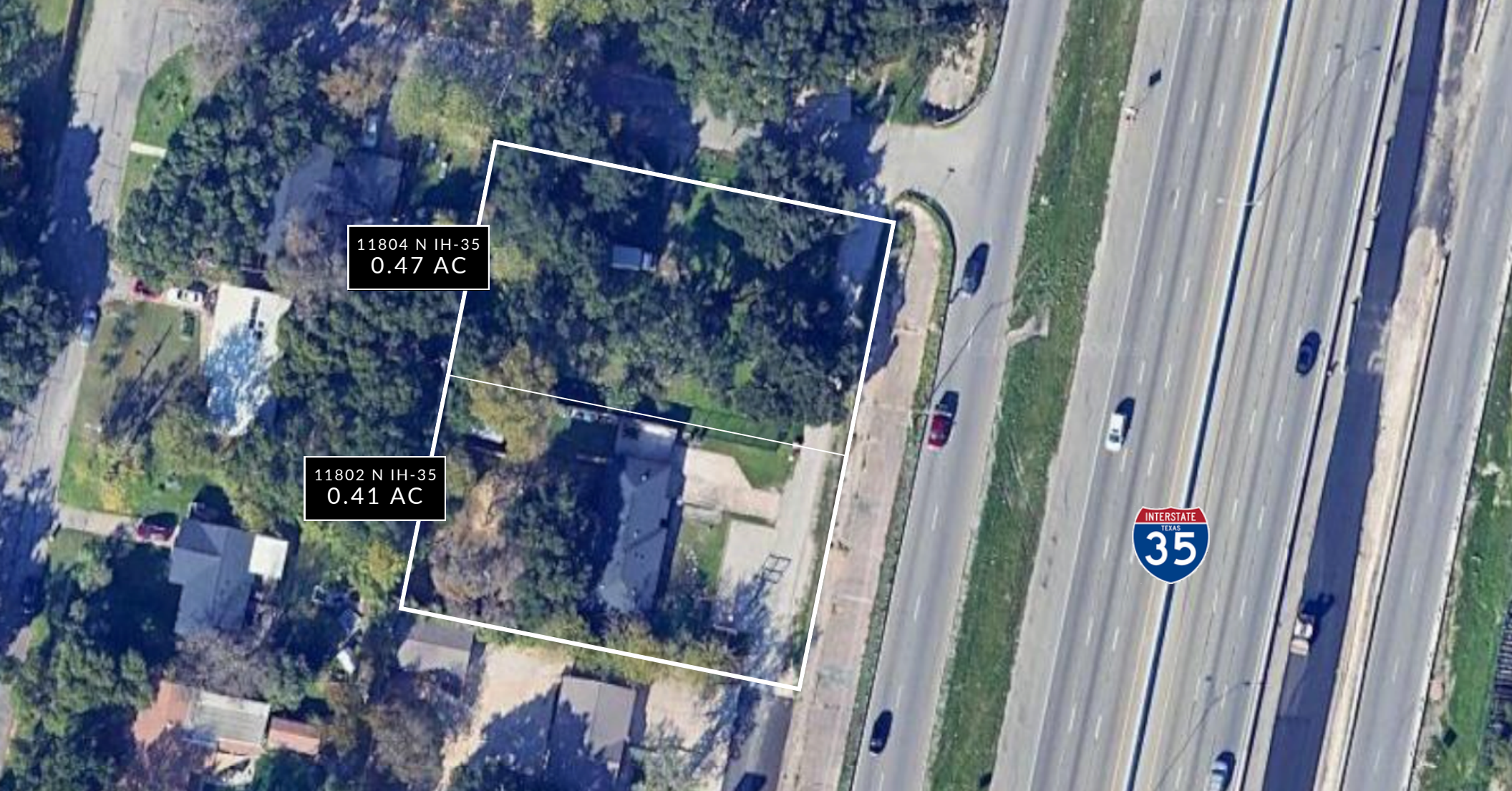




FOR SALE

11802-11804 N IH35 AUSTIN, TX 78753



GRACIE MATTHEWS / 512-769-6336
KATIE KRAUSE / 512-415-9662



GRACIE@SEEKERCOMMERCIAL.COM
KATIE@SEEKERCOMMERCIAL.COM



WWW.SEEKERCOMMERCIAL.COM

11802 N IH-35

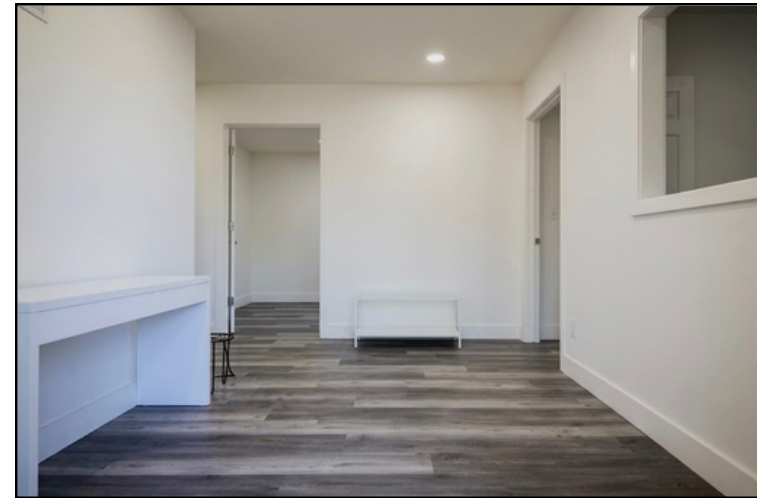
PROPERTY OVERVIEW

HIGHLIGHTS

- LO ZONING
- 1761 SF / 0.41 AC
- PRIME IH-35 FRONTAGE
- NEWLY RENOVATED OFFICE
 - RECEPTION OR BREAKROOM
 - 5 PRIVATE OFFICES
 - 2 RESTROOMS
 - UTILITY CLOSET
- ACCESS TO PRIVATE ROAD
- HIGHLY VISIBLE PYLON SIGN

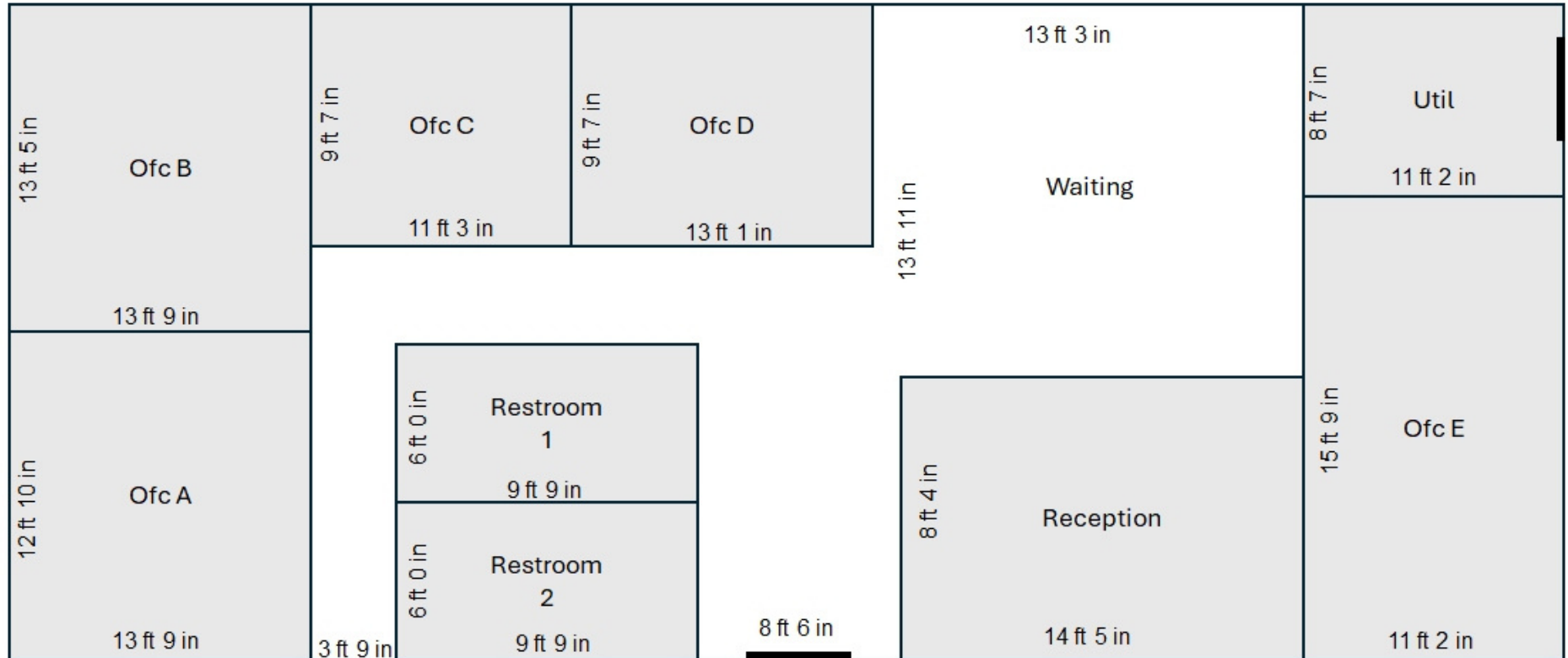
BUSINESS USES

MEDICAL OFFICE
PROFESSIONAL OFFICE
ADMINISTRATIVE/BUSINESS USE
DAY CARE
COUNSELING SERVICE
EDUCATIONAL SERVICE



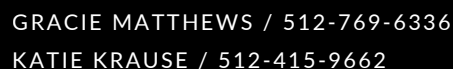
11802 N IH-35

FLOOR PLAN



Dimensions are approximate.

SURVEY



11804 N IH-35

PROPERTY OVERVIEW

HIGHLIGHTS

- LO ZONING
- RAW LAND
- PRIME IH-35 FRONTAGE
- HIGH VISIBILITY CORNER LOT
- FAST DEVELOPING AREA

AVAILABLE

- 0.471 AC
- CALL FOR LEASE PRICING

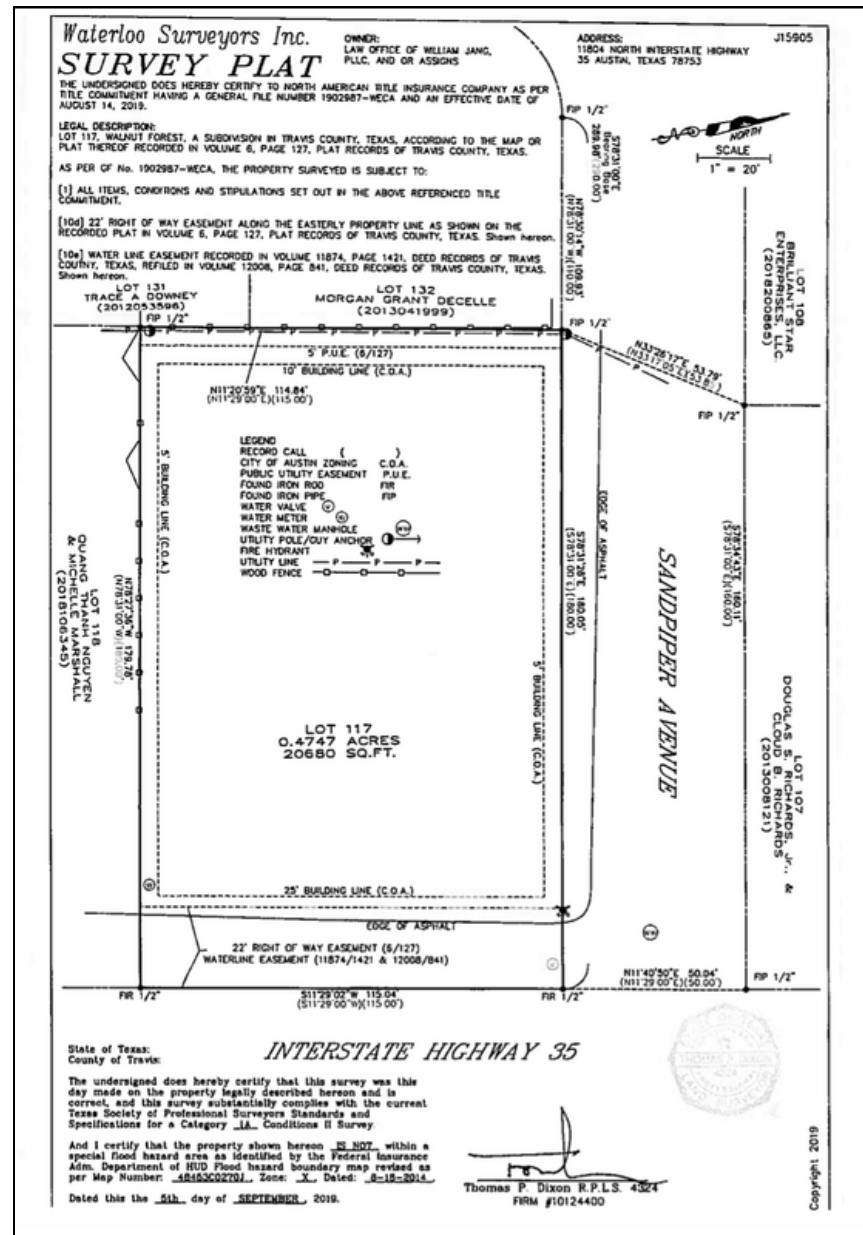
LAND USES

MEDICAL OFFICE
PROFESSIONAL OFFICE
ADMINISTRATIVE/BUSINESS USE
DAY CARE
COUNSELING SERVICE
EDUCATIONAL SERVICE
RELIGIOUS ASSEMBLY



11804 N IH-35

SURVEY



11802-11804 N IH-35

DEMOGRAPHICS

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$106,702	\$106,277	\$126,390
Median Household Income	\$83,037	\$79,253	\$96,651
< \$25,000	3,283	17,213	43,856
\$25,000 - 50,000	3,841	20,529	48,745
\$50,000 - 75,000	4,437	24,692	59,225
\$75,000 - 100,000	3,454	17,171	42,733
\$100,000 - 125,000	3,211	14,449	41,230
\$125,000 - 150,000	1,670	8,546	29,037
\$150,000 - 200,000	2,564	12,497	42,543
\$200,000+	2,883	15,613	70,303

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$414,983	\$462,948	\$530,556
Median Year Built	1996	1994	1998

Population			
	2 miles	5 miles	10 miles
2020 Population	60,885	291,740	854,253
2025 Population	64,259	309,394	919,358
2030 Population Projection	67,309	324,384	980,105
Annual Growth 2020-2025	1.1%	1.2%	1.5%
Annual Growth 2025-2030	1.0%	1.0%	1.3%
Median Age	36.9	36.9	36.7
Bachelor's Degree or Higher	36%	41%	48%
U.S. Armed Forces	49	172	798

Households			
	2 miles	5 miles	10 miles
2020 Households	23,860	122,463	347,692
2025 Households	25,344	130,710	377,672
2030 Household Projection	26,704	137,874	405,016
Annual Growth 2020-2025	4.5%	4.5%	4.2%
Annual Growth 2025-2030	1.1%	1.1%	1.4%
Owner Occupied Households	10,688	52,382	184,840
Renter Occupied Households	16,016	85,492	220,177
Avg Household Size	2.4	2.3	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Sp...	\$763M	\$3.9B	\$12.5B





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Austin Home Seekers, LLC DBA, Seeker Commercial	9006286	chris@memorizemyemail.com	512-703-7416
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Chris Matthews	584342	chris@memorizemyemail.com	512-703-7416
Designated Broker of Firm	License No.	Email	Phone
Chris Matthews	584342	chris@memorizemyemail.com	512-703-7416
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katie Krause	604531	katie@seekercommercial.com	512-415-9662
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

