

PROFESSIONAL MEDICAL/OFFICE CONDOMINIUM FOR SALE

4810 Spicewood Springs, Suite 150
Austin, Texas 78759

LOCATION

4810 Spicewood Springs Rd, Suite 150
Austin, Texas 78759

PRICE \$880,000

SIZE ±2,422 RSF approximate*

HIGHLIGHTS

- Medical/General Office Condo for Sale
- Built in 2000
- First Floor Location
- Corner Suite with 12 perimeter windows
- Reception with Hill Country Views
- 6 Private Offices
- Conference Area & Break Room
- Common Area Restrooms
- Private Rear Entry/Exit
- Spicewood Springs Signage
- Parking Ratio: 1:111 approximate*
- Zoning: LO
- 2025 Association Dues: \$2,394.33 Quarterly (Owner pays separately for personal and property taxes and electricity)

* Per the Condo Association, the gross square footage allocated to the unit is approximately 2,422 square feet (21.44% of total project square footage). Owners have not independently measured the gross square footage of the building or the Association's numbers, and more detailed information is set forth in the Condo Declaration Documents.



2025 TOTAL
POPULATION

1 mile	7,887
3 mile	83,782
5 mile	254,396



TOTAL
HOUSEHOLDS

1 mile	3,730
3 mile	42,772
5 mile	120,156



AVG HH
INCOME

1 mile	\$183,228
3 mile	\$157,154
5 mile	\$1144,004



TRAFFIC COUNTS
TXDOT

Spicewood Springs Rd: 10,693 VPD ('20) SH-360: 53,306 VPD (24)
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CONTACT INFORMATION: PHONE: 512-750-5587 | EMAIL: novyco@austin.rr.com | ADDRESS: P.O. BOX 28054 AUSTIN, TX 78755



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NOVY COMPANY
PROFESSIONAL REAL ESTATE SERVICES

All information furnished regarding this property is from sources deemed reliable; however The Novy Company nor its affiliates has not made an independent investigation of these sources and no warranty or representation has been made to the accuracy; therefore this property marketing package is submitted subject to errors, omissions, change of price, rental, sale, lease, withdrawal from market, or other conditions without notice. The Novy Company nor its affiliates have made, and shall not make any warranty or representations as to the condition of the real estate property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the real estate property. All other marks displayed on this document are the property of their respective owners. The Novy Company, All rights reserved <https://thenovycompany.com>.

DRONE

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FLOOR PLAN

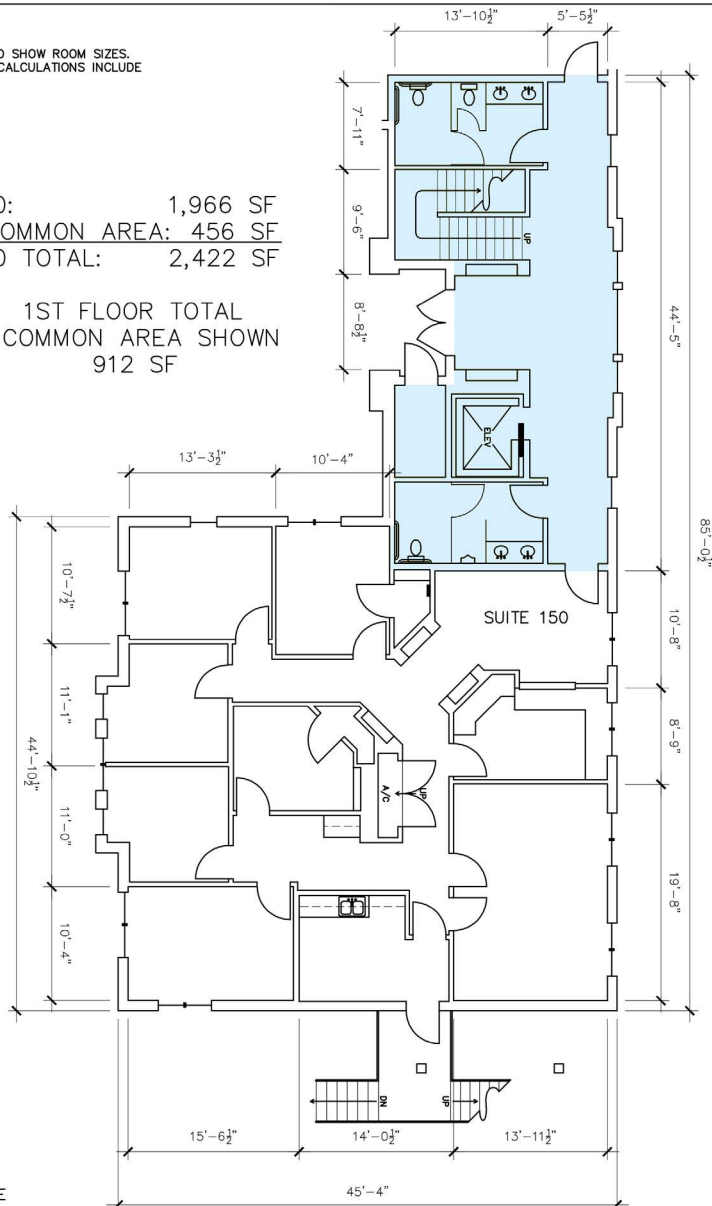
4810 Spicewood Springs, Suite 150
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NOTE:

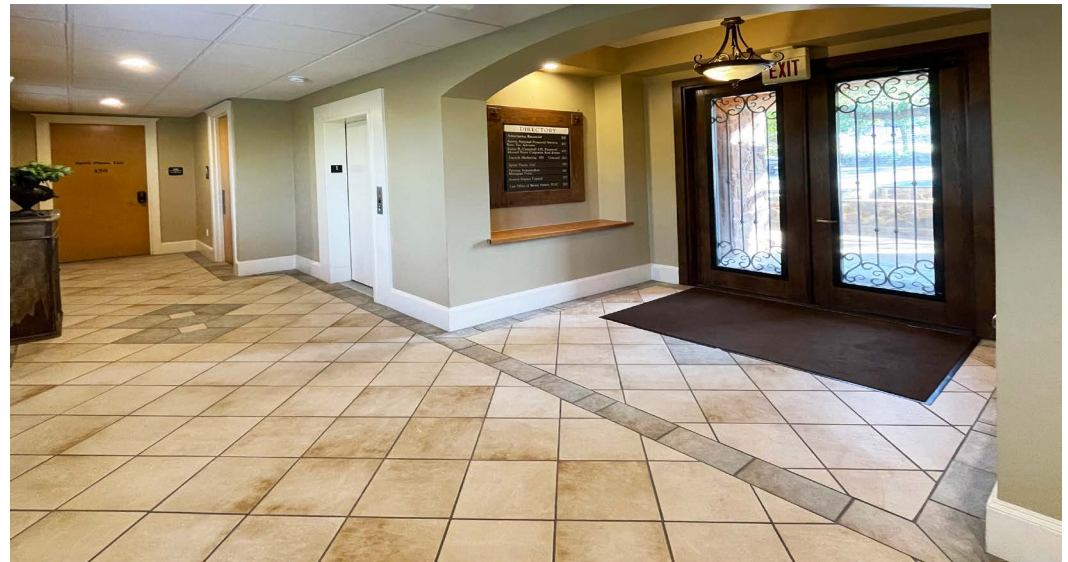
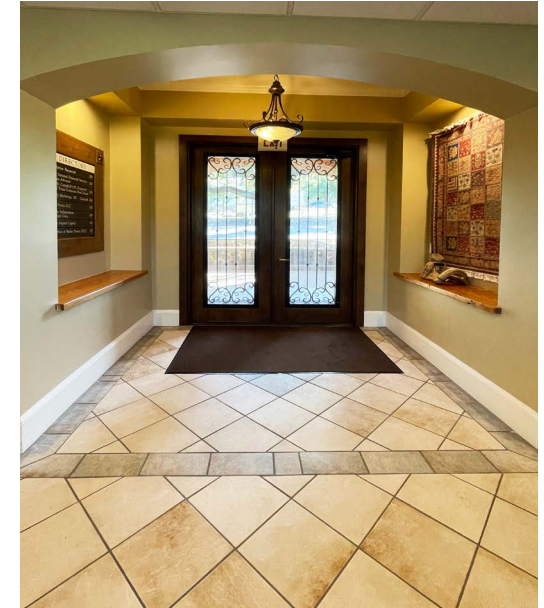
DIMENSIONS ARE TO SHOW ROOM SIZES.
SQUARE FOOTAGE CALCULATIONS INCLUDE
EXTERIOR WALLS.

SUITE 150: 1,966 SF
50% of COMMON AREA: 456 SF
SUITE 150 TOTAL: 2,422 SF

1ST FLOOR TOTAL
COMMON AREA SHOWN
912 SF



NOT TO SCALE



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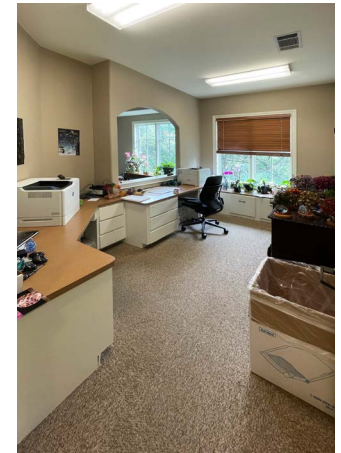
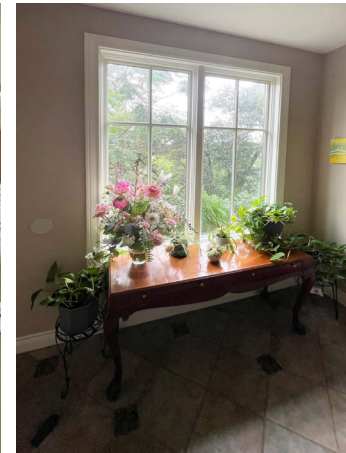
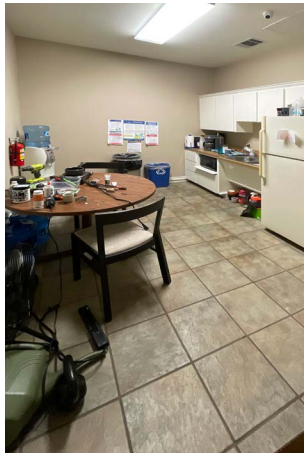
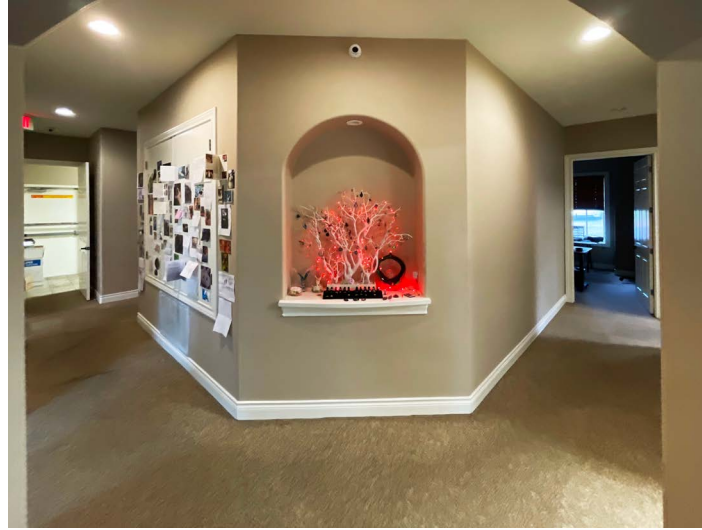


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INTERIOR PHOTOS

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - 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 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.

Brian Novy Company

255097

novyco@austin.rr.com

512.327.7613

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Brian Novy

255097

novyco@austin.rr.com

512.750.5587

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1