



for sale

**SUMMIT POINT (AUSTIN MSA)**  
**2512 S INTERSTATE 35, AUSTIN, TX 78704**

OFFERED BY  **Tarantino**

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## EXECUTIVE SUMMARY – Summit Point (Austin MSA)

Tarantino Properties, Inc. is pleased to offer the exclusive opportunity to purchase Summit Point, a professional office building located approximately 5 minutes from Downtown Austin in the South Submarket of Austin MSA. The offering includes the 24,915 square foot office building built in 1983, currently undergoing major common area improvements. The property benefits from being directly adjacent to Interstate 35 and presents a top-quality location with high visibility on IH-35, providing a great signage opportunity for any occupant. Summit Point has great potential for owner-occupancy and improvements allow for higher occupancy rates and increased cash flow, along with assumable financing options available.

for sale

Property Summary	
Property:	2512 S IH-35 Austin, TX 78704 (Austin MSA)
Size:	24,915 SF
Leased:	74%
Tenants:	PrintGlobe; DZ Industries; Karns & Karns, LLP; Dang Law Group; Beacon Hospice
Year Built:	1983
Parking:	83 Spaces
Acreage:	1.07 Acres



## Summit Point (Austin MSA)

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for sale

## AERIAL – Summit Point (Austin MSA)



for sale

## PROXIMITY – Summit Point (Austin MSA)



### KEY LOCATIONS

St. Edward's University	4 minutes
South Congress	5 minutes
Austin-Bergstrom Airport	10 minutes
Downtown Austin	10 minutes
East Austin	10 minutes

for sale

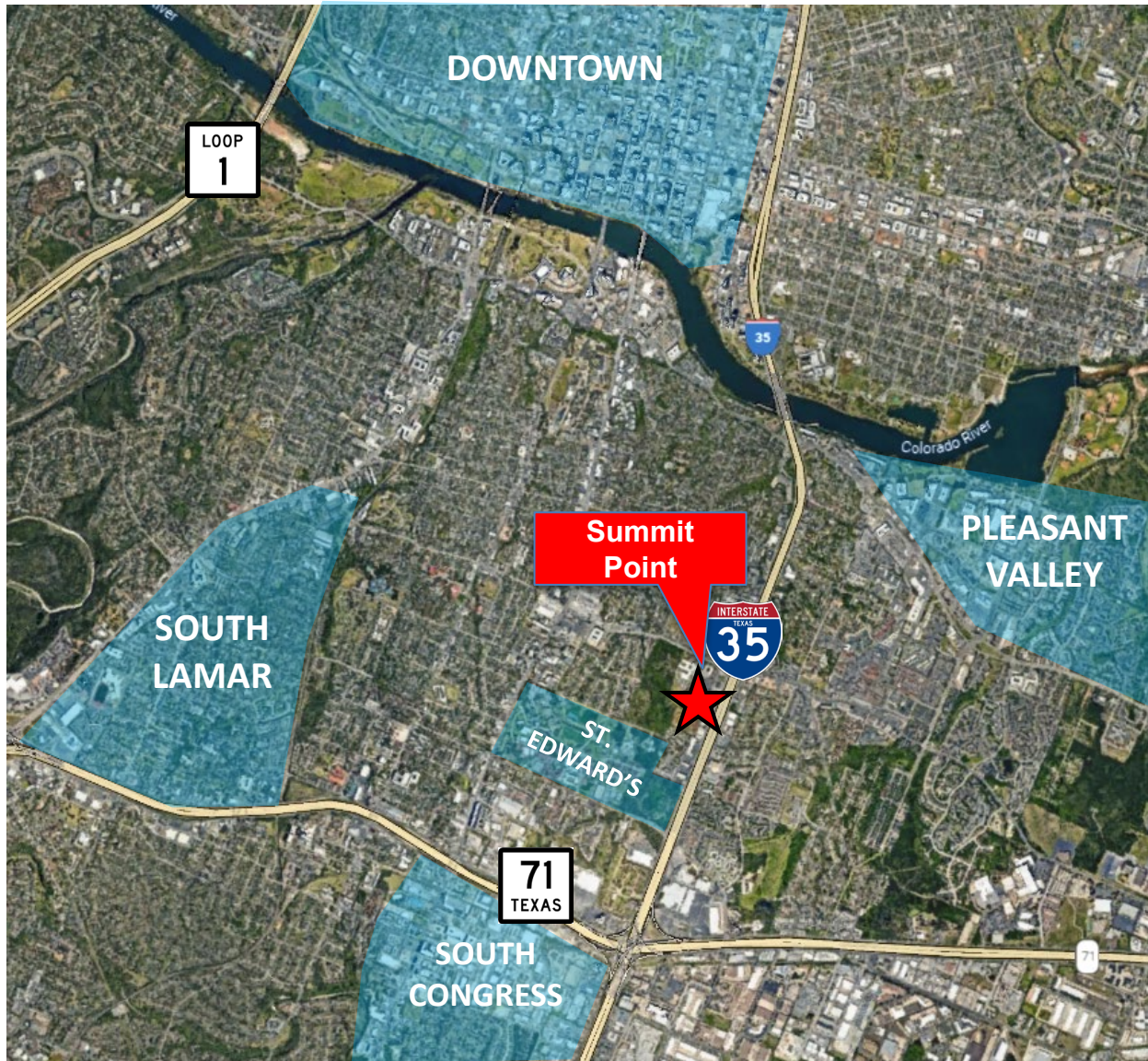
## AERIAL – Summit Point (Austin MSA)



for sale

DEMOGRAPHICS (2024)			
	1 mile	3 miles	5 miles
<b>Population</b>	25,118	172,770	353,998
<b>Households</b>	11,840	83,596	158,328
<b>Avg Household Income</b>	\$78,444	\$105,604	\$101,896
<b>Daytime Employment</b>	8,138	157,535	277,705

## AERIAL – Summit Point (Austin MSA)



for sale

## PRICING DETAILS – Summit Point

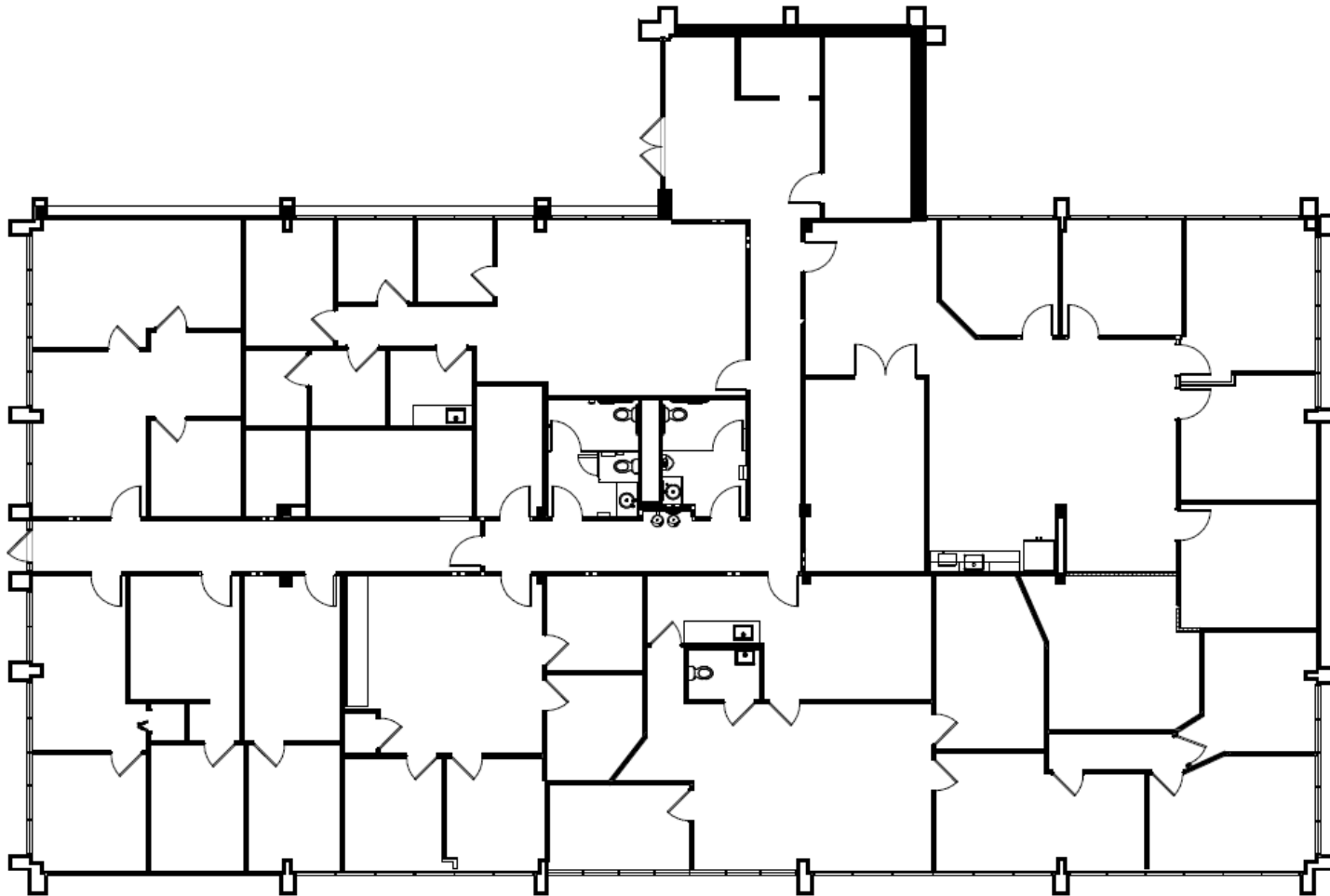


for sale

LOCATION	2512 S IH-35, Austin, TX 78704
Price	Call for Pricing Guidance
Rentable SF	24,915 SF
Year Built	1983
Lot Size	49,609 SF or 1.07 AC
Leased	74%
Financing	Assumable Financing Available

## FLOOR PLANS – Summit Point

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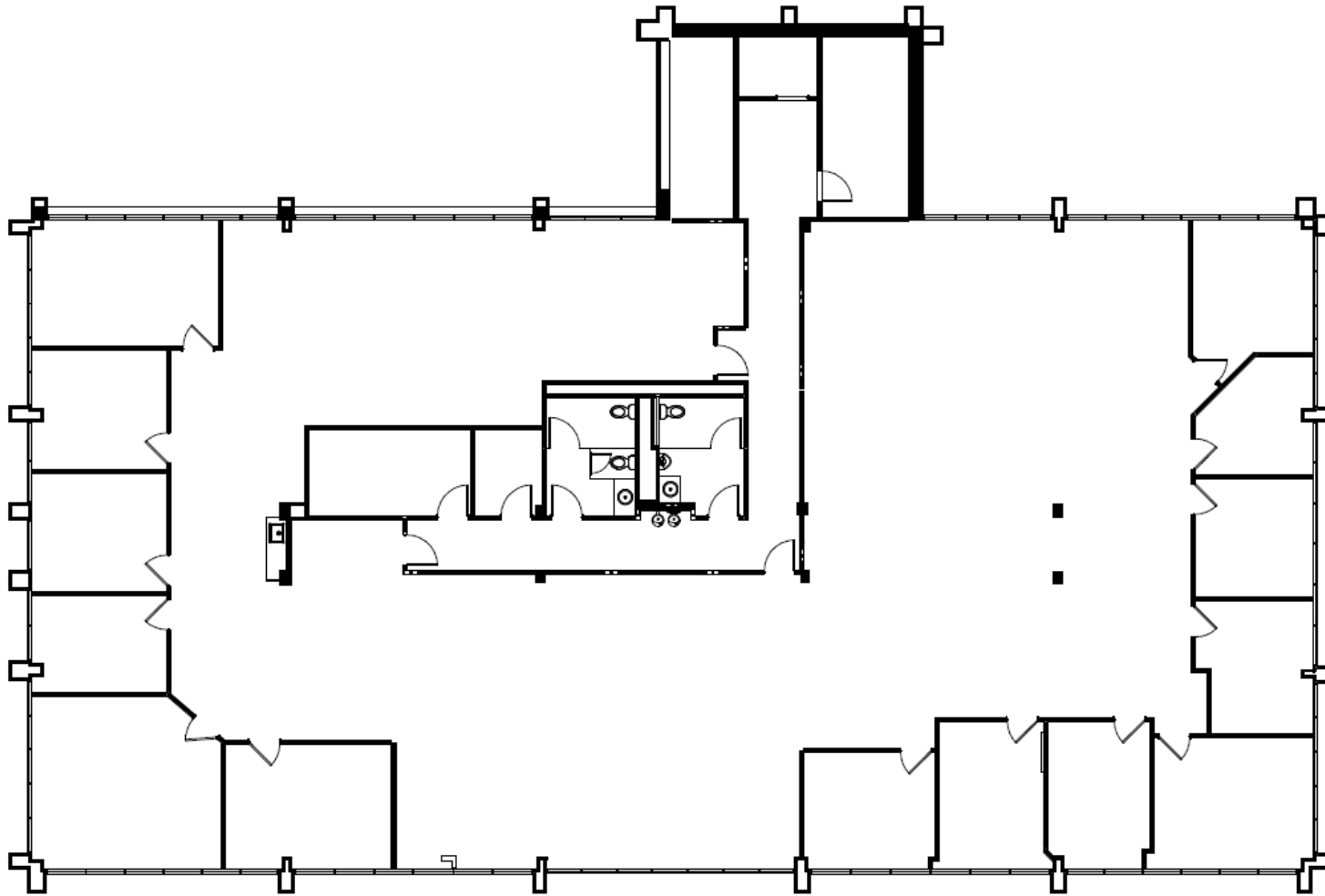
**FIRST FLOOR**

**8,441 SF**

for sale

**FLOOR PLANS – Summit Point**

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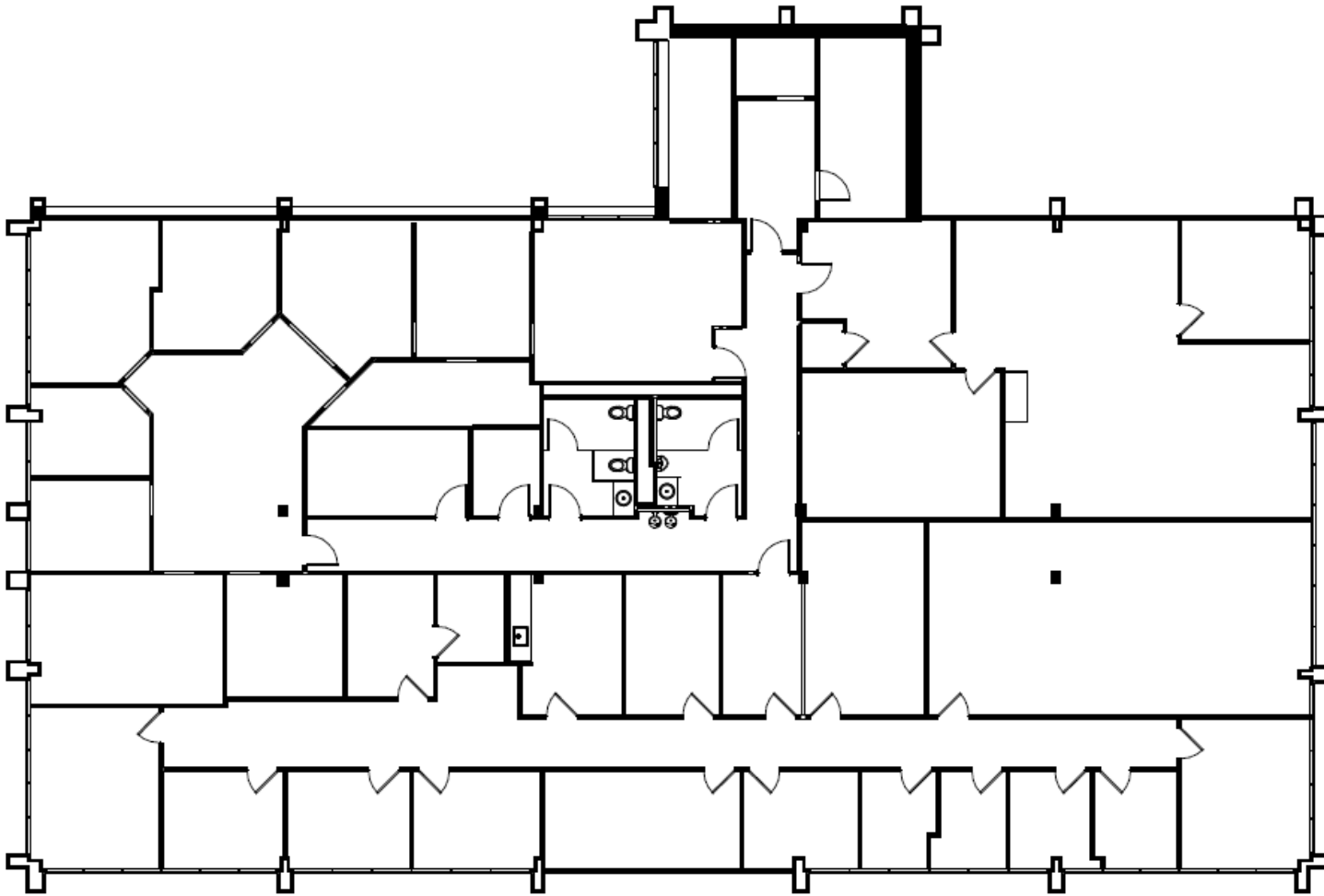


**SECOND FLOOR**  
**8,688 SF**

for sale

## FLOOR PLANS – Summit Point

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<b>THIRD FLOOR</b>
<b>7,786 SF</b>

for sale

## AUSTIN MSA OVERVIEW

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for sale

Austin is the state Capital of Texas, an inland city bordering the Hill Country region. The MSA, which includes Travis, Williamson, Hays, Bastrop and Caldwell Counties, is home to over 2.2 million people and is one of the fastest growing MSAs in the country.

Famous for its laid-back atmosphere, fierce loyalty to the local economy, and its notoriety as the “Live Music Capital of the World,” the city is cited as one of the top cities to live in by many major publications. Austin has earned the nickname “Silicon Hills” because of companies such as Amazon, Apple, Dell Computer, IBM, Intel, AMD, National Instruments and Samsung bringing their businesses and employees to the city.

In addition, the city is home to The University of Texas’ flagship institution, which was ranked 28th out of the top 100 universities in the world by Times Higher Education. The University’s top ranked Division I athletic program also provides sports entertainment opportunities in the city.

With its desirable climate and abundance of entertainment options, the city is an attractive location both for current and potential residents. Over the past decade the area has enjoyed a sustained period of economic and population expansion as local companies increase their business capacity and others relocate to this attractive central U.S. location.

COMMERCIAL

MULTI-FAMILY

MANAGEMENT

BROKERAGE

LEASING

CONSTRUCTION

CONTACT US



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