

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
Austin TX

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

| Property | ^ | Tenant | Moved In | Lease Begin | Lease End | Deposit | Rent | Sq Ft |
|----------------------------------|---|--------|-----------|-------------|-----------|---------|------------------|-------|
| 13233 Pond Springs Rd, Suite 323 | | Vacant | | | | | \$3960 - 1980 SF | |
| Total | | | 23,020.00 | | 38,081.00 | | | |

7041942,041

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

APN: R075019 CLIP: 1491862045

| | | | | | |
|---|---|---------------------|--|--------------------|-------------------------|
|  | Beds N/A | Full Baths N/A | Half Baths N/A | Sale Price N/A | Sale Date 02/12/2015 |
| | Bldg Sq Ft 23,887 | Lot Sq Ft 74,627 | MLS Yr Built 1986 | Type 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) | GWI | |
| Property ID 2 | 165581000000001 | | Tax Appraisal Area | GWI | |
| 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) | Foundation | Slab |
|-------------------|--|------------------------|---------------|
| Lot Acres | 1.7132 | # of Buildings | 1 |
| Basement Type | MLS: Slab | Building Type | Commercial |
| Gross Area | 23,887 | Area Under Canopy | 2,281 |
| Building Sq Ft | 23,887 | Building Comments | 23776277 |
| Ground Floor Area | 23,887 | Ceiling Height | 14 |
| Garage Capacity | MLS: 81 | Elec Svcs Type | Electric/Gas |
| Stories | 1 | Electric Service Type | Type Unknown |
| Water | Type Unknown | Fuel Type | Gas |
| Air Conditioning | Central | Lot Area | 74,627 |
| Heat Type | Central | No. of Porches | 1 |
| Porch | Open Porch | No. of Parking Spaces | MLS: 81 |
| Roof Type | Flat | Porch 1 Area | 572 |
| Roof Shape | Flat | Perimeter of Building | 919 |
| Interior Wall | Drywall | Porch Type | Open Porch |
| Floor Cover | Vinyl | 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

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 2/16

POPULATION

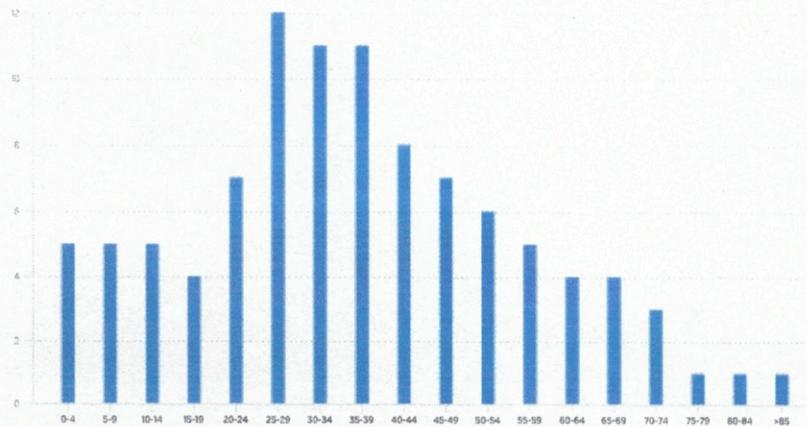
SUMMARY

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

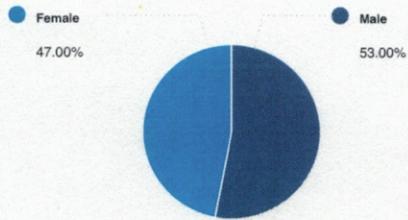
HOUSEHOLD

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

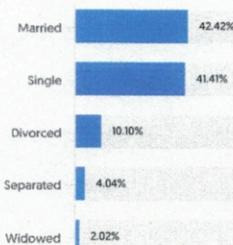
AGE



GENDER



MARITAL STATUS



HOUSING

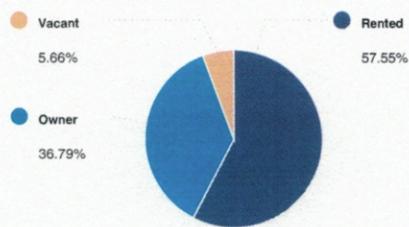
SUMMARY

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

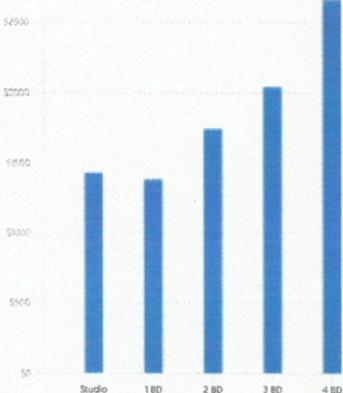
STABILITY

| | |
|-----------------------------|--------|
| Annual Residential Turnover | 18.11% |
|-----------------------------|--------|

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

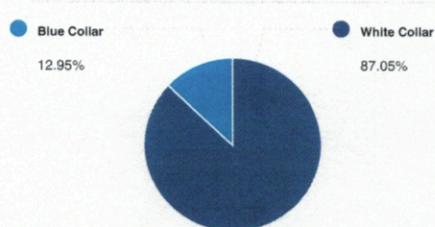


QUALITY OF LIFE

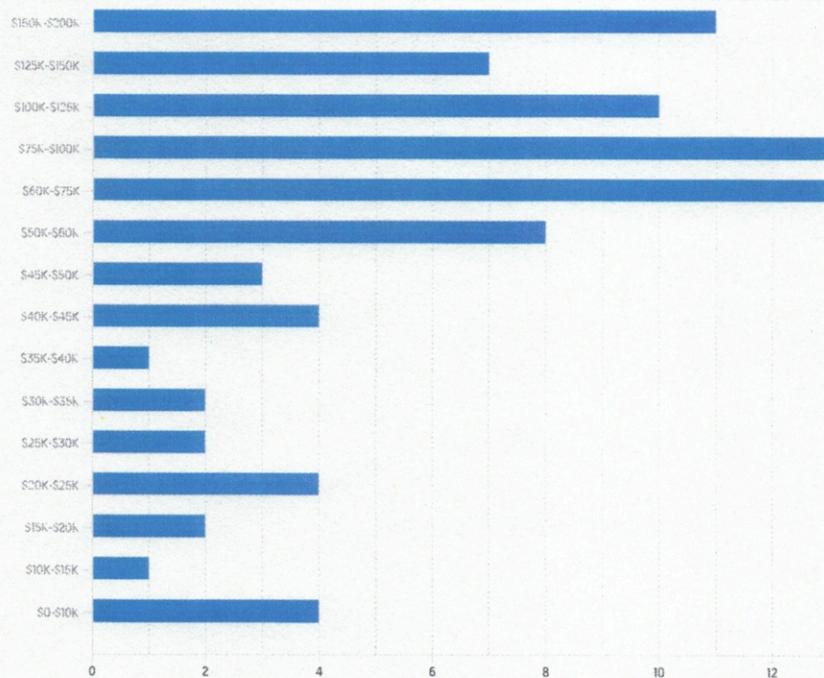
WORKERS BY INDUSTRY

| | |
|------------------------------------|-------|
| 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% |

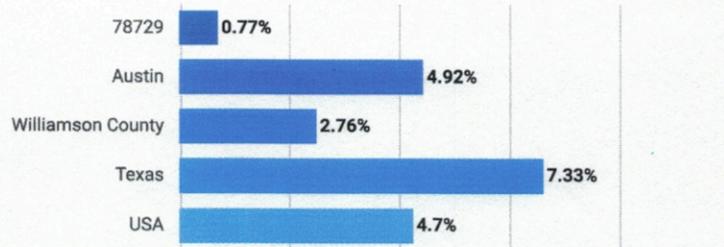
Education Levels of Population

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

Update Frequency: Annually

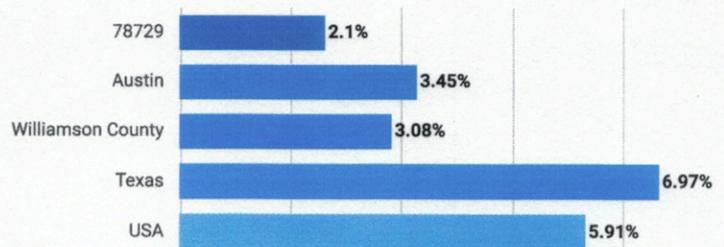
Less than 9th Grade

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.

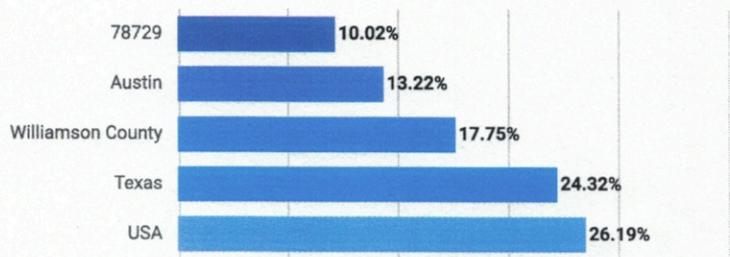


This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Austin, TX 78729

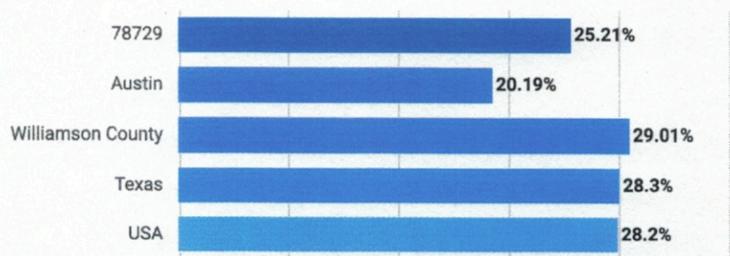
High School Graduate

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



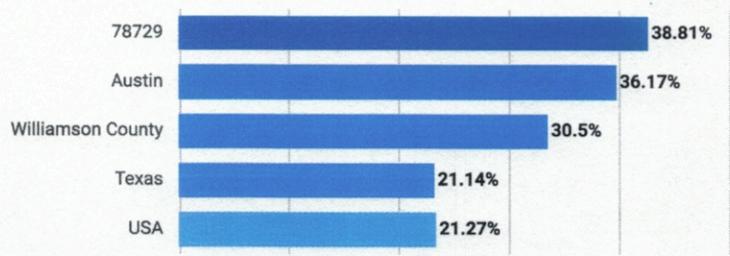
Associate Degree

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



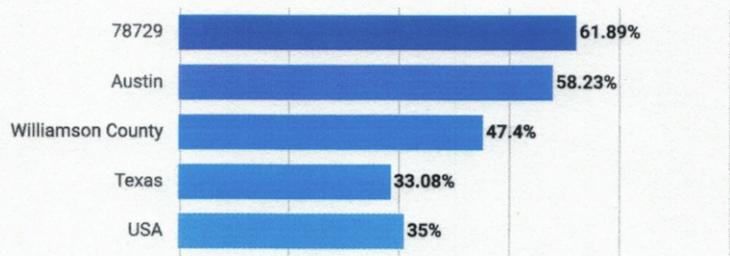
Bachelor's Degree

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



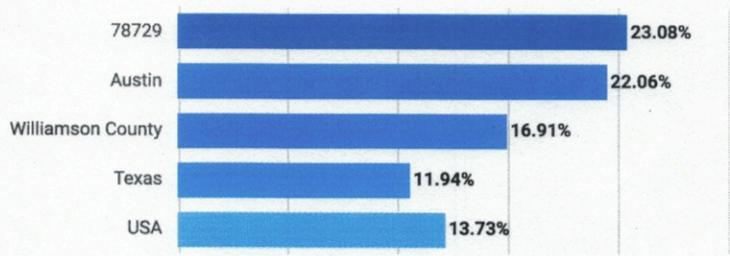
Some College

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.



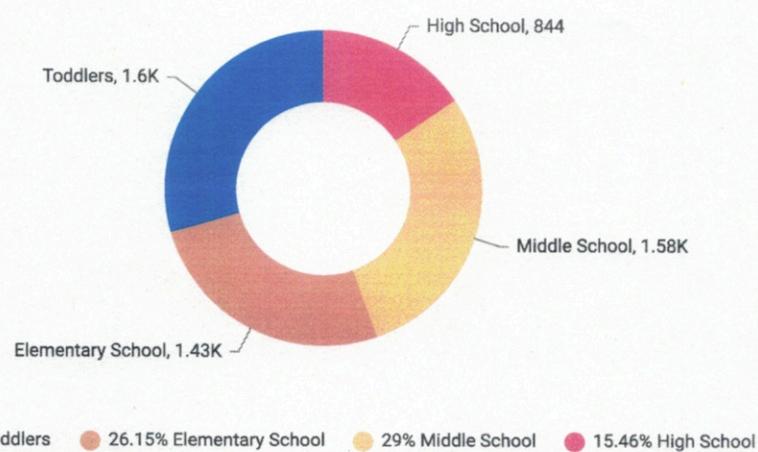
Austin, TX 78729

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

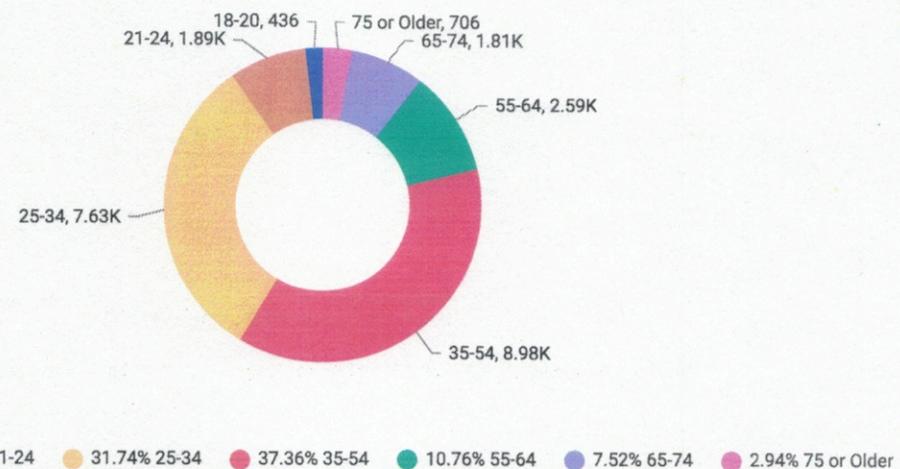


Population of Adults by Age Group in 78729

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



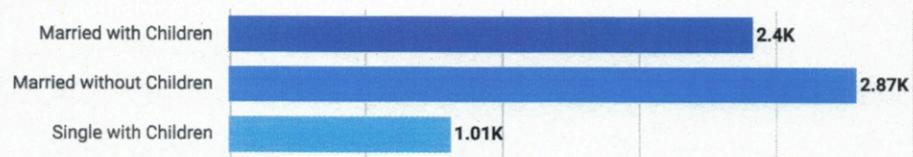
Austin, TX 78729

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

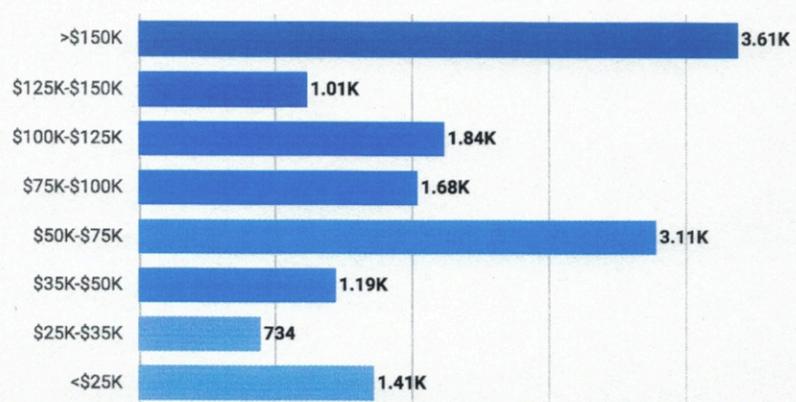


Household Income Brackets in 78729

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



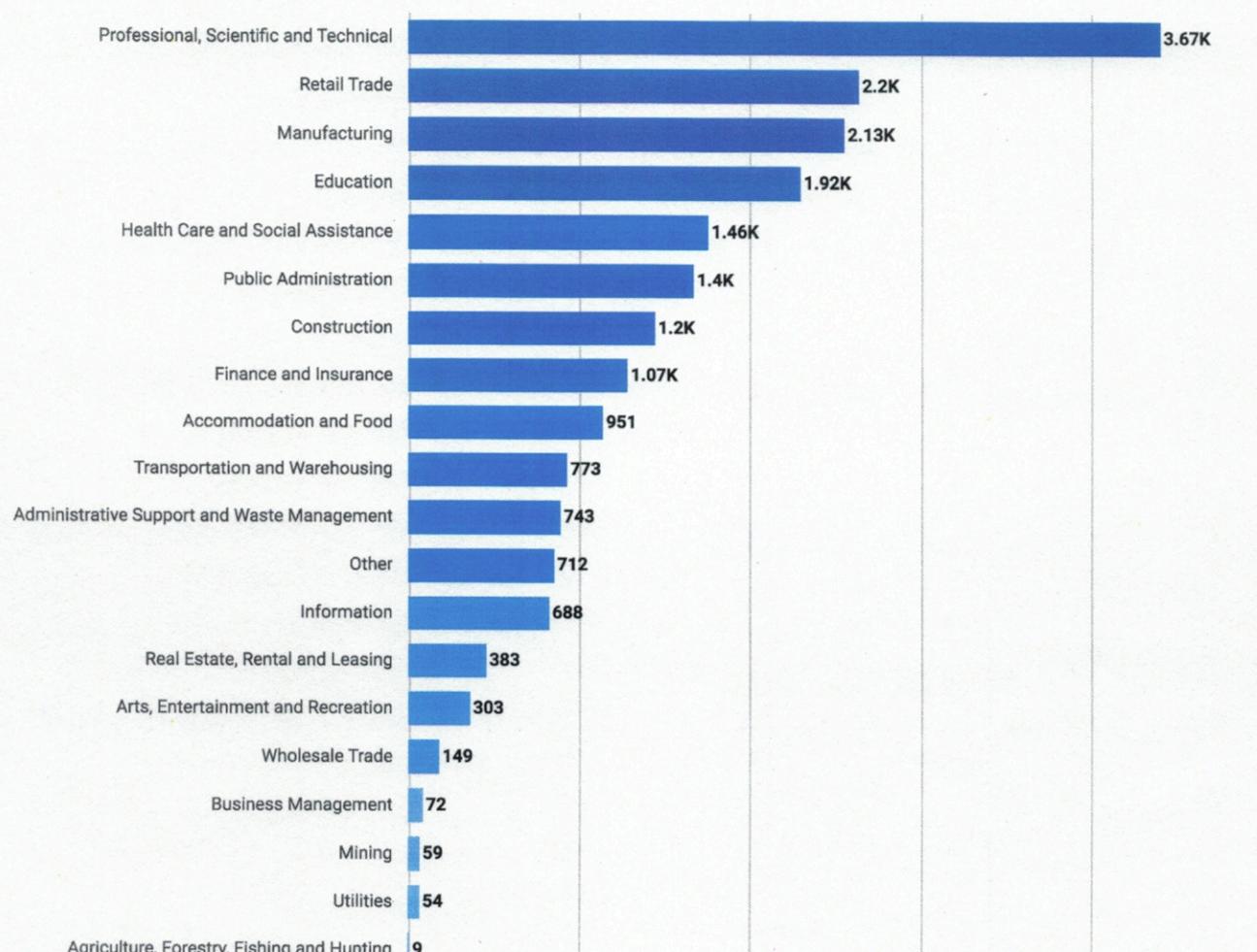
Austin, TX 78729

Occupational Categories in 78729

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

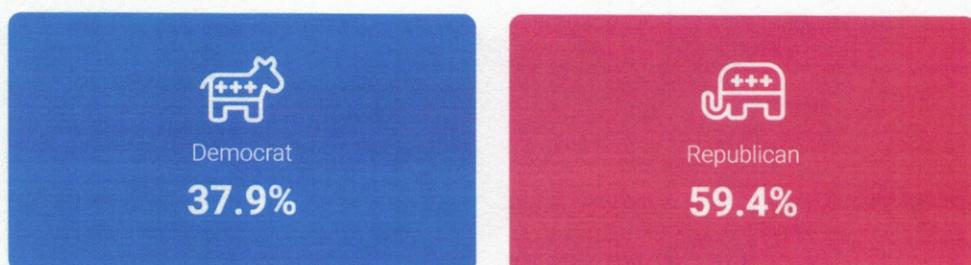


Presidential Voting Pattern in 78729

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

