



PROPERTY OVERVIEW

The KatalYST Team by KW Commercial is pleased to present **4100 Duval Road, Suite 102, Austin, Texas**, a well-positioned medical and professional office opportunity available **for sale or lease** in Northwest Austin. Located within The Arbors at Creeks Edge, the property is ideally suited for medical practices, attorneys, financial professionals, consultants, therapists, and other professional users seeking a convenient and established location.

Strategically located between MoPac Expressway and Highway 183, the property offers excellent access throughout the Austin metro and is minutes from St. David's North Austin Medical Center, Ascension Seton Northwest, The Domain, and major North Austin employers. With convenient surface parking and a professional campus setting, **Suite 102 provides an attractive opportunity for an owner-user looking to build equity or a tenant seeking a high-quality North Austin office location.**

**FOR SALE OR
FOR LEASE**

Offering Summary

Sale Price	\$833,850
Lease Rate	\$17.00 NNN
Building SF	1,853
Available SF	1,681
Price/SF	\$450.00
Occupancy	Available
Floors	1
Parking	Surface - Concrete
Year Built	2001

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM | LICENSE: B842617

+1 (515) 639-0145

jhusmann@katalystteam.com

RICHARD GARY

LICENSE: S:675838

+1 (512) 415 9367

richard@jwdevelopmentinc.com

PROPERTY HIGHLIGHTS

- Professional/Medical Office – Ideal for physicians, healthcare providers, attorneys, financial services and other professional users.
- For Sale or Lease – Flexible opportunity for an owner-user or tenant.
- Strategic North Austin Location – Approximately ½ mile from MoPac with convenient access to Highway 183.
- Established Medical Corridor – Near St. David's North Austin Medical Center, Ascension Seton Northwest and an existing concentration of healthcare users.
- Near The Domain & Major Employers – Convenient to one of North Austin's largest concentrations of employment, retail and amenities.

PROPERTY PHOTOS



JARED HUSMANN

PRESIDENT, THE KATALYST TEAM | LICENSE: B842617

+1 (515) 639-0145

jhusmann@katalystteam.com

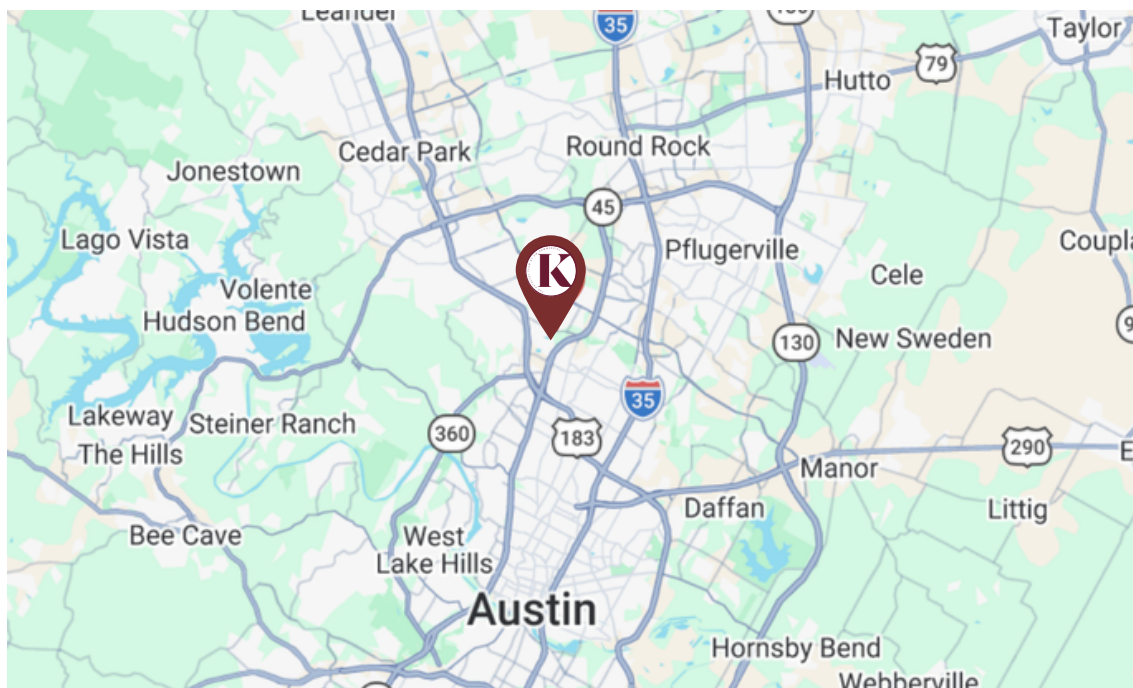
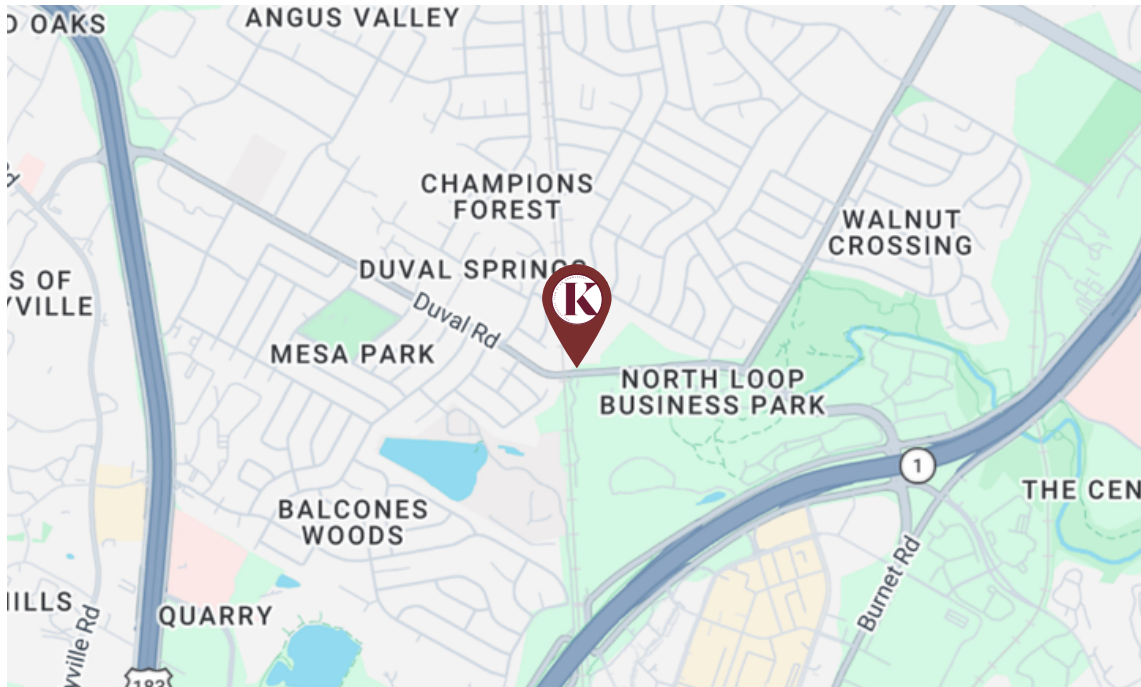
RICHARD GARY

LICENSE: S:675838

+1 (512) 415 9367

richard@jwdevelopmentinc.com

LOCATION MAPS



JARED HUSMANN

PRESIDENT, THE KATALYST TEAM | LICENSE: B842617

+1 (515) 639-0145

jhusmann@katalystteam.com

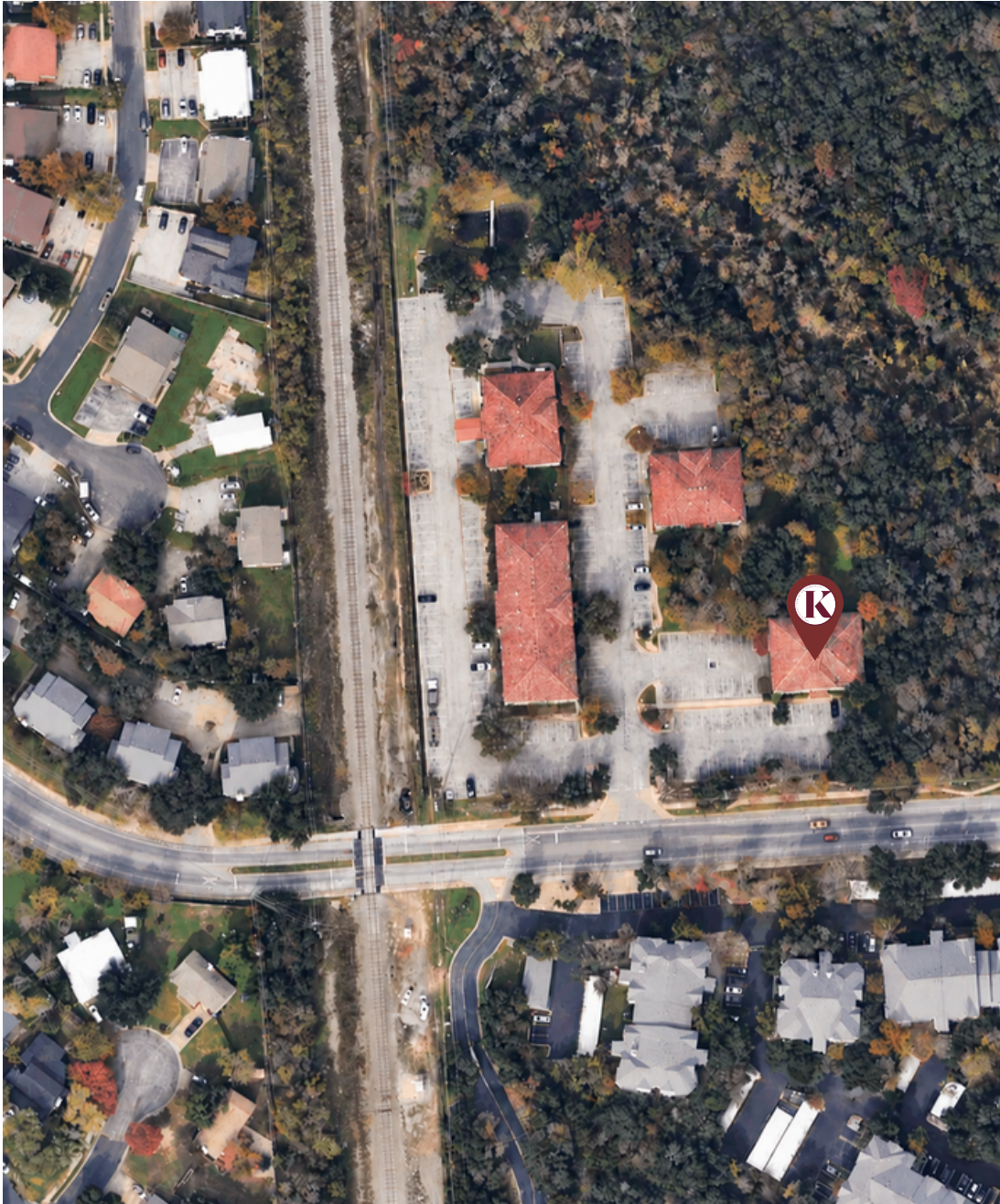
RICHARD GARY

LICENSE: S:675838

+1 (512) 415 9367

richard@jwdevelopmentinc.com

AERIAL MAP



JARED HUSMANN

PRESIDENT, THE KATALYST TEAM | LICENSE: B842617

+1 (515) 639-0145

jhusmann@katalystteam.com

RICHARD GARY

LICENSE: S:675838

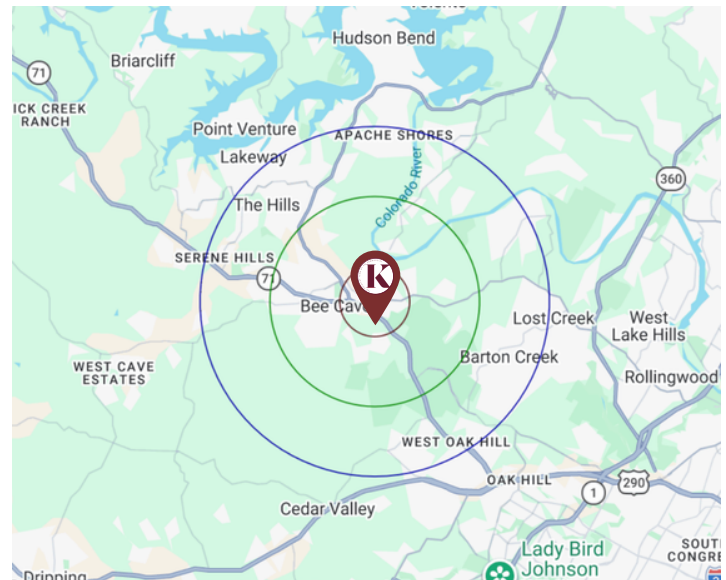
+1 (512) 415 9367

richard@jwdevelopmentinc.com

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	6,774	53,732	146,153
Female	6,361	51,444	140,650
Total Population	13,135	105,176	286,802
Housing	1 Mile	3 Miles	5 Miles
Total Units	8,466	65,213	161,754
Occupied	7,094	54,619	136,723
Owner Occupied	2,499	17,653	48,284
Renter Occupied	4,595	36,966	88,439
Vacant	1,372	10,594	25,031
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,354	51,252	127,541
Black	891	8,183	26,414
Am In/AK Nat	12	147	344
Hawaiian	4	32	86
Hispanic	3,114	27,272	87,905
Asian	1,386	15,545	37,801
Multiracial	343	2,503	6,166
Other	30	242	545
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 4	656	5,830	16,988
Ages 5 - 9	576	4,891	15,185
Ages 10 - 14	520	4,265	13,780
Ages 15 - 19	409	4,015	13,040
Ages 20 - 24	741	6,075	17,093
Ages 25 - 29	1,549	13,219	32,034
Ages 30 - 34	1,613	12,739	32,341
Ages 35 - 39	1,237	10,357	27,761
Ages 40 - 44	1,011	7,828	22,339
Ages 45 - 49	828	6,577	18,629
Ages 50 - 54	772	6,164	17,279
Ages 55 - 59	679	5,255	14,297
Ages 60 - 64	728	5,082	13,422
Ages 65 - 69	628	4,377	11,144
Ages 70 - 74	490	3,343	8,295
Ages 75 - 79	350	2,406	6,033
Ages 80 - 84	177	1,421	3,620
Ages 85+	171	1,333	3,523

Income	1 Mile	3 Miles	5 Miles
Median	\$ 97,078	\$ 98,717	\$ 90,423
Under \$10k	271	2,253	6,636
\$10k - \$15k	205	834	1,999
\$15k - \$20k	132	923	3,054
\$20k - \$25k	76	819	2,878
\$25k - \$30k	181	1,087	2,836
\$30k - \$35k	232	1,501	3,964
\$35k - \$40k	171	998	2,976
\$40k - \$45k	136	1,743	4,967
\$45k - \$50k	313	1,632	4,110
\$50k - \$60k	311	2,934	9,233
\$60k - \$75k	594	5,177	14,199
\$75k - \$100k	1,049	7,810	18,653
\$100k - \$125k	918	5,972	12,985
\$125k - \$150k	377	4,268	9,492
\$150k - \$200k	663	6,501	14,398
Over \$200k	1,466	10,169	24,341



TO LEARN MORE ON
THIS PROPERTY
SCAN THE QR CODE



JARED HUSMANN

PRESIDENT, THE KATALYST TEAM | LICENSE: B842617

+1 (515) 639-0145

jhusmann@katalystteam.com

RICHARD GARY

LICENSE: S:675838

+1 (512) 415 9367

richard@jwdevelopmentinc.com

Document ID: 20C0851A26B489C-96F0-96B3592909F1 11-03-2025

 **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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

	9010968-BB	kwatxbroker@kw.com	512-346-3550
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
	357270-B	mecook@kw.com	512-346-3550
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
	557629-B	michellebippus@kwaustin.com	512-346-3550
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
	675838 -SA	richgary@kwcommercial.com	512 415 9367
Name of Sales Agent/Associate	License No.	Email	Phone
	B842617		08/26/26
	Buyer/Tenant/Seller/Landlord Initials		Date

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov IABS 1-2

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM | LICENSE: B842617

+1 (515) 639-0145

jhusmann@katalystteam.com

RICHARD GARY

LICENSE: S:675838

+1 (512) 415 9367

richard@jwdevelopmentinc.com