

HYMEADOW SQUARE



5,707 SF For Sale

12335 Hymeadow Drive, Austin, TX 78750

THE PROPERTY

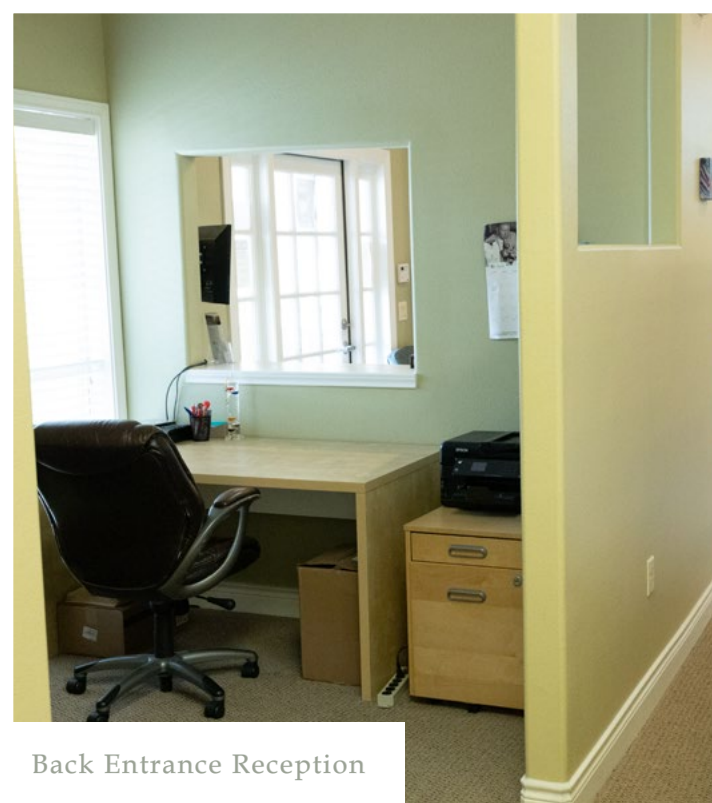
Hymeadow Square Office Condo is ideally located near healthcare providers, offering easy access to Highway 183, Mopac, and major hospitals. The spacious interior designed to maximize efficiency features collaborative workspaces, a kitchenette, a reception area, and outdoor seating. Designated parking adds convenience for occupants and visitors. The location ensures quick access and is surrounded by abundant healthcare services.

Availability - 5,707 SF

Parking - 4 / 1000

Pricing - *Contact Broker*





Back Entrance Reception



Break Room/Kitchen



Collaborative Space

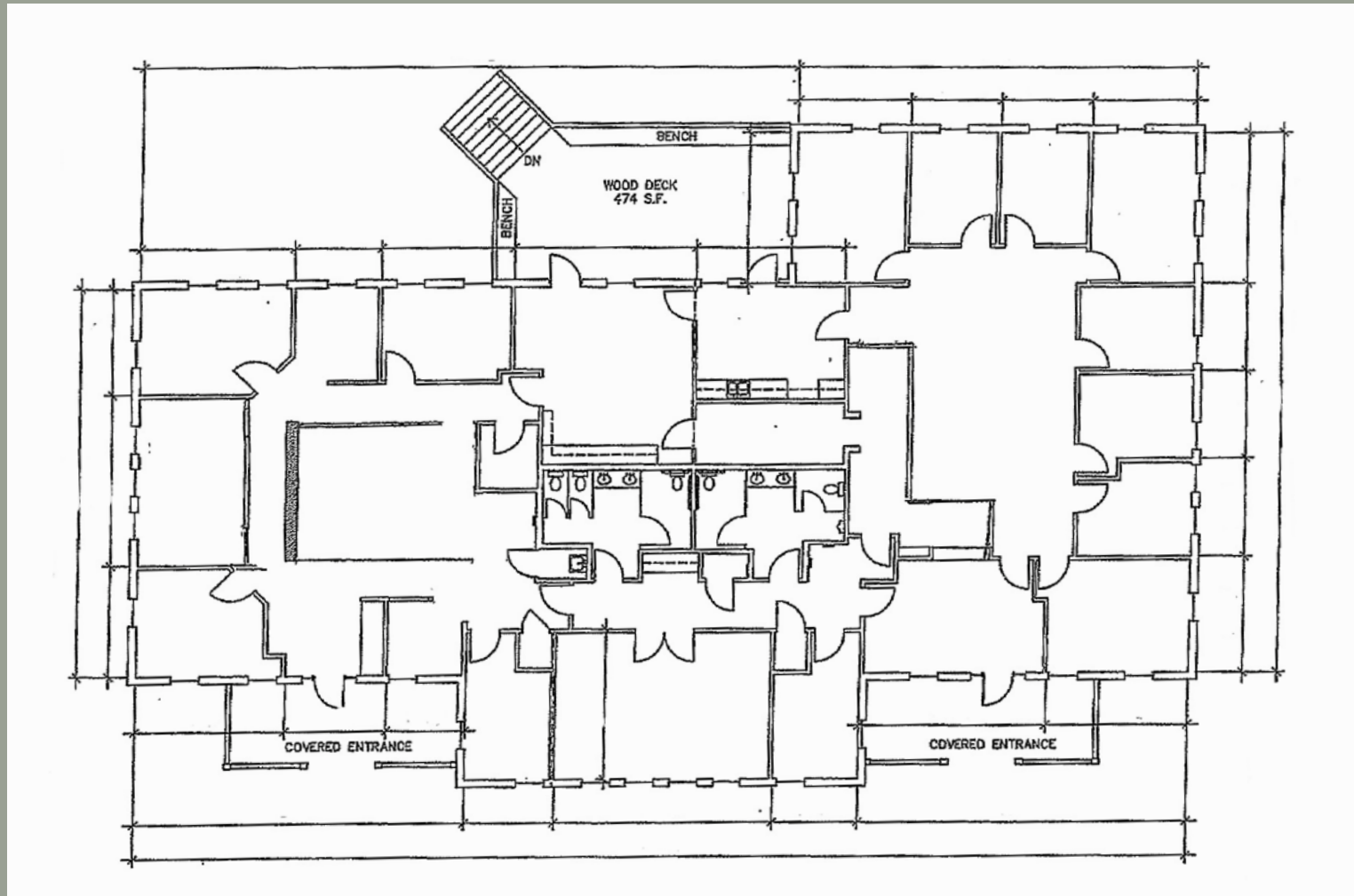


Collaborative Space



The Space

FLOOR PLAN



THE LOCATION

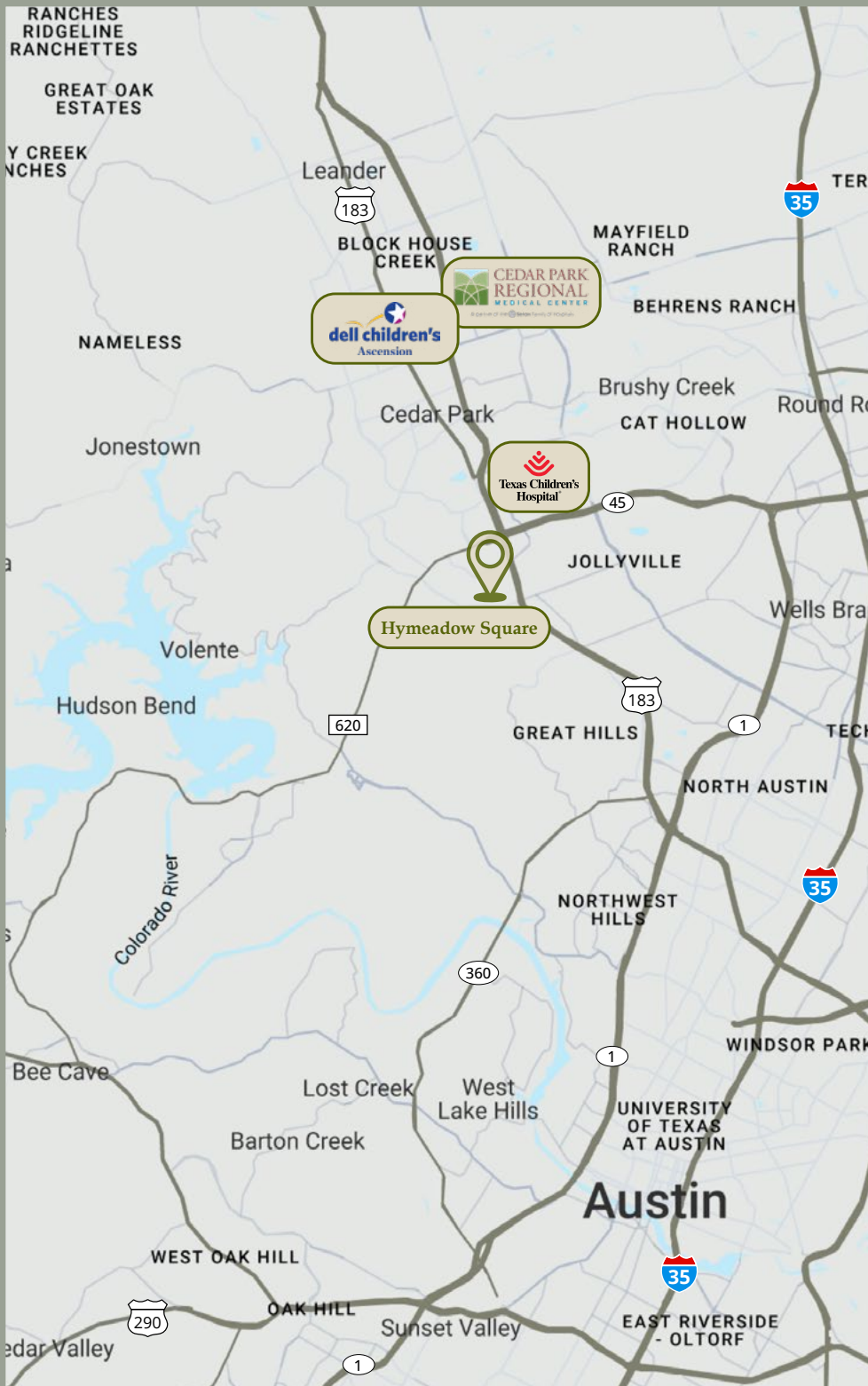
Located in Cedar Park's flourishing Northwest corridor, **Hymeadow Square Office Condo** ensures ease of access and is surrounded by Austin's picturesque landscapes and vibrant community. The area continues to grow, with new developments sprouting throughout the region.

Drive Times

Texas Children's Hospital
6 min / 1.7 mi

Dell Children's - Cedar Park
8 min / 6.1 mi

Cedar Park Regional Medical Center
9 min / 6.2 mi



POPULATION TRENDS

Within a 15 Minute Drive Time

MORTGAGE INDICATORS



\$15,607

Avg Spent on Mortgage & Basics



33.7%

Percent of Income for Mortgage

POPULATION BY GENERATION



2.7%

Greatest Gen:
Born 1945/Earlier



13.0%

Baby Boomer:
Born 1946 to 1964



20.5%

Generation X:
Born 1965 to 1980



31.8%

Millennial:
Born 1981 to 1998



22.7%

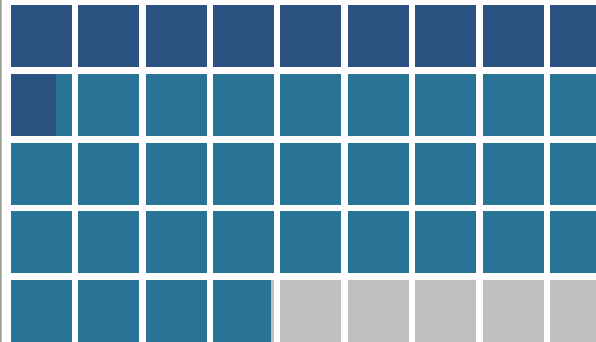
Generation Z:
Born 1999 to 2016



9.3%

Alpha: Born
2017 to Present

POPULATION BY AGE



■ Under 18 (21.7%) ■ Ages 18 to 64 (67.2%)
■ Aged 65+ (11.2%)

\$546,504

Median Home Value

112

Wealth Index

66

Housing Affordability

77

Diversity Index

374,146

Population

156,980

Households

2.37

Avg Size Household

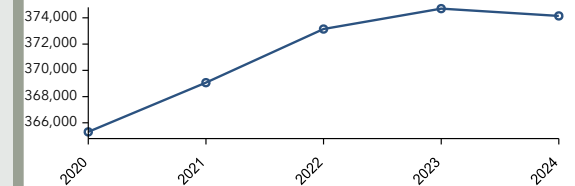
36.1

Median Age

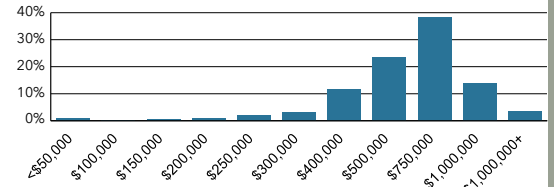
\$101,366

Median Household Income

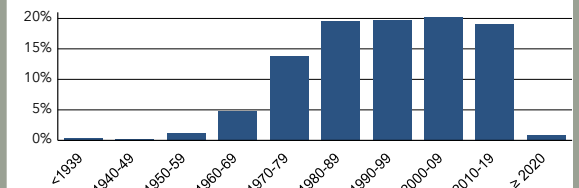
Historical Trends: Population



Home Value



Housing: Year Built



LEASING INFORMATION

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