

4450 Frontier Trl



Medical Office...
Austin, TX 78...

3,077
SF RBA

0.25
AC Lot

1983
Year Built

Single
Tenancy

Sale

Sold Price\$1,235,000 (\$401.36/SF)

DateApr 2019

Sale TypeOwner/User

Building

Type2 Star Office

RBA3,077 SF

Stories1

Typical Floor3,077 SF

ClassB

ConstructionMasonry

Year Built1983

TenancySingle

Owner OccupNo

ElevatorsNone

CoStar Est. Rent \$32 - 39/fs (Office)

Parking 10 free Surface Spaces are available; Ratio of 3.25/1,000 SF

Taxes \$5.34/SF (2017)

Opportunity Zone Yes

Walk Score®Somewhat Walkable (67)

Transit Score®Good Transit (51)

Land

Land Acres0.25 AC

Bldg FAR0.28

ZoningCS

Parcel509160

Land SF10,890 SF

Tenants

NameSF Occupied

Low T Center900 SF

Neat Management Group Inc-

Building Notes

Great South Austin location, near the intersection of Lamar and 71 directly next to the Central Market South

Public Transportation

Commuter Rail	Drive	Distance
Downtown Station Commuter Rail (Capital MetroRail)	9 min	7.2 mi
Plaza Saltillo Station Commuter Rail (Capital MetroRail)	9 min	7.5 mi

Airport	Drive	Distance
Austin-Bergstrom International Airport	17 min	13.0 mi

Location

Zip78745

SubmarketSouth

Submarket ClusterSouth

MarketAustin

CountyTravis

StateTexas

CBSAAustin-Round Rock, TX

DMAAustin, TX

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Feb 2014	3,077 SF	Retail	-	-

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	↔ 0.0%
Submarket 1-3 Star	6.0%	↑ 1.2%
Market Overall	8.9%	↑ 1.1%
Market Rent Per SF		
Submarket 1-3 Star	\$32.97	↑ 3.8%
Market Overall	\$37.05	↑ 4.5%

Submarket Leasing Activity		
12 Mo. Leased SF	305,838	↓ 53.5%
Months on Market	3.9	↓ 1.6 mo

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$22	\$45.5
12 Mo. Price Per SF	\$293	\$282

Property Contacts

Primary Leasing Lefner Enterprise Inc.

Documents

Property
attachment.pdf

Last Sale
Frontier For Sale flyer sm

Demographics

	1 Mi	3 Mi
Population	11,917	120,597
Households	6,017	54,776
Average Age	38.00	36.40
Median HH Income	\$56,014	\$70,131
Daytime Employees	7,670	65,958
Population Growth '19-'24	↑ 7.5%	↑ 8.8%
Household Growth '19-'24	↑ 7.3%	↑ 8.5%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Frontier Trl	Taos Blvd SW	3,750	2017	0.10 mi
Frontier Trl	Rim Rock Path SE	853	2017	0.10 mi
W Ben White Blvd	US Hwy 290 NW	190,244	2013	0.19 mi
Pack Saddle Pass	Navajo Path W	852	2017	0.20 mi
Pack Saddle Pass	Roundup Trl SW	998	2017	0.20 mi

Made with TrafficMetrix® Products



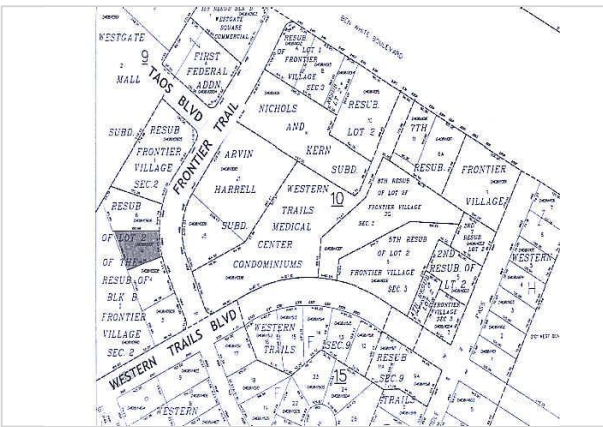
Primary Photo



Building Photo



4450.JPG



Plat Map