

• **FOR SALE/LEASE | SHOAL CREEK CREATIVE OFFICE**



8500 Shoal Creek Blvd. Bld 4 Ste 103 Austin, TX 78757

8500 SHOAL CREEK SITE

• HOWDY YALL!



All listing information is deemed reliable but is not guaranteed and should be independently verified.

# AUSTIN, TX

## AREA OVERVIEW

Austin, the capital of Texas and a central hub for innovation in the state, is expected to continue its sustained growth trajectory in 2025. With a metro population exceeding 2.5 million and robust net in-migration, the region pairs a resilient job market with a high quality of life, an attractive foundation for long-term commercial demand.

A deep bench of small businesses and venture-backed startups fuels everyday space needs alongside scalable users. Tens of thousands of local firms benefit from incubators, accelerators, university partnerships, and a pro-business climate that keeps company formation and expansion in motion.

Corporate anchors reinforce the thesis. Apple's North Austin campus (planned capacity up to ~15k), Tesla's Giga Texas, Samsung's expanding Central Texas semiconductor footprint, and continued commitments from Oracle, Meta, and Google underpin high-wage employment and supplier ecosystems across the metro.

Austin's intellectual capital is a durable moat. The University of Texas at Austin and peer institutions drive research, talent, and tech transfer, while year-round cultural drivers: SXSW, Austin City Limits, and Formula 1 add global visibility, visitor spend, and brand equity that help employers recruit and retain.

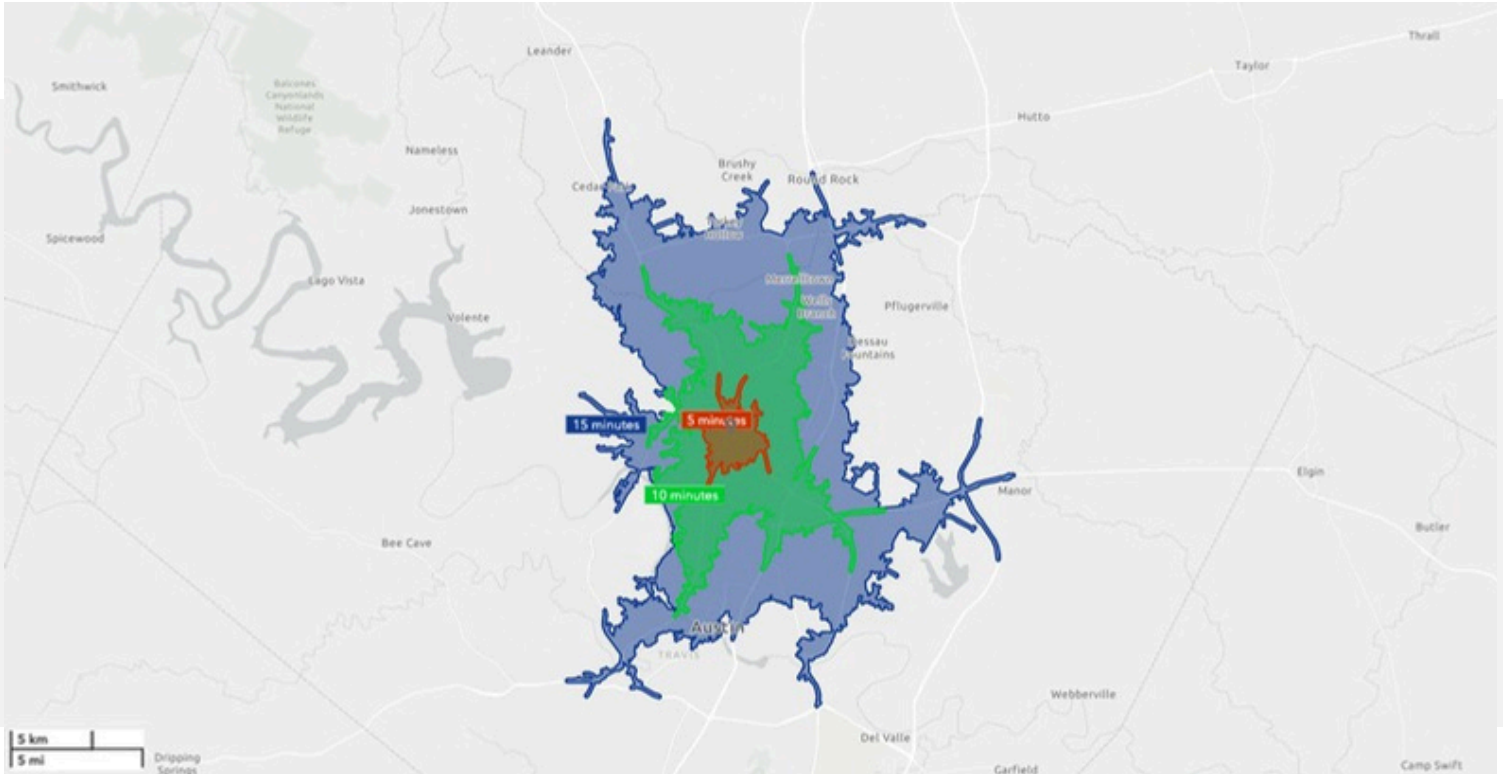
Multi-modal connectivity is improving. Project Connect's rail investments and Red Line upgrades expand non-auto access to core job nodes, while ongoing airport improvements support passenger and cargo growth. These mobility tailwinds enhance site selection, commuting options, and long-term absorption.

Texas's tax and regulatory environment remains a competitive advantage for capital deployment. No state personal income tax, favorable depreciation treatment, and a pragmatic governance posture keep Austin high on investor shortlists versus coastal peers with similar talent density.

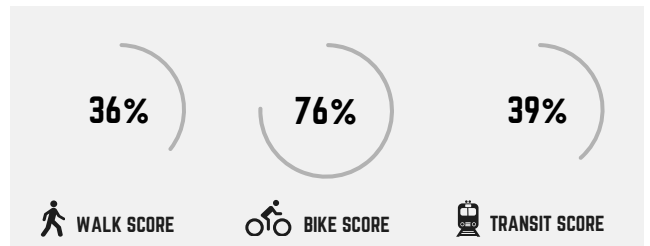
In 2025, Austin offers a rare mix of scale, innovation, and cultural magnetism—delivering diversified demand across office, medical, retail, and flex, paired with infrastructure investment and investor-friendly fundamentals that support durable income and multiple exit strategies.

# THE AREA

In The Heart Of East Austin - One of The Fastest Growing Areas of Austin



Devora Realty is pleased to present The Shoal Creek Creative Office, located in the North Shoal Creek/ Domain corridor—Austin’s “second urban core”—pairs regional access with daily convenience. The surrounding amenity base (HEB/Target/Costco/Trader Joe’s + Domain dining, hotels, and services) drives reliable daytime traffic and supports client-facing businesses. Multiple commute options (US-183, MoPac, nearby Red Line service, and protected bikeways on Shoal Creek) widen the employee draw. This close-in submarket continues to benefit from ongoing investment and infill, supporting durable occupancy and long-term value.



## 'AREA HIGHLIGHTS

- 6 MINS TO DOMAIN
- 10 MINS TO ST. DAVID'S NORTH
- 12 MINS TO DT AUSTIN
- 8 MINS TO Q2 STADIUM
- 15 MINS TO AUS
- 7 MINS TO ARBORETUM
- 12 MINS TO UT CAMPUS

# THE PROPERTY

## SHOAL CREEK CREATIVE OFFICE

### AVAILABLE FOR LEASE & SALE

- ZONING PROFILE REPORT
- PROPERTY TAX

**ADDRESS** 8500 SHOAL CREEK BLVD BLD 4 STE 103

**OFFERED AT** AVAILABLE UPON REQUEST

**EXPENSES** \$8.19/SF ANNUALLY

**EST. TAXES** \$7,599.70 (ESTIMATED TAX)

**INTERSECTION** NEAR SHOAL CREEK BLVD & STECK

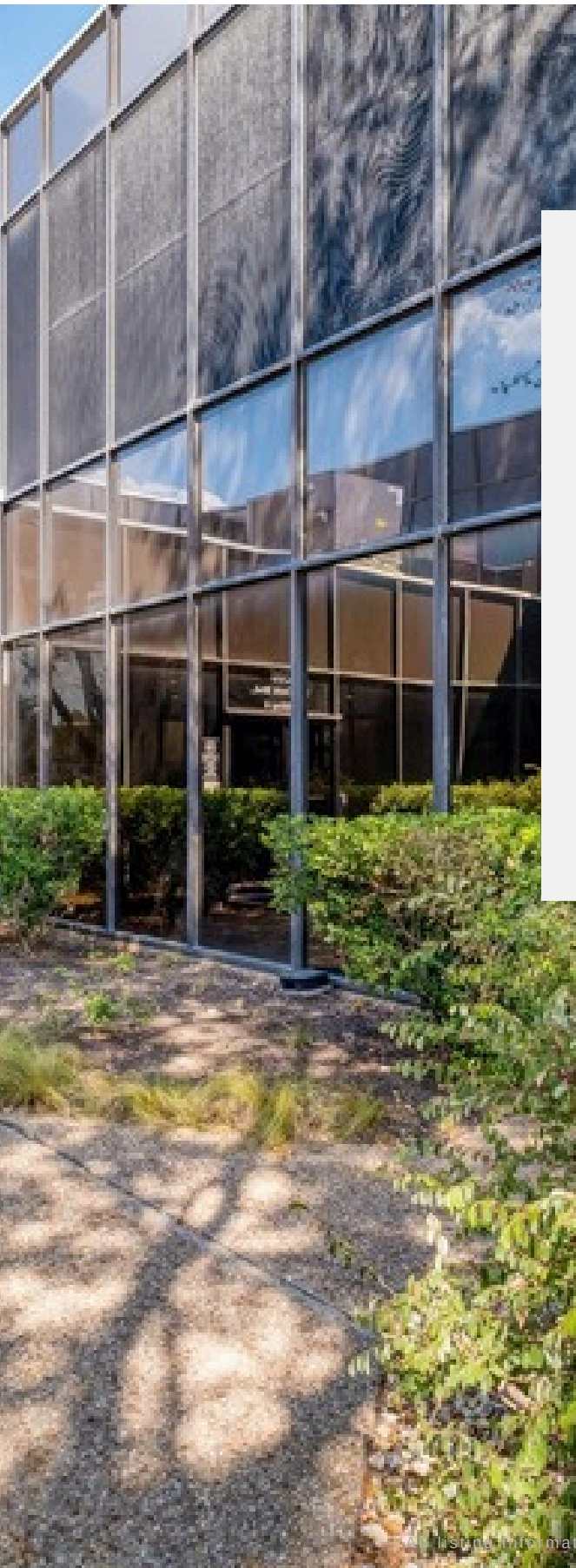
**YEAR BUILT** 1971 - RENNOVATED 2007

**SQUARE FOOTAGE** 1,790± SF

**ZONING** LI

**FRONTAGE** 538 ± FEET ON SHOAL CREEK BLVD

**PARKING** RATIO 4.66 - 9 SURFACE PARKING



# THE OPPORTUNITY

CREATIVE FREEDOM, STRATEGIC FLEXIBILITY, URBAN CONVENIENCE

## **Introducing 8500 Shoal Creek Bld 4, Suite 103: Ground-Floor Professional Office in North Austin's Domain Corridor**

Set within a well-kept campus just off Steck and US-183, Suite 103 delivers the rare combination of ground-floor access, a private entrance directly off the surface parking lot, and easy visibility as you approach Building 4. At ±1,790 SF, the suite is sized for efficiency and presence—ideal for firms that want a close-in address without CBD friction—backed by a strong ~4.66/1,000 SF parking ratio and LI zoning that supports a wide range of low-impact professional and medical/wellness uses.

Inside, a practical mix of private offices and open collaboration space supports client-facing work, team pods, or provider rooms. Interior poles are noted as non-structural, enabling straightforward TI reconfiguration to match your workflow. Ground-floor entry streamlines patient/client flow, deliveries, and accessibility, while front-of-building placement offers an intuitive wayfinding and professional curb appeal.

The location shines for both daily convenience and regional connectivity. You're ~6 minutes to The Domain, ~12 minutes to Downtown, and ~15 minutes to AUS (typical marketing drive times), with quick hops to MoPac/Loop 1, US-183, Burnet, Anderson, and Steck. The surrounding amenity stack—Domain dining and hotels, H-E-B/Target/Costco, fitness, services—helps with recruiting, retention, and client entertainment. Nearby Red Line service at McKalla and protected Shoal Creek bikeways expand non-auto options for staff and visitors.

In a central submarket where small professional suites with private entries and abundant parking are increasingly scarce, 8500 Shoal Creek, Suite 103 stands out as a flexible, owner-user-friendly opportunity in North Austin's "second urban core." Whether you're a boutique medical practice, wellness brand, creative/tech firm, or professional services group, this address pairs day-to-day functionality with long-term positioning in one of Austin's most resilient corridors.

# DEMOGRAPHICS



## Demographics

SHOAL CREEK CREATIVE OFFICE  
8500 Shoal Creek Blvd BLD 4 Ste 103  
Austin, TX 78757

Prepared by D|R  
Latitude: 30.37012  
Longitude: -97.73822

	5 minutes	10 minutes	15 minutes
<b>Census 2020 Summary</b>			
Population	14,767	187,567	521,497
Households	7,633	88,831	230,594
Average Household Size	1.90	2.13	2.18
<b>2025 Summary</b>			
Population	14,286	190,741	542,880
Households	7,624	92,451	249,025
Families	2,913	40,510	111,495
Average Household Size	1.84	2.04	2.10
Owner Occupied Housing Units	2,907	32,570	91,193
Renter Occupied Housing Units	4,717	59,881	157,832
Median Age	36.7	35.5	34.0
Median Household Income	\$72,030	\$86,858	\$90,773
Average Household Income	\$119,117	\$130,175	\$135,150
<b>2030 Summary</b>			
Population	14,805	197,987	567,493
Households	8,100	98,696	266,697
Families	3,050	42,129	116,960
Average Household Size	1.79	1.98	2.06
Owner Occupied Housing Units	2,980	34,088	96,080
Renter Occupied Housing Units	5,120	64,608	170,617
Median Age	37.9	36.6	34.9
Median Household Income	\$78,391	\$97,044	\$101,412
Average Household Income	\$130,638	\$140,850	\$145,497
<b>Trends: 2025-2030 Annual Rate</b>			
Population	0.72%	0.75%	0.89%
Households	1.22%	1.32%	1.38%
Families	0.92%	0.79%	0.96%
Owner Households	0.50%	0.92%	1.05%
Median Household Income	1.71%	2.24%	2.24%

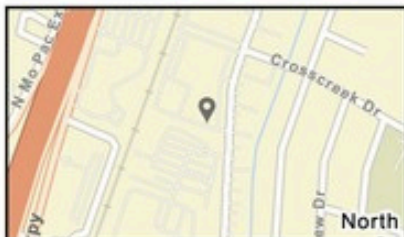
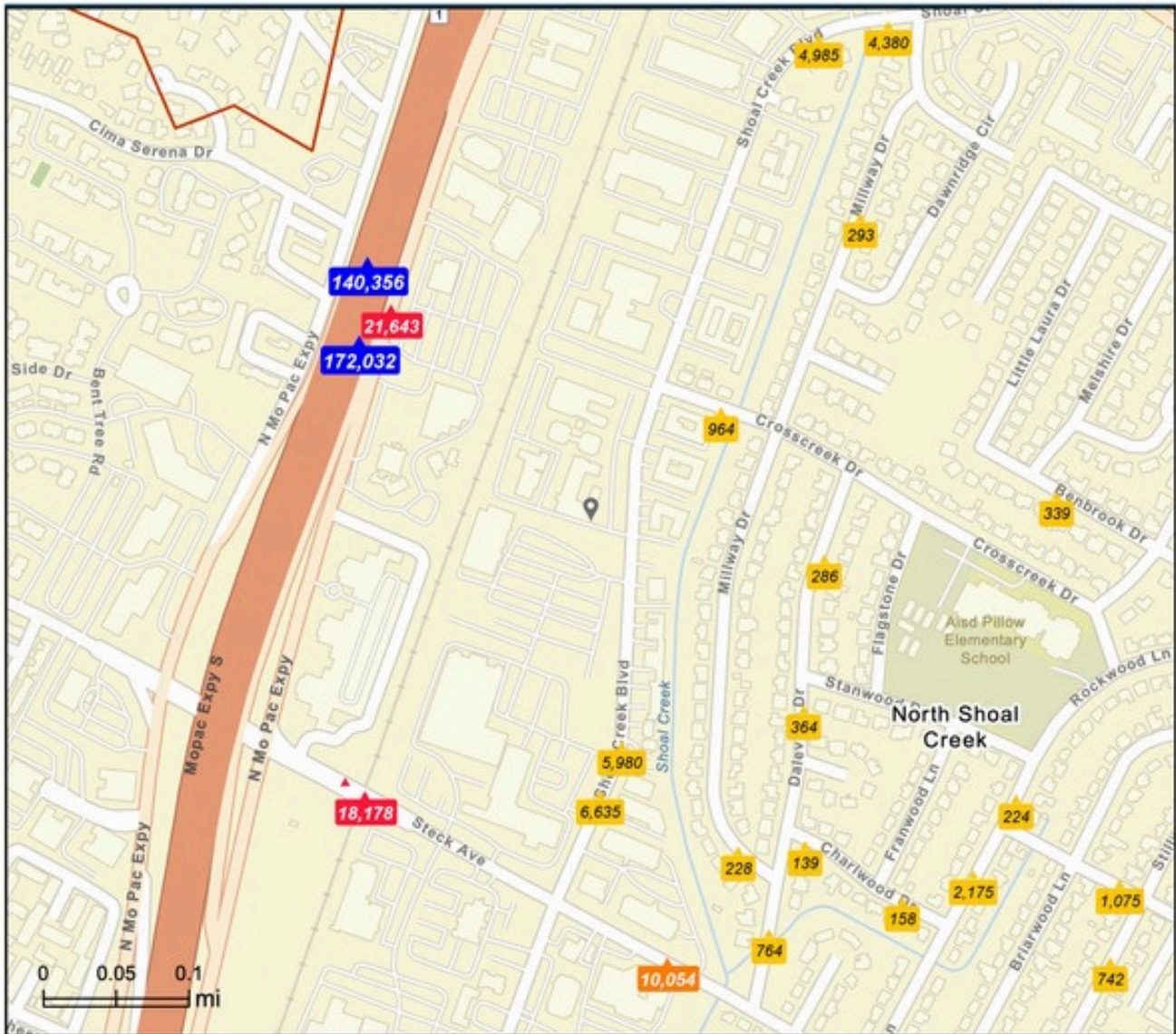
# TRAFFIC COUNTS



## Traffic Count Map - Close Up

8500 Shoal Creek Blvd, Austin, Texas, 78757  
 Drive time: 5, 10, 15 minute radii

Prepared by DJR  
 Latitude: 30.37012  
 Longitude: -97.73822



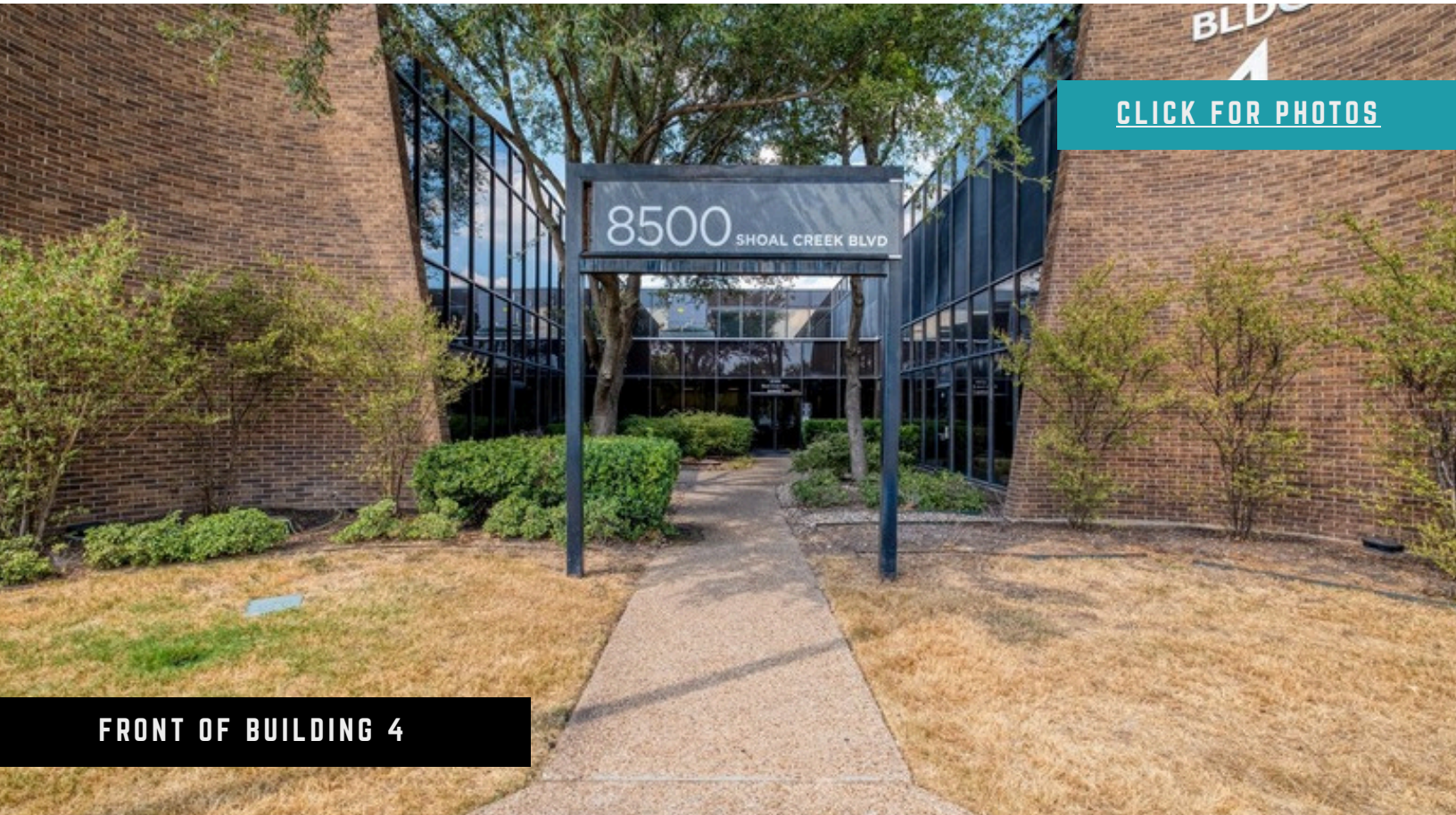
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

October 22, 2025

# PHOTOS - EXTERIOR



FRONT OF BUILDING 4



# PHOTOS - AERIAL + LOBBY



FRONT OF BUILDING 4 + LOBBY



# PHOTOS - INTERIOR



# PHOTOS - UNIT B



CREATIVE OFFICE SPACE



# PHOTOS



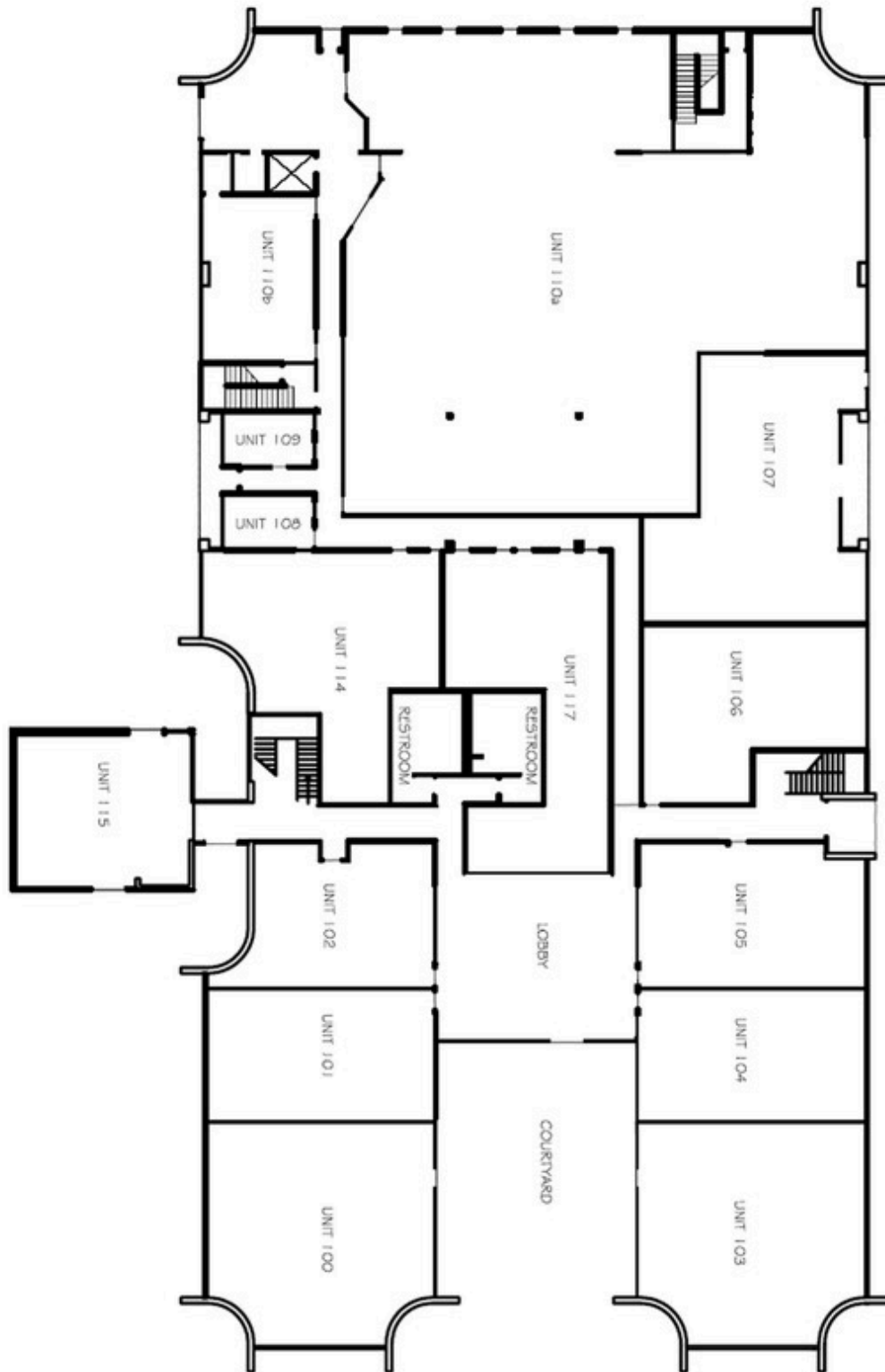
# PHOTOS



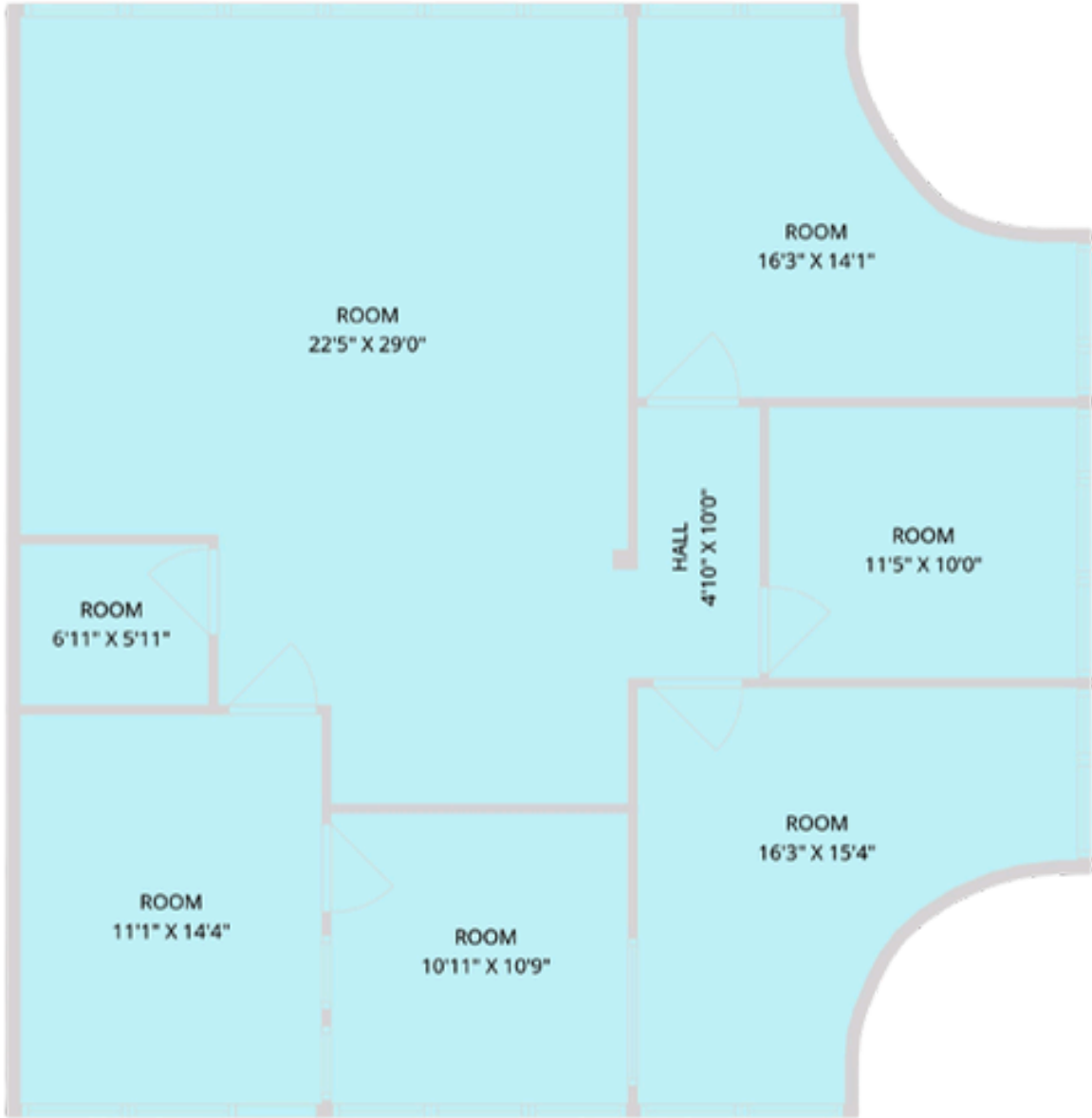
PRIVATE OFFICE 2 & 3



# BUILDING FLOOR PLAN



# FLOOR PLAN - UNIT 103





## CONTACT INFO

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8500 SHOAL CREEK SITE

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**DR**  
DEVORA REALTY