

**FOR SALE | SINGLE TENANT NET LEASED MEDICAL**

# Community Clinical Research

8334 Cross Park Dr - Austin, TX 78754




**partners**



PRIMARY CONTACT



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PROPERTY AT A GLANCE

ADDRESS	<b>8334 CROSS PARK DR</b>
CITY, STATE, ZIPCODE	<b>AUSTIN, TX 78754</b>
LAND ACRES	<b>2.266</b>
BUILDING SIZE	<b>11,100</b>
YEAR BUILT	<b>2006</b>
PARCEL NUMBER	<b>0231230129</b>
ZONING, COUNTY	<b>COMMERCIAL, TRAVIS</b>





## EXECUTIVE SUMMARY

The Medical Investment Group of Partners Real Estate is pleased to present a single-tenant net leased medical asset in a prime location, offering a fresh 10-year lease with a strong tenant operating since 1994. This 11,100 SF facility, built in 2006, features a specialized medical buildout with 20 inpatient beds, ensuring long-term functionality and stability. Situated on a 2.266-acre lot with a 4/1000 parking ratio, the property is 100% occupied, generating a net operating income of \$312,000 at a 6.85% cap rate. Priced at \$4,550,000 (\$409.91/SF), this well-maintained asset presents an excellent investment opportunity in the growing medical real estate sector. Contact our team today for more details.

**Please contact Ryan McCullough for More information at (512) 580-6224**







Downtown Austin

## OFFERING DETAILS



SALE PRICE  
**\$4,550,000**



PRICE PER SQUARE FOOT  
**\$409.91**



CAP RATE  
**6.85%**



NET OPERATING INCOME  
**\$312,000.00**



OCCUPANCY  
**100%**



LOT SIZE  
**2.266 AC**



TOTAL BUILDING SIZE  
**11,100 SF**



YEAR BUILT  
**2006**



PARKING RATIO  
**4/1,000**



## PROPERTY HIGHLIGHTS

### LONG-TERM STABILITY WITH 10-YEAR NNN LEASE

This single-tenant net leased medical office is secured by a brand-new 10-year lease, providing investors with stable, long-term cash flow and minimal landlord responsibilities.

### ESTABLISHED TENANT WITH PROVEN OPERATION

The tenant has been in operation since 1994, demonstrating a strong history of success and commitment to the location, ensuring reliability for future ownership.

### SPECIALIZED MEDICAL FACILITY

Designed for healthcare operations, the property features a specialized medical buildout with 20 inpatient beds, making it a turnkey solution for medical investors.

### UNPARALLELED MARKET GROWTH

In Austin, Texas, a single-tenant net-leased (STNL) medical asset presents a prime investment opportunity in a high-growth market. With Austin's expanding healthcare sector and strong demand for outpatient services, these properties offer long-term lease stability and a reliable income stream. Located in a thriving medical corridor with easy access to major highways and a growing patient base, STNL medical assets in Austin provide investors with minimal management responsibilities and strong creditworthy tenants. This positive trajectory highlights Austin's appeal as a premier market for healthcare real estate investments, combining stability with long-term growth potential.

### FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.



# FINANCIALS

TENANT	RENTABLE SF	% OF TOTAL	TERM (MONTHS)	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/ YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
Community Clinical Research Inc.	11,100	100%	120	NNN	1/1/25	12/31/34	\$28.11	\$26,000.00	\$312,000.00	3.0% Annually	Two 5 Year

RENT SCHEDULE		
YEAR	NOI	CAP RATE
2025	\$312,000.00	6.85%
2026	\$321,360.00	7.06%
2027	\$331,000.80	7.27%
2028	\$340,930.80	7.49%
2029	\$351,158.76	7.71%
2030	\$361,693.56	7.94%
2031	\$372,544.32	8.18%
2032	\$383,720.64	8.42%
2033	\$395,232.24	8.68%
2034	\$407,089.20	8.94%





# TENANT PROFILE



Community Clinical Research, established in 1994, is a dedicated clinical trial facility located in Austin, Texas. Specializing in conducting a wide range of clinical studies, they collaborate with pharmaceutical companies to advance medical knowledge and develop new treatments. Their experienced team, led by Principal Investigator Dr. David Brown—a Texas Monthly Super Doctor in 2021, 2022, and 2023—ensures the highest standards of patient care and research integrity. Participants in their trials receive access to cutting-edge therapies and contribute to the progression of medical science. Community Clinical Research is committed to providing hope through research, offering individuals the opportunity to participate in studies that may improve health outcomes for themselves and others.



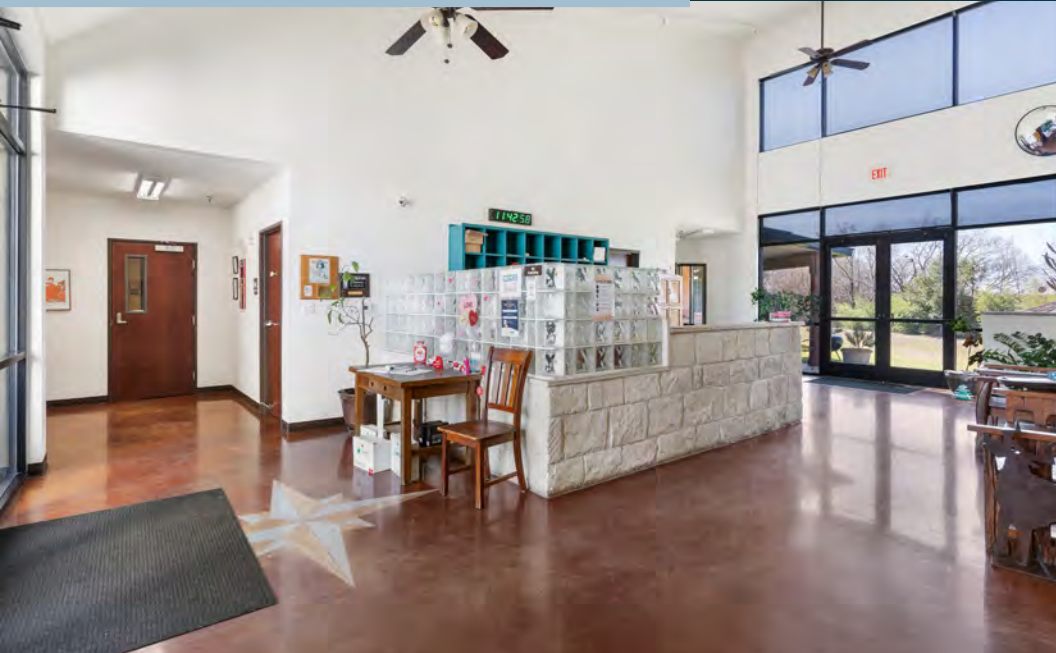


# ENTRANCE





# INTERIOR PHOTOS





# INTERIOR PHOTOS





# EXTERIOR PHOTOS

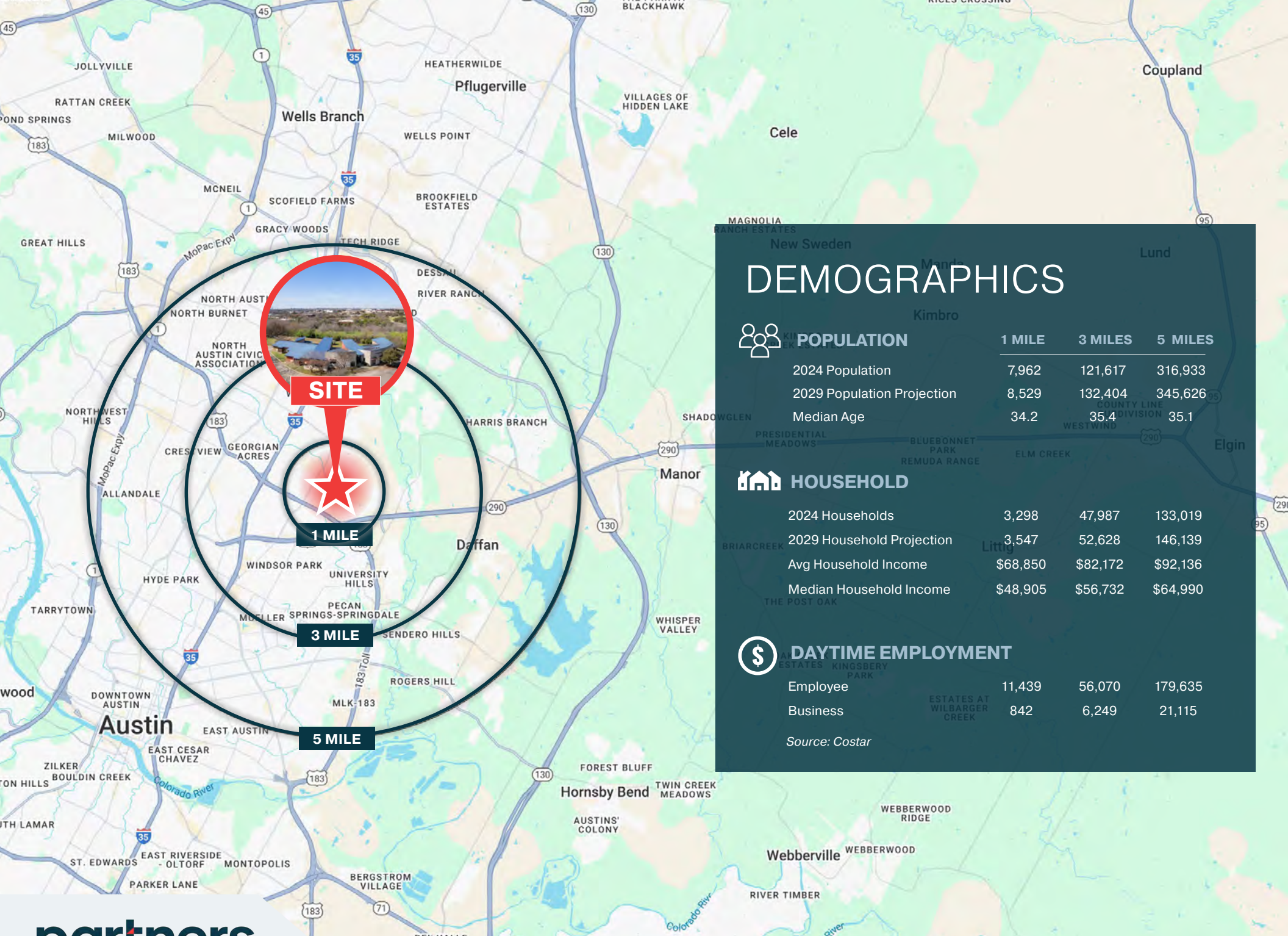




# SITE OVERVIEW







# DEMOGRAPHICS



## POPULATION

1 MILE    3 MILES    5 MILES

2024 Population	7,962	121,617	316,933
2029 Population Projection	8,529	132,404	345,626
Median Age	34.2	35.4	35.1



## HOUSEHOLD

2024 Households	3,298	47,987	133,019
2029 Household Projection	3,547	52,628	146,139
Avg Household Income	\$68,850	\$82,172	\$92,136
Median Household Income	\$48,905	\$56,732	\$64,990



## DAYTIME EMPLOYMENT

Employee	11,439	56,070	179,635
Business	842	6,249	21,115

Source: Costar









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