

SOL HEALING & WELLNESS CENTER

INVESTMENT OPPORTUNITY

13803 Ann Place
Austin, Texas

EXECUTIVE SUMMARY

An exceptional opportunity to acquire an established multi-building wellness campus in North Austin's rapidly expanding Wells Branch corridor. Situated within Austin's ETJ with no zoning restrictions, the property offers outstanding flexibility for investors, owner-users, or future redevelopment.

The approximately 6,325-square-foot campus spans three distinct buildings designed for wellness practitioners, counseling, therapy, creative office, and collaborative uses within a peaceful, park-like environment.

PROPERTY DETAILS

	PRICE	Upon Request
	BUILDING AREA	6,325 SF
	LAND AREA	1.38 Acres
	BUILDING TYPE	Multi-Building Office Campus
	ZONING	Austin ETJ – No Zoning
	OCCUPANCY	Multi-Tenant
	SALE TYPE	Investment / Owner Occupant

INVESTMENT HIGHLIGHTS



AUSTIN ETJ LOCATION

No zoning restrictions provide exceptional flexibility.



THREE BUILDING CAMPUS

Approximately 6,325 SF across three distinct buildings.



ESTABLISHED WELLNESS TENANT COMMUNITY

Strong mix of wellness, therapy and creative professionals.



MINUTES FROM IH-35

Quick access to major thoroughfares, The Domain and North Austin corridor.



FLEXIBLE INVESTMENT OPPORTUNITY

Ideal for investors, owner-users or future redevelopment.



CREATIVE OFFICE ENVIRONMENT

Thoughtfully designed campus that fosters wellness and productivity.



STRONG OWNER/ USER POTENTIAL

Attractive for business owners seeking a wellness-focused campus.



A UNIQUE WELLNESS CAMPUS IN THE HEART OF NORTH AUSTIN
NO ZONING RESTRICTIONS | ESTABLISHED COMMUNITY | ENDLESS FLEXIBILITY

A WELLNESS CAMPUS

UNLIKE TRADITIONAL OFFICE SPACE

Unlike conventional office product, Sol Healing & Wellness Center was thoughtfully developed as a collaborative campus supporting wellness professionals, educators, therapists, and creative practitioners. The property's residential character, mature landscaping, abundant natural light, and flexible gathering spaces create an inviting environment that supports both professional services and community engagement.



PROPERTY FEATURES



THREE INDIVIDUAL BUILDINGS



SHARED MEETING AREAS



WELLNESS STUDIOS



OUTDOOR GATHERING SPACES



THERAPY & COUNSELING SUITES



PRIVATE PARKING ON-SITE



PRIVATE PRACTITIONER OFFICES



MATURE LANDSCAPING & NATURAL SETTING

INVESTMENT ADVANTAGES



ESTABLISHED WELLNESS COMMUNITY

Home to a diverse mix of wellness, therapy, counseling, education, and creative professionals.



FLEXIBLE OWNERSHIP OPTIONS

Ideal for investors seeking stable multi-tenant income or owner-users looking to occupy and grow.



FUTURE REDEVELOPMENT POTENTIAL

ETJ location and campus layout offer exceptional long-term flexibility and value creation.



PEACEFUL, PARK-LIKE ENVIRONMENT

The natural setting and residential feel create a unique, welcoming experience for clients.



STRONG LOCATION FUNDAMENTALS

Rapidly growing North Austin submarket with strong demographics and continued infrastructure investment.



AUSTIN ETJ – NO ZONING RESTRICTIONS

Located within Austin's Extraterritorial Jurisdiction (ETJ), this property has no zoning restrictions—offering exceptional flexibility for a wide range of current and future uses.



EXPAND



REDEVELOP



REPURPOSE



OWNER/USER FLEXIBILITY



A rare opportunity to acquire a collaborative wellness campus in one of Austin's most dynamic growth corridors.



PAGE 4

CAMPUS OVERVIEW

Sol Healing & Wellness Center is a multi-building wellness campus designed to support collaborative wellness, education, movement, counseling, therapy, and creative office users. The campus offers flexible spaces for both independent practitioners and community-focused organizations.



3
BUILDINGS



6,325 SF
TOTAL SIZE



1.38
ACRES



AUSTIN ETJ
NO ZONING

PRIME NORTH AUSTIN LOCATION



WHY THIS LOCATION?

Located within one of Austin's fastest-growing employment corridors, the property benefits from exceptional regional connectivity while maintaining the quiet residential atmosphere that makes it ideal for wellness, healthcare, counseling, education, and creative office users.



STRONG
EMPLOYMENT
CORRIDOR



EXCEPTIONAL
ACCESS &
CONNECTIVITY



PEACEFUL
RESIDENTIAL
SETTING



CONTINUED
GROWTH &
INVESTMENT

NEARBY DESTINATIONS

DESTINATION	DRIVE TIME
 Mopac (Loop 1)	4 min
 Dell Technologies HQ	8 min
 The Domain	10 min
 Q2 Stadium	10 min
 Apple Campus	15 min
 Samsung Austin Semiconductor	15 min
 Downtown Austin	22 min
 Austin-Bergstrom Airport	25 min

*Drive times are approximate.

EXCLUSIVELY LISTED BY

KARL HAUSSMANN

Compass Real Estate



512.422.4000



karl.haussmann@compass.com

COMPASS