

\$1,800,000 - 8103 Brodie Lane, Austin

MLS® #5620526

\$1,800,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.76 Acres

Dunliegh Add Sec 02, Austin, TX

Sayers Real Estate Advisors, Inc. is pleased to offer 8103 Brodie Ln in Austin, TX for sale. The opportunity includes a multi-tenant retail investment property situated on 0.75 acres in the heart of vibrant south Austin. Located at the intersection of Brodie Ln and Thomas Kincheon St, the property benefits from prime street-level visibility, easy access with two ingress/egress points, is within close proximity to H-E-B, Costco, Target, Chick-fil-a, Lifetime Fitness, and is surrounded by residential.

The property is currently 100% occupied at below market rents, offering an investor immediate upside through mark-to-market leasing. The in place weighted average lease term ("WALT") of 2.58 years allows an investor to implement this strategy quickly and increase rents to market. The average current base rent is \$12.35, which allows for the opportunity for rental rate increases based on current market comps.

Built in 1986

Essential Information

ListingFeed	abor_vow
MLS® #	5620526
List Price	\$1,800,000
Sale Price	\$1,335,500
Sale Date	October 20th, 2023
Bathrooms	0.00



Acres	0.76
Year Built	1986
Type	Commercial Sale
Sub-Type	Retail
Status	Closed

Community Information

Address	8103 Brodie Lane
Subdivision	Dunliegh Add Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78745

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking	Concrete

Interior

Interior	Laminate
Heating	Separate Meters
Cooling	Separate Meters

Exterior

Construction	Masonry
Foundation	Slab