type: Owner/User	



For more Info Contact Matt Watson @ 512 699 2104

77 3503 Wild Cherry Dr - Building 5, Cherry Peak Office Park

Lakeway, TX 78738
 Building 5, Cherry Peak
 Office Park

Sale Price: \$568,620	RBA: 2,187 SF
Price/SF: \$260.00	% Leased: 0.0%
Cap Rate: -	Land Area: 6.20 AC
Building Type: Class B Office	Year Built: 2019
Sale Status: Active	Typ Floor Size: 2,187 SF
Days on Market: 50	Stories: 1
Sale Conditions: -	
Sale Type: Owner/User	



78 3503 Wild Cherry Dr - Bld 8, Cherry Peak Office Park

Lakeway, TX 78738
 Bld 8, Cherry Peak Office
 Park

Sale Price: \$1,041,840	RBA: 4,073 SF
Price/SF: \$255.79	% Leased: 0.0%
Cap Rate: -	Land Area: 6.20 AC
Building Type: Class B Office	Year Built: 2018
Sale Status: Active	Typ Floor Size: 4,073 SF
Days on Market: 50	Stories: 1
Sale Conditions: -	
Sale Type: Owner/User	



79 3503 Wild Cherry Dr - Bld 10, Cherry Peak Office Park

Lakeway, TX 78738
 Bld 10, Cherry Peak Office
 Park

Sale Price: \$1,041,840	RBA: 4,341 SF
Price/SF: \$240.00	% Leased: 0.0%
Cap Rate: -	Land Area: 6.20 AC
Building Type: Class B Office	Year Built: 2018
Sale Status: Active	Typ Floor Size: 4,341 SF
Days on Market: 50	Stories: 1
Sale Conditions: -	
Sale Type: Owner/User	



80 3503 Wild Cherry Dr - Building 3B, Cherry Peak Office Park

Lakeway, TX 78738
 Building 3B, Cherry Peak
 Office Park

Sale Price: \$707,720	RBA: 2,495 SF
Price/SF: \$283.66	% Leased: 0.0%
Cap Rate: -	Land Area: -
Building Type: Class B Office	Year Built: 2019
Sale Status: Active	Typ Floor Size: 2,495 SF
Days on Market: 50	Stories: 1
Sale Conditions: -	
Sale Type: Owner/User	



For more Info Contact Matt Watson @ 512 699 2104

81 5920 William Cannon Dr - Phase III Bldg IV & V, Mesa Oaks Business Park

Austin, TX 78749
Phase III Bldg IV & V, Mesa
Oaks Business Park

Sale Price: **For Sale** RBA: **26,619 SF**
Price/SF: - % Leased: **0.0%**
Cap Rate: - Land Area: **8.56 AC**

Building Type: **Class B Office** Year Built: **2016**
Sale Status: **Active** Typ Floor Size: **13,309 SF**
Days on Market: **3,287** Stories: **2**
Sale Conditions: -
Sale Type: **Investment OR Owner/User**



82 5920 W William Cannon Dr - Phase II Bldg VI, Mesa Oaks Business Park, Unit 140

Austin, TX 78749
Phase II Bldg VI, Mesa Oaks
Business Park

Condo Sale Price: **For Sale** Sale Status: **Active**
Unit SF: **1,392 SF** Days On Market: **70**
Price/SF: - Floor #: **1**
Cap Rate: - Unit #: **140**
Sale Conditions: -
Sale Type: **Owner/User**

Building Type: **Medical** Year Built: **2015**
RBA: **18,500 SF** Typ Floor Size: **9,250 SF**
% Leased: **100.0%** Stories: **2**
Land Area: **8.56 AC**



83 2000 Windy Ter - Building 5, Unit B

Cedar Park, TX 78613
Building 5

Condo Sale Price: **\$699,900** Sale Status: **Active**
Unit SF: **4,436 SF** Days On Market: **33**
Price/SF: **\$157.78** Floor #: **1**
Cap Rate: - Unit #: **B**
Sale Conditions: -
Sale Type: **Investment OR Owner/User**

Building Type: **Warehouse** Year Built: **2017**
RBA: **5,900 SF** Ceiling Height: **24'0"**
% Leased: **100.0%** Drive Ins: **None**
Land Area: - Loading Docks: **2 ext (bldg. total)**
Zoning: **LI**

