

Pond springs plaza 13233 Pond springs Rd Austin, Tx 78729

FOR SALE



Retail Shopping Center

23,887 sq ft

Built:1986

Lot size:74,627

BMW Realty: Murry Woods 512-632-1569

BMW.realty@gmail.com

Pond Springs Plaza
13233 pond springs
AustinTX

updated 12/12/15

Rental income \$42,041/mo-----\$504,492/year

Expenses:

Taxes \$87,200

Insurance: 14,579

Landscaping: \$9,000

Utilities: \$30,000

Repairs: \$25,000 (5% of income)

total expenses \$165,779

NOI \$338,713

KayMac Property
PO Box 201990
Austin, TX 78720
512-739-1881

Rent Roll - December, 2025
13233 Pond Springs Rd
12/11/2025

Property	Tenant	Moved In	Lease Begin	Lease End	Deposit	Rent	Sq Ft
13233 Pond Springs Rd, 301 & 304 Kavak	Kavak Grill	08/18/2025	09/01/2025	08/31/2030	14,000.00	7,000.00	3,800
13233 Pond Springs Rd, 317-B EdgePro Studios	EdgePro Studios	08/18/2025	08/15/2025	08/14/2028	1,820.00	1,820.00	850
13233 Pond Springs Rd, 324 512 Tattoo	512 Tattoo	11/15/2017	01/01/2026	12/31/2028	1,700.00	2,100.00	1,200
13233 Pond Springs Rd, Suite 306 Q Alterations	Q Alterations & Cleaners	02/15/2015	01/01/2026	12/31/2028	0.00	1,454.00	752
13233 Pond Springs Rd, Suite 307 Platinum Fades	Platinum Fades	03/27/2023	---	---	500.00	0.00	
13233 Pond Springs Rd, Suite 308 Platinum Fades	Platinum Fades	02/15/2015	09/01/2025	08/31/2028	500.00	4,500.00	2,325
13233 Pond Springs Rd, Suite 316 Shenanigans	Shenanigans	02/15/2015	07/01/2025	11/30/2027	0.00	10,300.00	6,432
13233 Pond Springs Rd, Suite 317 The Naughty Vape Shop	The Naughty Vape Shop	08/01/2023	08/01/2023	07/31/2024	1,000.00	2,500.00	1,550
13233 Pond Springs Rd, Suite 318 Courtney's Catering	Courtney's Catering	02/15/2015	07/01/2025	06/30/2027	0.00	2,040.00	1,020
13233 Pond Springs Rd, Suite 321 E.D. Nails	E. D. Nails	02/15/2015	07/01/2025	06/30/2026	0.00	2,867.00	1,728
13233 Pond Springs Rd, Suite 322 Platinum Spa	Platinum Spa	07/01/2025	09/15/2025	09/14/2028	3,500.00	3,500.00	2,250

Property	Tenant	Moved In	Lease Begin	Lease End	Deposit	Rent	Sq Ft
13233 Pond Springs Rd, Suite 323	Vacant						

Total 23,020.00 38,081.00

total \$42,041

\$3960 1980 sq

13233 Pond Springs Rd, Austin, TX 78729, Williamson County

APN: R075019 CLIP: 1491862045

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	02/12/2015
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	23,887	74,627	1986	COM'L BLDG	

COMMUNITY INSIGHTS

Median Home Value	\$437,436	School District	ROUND ROCK ISD
Median Home Value Rating	7 / 10	Family Friendly Score	7 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	7 / 100	Walkable Score	61 / 100
Total Incidents (1 yr)	464	Q1 Home Price Forecast	\$426,222
Standardized Test Rank	50 / 100	Last 2 Yr Home Appreciation	-9%

LOCATION INFORMATION

School District	Round Rock ISD	Mapsco	434-T
School District Name	Round Rock ISD	MLS Area	NW
Census Tract	204.06	Zip Code	78729
Subdivision	Turtle Rock Estates	Flood Zone Date	12/20/2019
Elementary School District	Live Oak	Most Hazardous Flood Zone	X
Middle School District/School Name	Deerpark	Within 250 Feet of Multiple Flood Zone	No
Neighborhood Code	Neighborhood Shop.strip-Lakeli-R 45ms	Flood Zone Panel	48491C0610F
High School District/School Name	Mcneil	Carrier Route	C025

TAX INFORMATION

Property ID 1	R075019	Tax Area (113)	GW1
Property ID 2	16558100000001	Tax Appraisal Area	GW1
Property ID 3	R075019	% Improved	80%
Legal Description	S4856 - TURTLE ROCK ESTATES, LOT 1, ACRES 1.7132		
Actual Tax Year	2025	Lot	1
Actual Tax	\$88,405		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Market Value - Total	\$5,811,683	\$4,616,148	\$4,175,000
Market Value - Land	\$1,185,077	\$1,185,077	\$1,185,077
Market Value - Improved	\$4,626,606	\$3,431,071	\$2,989,923
Assessed Value - Total	\$4,680,000	\$4,616,148	\$4,175,000
Assessed Value - Land		\$1,185,077	\$1,185,077
Assessed Value - Improved		\$3,431,071	\$2,989,923
YOY Assessed Change (\$)	\$63,852	\$441,148	
YOY Assessed Change (%)	1.38%	10.57%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$77,565	2023		
\$87,199	2024	\$9,634	12.42%
\$88,405	2025	\$1,206	1.38%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin City	Estimated	\$22,351.68	.4776
Williamson County	Estimated	\$16,645.36	.35567
Austin Community College	Estimated	\$4,740.84	.1013
Williamson County Fm/Rd	Estimated	\$2,074.60	.04433
Round Rock ISD	Estimated	\$41,797.08	.8931
Upper Brshy Cr Wcid	Estimated	\$795.60	.017
Total Estimated Tax Rate			1.889

CHARACTERISTICS

County Use Code	Commercial	Year Built	1986
State Use	Commercial	Effective Year Built	1990

Property Details Courtesy of AUSTIN CENTRAL TX REALTY INFORMATION SVC

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 12/08/25

Page 1/16

Land Use	Tax: Commercial Building MLS: Commercial (NEC)
Lot Acres	1.7132
Basement Type	MLS: Slab
Gross Area	23,887
Building Sq Ft	23,887
Ground Floor Area	23,887
Garage Capacity	MLS: 81
Stories	1
Water	Type Unknown
Air Conditioning	Central
Heat Type	Central
Porch	Open Porch
Roof Type	Flat
Roof Shape	Flat
Interior Wall	Drywall
Floor Cover	Vinyl

Foundation	Slab
# of Buildings	1
Building Type	Commercial
Area Under Canopy	2,281
Building Comments	23776277
Ceiling Height	14
Elec Svs Type	Electric/Gas
Electric Service Type	Type Unknown
Fuel Type	Gas
Lot Area	74,627
No. of Porches	1
No. Parking Spaces	MLS: 81
Porch 1 Area	572
Perimeter of Building	919
Porch Type	Open Porch
County Use Description	Commercial-F1

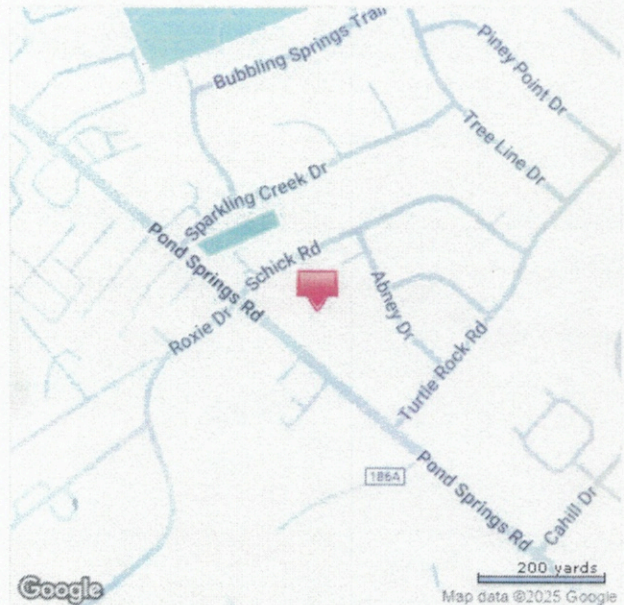
FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
Main Area	S	23,762	1986	\$1,559,217
Canopy	S	2,281	1986	\$14,967
Asphalt	S	30,000		\$48,600
Open Porch	S	572	1986	\$9,383
Main Area	S	125	1986	\$9,821

PROPERTY MAP



*Lot Dimensions are Estimated



13233 Pond Springs Rd, Austin, TX 78729, Williamson County

APN: R075019 CLIP: 1491862045

POPULATION

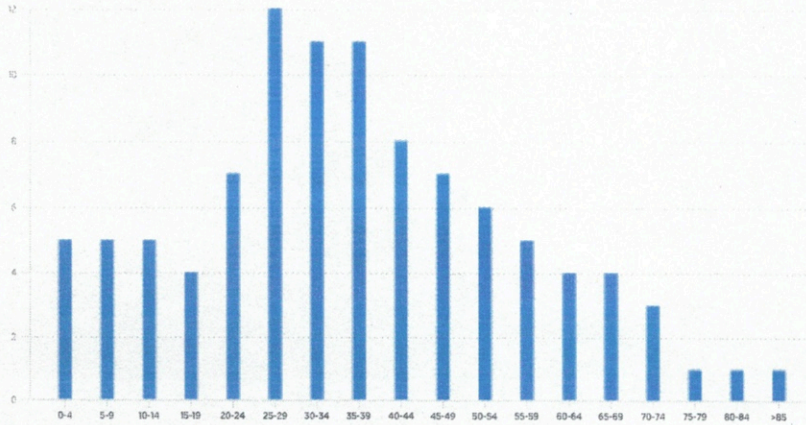
SUMMARY

Estimated Population	30,440
Population Growth (since 2010)	5.7%
Population Density (ppl / mile)	3,085
Median Age	35.1

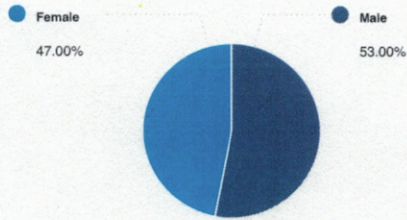
HOUSEHOLD

Number of Households	14,783
Household Size (ppl)	2
Households w/ Children	5,464

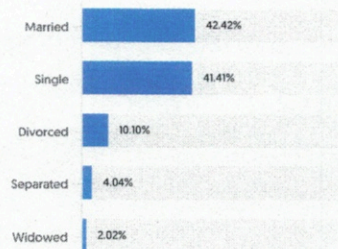
AGE



GENDER



MARITAL STATUS



HOUSING

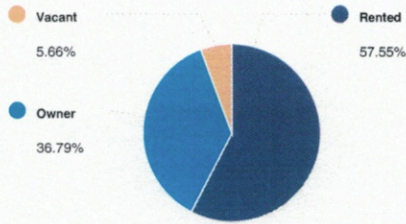
SUMMARY

Median Home Sale Price	\$434,500
Median Year Built	1993

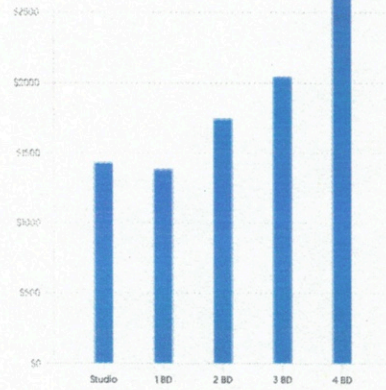
STABILITY

Annual Residential Turnover	18.11%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

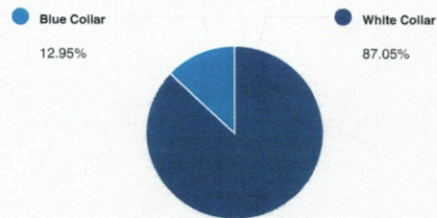


QUALITY OF LIFE

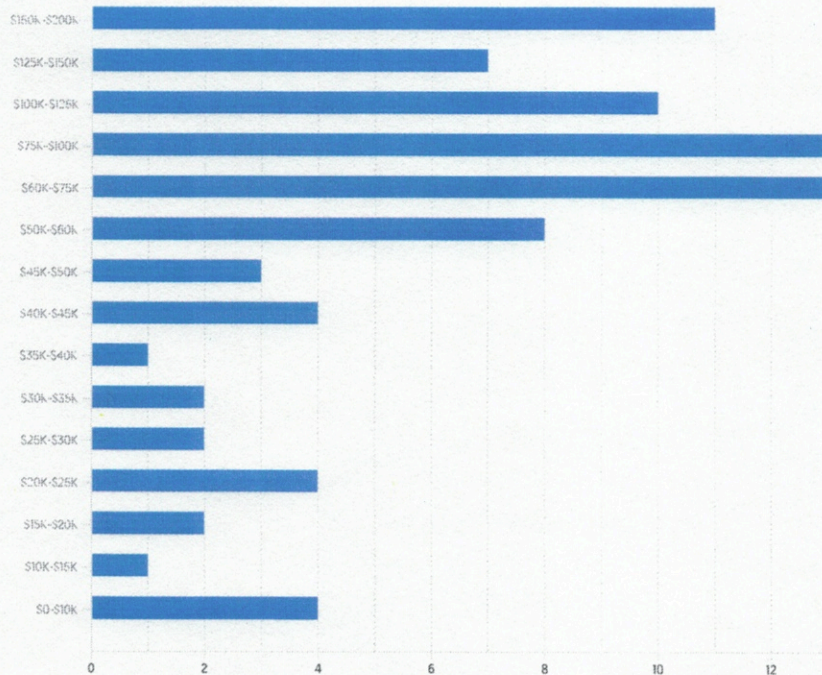
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	30
Construction	1,012
Manufacturing	1,869
Transportation and Communications	920
Wholesale Trade	358
Retail Trade	2,421
Finance, Insurance and Real Estate	1,264
Services	5,715
Public Administration	1,203

WORKFORCE



HOUSEHOLD INCOME



Average Household Income

\$81,589

Average Per Capita Income

\$55,136

People

People Facts & Stats

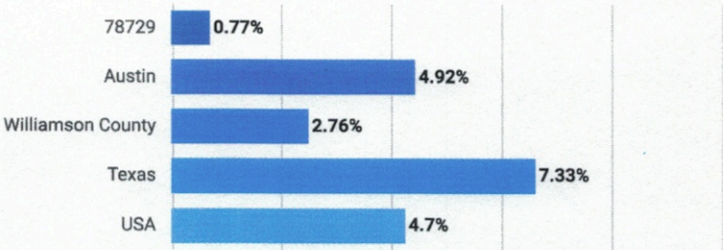
	78729	Austin	Williamson...	Texas	USA
Population	30K	968K	644K	29.64M	332.39M
Population Density per Sq Mi	3.14K	2.97K	577	113	94
Pop Change since 2020	-1.3%	+5.7%	+17.7%	+5.9%	+0%
Median Age	33	35	37	36	39
Male / Female Ratio	53%	51%	50%	50%	50%

Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

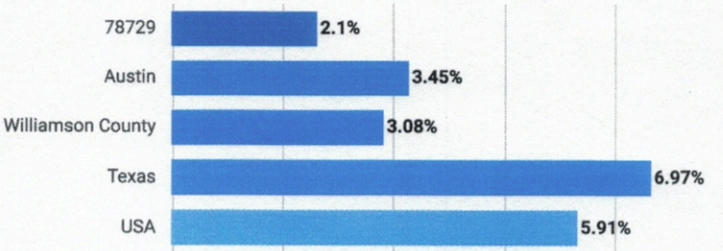
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



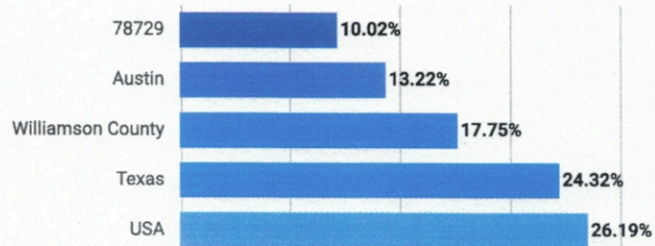
This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.



Austin, TX 78729

High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



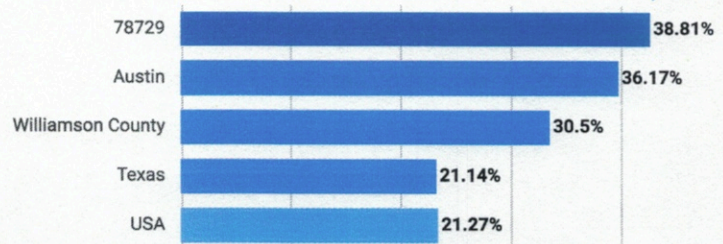
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



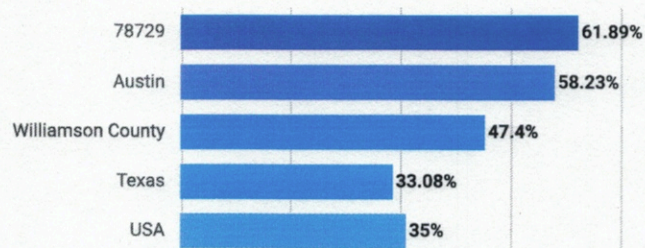
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



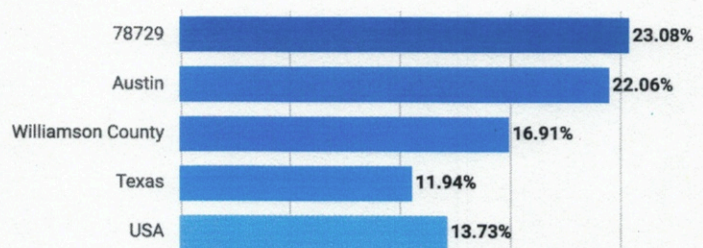
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



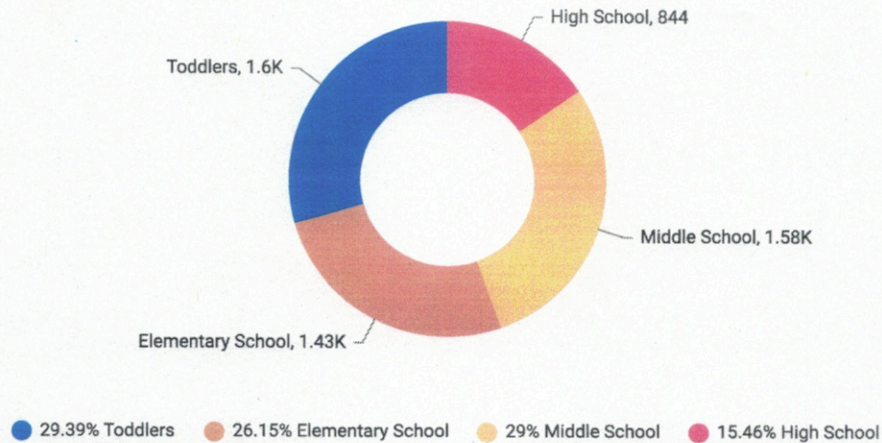
Austin, TX 78729

Population of Children by Age Group in 78729

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

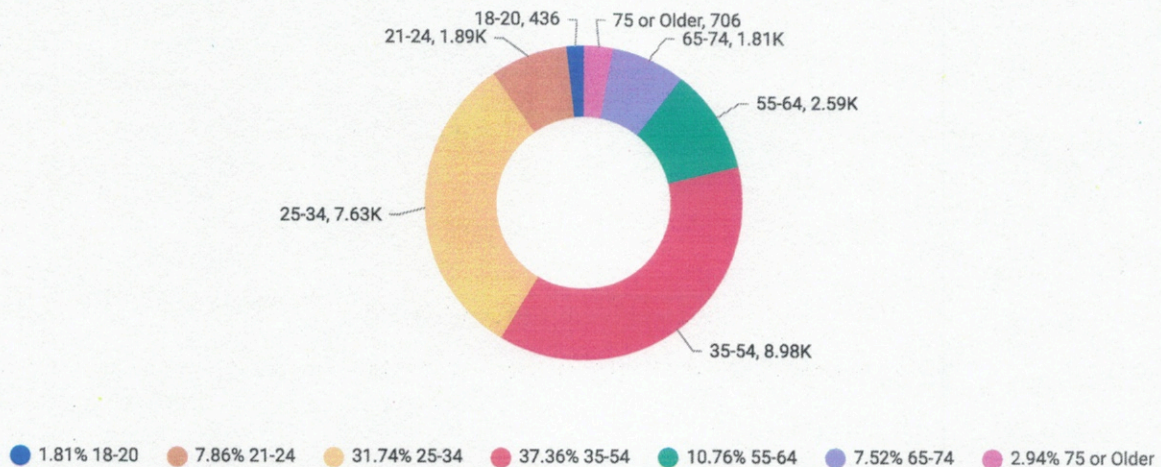


Population of Adults by Age Group in 78729

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

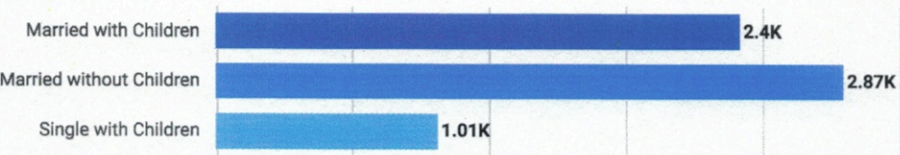


Households With Children in 78729

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

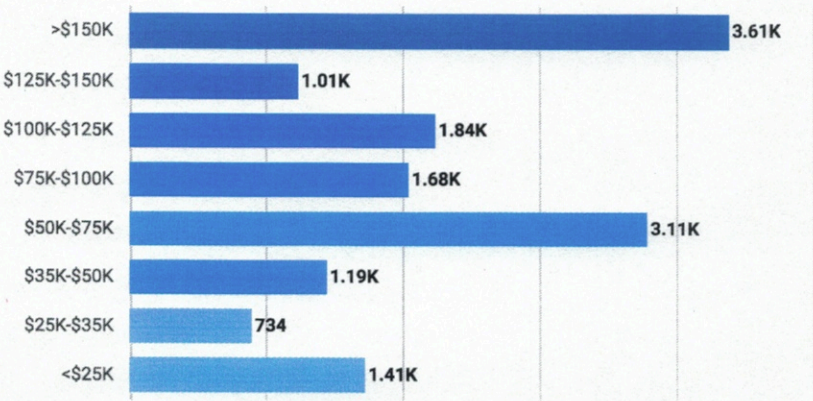


Household Income Brackets in 78729

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



TNT Neighborhood Report

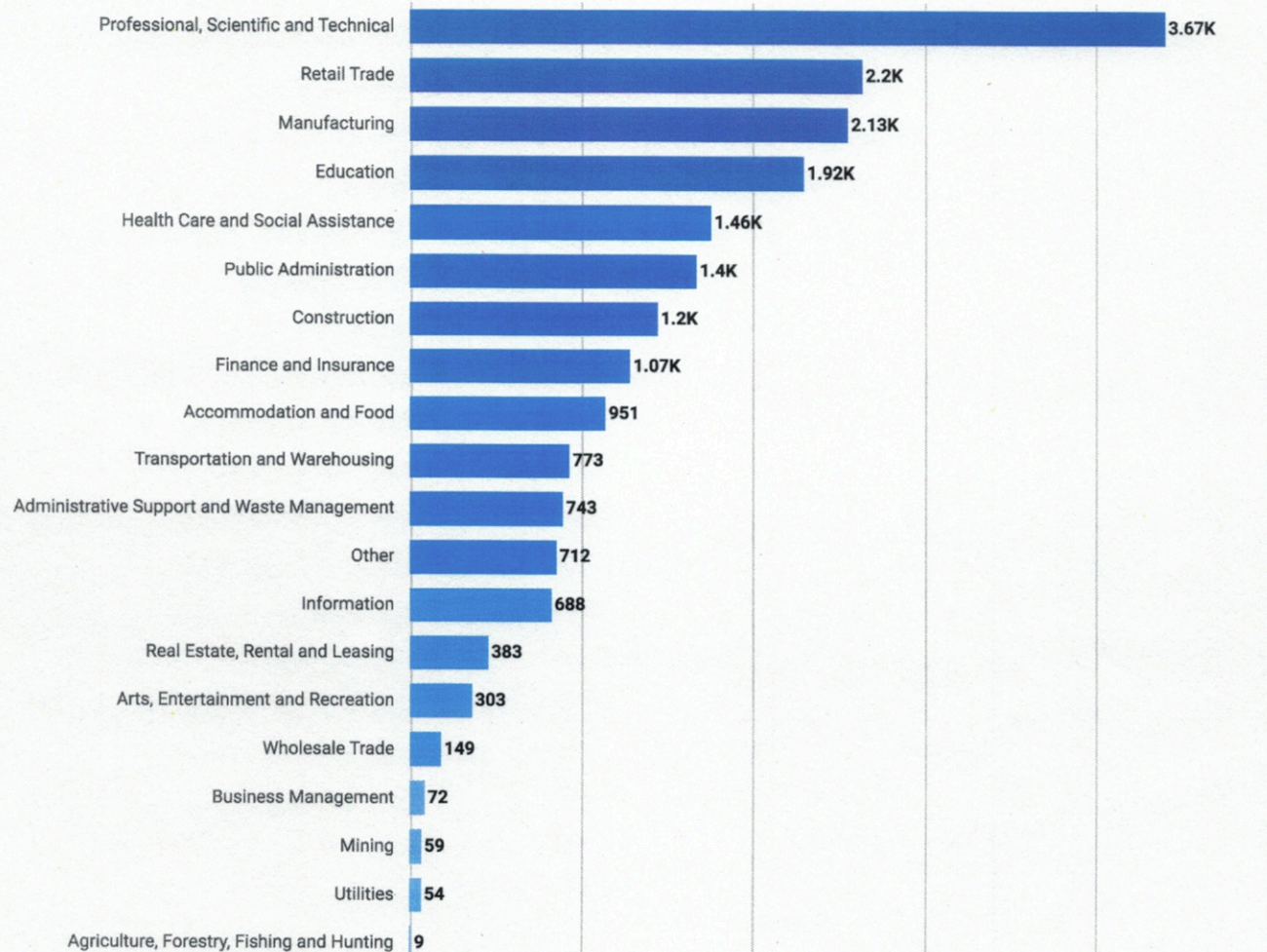
Austin, TX 78729

Occupational Categories in 78729

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

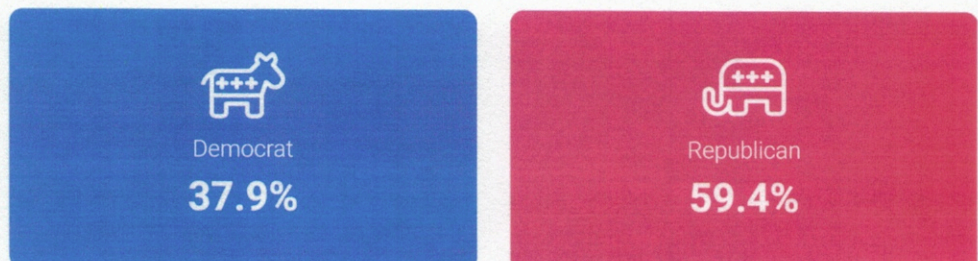


Presidential Voting Pattern in 78729

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Economy

Economic Facts & Stats

	78729	Austin	Williamson...	Texas	USA
Income Per Capita	\$56,440	\$59,427	\$51,260	\$39,446	\$43,289
Median Household Income	\$87,552	\$91,461	\$108,309	\$76,292	\$78,538
Unemployment Rate	–	3.2%	3.4%	4.1%	4.1%
Number Unemployed	–	21K	14K	645K	7.02M
Number Employed	–	639K	404K	15.2M	163.37M
Number in Labor Force	–	660K	418K	15.84M	170.38M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly

