



## PROPERTY OVERVIEW

**The KatalYST Team** by KW Commercial is pleased to present **4100 Duval Road, Suite 103, Austin, Texas**, a 1,609 SF fully leased professional office investment offering predictable income in an established Northwest Austin location. The property is secured by a three-year lease at \$29.50/SF Modified Gross, generating approximately \$29,415 in annual NOI, and has 1.6% rental increases annually with a renewal period of two years.

Positioned as a low-management, income-producing investment, **Suite 103 provides investors with contractual cash flow backed by a leased real estate asset while maintaining long-term ownership in the Austin market.** Located within The Arbors at Creeks Edge between MoPac and Highway 183, the property benefits from proximity to The Domain, major North Austin employers, and established medical and professional users—making it an attractive option for investors prioritizing income stability, capital preservation, and long-term real estate ownership over near-term yield.

**FOR SALE**

### Offering Summary

|                |            |
|----------------|------------|
| Sale Price     | \$798,300  |
| Cap Rate       | 3.68%      |
| NOI            | \$29,415   |
| Building SF    | 1,774      |
| Price/SF       | \$450.00   |
| Occupancy      | 100        |
| Floors         | 1          |
| Lot Size       | 0.24 Acres |
| Building Class | B          |
| 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

- Fully Leased Investment – Immediate day-one income with no initial lease-up required.
- Passive Investment Opportunity – Ideal for investors prioritizing stable income and limited day-to-day involvement.
- Income + Long-Term Ownership – Combines contractual lease income with ownership of an Austin commercial real estate asset.
- Capital Preservation Strategy – Positioned for investors placing greater emphasis on stability and long-term value than near-term yield.
- Future Optionality – Upon lease expiration, ownership retains the flexibility to renew, re-lease, or potentially occupy/sell the suite.

## PROPERTY PHOTOS



### JARED HUSMANN

PRESIDENT, THE KATALYST TEAM | LICENSE: B842617

+1 (515) 639-0145

jhusmann@katalystteam.com

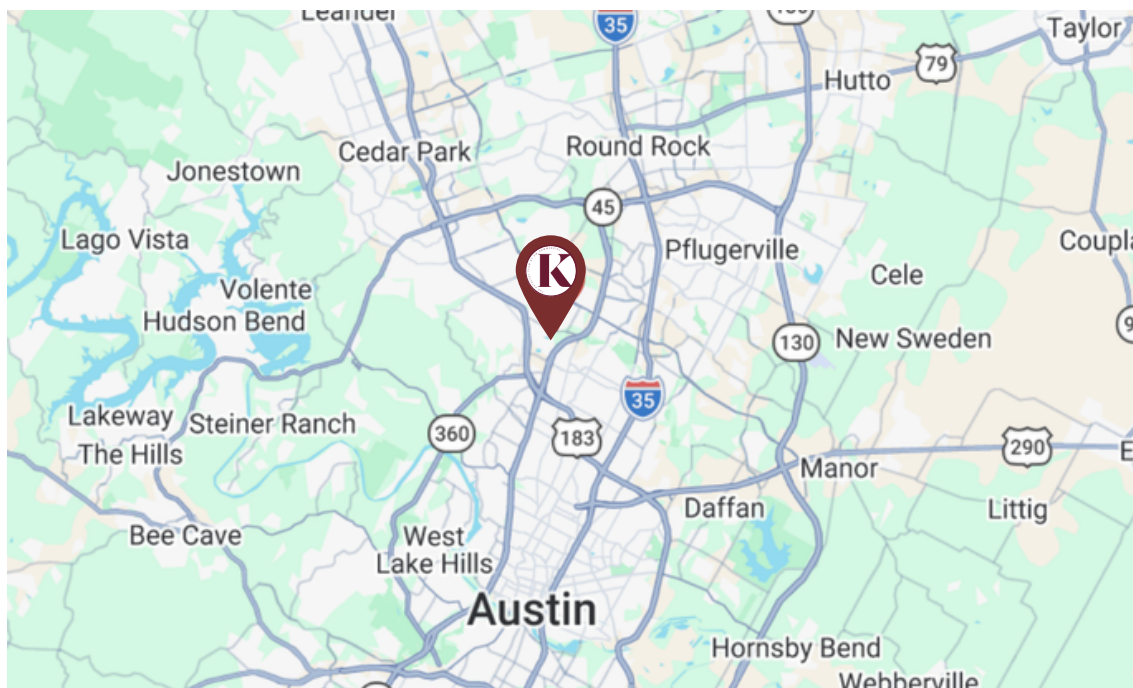
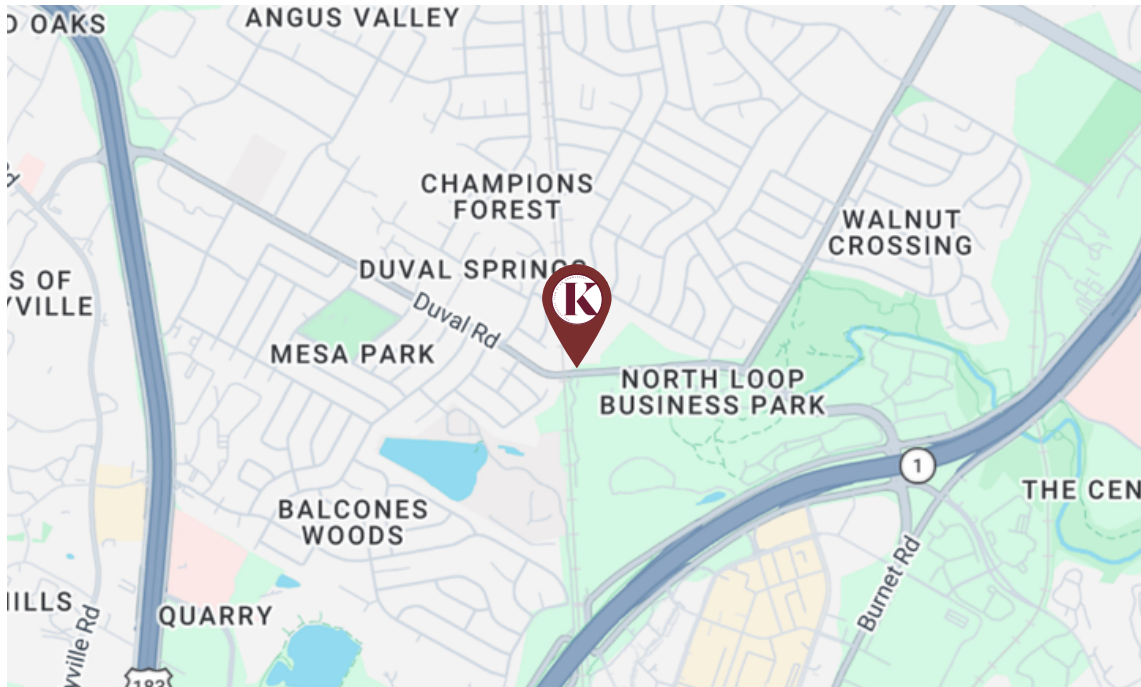
### RICHARD GARY

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

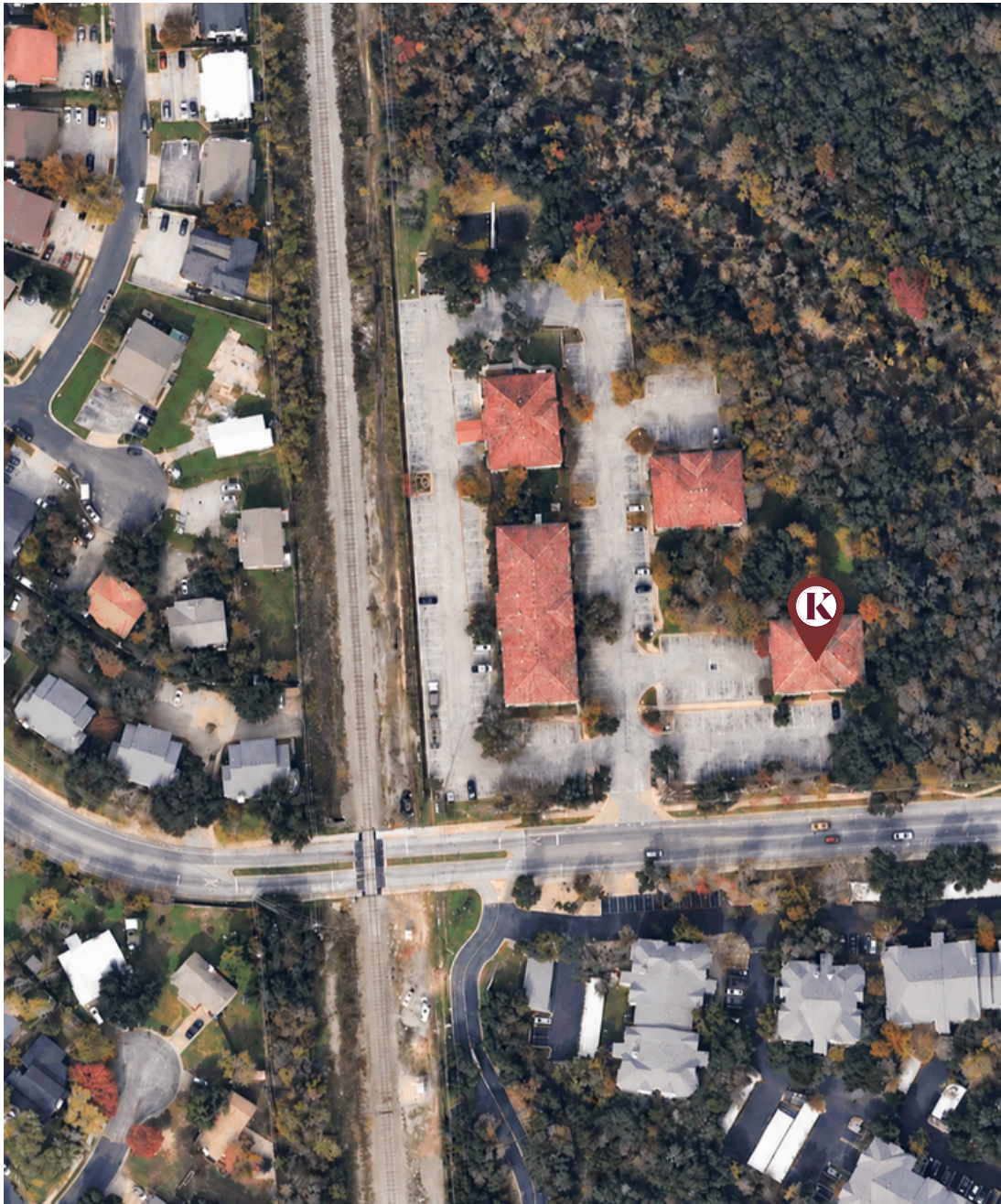
### RICHARD GARY

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

## ANNUAL PROPERTY OPERATING DATA

| Description<br>Year Ending      | Year 1<br>07/2027 | Year 2<br>07/2028 | Year 3<br>07/2029 | Year 4<br>07/2030 | Year 5<br>07/2031 |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Income</b>                   |                   |                   |                   |                   |                   |
| Rental Income                   | \$ 52,332         | \$ 53,201         | \$ 54,084         | \$ 54,982         | \$ 55,894         |
| <b>Gross Scheduled Income</b>   | \$ 52,332         | \$ 53,201         | \$ 54,084         | \$ 54,982         | \$ 55,894         |
| <b>Gross Operating Income</b>   | \$ 52,332         | \$ 53,201         | \$ 54,084         | \$ 54,982         | \$ 55,894         |
| <b>Expenses</b>                 |                   |                   |                   |                   |                   |
| Legal                           | \$ (334)          | \$ (334)          | \$ (334)          | \$ (334)          | \$ (334)          |
| Misc/HOA Fees                   | \$ (10,652)       | \$ (10,652)       | \$ (10,652)       | \$ (10,652)       | \$ (10,652)       |
| Repairs                         | \$ (275)          | \$ (275)          | \$ (275)          | \$ (275)          | \$ (275)          |
| Taxes - Real Estate             | \$ (11,656)       | \$ (11,656)       | \$ (11,656)       | \$ (11,656)       | \$ (11,656)       |
| <b>Total Operating Expenses</b> | \$ (22,917)       | \$ (22,917)       | \$ (22,917)       | \$ (22,917)       | \$ (22,917)       |
| <b>Operating Expense Ratio</b>  | <b>43.79%</b>     | <b>43.08%</b>     | <b>42.37%</b>     | <b>41.68%</b>     | <b>41.00%</b>     |
| <b>Net Operating Income</b>     | \$ 29,415         | \$ 30,284         | \$ 31,167         | \$ 32,065         | \$ 32,977         |

**JARED HUSMANN**

PRESIDENT, THE KATALYST TEAM | LICENSE: B842617

 +1 (515) 639-0145

 jhusmann@katalystteam.com

**RICHARD GARY**

LICENSE: S:675838

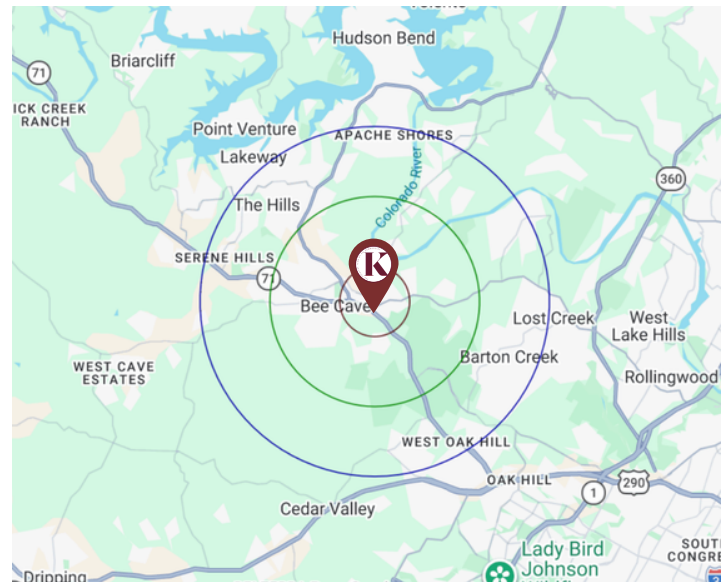
 +1 (512) 415 9367

 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

**TREC**  
TEXAS REAL ESTATE COMMISSION

**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.

|                                                                      |                                       |                             |              |
|----------------------------------------------------------------------|---------------------------------------|-----------------------------|--------------|
| Keller Williams Realty                                               | 9010968-BB                            | kwatxbroker@kw.com          | 512-346-3550 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No.                           | Email                       | Phone        |
| M.F. Cook                                                            | 357270-B                              | mecook@kw.com               | 512-346-3550 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No.                           | Email                       | Phone        |
| Michelle Lea Bippus                                                  | 557629-B                              | michellebippus@kwaustin.com | 512-346-3550 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No.                           | Email                       | Phone        |
| Richard Gary                                                         | 675838 -SA                            | richgary@kwcommercial.com   | 512 415 9367 |
| Name of Sales Agent/Associate                                        | License No.                           | Email                       | Phone        |
| Jared Husmann                                                        | B842617                               | Myron Jordahl               | 08/26/26     |
|                                                                      | Buyer/Tenant/Seller/Landlord Initials |                             | Date         |

Regulated by the Texas Real Estate Commission Information available at [www.trec.texas.gov](http://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