

Private Office
FOR SALE

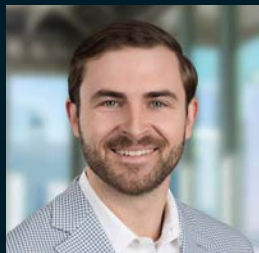
8320 BEE CAVES RD
AUSTIN, TX 78746



Freestanding Office Building on a Private, 2.79-Acre Lot

partners
medicalcre.com

Our Team



Connor Watson

Vice President

512 643 8079

connor.watson@partnersrealestate.com



Nicholas Moss

Associate

512 601 8127

nick.moss@partnersrealestate.com

DISCLAIMER: This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or their agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum, or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

Investment Summary

Partners Real Estate is pleased to present a rare opportunity to acquire a distinctive, standalone office building in a prestigious submarket of Austin, Texas. Totalling 5,480 square feet of air conditioned office, this three-story building offers commanding views of the Colorado River Valley. With proximity to Downtown Austin, Loop 360, the Hill Country Galleria, and some of the city's most affluent residential communities, this offering is suited for professional uses. The seller would like to remain in the building after closing providing rental income to offset ownership expenses.

Price	\$2,750,000
Occupancy	39% Vacant
Total Building Size	6,891 SF
Total Air Conditioned Office	5,480 SF
Second Floor	2,297 SF
First Floor (Available)	2,297 SF
Basement Air Conditioned	886 SF
Basement Storage Space	553 SF
Basement Mechanical Area	858 SF
Floors	3
Lot Size	2.79 AC
Year Built	1997
Parking	21 Spaces
Zoning, County	ETJ, Travis
Parcel Number (TCAD)	122161



Financials

SUITE	TENANT	RENTABLE SF	% OF TOTAL	LEASE TYPE	ORIGINAL START DATE	LEASE EXPIRATION	RENT PSF/ YEAR	MONTHLY RENT	ANNUAL RENT	INCREASES	OPTIONS	NOTES
200/B200	BEC	2,911	49%	MG	1/1/26	12/31/26	\$39.99	\$9,700.33	\$116,403.96	5.0% Annually	1, 1-year	BEC is leasing storage space in basement
100	Vacant	2,297	39%	-	-	-	-	-	-	-	-	-
B100	LECC	886	12%	MG	5/5/24	5/5/26	\$10.84	\$800.00	\$9,600.00	-	-	Basement Space
-	Total	6,094	-	-	-	-	\$20.68	\$10,500.33	\$126,003.96	-	-	-



B | E | C Austin

GENERAL CONTRACTOR

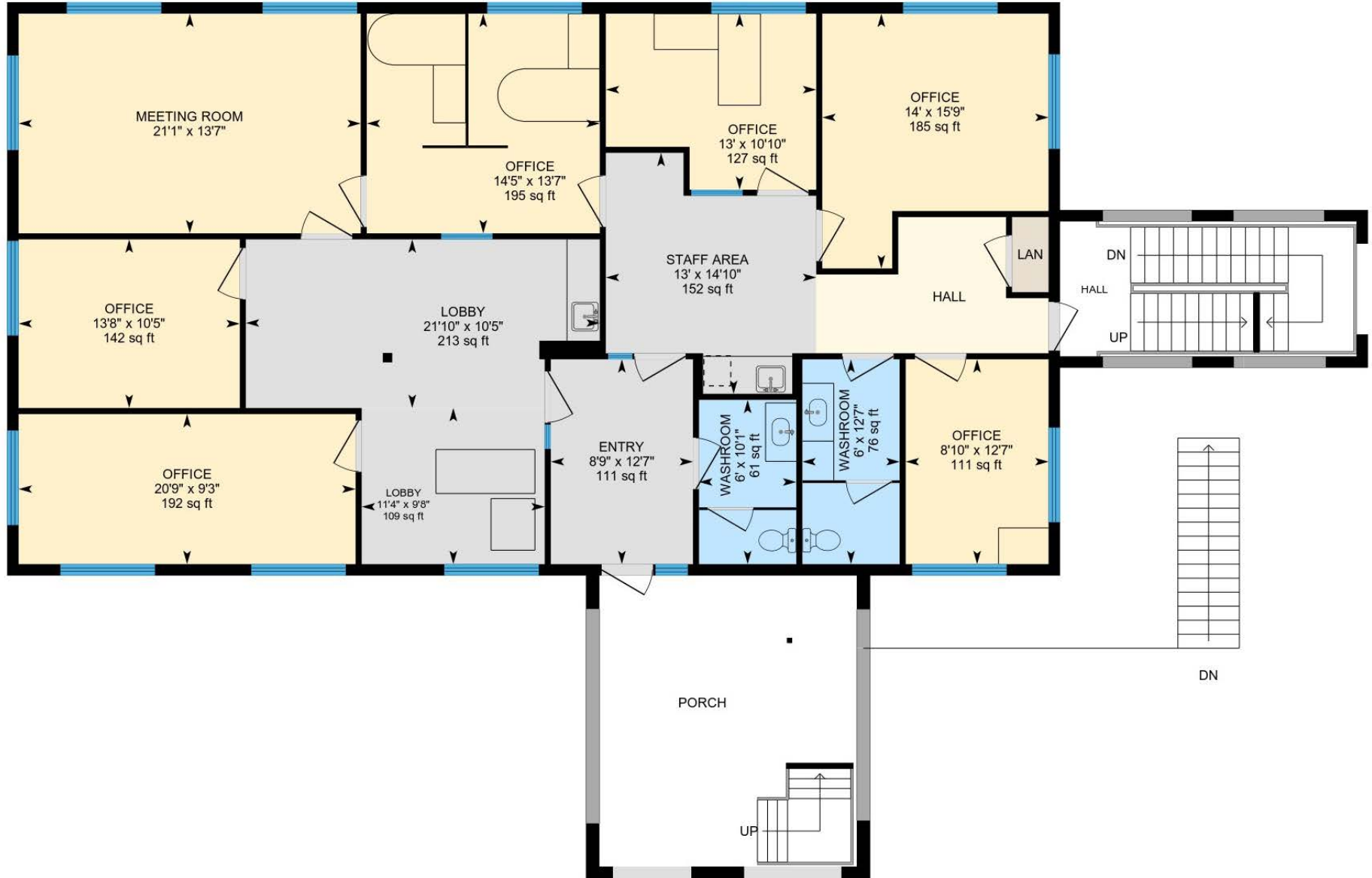
BEC Austin is a well-established commercial general contractor with over five decades of experience building for the Central Texas community. Headquartered in Austin, the company has earned a trusted reputation for delivering high-quality construction projects across diverse industries including office, education, healthcare, religious institutions, and more. Their team specializes in both ground-up construction and large-scale renovations, with capabilities ranging from pre-construction consulting to LEED-certified builds and specialized project types.

BEC Austin is known for its client-first mindset—prioritizing the unique needs of both owners and end-users to ensure each project stands the test of time. Their meticulous project management, emphasis on long-term value, and collaborative approach have resulted in a high volume of repeat business and referrals throughout their 50+ year history. As a deeply rooted and reputable player in the Central Texas commercial construction sector, BEC Austin brings long-term stability, professional credibility, and strong market alignment to any asset they occupy.

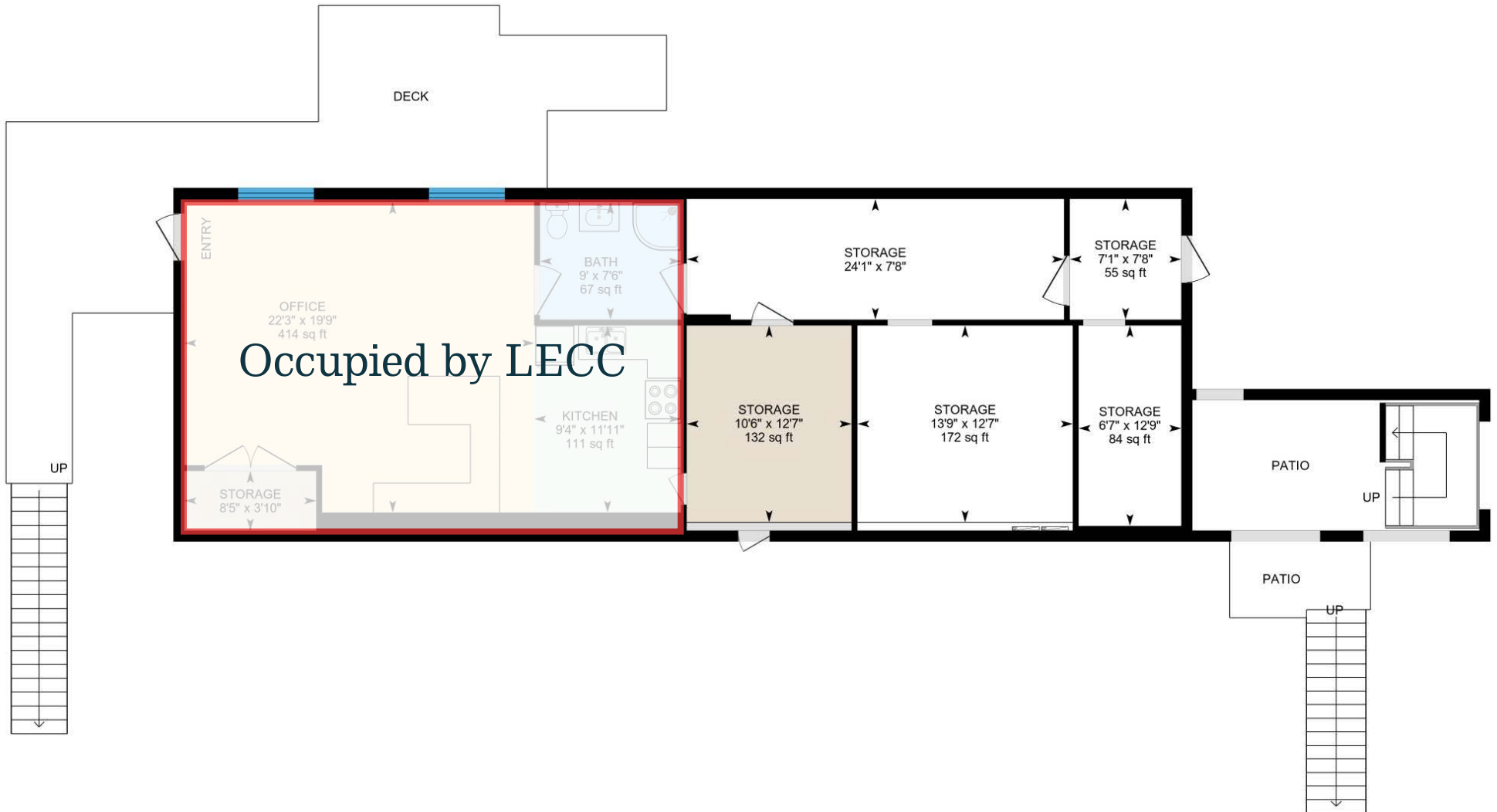
Second Floor Floorplan | Occupied by: **B|E|C** Austin



First Floor Floorplan | Available



Basement Floorplan



Property Highlights



- RARE OWNERSHIP OPPORTUNITY**
Freestanding office building on a private, 2.79-acre lot — a unique offering in one of Austin's most sought-after submarkets.
- OVERLOOKING RIVER VALLEY**
Three-story structure with breathtaking Colorado River Valley views.
- ADDITIONAL INCOME IN PLACE**
The seller plans to stay in the building after closing providing the buyer with rental income to help offset ownership expenses. This property also has a tenant leasing a portion of the basement.
- IDEAL BUYER PROFILE**
With the first floor being delivered vacant, the ideal buyer would occupy that floor and receive rental income from the other two floors.
- AFFLUENT LOCATION**
Convenient access to the Hill Country Galleria's shops and restaurants, surrounded by high-income neighborhoods and top schools.

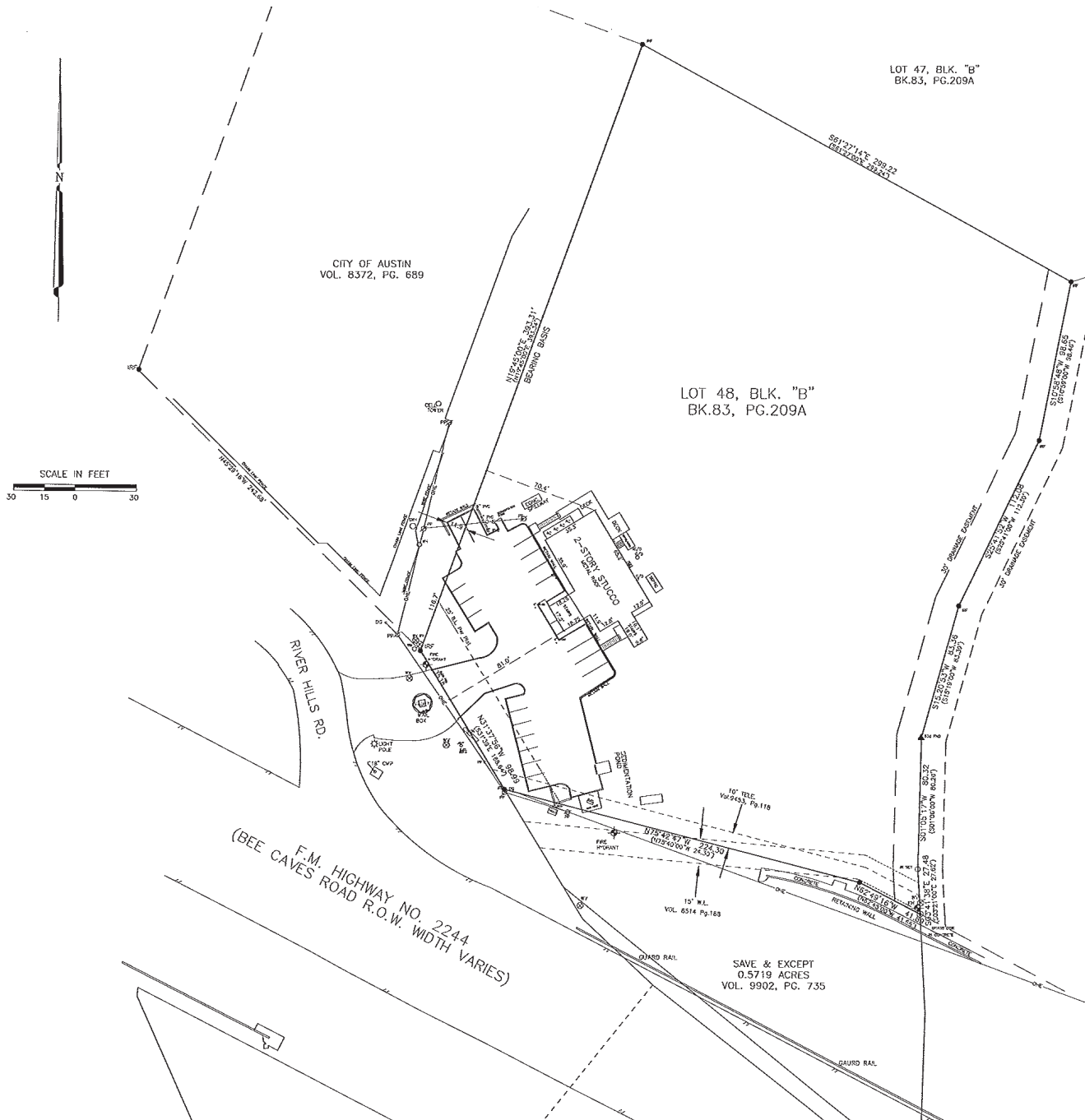
Interior Photos



Interior Photos

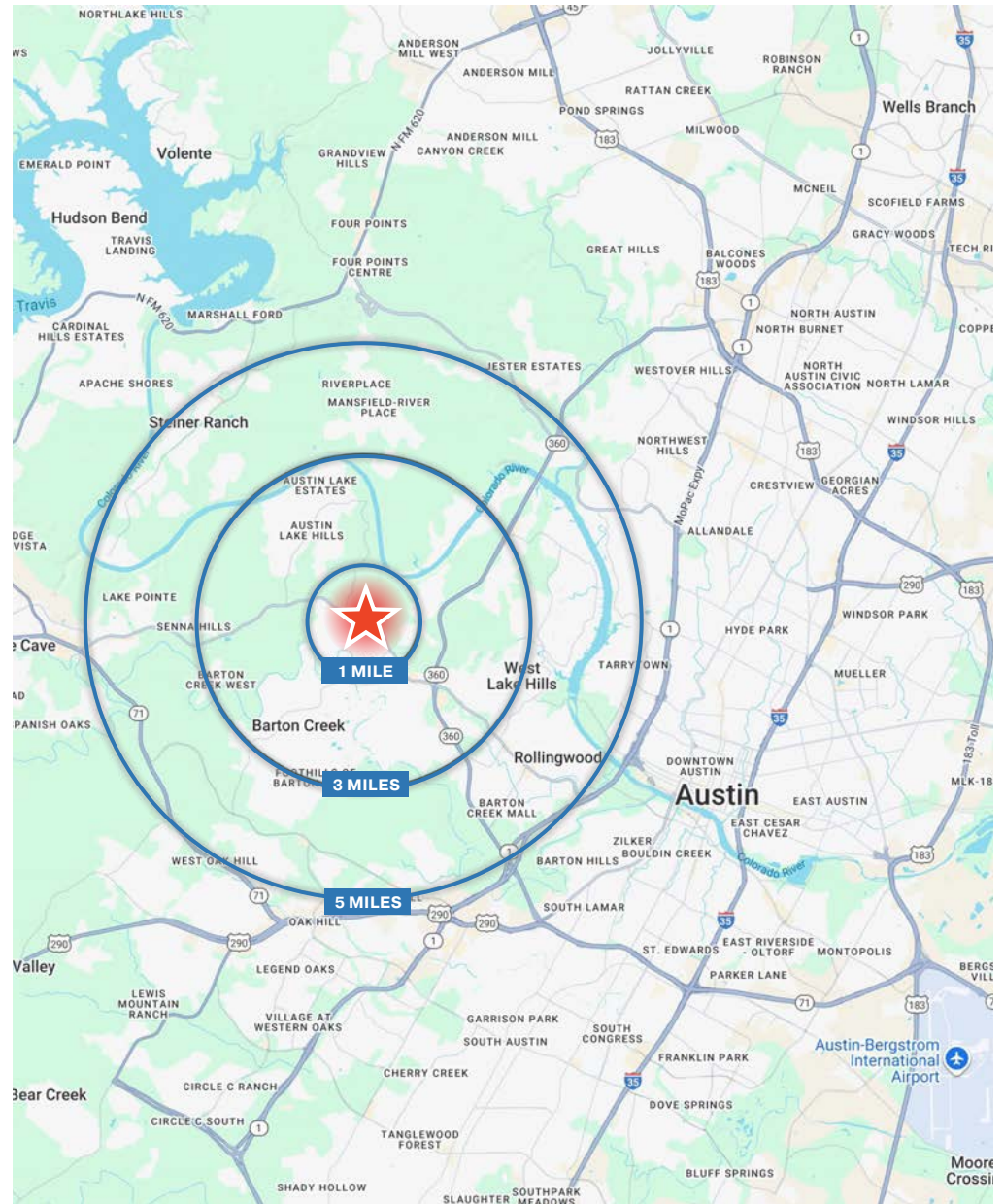


Survey

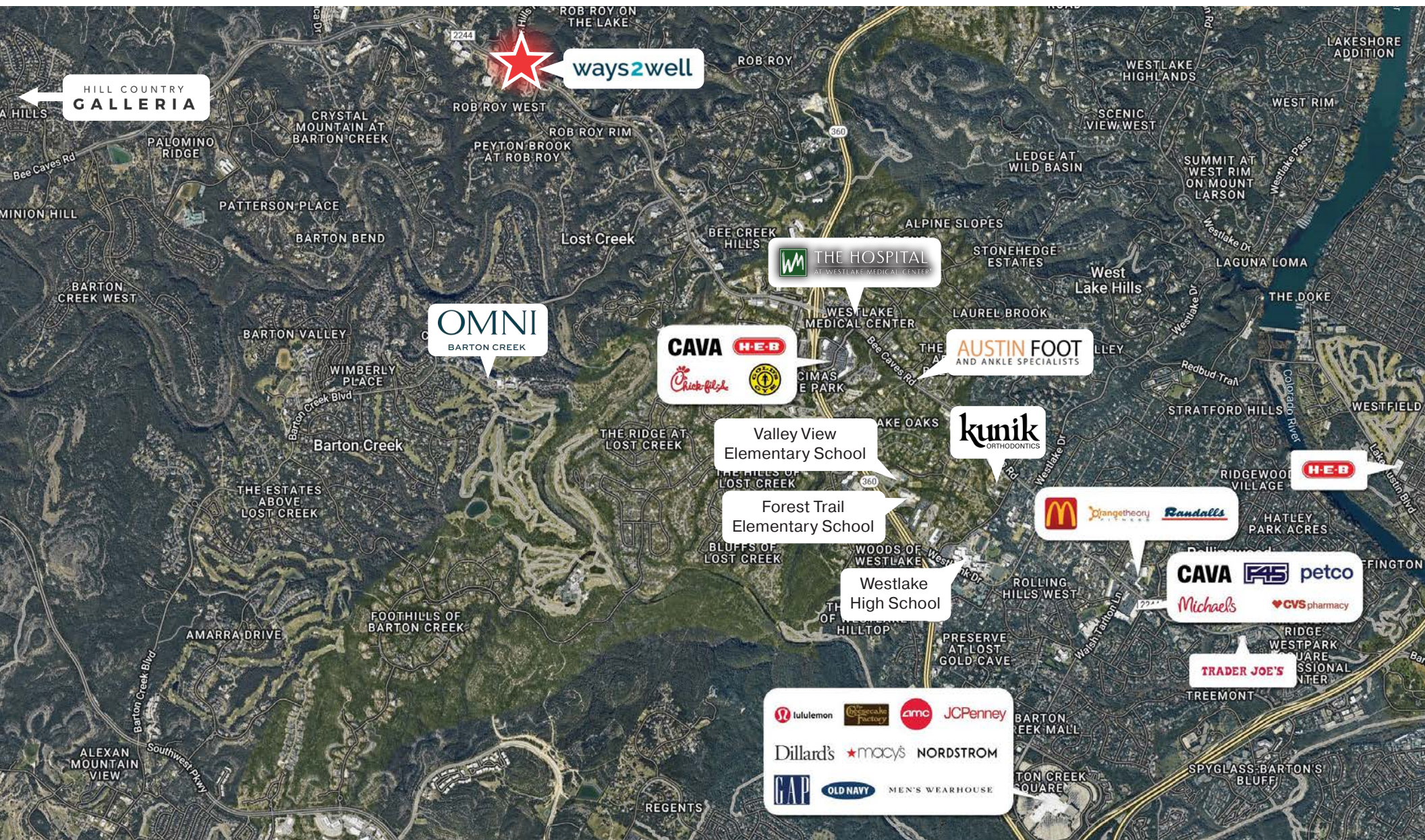


Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	1,401	21,176	80,917
2029 Population Projection	1,501	22,746	86,811
Median Age	45.6	46.5	43.1
HOUSEHOLDS			
2024 Households	473	7,592	29,991
2029 Household Projection	510	8,216	32,418
Avg Household Income	\$200,115	\$206,172	\$187,322
Median Household Income	\$186,144	\$194,566	\$170,447
EMPLOYMENT			
Employees	1,228	17,832	51,262
Businesses	204	2,138	6,435



Nearby Businesses



Site Overview





Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-03-2025

Information About Brokerage Services

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	512-580-6025
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business	License No.	Email	Phone
Connor Watson	743487	connor.watson@partnersrealestate.com	512-643-8079
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Connor Watson	743487	connor.watson@partnersrealestate.com	512-643-8079
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____