



# OWNER-USER AUSTIN DENTAL OFFICE

8316 Tuscany Way | Austin, TX 78754

OFFERING MEMORANDUM

**\$1,400,000**

PRICE

**2007**

YEAR BUILT

**2,972 SF**

GROSS LEASABLE AREA

**1.14 AC**

PARCEL SIZE

**FULL DENTAL**

**BUILD OUT**

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**TX DISCLAIMER** - Thor St John, Michael Moreno, and Rahul Chhajed (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)





### LIST PRICE

\$1,400,000



### GROSS BUILDING SIZE

±2,972 SF



### PARCEL SIZE

±1.14 AC

## EXECUTIVE SUMMARY

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Matthews Real Estate Investment Services™ Healthcare Division proudly presents a unique opportunity for qualified investors: ownership of 2007 construction, fully built out dental office. The previous tenant recently relocated to a larger location just outside of Austin. This presents the opportunity for a dental owner user to acquire a location that is well established within the community and has been consistently seeing patients since it was built 18 years ago.

## INVESTMENT HIGHLIGHTS

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- **TURNKEY DENTAL OFFICE** - The property was a built-to-suit dental office in 2007 and is completely outfitted for dental use. The cost of converting an existing shell space into a dental office can frequently pass over \$200 per square foot
- **STRONG SURROUNDING DEMOGRAPHICS & GROWTH** - Austin has been among the country's most popular MSAs to invest in over the past five years. There are over 278,000 residents within a 5-mile radius of the property, which is projected to grow to 304,000 by 2029.
- **LOCATION GOODWILL** - Many dental offices have difficulty in retaining the same patients after relocating, allowing a future user to operate within a well known and established location.
- **OVERSIZED PARCEL** - The property sits on an oversize 1.14 acre parcel, providing an owner the future opportunity expand the office or redevelop the property entirely
- **193/290 INTERCHANGE** - The property benefits from easy access from the nearby highway interchange, allowing patients from further away to more easily access the location. This provides convenient access for the 821,000 residents that live within 10 miles of the property.

**DOWNTOWN AUSTIN**  
± 7.7 MILES

**183** ± 61,900 VPD

**290**  
± 42,800 VPD

**AUSTIN ACHIEVE ELEMENTARY**  
954 STUDENTS

**PROMONTORY POINT APARTMENTS**  
228 UNITS

**CANDLEWOOD SUITES**

**international BIOMEDICAL**



**WOODSPRING SUITES**  
AN EXTENDED STAY MOTEL

**CREEKSTONE APARTMENTS**  
338 UNITS

**A&P Quality Care Medical**

**Sleep**  
BY CHOICE HOTELS

**THE RESERVE AT WALNUT CREEK**  
APARTMENT COMPLEX



**SUBJECT PROPERTY**

**TUSCANY WAY**

## INVESTMENT SUMMARY

**Address** 8316 Tuscany Way, Austin, TX 78754

**List Price** \$1,400,000

**Property Type** Dental Office

**Square Footage (Building)** ±2,972 SF

**Square Footage (Lot)** ±49,571 SF (±1.14 AC)

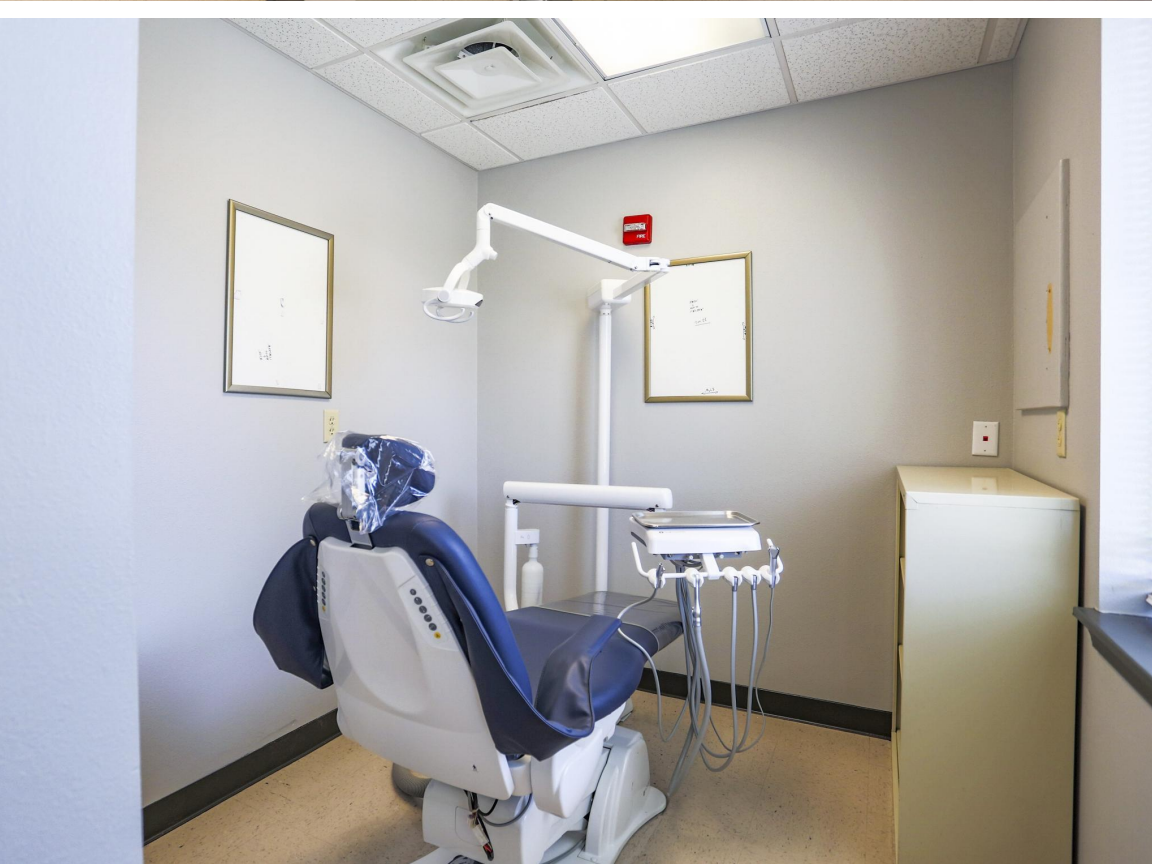
**Year Built** 2007

**Ownership Type** Fee Simple

**Zoning** LI

**Permitted Uses** Included but not limited to Office, General Retail, Restaurant, Automotive, Group Housing, Manufacturing, Warehouse, Hotel/Motel, Automotive







# MARKET OVERVIEW

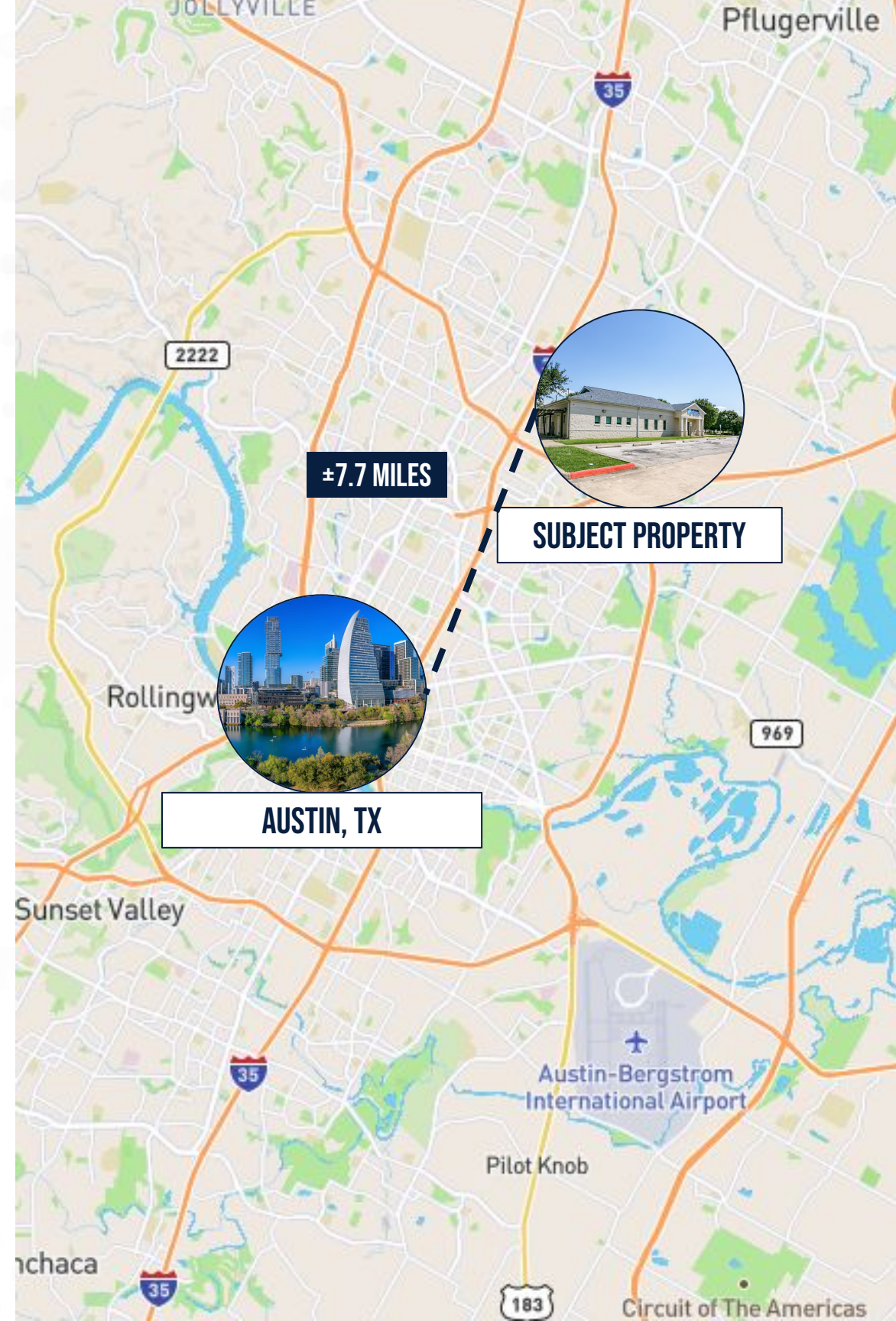
## SECTION 03

### AUSTIN, TX

Austin, Texas is a dynamic city that blends southern charm with a progressive, creative spirit. Known as the “Live Music Capital of the World,” it thrives on a deep-rooted music culture that can be felt in its countless venues, festivals like South by Southwest and Austin City Limits, and the street performances that spill into everyday life. Beyond music, the city embraces an innovative edge, hosting a strong tech presence that has earned it the nickname “Silicon Hills.” At the same time, Austin retains its laid-back atmosphere, celebrated for its food culture, especially barbecue and food trucks, as well as its outdoor lifestyle, centered on Lady Bird Lake, the Barton Creek Greenbelt, and Zilker Park. The city’s identity is also tied to its motto, “Keep Austin Weird,” a reflection of its pride in individuality, local businesses, and a community that values creativity and diversity. Politically, Austin often stands out from the rest of Texas with its progressive leanings, contributing to a distinctive cultural mix.

### DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	101,699	304,576	897,316
Current Year Estimate	93,324	278,777	821,583
2020 Census	87,551	257,261	766,444
Growth Current Year-Five-Year	1.8%	1.9%	1.8%
Growth 2020-Current Year	1.6%	2.1%	1.8%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	37,657	124,871	384,024
Current Year Estimate	34,334	113,476	348,911
2020 Census	32,164	104,117	324,619
Growth Current Year-Five-Year	1.9%	2.0%	2.0%
Growth 2020-Current Year	4.4%	4.7%	4.2%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$79,191	\$91,282	\$104,574





## ECONOMY

The economy of Austin is supported by a variety of different industries. A lot of major business sectors in the Austin-Round Rock area are centered on business and financial services, information technology, telecommunications, and manufacturing.

According to Forbes, Austin has a \$144.9 billion gross metro product. Having a heavy concentration of highly-educated millennials, Austin has become a hub for technology and business, adopting the nickname “Silicon Hills”. A number of Fortune 500 companies have headquarters or regional offices in Austin including 3M, Advanced Micro, Amazon, Apple, Facebook, Google, Tesla, Texas Instruments, and Whole Foods Market. Dell's worldwide headquarters is located in Round Rock. Major area employers include Facebook, JP Morgan Chase, and WP Engine. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them.

Austin's thriving economy and the strong presence of established businesses, numerous small businesses, and feisty startups allow it to offer residents an average weekly pay that is 10 percent greater than the national average.

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8316 Tuscany Way, Austin, TX, 78754** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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