

FOR SALE

OFFICE CONDO IN NORTHEAST AUSTIN

1508 DESSAU RIDGE



DESSAU RIDGE OFFICE

PROPERTY SUMMARY

1508 Dessau Ridge, Unit 601 is a well-maintained professional office condo available for lease, offering immediate occupancy and a turnkey setup for office/medical users. The property is also available for sale, presenting an attractive opportunity for investors or future owner-users seeking a low-maintenance, single-tenant asset within a condo regime—ideal for 1031 exchanges or long-term holds.

Unit 702 is also available for purchase.

PROPERTY HIGHLIGHTS

ADDRESS:	1508 Dessau Ridge Ln, Unit 601, Austin, TX 78754
CENTER:	Dessau Ridge Office Condos
BUILDING SIZE:	972 SF
OCCUPANCY:	Vacant
ZONING:	LO-CO, LR-CO
YEAR BUILT:	2008
PRICE:	\$350,000
PARKING:	See Property Notes



OLIVO CASTILLO

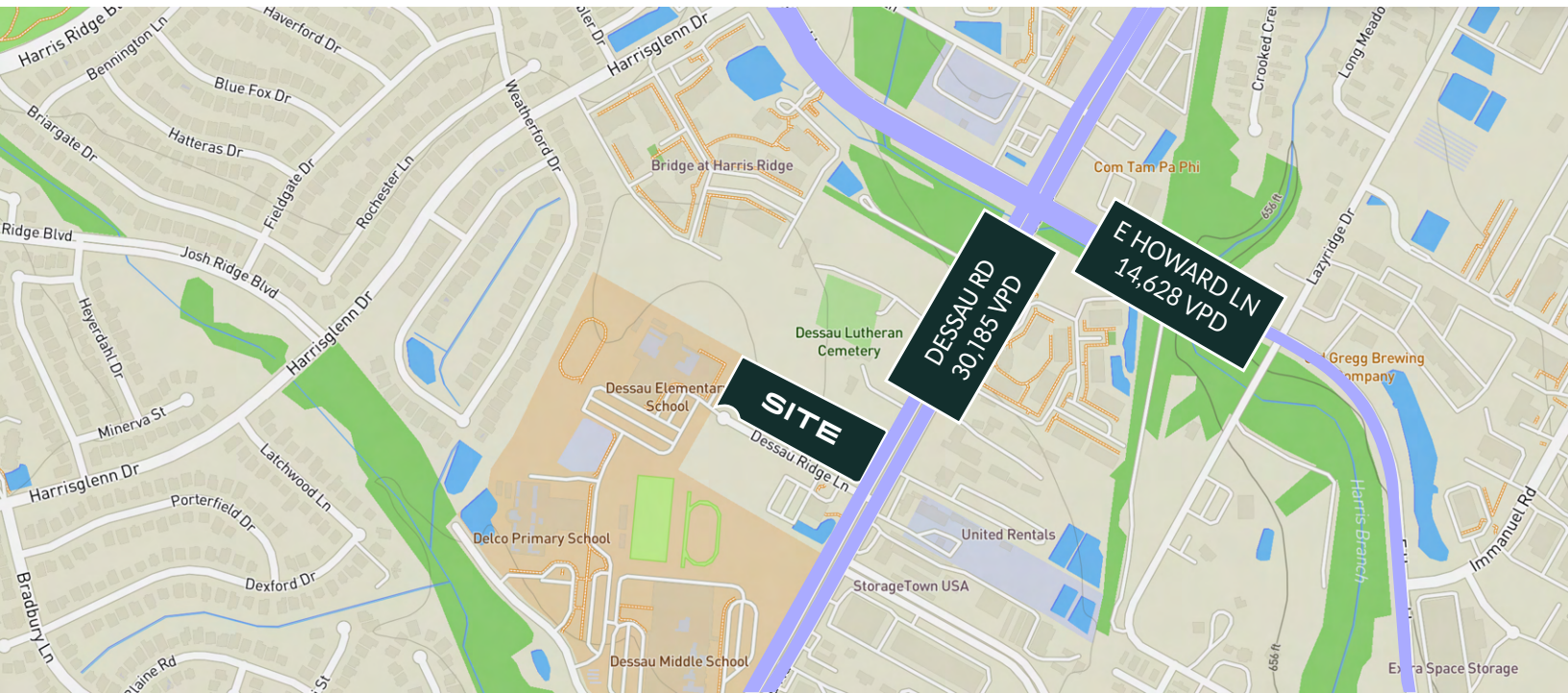
olivo@sierracommercialtx.com

(512) 797-1844

AREA MAP

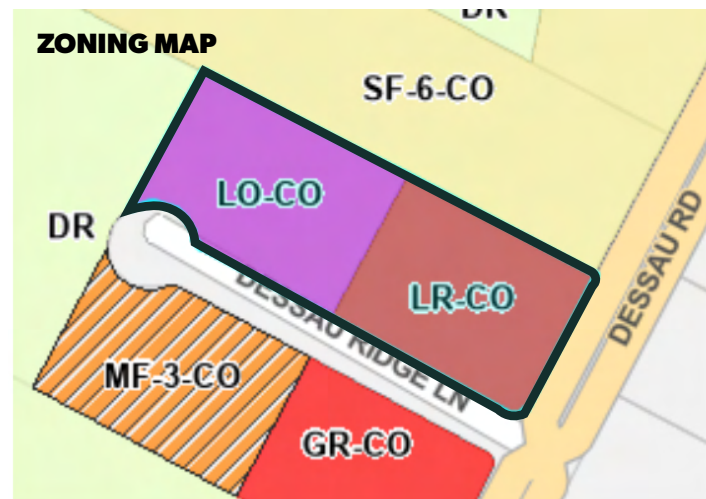
1508 DESSAU RIDGE UNIT 601

FOR SALE



AREA OVERVIEW

Located in northeast Austin just off E. Palmer Lane—minutes from SH-130, Hwy 290, IH-35, and Howard Lane—1508 Dessau Ridge offers excellent accessibility across the metro. It's just west of Dessau Elementary and Middle School and adjacent to Pflugerville's expanding tech corridor, home to major employers such as Samsung, Dell, and Applied Materials. Nearby amenities include trails and parks like Northeast Metro Park, Mills Pond, and Walnut Creek Metropolitan Park—plus a range of restaurants, retailers, and essential services.



OLIVO CASTILLO
olivo@sierracommercialtx.com
(512) 797-1844



FLOOR PLAN

1508 DESSAU RIDGE UNIT 601

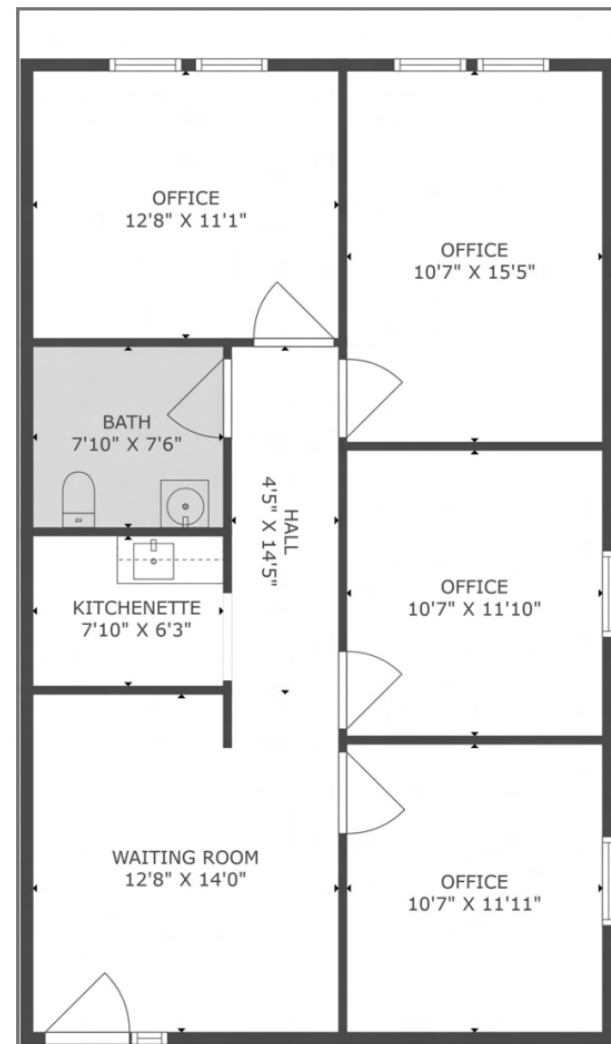
FOR SALE



FLOOR PLAN OVERVIEW

The 972 SF layout includes a reception area, four private offices, a break room or kitchenette, an ADA-compliant restroom, and utility space—mirroring the floor plan of nearby Unit 702 (also available for sale). Ample unassigned surface parking ensures easy access for tenants and visitors. This configuration suits professional or medical office use.

All floor plan dimensions are approximate. Buyer to independently verify all measurements.

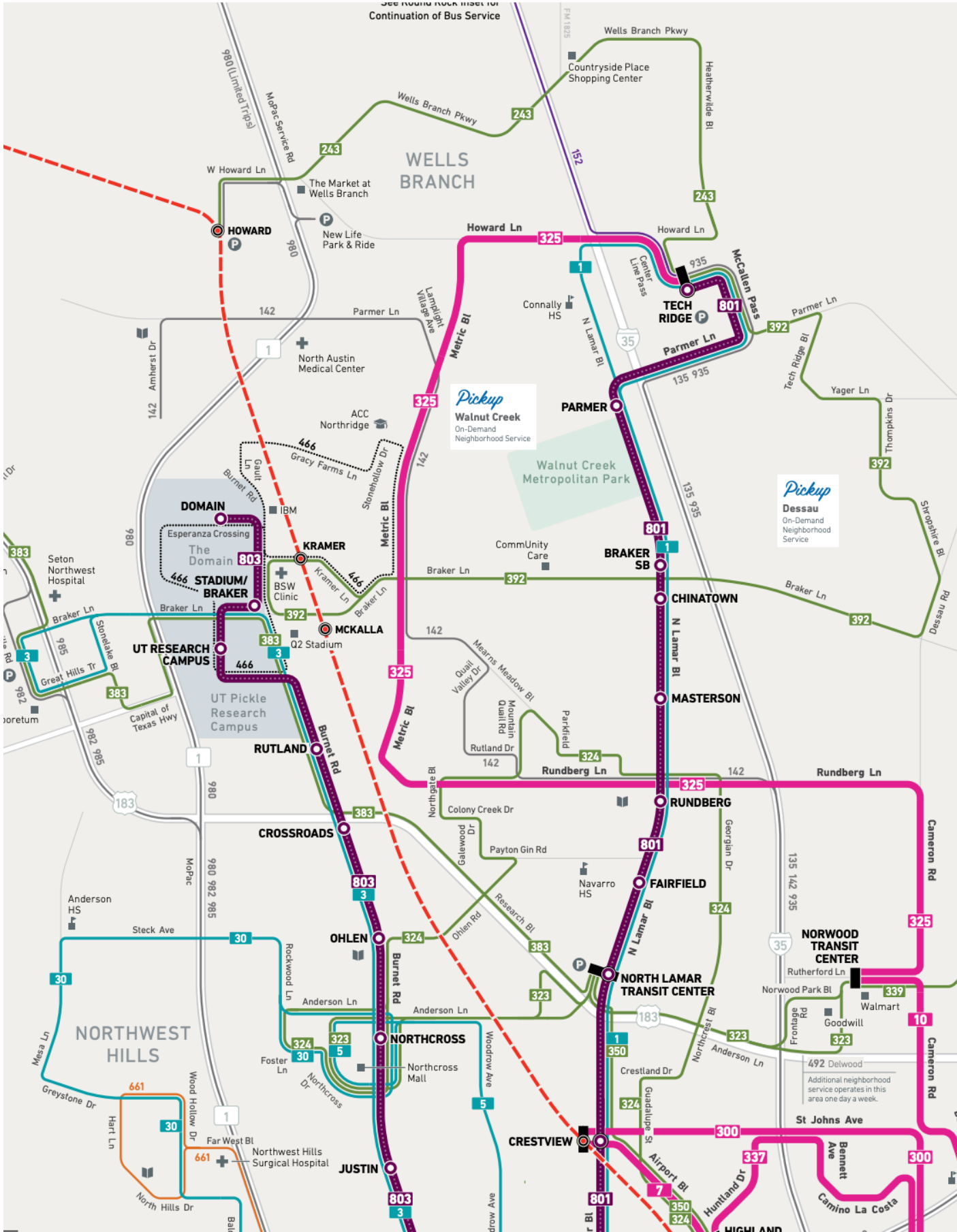


OLIVO CASTILLO
olivo@sierracommercialtx.com
(512) 797-1844

METRO MAP

1508 DESSAU RIDGE UNIT 601

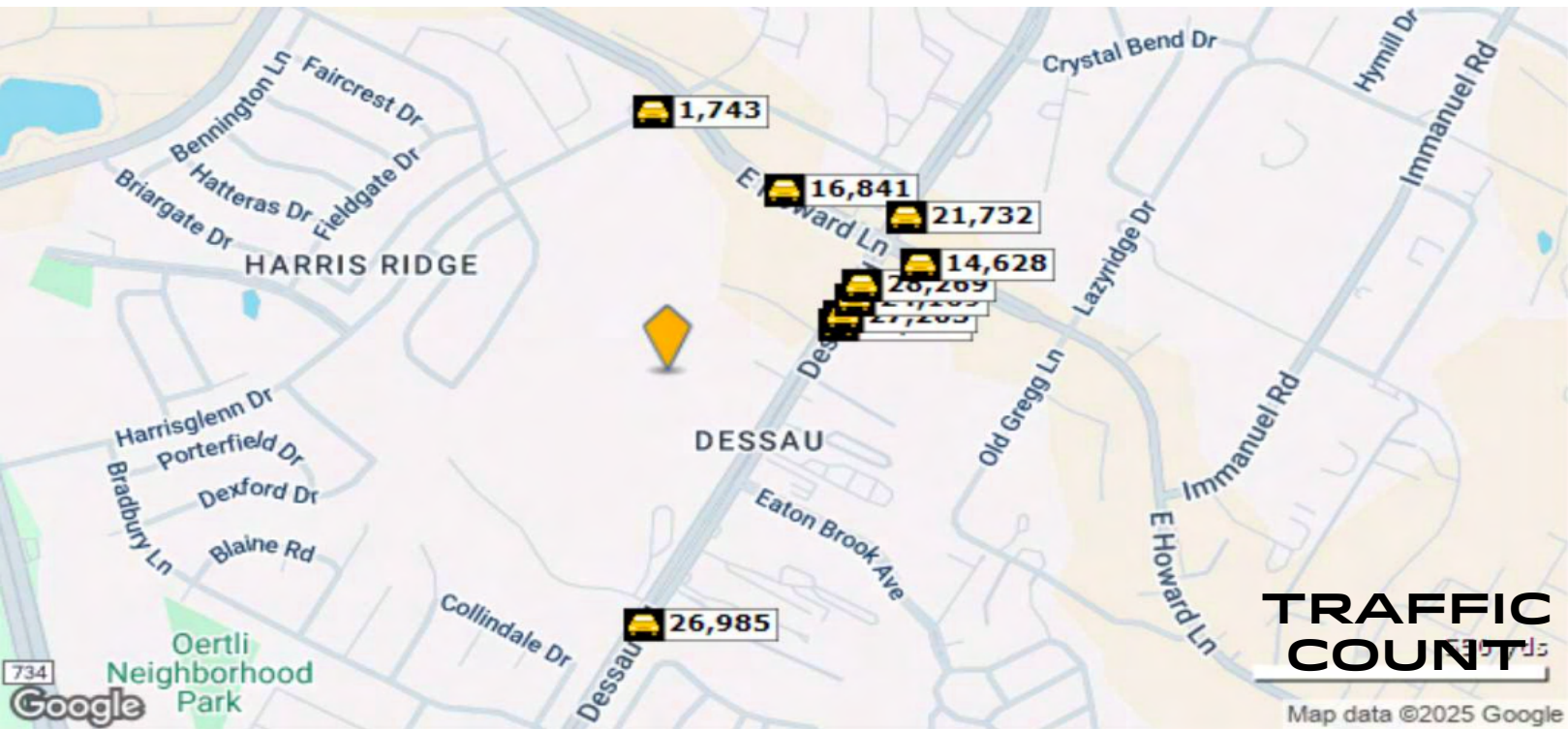
FOR SALE



AREA MAP

1508 DESSAU RIDGE UNIT 601

FOR SALE



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	19,237	99,658	262,844
2024 Estimate	17,360	91,329	242,402
2020 Census	14,589	84,993	234,420
Growth 2024 - 2029	10.81%	9.12%	8.43%
Growth 2020 - 2024	18.99%	7.45%	3.40%

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	5,943	34,602	96,930
<\$25,000	388 6.53%	3,336 9.64%	12,310 12.70%
\$25,000 - \$50,000	1,458 24.53%	6,627 19.15%	19,394 20.01%
\$50,000 - \$75,000	1,012 17.03%	6,464 18.68%	17,729 18.29%
\$75,000 - \$100,000	1,047 17.62%	6,477 18.72%	15,094 15.57%
\$100,000 - \$125,000	1,157 19.47%	4,393 12.70%	11,114 11.47%
\$125,000 - \$150,000	356 5.99%	2,118 6.12%	7,589 7.83%
\$150,000 - \$200,000	345 5.81%	3,043 8.79%	7,938 8.19%
\$200,000+	180 3.03%	2,144 6.20%	5,762 5.94%



OLIVO CASTILLO

olivo@sierracommercialtx.com

(512) 797-1844