

FOR SALE · OWNER-USER OR INVESTMENT · FOR LEASE



FOR SALE OR LEASE



UNITS 1C + 1D · ±3,698 SF

MESA OAKS BUILDING 1 · SOUTHWEST AUSTIN

5920 W William Cannon Dr

Suite 150 · Austin, TX 78749

LIST PRICE

Call

for pricing

SIZE

3,698 SF

Units 1C + 1D combined

USE

Office Condominium

Medical · Professional · Wellness

STATUS

Tenant Occupied

Single medical tenant in place



CALL ME TODAY

Hampton Friedman, CCIM, JD

DIRECT LINE

504-259-7377

EMAIL

Hampton@ltcommercialgroup.com



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THE OPPORTUNITY

Equity or Agility. Choose Your Path.

5920 W William Cannon offers Southwest Austin a turnkey, ground-floor medical/professional office condo in one of Central Texas' most established submarkets. Whether your business needs the equity of ownership or the agility of leasing, we can tailor a solution – buy, lease, or invest for steady income.

BY THE NUMBERS

3,698 SF

RENTABLE AREA · UNITS 1C + 1D COMBINED

\$167K

AVG HH INCOME · 5-MILE RADIUS

~5 min

TO AMD SOUTHWEST PARKWAY CAMPUS

22,853 VPD

W WILLIAM CANNON · DAILY TRAFFIC

1 Lease vs Buy

Renters can deduct lease payments as a business expense. Owners and investors can depreciate the asset and may capture mortgage-interest deductions.

2 Fixed Cost & Build Equity

Mortgage payments are predictable while leases escalate. Each payment goes toward an asset you own – corridor condos have appreciated steadily for over a decade.

3 SBA 504 & Lender Referrals

Owner-occupied properties may qualify for SBA 504 – long-term fixed rates and lower down payments.

4 Tax Advantages · OBBBA Bonus Depreciation

Under the OBBBA, 100% bonus depreciation is back – investors may write off a substantial portion of the asset in year one.

LEASE VS OWN · QUICK COMPARISON

LEASE

- Lease payments are deductible.
- Payments escalate annually.
- No equity buildup.

OWN · INVEST

- Depreciate the asset (OBBBA 100% bonus).
- Mortgage payments are fixed; equity grows.
- Mortgage interest & property tax may be deductible.



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PROPERTY OVERVIEW

Move-In Ready.

SALE PRICE

Call for Pricing

RENTABLE AREA

3,698 SF · UNITS 1C + 1D

UNIT 1C

1,007 SF

UNIT 1D

2,240 SF

PROPERTY TYPE

Office Condominium

ZONING

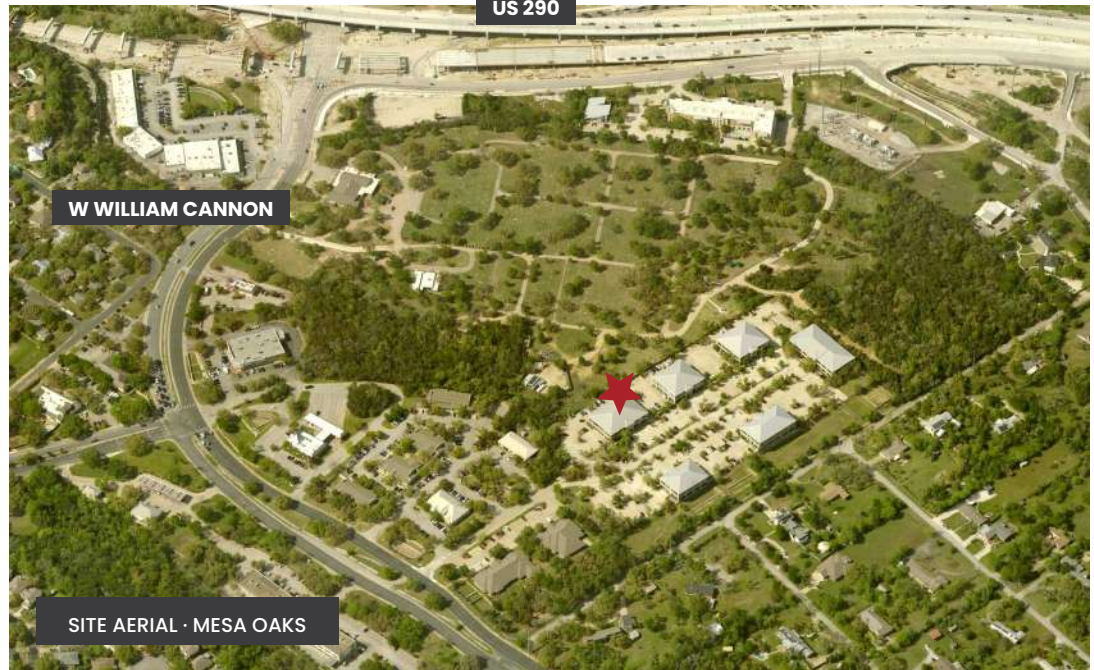
LO-NP / LR-NP

STATUS

Tenant-Occupied

DAILY TRAFFIC

22,853 VPD · W William Cannon



PROPERTY HIGHLIGHTS

- Combined Suite** · 1C + 1D = 3,698 SF single space
- Ground-level** · patient & customer-facing access
- Zoned LO/LR-NP** · medical · pro office · wellness
- Corridor Access** · min. to MoPac (Loop 1) & US 290
- Tenant in Place** · buyer to review lease & financials



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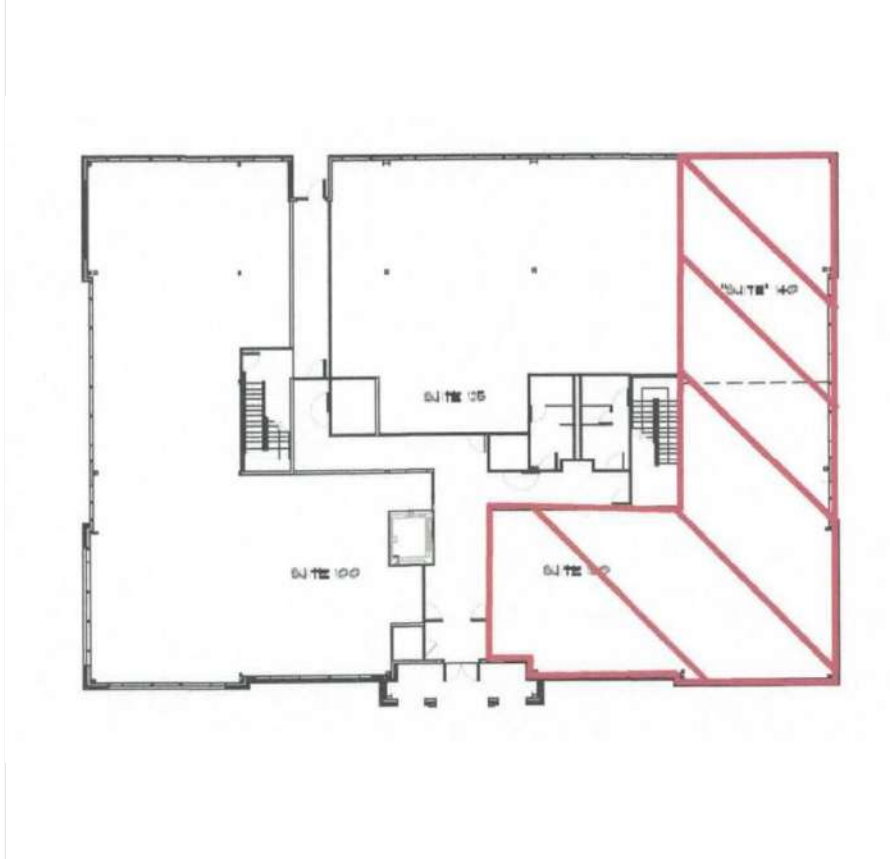
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Floor Plans.

BUILDING 1 - FIRST FLOOR PLAN



UNITS 1C + 1D highlighted in red

UNITS 1C + 1D - SUITE LAYOUT



±3,698 SF · illustrative; buyer to verify dimensions



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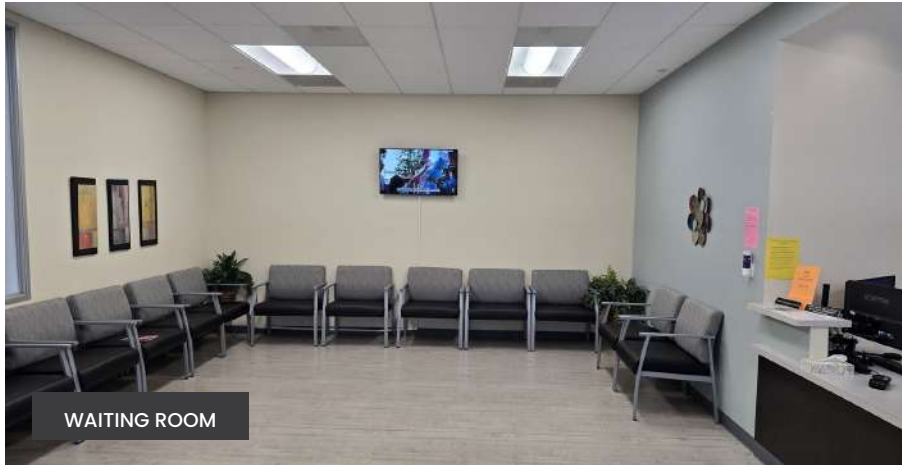
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INTERIOR PHOTOS

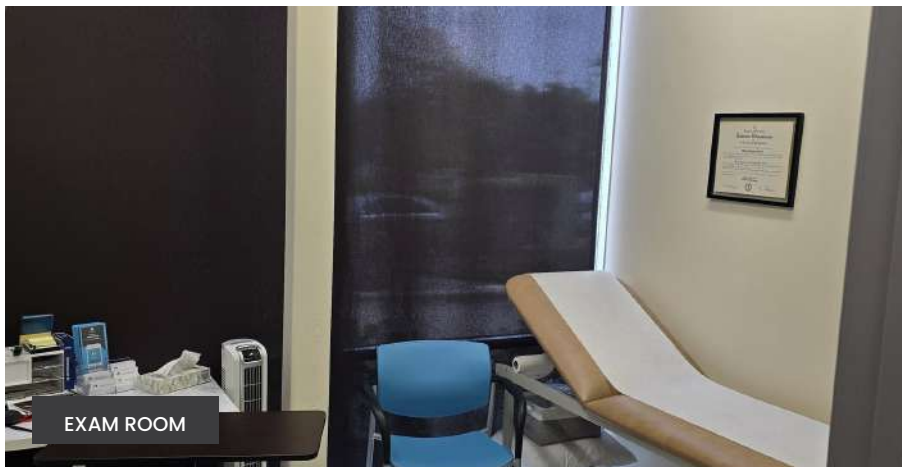
Inside the Suite.



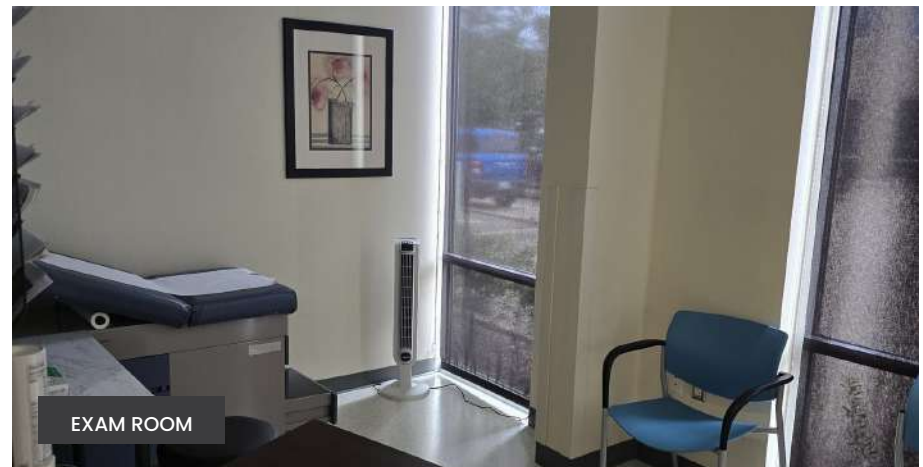
WAITING ROOM



LOBBY · STREET-LEVEL ENTRY



EXAM ROOM



EXAM ROOM



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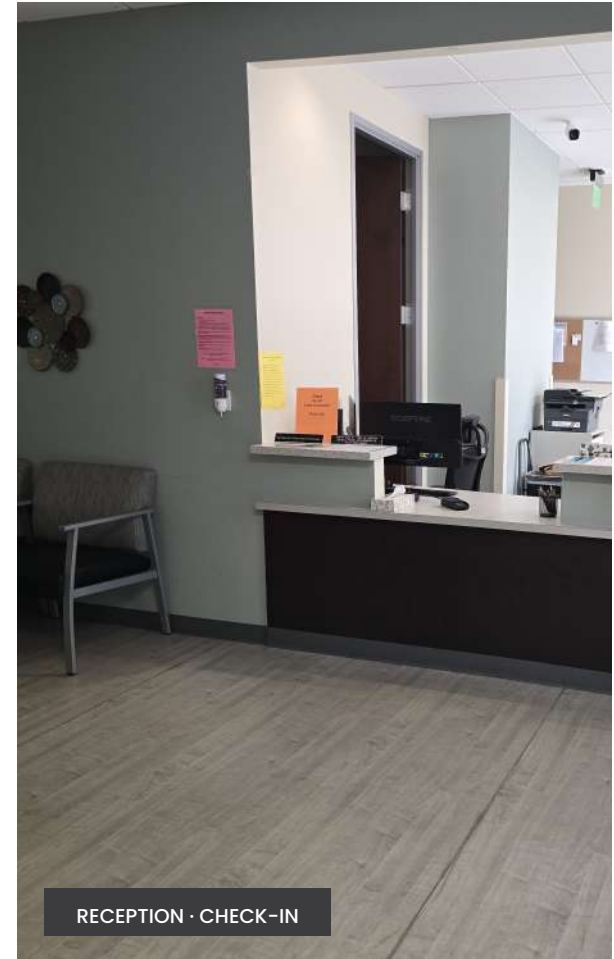
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INTERIOR PHOTOS

More Interior.



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LOCATION

A Corridor That Works for You.

5920 W William Cannon sits in the heart of Southwest Austin's Oak Hill submarket — neighbored by Walgreens, A+ Federal Credit Union, The Children's Courtyard, and an established mix of medical, dental, and professional service tenants. Direct access to MoPac (Loop 1) and US 290.



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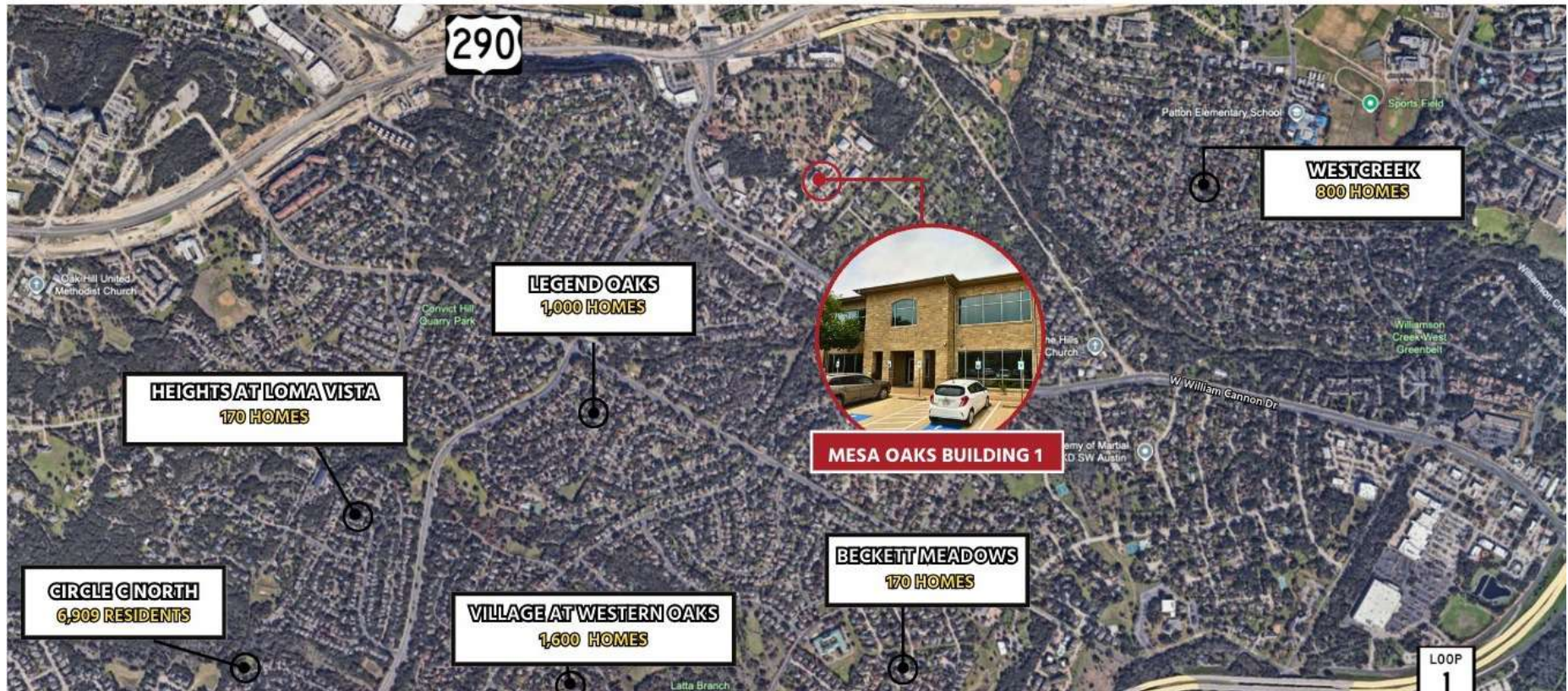
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REGIONAL CONTEXT

Surrounded by 10,000+ Rooftops.

The Mesa Oaks trade area is anchored by some of Southwest Austin's most established master-planned communities – Circle C, Village at Western Oaks, Legend Oaks, Westcreek, and Beckett Meadows. Together, these neighborhoods supply a built-in customer base of high-income, professional households just minutes from your front door.



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WHY BUY HERE · 2026 MARKET SNAPSHOT



Southwest Austin Oak Hill.

One of Austin's most affluent and stable submarkets — anchored by AMD's Southwest Parkway and W William Cannon campuses, the Bowie High School district, and an entrenched base of professional and tech households. The next four pages show why this address belongs on every owner-user's shortlist.

Built for owner-users.

SILICON HILLS SOUTH · OAK HILL · CIRCLE C

2.47M

METRO POPULATION

Growing to 3.0M by 2030

\$167K

AVG HH INCOME

5-mile radius (2024)

3.5%

AUSTIN UNEMPLOYMENT

vs 4.6% national avg

29K

JOBS ADDED LAST YEAR

Austin MSA

PROXIMITY

~5 minutes to AMD's primary Austin campus on Southwest Parkway and the secondary campus on W William Cannon.

EDUCATION

Zoned for James Bowie HS (Niche A · GreatSchools 8/10) — a top draw for Southwest Austin families.

OPPORTUNITY

21% of 78749 households earn \$200K+ — above the Travis County average. Affluent, professional resident base.



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YOUR NEIGHBORS

Major Employers **Nearby.**

Every employer listed below sits within a 5-mile radius of 5920 W William Cannon Dr. AMD's Lone Star campus is a mile away, NXP's Oak Hill headquarters is right next door, and Ascension Seton Southwest and St. David's South Austin anchor the medical cluster — a deep, well-paid workforce on your doorstep.

A AMD — Lone Star Campus ~2,000 EMPLOYEES · ~1 MI · OAK HILL

AMD's 870,000 SF Austin headquarters at 7171 Southwest Pkwy — semiconductor R&D and operations roughly 1 mile from this property.

N NXP Semiconductors OAK HILL HQ · ADJACENT · W WILLIAM CANNON

155-acre Oak Hill campus at 6501 W William Cannon — automotive, IoT and embedded chip R&D. Right next door.

S Ascension Seton Southwest FULL-SERVICE HOSPITAL · ~2 MI

Level IV Trauma Center at 7900 RM 1826 — 24/7 ER, surgery, cardiac rehab and outpatient services in Oak Hill.

S St. David's South Austin FULL-SERVICE HOSPITAL · ~5 MI

Hospital at 901 W Ben White Blvd — anchor of the South Austin medical cluster, ~10 min north via Mopac.

B James Bowie High School AUSTIN ISD · ~2 MI · 78749 ZONED

Niche A-rated, 3,000+ students. One of Austin's top public high schools and a major draw for Southwest Austin families.

S Sunset Valley Retail Hub ~5 MIN · BRODIE LN

Costco, Lowe's, Home Depot, Whole Foods, Walmart — Austin's highest-grossing retail submarket south of downtown.

WHAT THIS MEANS FOR OWNER-USERS

A deep, well-paid workforce within walking and driving distance — semiconductor R&D, regional hospitals, and Austin's top-rated public schools. That's a built-in talent pipeline for hiring and a steady customer base for medical, professional, and service-oriented businesses.



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RECOGNITION

Rankings & Recognition.

You're buying into one of Austin's most affluent and educated submarkets — Oak Hill / 78749 consistently ranks among the highest-income ZIP codes in Travis County, with top-rated schools, low unemployment, and a stable, professional resident base.

#3
Best Big City in America
 AUSTIN
 U.S. News & World Report, 2025

A
Bowie High School
 78749 ZONED · AUSTIN ISD
 Niche.com 2026 · GreatSchools 8/10

21%
Households \$200K+
 78749 ZIP CODE
 Above Travis County average (20.4%)

\$111K
Median HH Income
 78749 ZIP CODE
 U.S. Census 2024 · 39% growth since 2011

#15
America's Best Cities Overall
 AUSTIN
 Resonance Consultancy, 2025

3.5%
Austin Unemployment
 vs 4.6% NATIONAL
 BLS, mid-2025

TRADE AREA SNAPSHOT · 2024 DEMOGRAPHICS

1-MILE RADIUS

Total Population **9,343**
 Households **3,826**
 Avg HH Income **\$191,173**

3-MILE RADIUS

Total Population **72,423**
 Households **32,107**
 Avg HH Income **\$163,733**

5-MILE RADIUS

Total Population **174,583**
 Households **75,259**
 Avg HH Income **\$167,242**

93%
 WHITE-COLLAR WORKFORCE · OAK HILL

22,853 VPD
 W WILLIAM CANNON · DAILY TRAFFIC

75,649 VPD
 US 290 · NEAREST HIGHWAY



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EVERYTHING NEARBY

Anchors, Amenities & Access.

Walgreens, A+ Federal Credit Union, and an established mix of medical, dental, and professional service tenants sit at your doorstep. MoPac (Loop 1) and US 290 connect you to the entire metro in under 20 minutes.

SHOPPING, RETAIL & SERVICES

Walgreens · Jack in the Box · Exxon

CORNER PAD · W WILLIAM CANNON

Daily-needs retail and convenience anchors at the W William Cannon & Brodie Ln intersection — directly adjacent.

US 290 Retail Node

STONE CREEK / VILLAGE OAK · US 290

O'Reilly Auto Parts, JuiceLand, Via 313, Sweet Treats, Hertz, Hampton Inn — established retail and lodging cluster.

Sunset Valley Retail

~5 MIN · BRODIE LN

Costco, Lowe's, Home Depot, Whole Foods, Walmart — Austin's highest-grossing retail submarket south of downtown.

Hill Country Galleria & Bee Cave

~15 MIN · WEST

Open-air upscale destination — Whole Foods, Dillard's, Target, Cinemark, dining and entertainment.

HIGHWAY ACCESS & INDUSTRY

MoPac (Loop 1)

~5 MIN · 150,743 VPD

Direct connection to downtown Austin (15 min), the Domain (20 min), and Cedar Park / Lakeline.

US 290 / SH 71

IMMEDIATE · 75,649 VPD

East-west spine through Oak Hill — connects to I-35, ABIA airport, and Hill Country to the west.

Downtown Austin

~15 MIN VIA MOPAC

State Capitol, Congress Avenue, Rainey Street, professional services district, and UT Austin.

HEALTHCARE & SCHOOLS

HEALTHCARE

St. David's South Austin

HEALTHCARE

Ascension Seton Southwest

SCHOOLS

Austin ISD · Bowie HS

SCHOOLS

Patton El · Small & Gorzycki MS

READY TO TAKE THE NEXT STEP?

Tour the property · Run the numbers · Make it yours.



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INVEST. LEVERAGE. TRUST
REAL ESTATE



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

LT Commercial Group LLC	9007504	info@ltcommercialgroup.com	512-490-6666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Designated Broker of Firm	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christin Ong	774195	christin@ltcommercialgroup.com	512-547-9414
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 1-1



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