

2123 NORTHLAND DR
AUSTIN TX 78756

FOR SALE



PROPERTY HIGHLIGHTS

1,200 SF Building

0.14 Acre Lot

Built 1949,
Renovated 2014

Zoning LO-CO



CONTACT US TODAY

512.302.4500

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Executive Summary

2123 Northland Drive, Austin, TX 78703 offers an exceptional 1,200-square-foot stand-alone office building situated on a 0.14-acre lot in the heart of North-Central Austin. This recently renovated property features clean, modern finishes, abundant natural light, and an efficient layout ideal for professional office use. With a boutique footprint and private setting, the building is perfectly suited for an owner-occupant seeking a high-quality, move-in-ready office environment in one of Austin's most accessible and desirable business corridors.

The property's thoughtful design and updated condition provide a contemporary, professional atmosphere that reflects pride of ownership and long-term functionality. The efficient single-story layout supports both private and collaborative workspace, allowing for a variety of user configurations.



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The Location

Located just off MoPac Expressway (Loop 1) with direct access to Downtown Austin, The Domain, and surrounding executive neighborhoods, 2123 Northland Drive combines prime location, quality construction, and owner-user appeal. Properties of this scale and condition are increasingly rare in the North-Central Austin market, making this a compelling opportunity for professionals seeking to own rather than lease in a high-demand, low-supply area.



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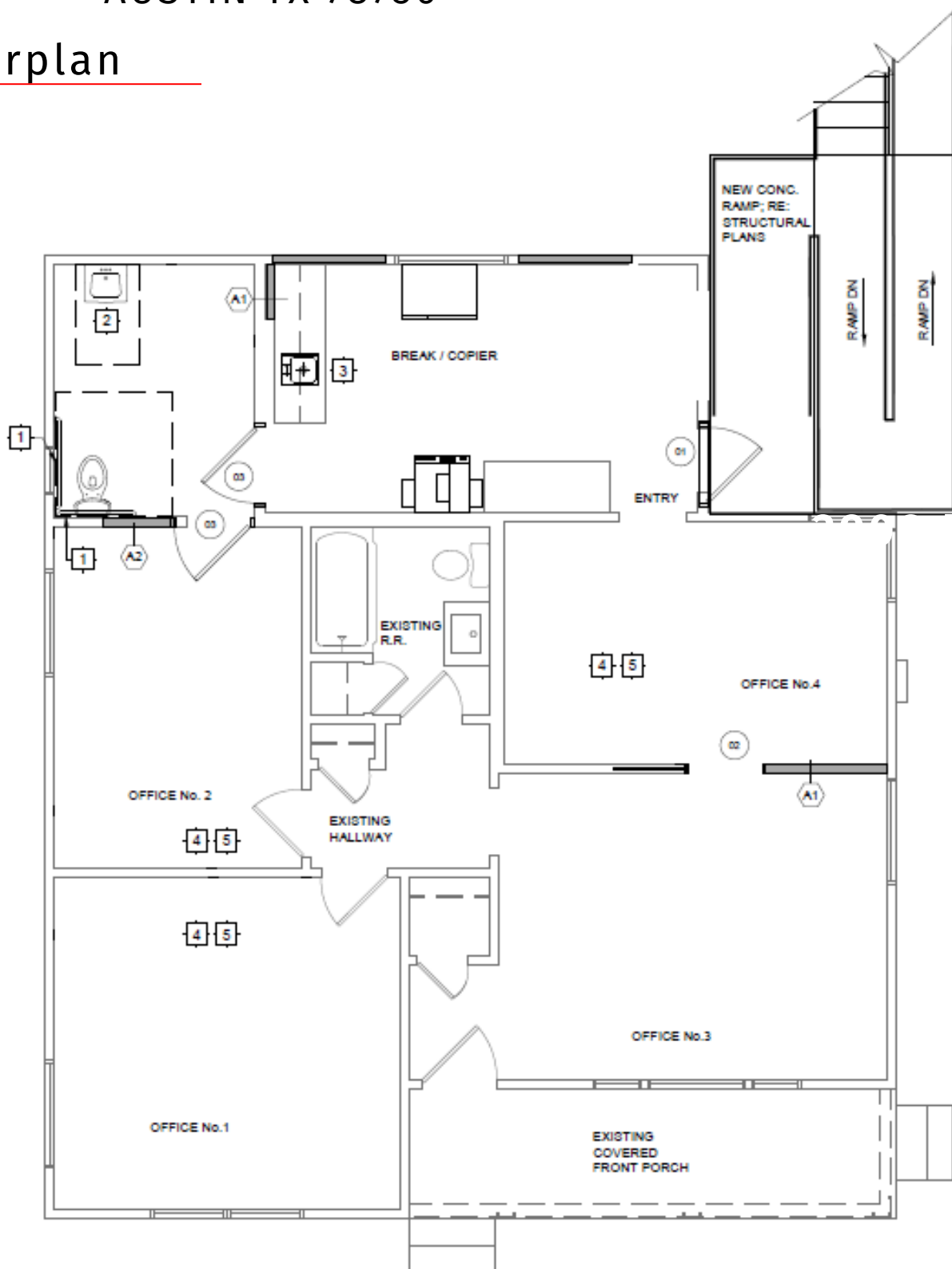
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Floorplan



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Market Overview

Austin's boutique professional office market continues to shine as one of the city's most desirable environments for owner-users and local professionals looking to plant long-term roots. Nestled in highly sought-after neighborhoods like Rosedale, Central Austin, Hyde Park, and Clarksville, these intimate office settings blend Austin's creative energy with everyday convenience—walkable amenities, easy access to major corridors, and a welcoming neighborhood feel. Small, standalone buildings and stylish low-rise offices are especially prized by medical, legal, financial, and creative professionals who want a space that reflects their brand and values. With a limited supply of quality properties and enduring demand from business owners seeking both stability and investment potential, this submarket represents an exceptional opportunity to secure a distinctive workspace in the heart of Austin's professional community.

Austin's real estate market is thriving, attracting not only investors but also owner-users looking to establish a permanent presence in one of the country's most dynamic cities. With a growing inventory of opportunities, the city's booming economy, strong job growth, and vibrant lifestyle make it an ideal place for professionals and business owners to secure a workspace that supports both growth and long-term success.

Demographics	1 Mile	3 Mile	5 Mile
Population	14,137	142,710	348,579
Households	7,042	65,835	155,030
Avg. HH Income	\$124,878	\$105,522	\$108,902
Daytime Population	10,773	119,030	336,214

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