

620 Medical

801 Ranch Rd 620 South
Austin TX

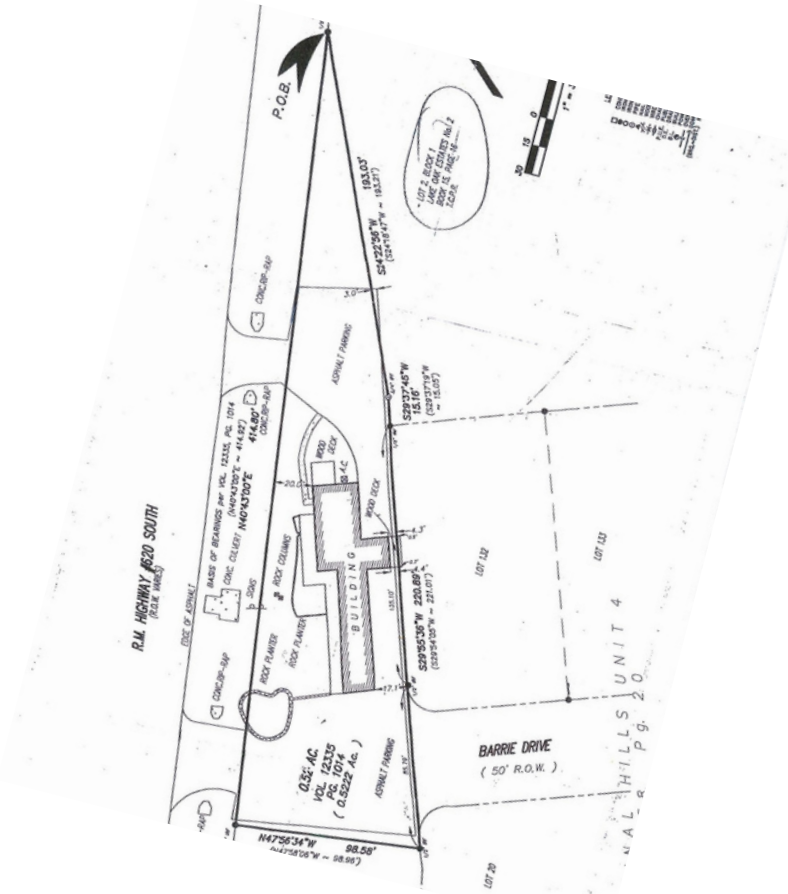
3,900 sq ft
office building



Available for lease or purchase.
Pricing available upon request



- First floor has 5 offices in addition to the doctor's office
- Doctor's office has 2 exam rooms, a waiting room, 2 bathrooms, an office, tech room and a large closet
- Second floor consists of 2 large suites, both have bathrooms, office space & reception areas
- 25 parking spaces
- General Retail zoning



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10800 Pecan Park Blvd, Ste. 125, Austin, TX 78750

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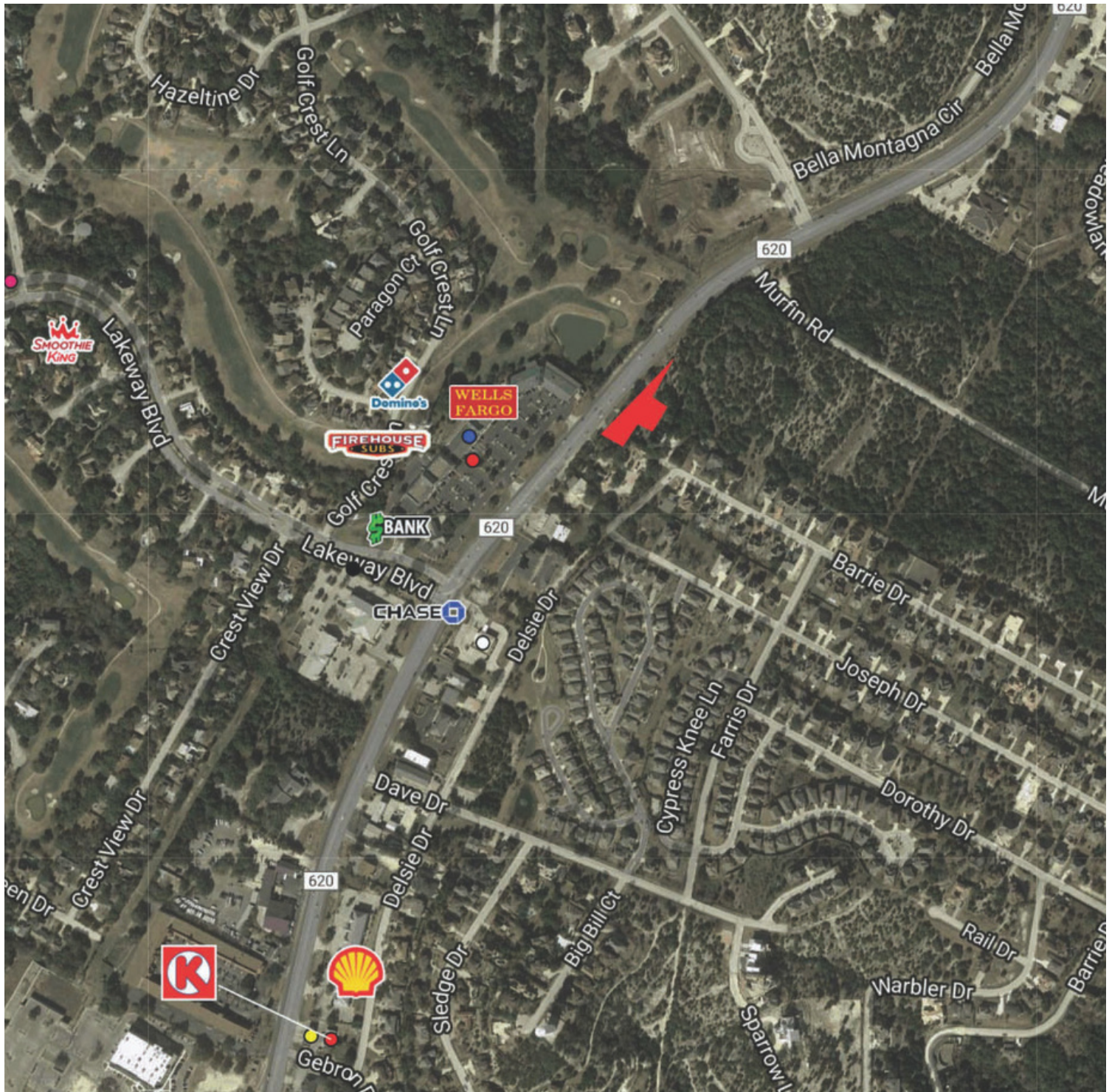
Demographics

	1 MILE	3 MILE	5 MILE
2020 population	3,958	31,397	59,287
Average HH Income	\$158,275	\$167,505	\$171,393
Traffic Count (2018)	20,000 vehicles per day		

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	4,234		34,054		64,256	
2020 Estimate	3,958		31,397		59,287	
2010 Census	3,446		24,405		46,407	
Growth 2020 - 2025	6.97%		8.46%		8.38%	
Growth 2010 - 2020	14.86%		28.65%		27.75%	
2020 Population by Hispanic Origin	546		3,791		6,705	
2020 Population	3,958		31,397		59,287	
White	3,729	94.21%	28,613	91.13%	52,815	89.08%
Black	41	1.04%	365	1.16%	717	1.21%
Am. Indian & Alaskan	20	0.51%	154	0.49%	267	0.45%
Asian	101	2.55%	1,607	5.12%	4,178	7.05%
Hawaiian & Pacific Island	1	0.03%	10	0.03%	28	0.05%
Other	66	1.67%	648	2.06%	1,283	2.16%
U.S. Armed Forces	0		17		59	
Households						
2025 Projection	1,691		13,284		24,319	
2020 Estimate	1,584		12,256		22,423	
2010 Census	1,399		9,522		17,328	
Growth 2020 - 2025	6.76%		8.39%		8.46%	
Growth 2010 - 2020	13.22%		28.71%		29.40%	
Owner Occupied	1,272	80.30%	9,667	78.88%	17,857	79.64%
Renter Occupied	312	19.70%	2,589	21.12%	4,567	20.37%
2020 Households by HH Income	1,584		12,257		22,424	
Income: <\$25,000	129	8.14%	805	6.57%	1,301	5.80%
Income: \$25,000 - \$50,000	96	6.06%	1,145	9.34%	1,977	8.82%
Income: \$50,000 - \$75,000	192	12.12%	1,169	9.54%	2,124	9.47%
Income: \$75,000 - \$100,000	150	9.47%	999	8.15%	1,779	7.93%
Income: \$100,000 - \$125,000	155	9.79%	1,219	9.95%	2,293	10.23%
Income: \$125,000 - \$150,000	151	9.53%	1,121	9.15%	2,167	9.66%
Income: \$150,000 - \$200,000	291	18.37%	1,874	15.29%	3,255	14.52%
Income: \$200,000+	420	26.52%	3,925	32.02%	7,528	33.57%
2020 Avg Household Income	\$158,275		\$167,505		\$171,393	
2020 Med Household Income	\$136,589		\$142,651		\$145,050	

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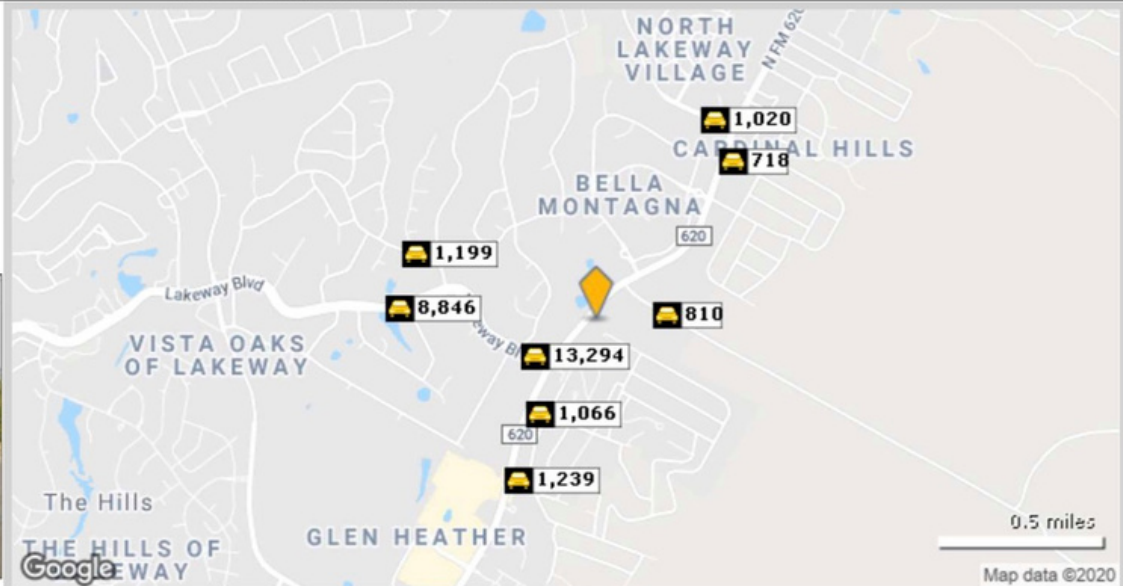
3,900 sq ft
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Lakeway Executive Suites

801 RR 620 S, Lakeway, TX 78734

Building Type: **Class C Office**
Class: **C**
RBA: **3,904 SF**
Typical Floor: **1,952 SF**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Lakeway Blvd	Golf Crest Ln	0.05 W	2018	13,294	MPSI	.21
2 Murfin Rd	Ranch Rd 620 S	0.16 NW	2018	810	MPSI	.23
3 Dave Dr	Delsie Dr	0.03 SE	2018	1,066	MPSI	.33
4 Gebron Dr	Ranch Rd 620 S	0.03 NW	2018	1,239	MPSI	.54
5 Duck Lake Dr	Duck Lake Ct	0.01 W	2018	1,199	MPSI	.60
6 Lakeway Blvd	Cold Water Ln	0.03 E	2018	8,846	MPSI	.61
7 Pheasant Ln	Ranch Rd 620 S	0.02 NW	2018	718	MPSI	.66
8 Clara Van		0.00	2018	1,021	MPSI	.73
9 Clara Van		0.00	2017	1,020	MPSI	.73

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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.

Pohl Jensen, LLC	9011091	Bpohl@pohlbrown.com	512-335-5577
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William B. Pohl	160729	Bpohl@pohlbrown.com	512-335-5577
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date