

# 12117 Menchaca Road

Medical/Retail Building For Sale



PRACTICE  
REAL ESTATE



SALE	12117 MENCHACA ROAD // AUSTIN, TX // 78748	
	MEDICAL/ RETAIL BUILDING FOR SALE	Mark Storey MStorey@PracticeRealEstateGroup.com 713/253.0866



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Medical/Retail Building For Sale



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4,469 SF | FOR SALE | SOUTH AUSTIN

*Strategic commercial property at prominent Manchaca Rd and FM 1626 intersection. Current tenancy provides immediate income opportunity, with flexibility for future owner-occupancy or redevelopment.*

## PROPERTY OVERVIEW

- Freestanding 4,469 SF commercial building
- Current NNN tenant in place
- High-visibility corner with pylon signage
- Professional veterinary build-out
- Quick access from FM 1626, MoPac, and I-35
- South Austin commercial corridor
- Area median household income: \$137,000 with 5% growth
- Multiple investment scenarios available

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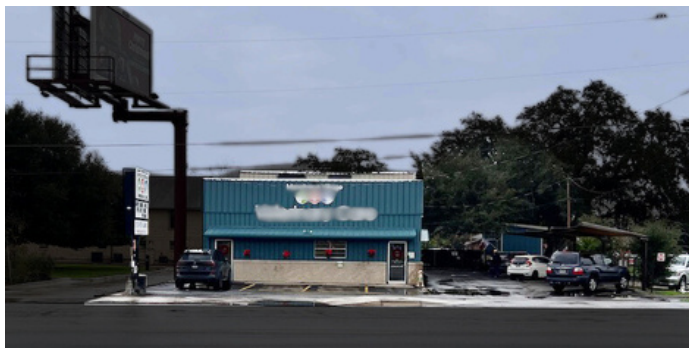
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## PROPERTY HIGHLIGHTS

- Turnkey, fully built-out veterinary building
- Strategic corner at signalized intersection
- Established commercial location
- Direct thoroughfare access
- Investment Flexibility:
  - Income property
  - Owner-occupancy potential
  - Future redevelopment opportunity



### SPACE AVAILABLE

Type	Freestanding Building
Building Size	4,469 SF
Building Specifications	First Floor: 2,960 SF Second Floor: 1,225 SF
Asking Price	Upon Request
Condition	Veterinary Build-Out
Space Use	Investment or Owner-Occupancy

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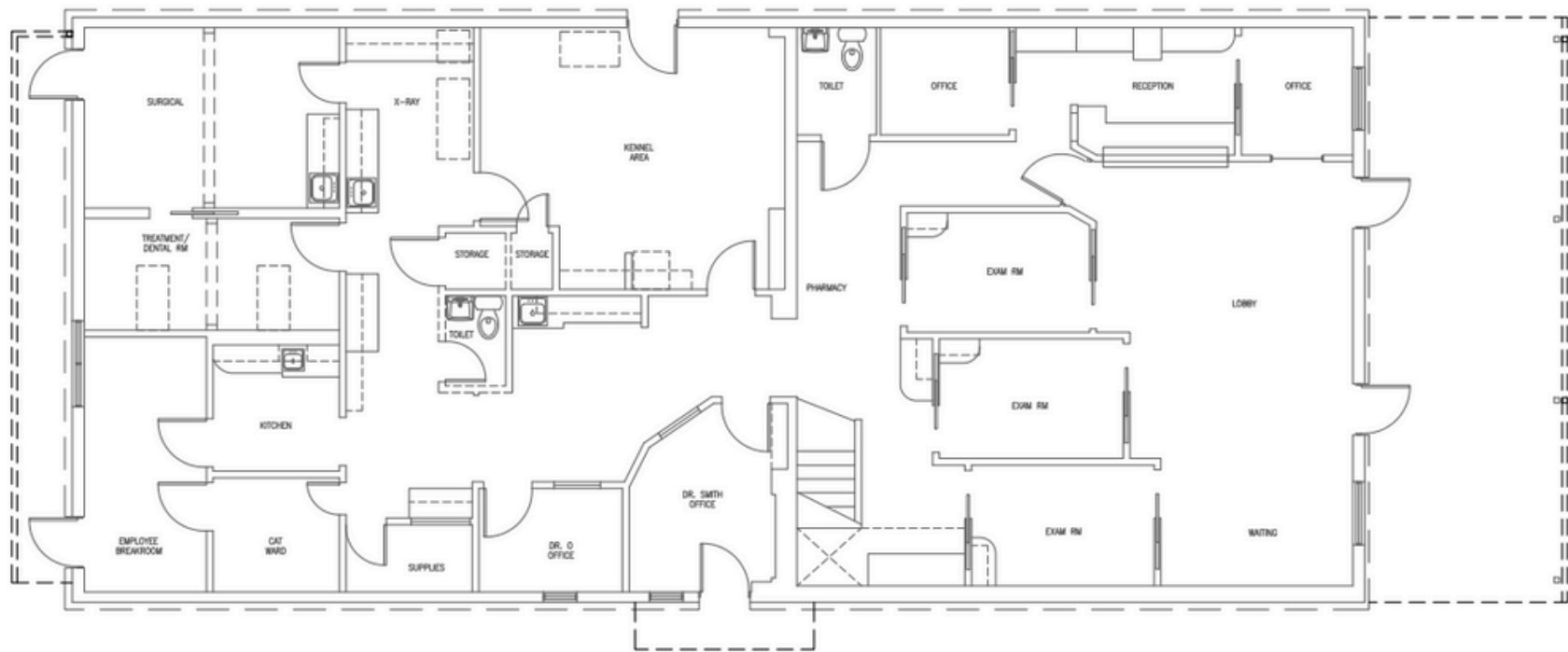
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## FLOOR PLAN

### First Floor



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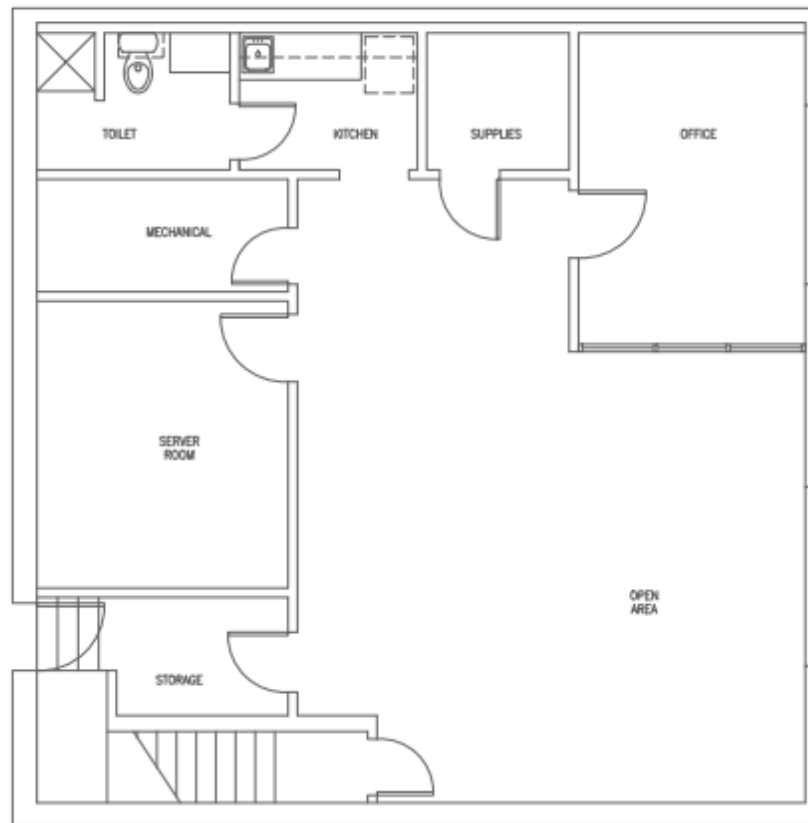
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## FLOOR PLAN

### Second Floor





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12117 Menchaca Road  
Austin, TX 78748

For more information, contact

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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.

### 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 interest 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 say 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 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 interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

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Buyer/Tenant/Seller/Landlord Initials

Date