

FOR SALE | 3805 JUNIPER TRACE

3805 JUNIPER TRACE, AUSTIN, TX 78738



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	12,063 SF
Lot Size:	1 Acres
Price / SF:	-
Year Built:	2020
Market:	Austin
Submarket:	Southwest

PROPERTY OVERVIEW

For Sale - 3805 Juniper Trace Office/Medical Office Condos

Highly coveted City of Bee Cave

Great Demographics, Easy Access

Current businesses on or near Juniper Trace - Compass Bank, BB&T Bank, Golds Gym, Primrose School, Coachworks Car Wash, 7X Energy, Dr. Kevin Hoffarth, M.D., The Weichert Law Firm, Hopkins Law, PLLC, Hill Country Galleria

PROPERTY HIGHLIGHTS

- Class "A" Office/Medical Office
- Highly Coveted City of Bee Cave
- Great Demographics
- Central Location
- Easy Access from Bee Cave Road - 2244
- Surrounded by a great mix of business traffic
- Office condos available from 1,000-6,000 sqft
- Common area restrooms

GAYLE BERKBIGLER, CCIM

Senior Vice President

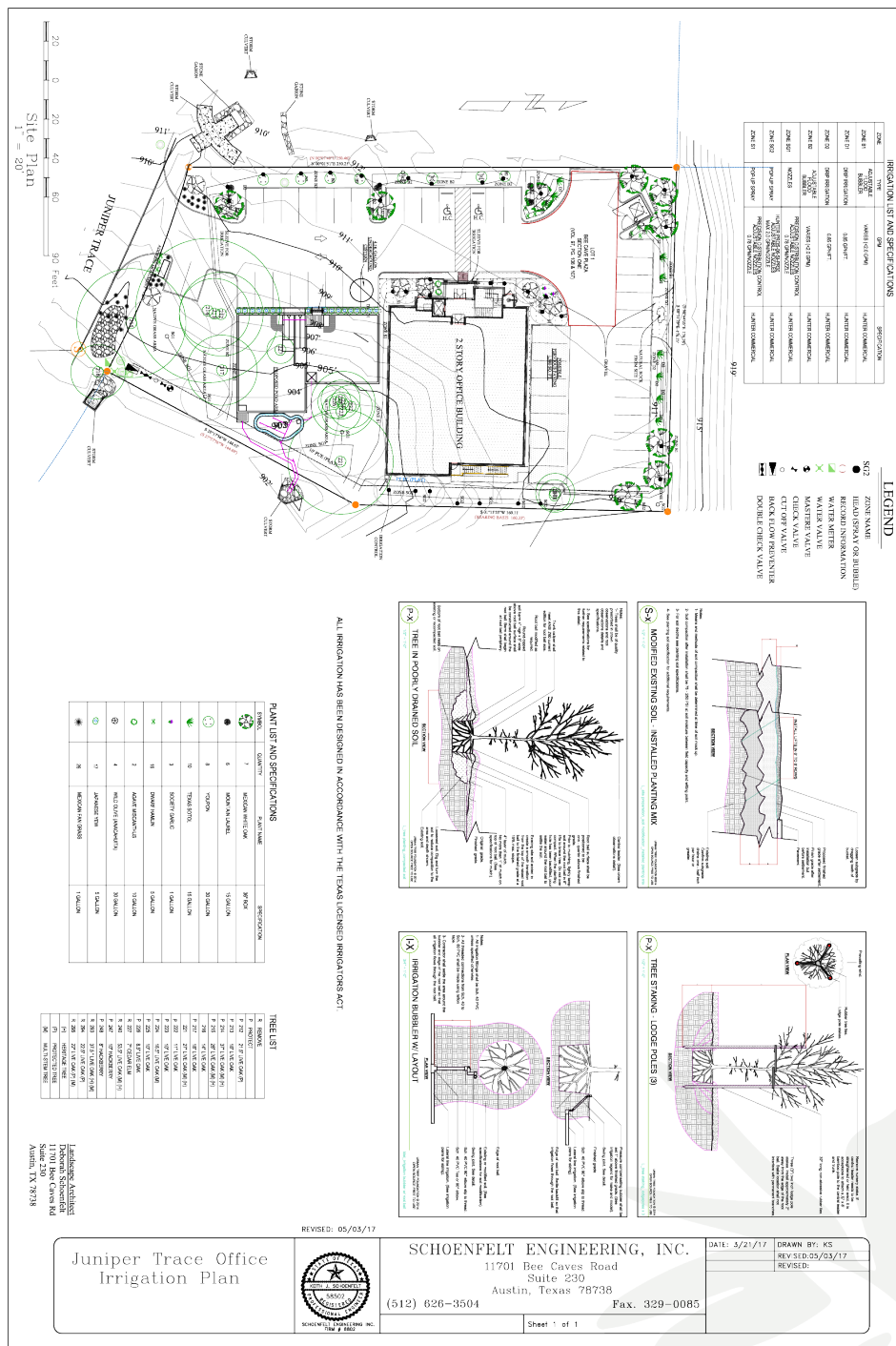
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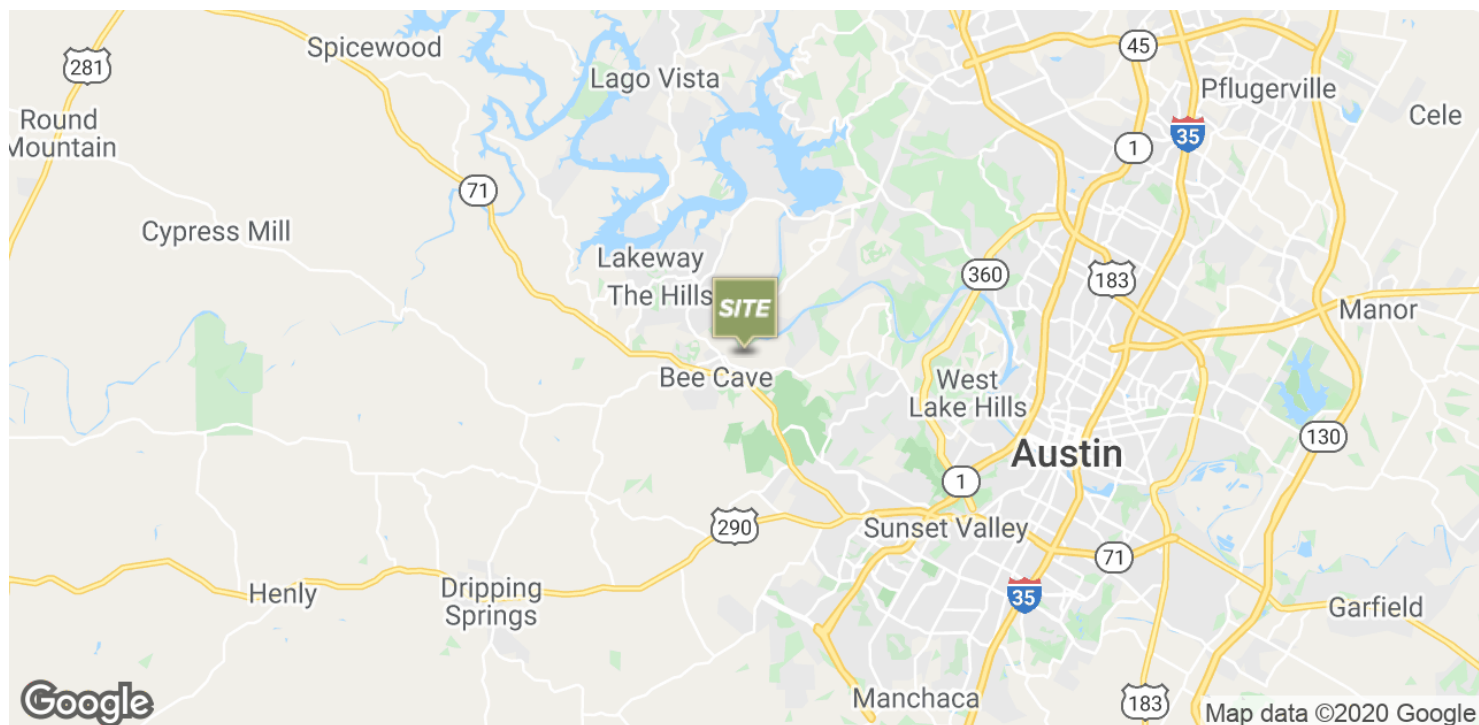


ST. CROIX
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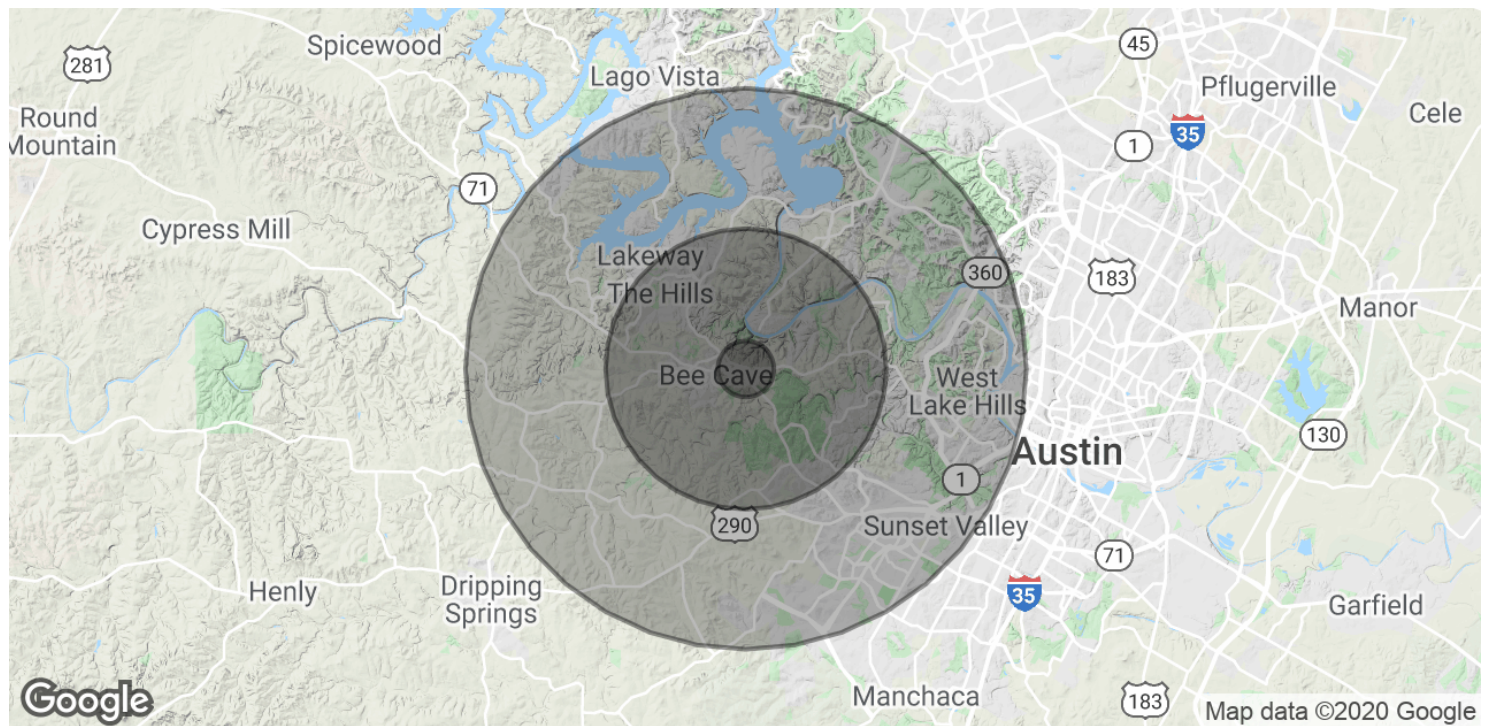
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,531	41,229	196,727
Average age	36.0	38.2	38.2
Average age (Male)	36.0	37.1	38.0
Average age (Female)	36.2	39.5	38.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	469	15,259	75,949
# of persons per HH	3.3	2.7	2.6
Average HH income	\$170,202	\$137,546	\$128,505
Average house value	\$497,080	\$409,928	\$395,283

** Demographic data derived from 2010 US Census*

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