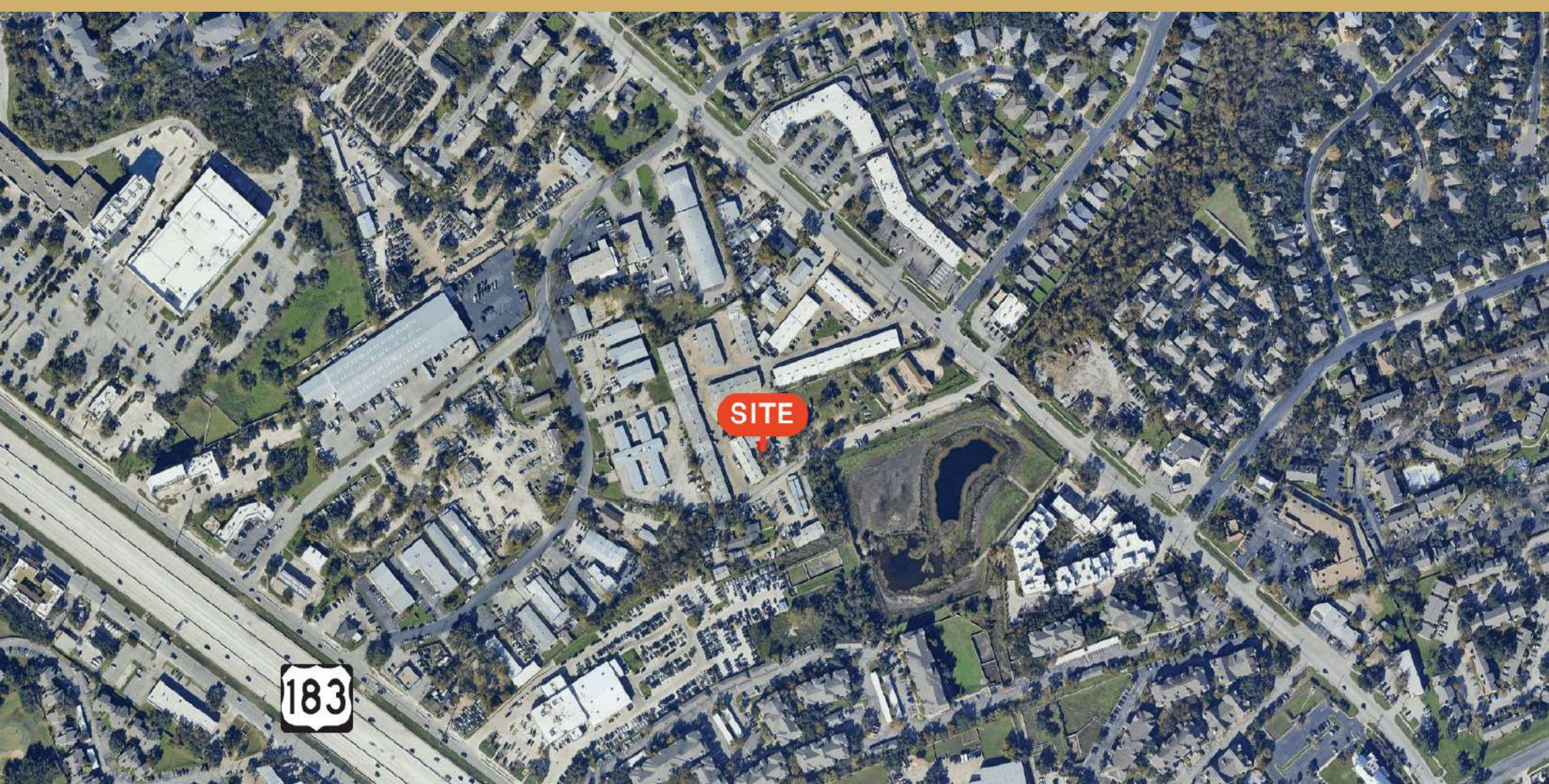




OFFERING MEMORANDUM

13170 Pond Springs Road

Office & Industrial Buildings on 1.77 Acres

Austin, TX 78729 · Williamson County

FOR SALE OR LEASE

partners

Investment Summary

Pricing	Contact Broker
Lot Size	1,775 Acres
County	Williamson
Utilities	Austin
Zoning	C1
Available for Lease	7,800 SF
Office	2,500 SF
Office	800 SF
Auto Shop	3,300 SF
Industrial	1,200 SF

Property Highlights

- Two office buildings and three industrial buildings make the property ideal for owner-user, redevelopment, or investor.
- Great location in north Austin on Pond Springs Rd and Highway 183.
- Four spaces totaling 7,800 SF available for lease — office, auto shop, and industrial — at market rate or TBD.

LOCATION



Property Overview



BUILDING BREAKDOWN

1 FOR LEASE 800 SF Office	2 FOR LEASE 2,500 SF Office	3 FOR LEASE 1,200 SF Industrial	4 FOR LEASE 3,300 SF Auto Shop	LEASED 600 SF Industrial
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For Lease

Four spaces available for lease across the office and industrial buildings — flexible for owner-users and tenants alike.

TOTAL AVAILABLE 7,800 SF	SPACES 4	USE TYPES Office / Industrial	ZONING C1
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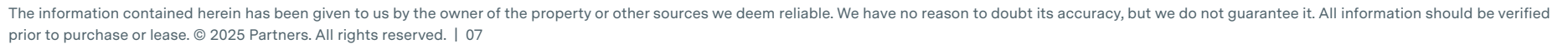
SPACE	RATE
2,500 SF Office 8 private offices, restrooms, break room	MARKET RATE OR TBD
800 SF Office 2 private offices	MARKET RATE OR TBD
3,300 SF Auto Shop 4 offices, restrooms, break area	MARKET RATE OR TBD
1,200 SF Industrial Open with restrooms	MARKET RATE OR TBD

Office Property Photos



Industrial Property Photos





Demographics

POPULATION

	1 Mile	3 Miles	5 Miles
2025 Population	17,321	102,680	225,941
2030 Projection	18,986	109,004	241,755
Median Age	35.2	36.4	36.7

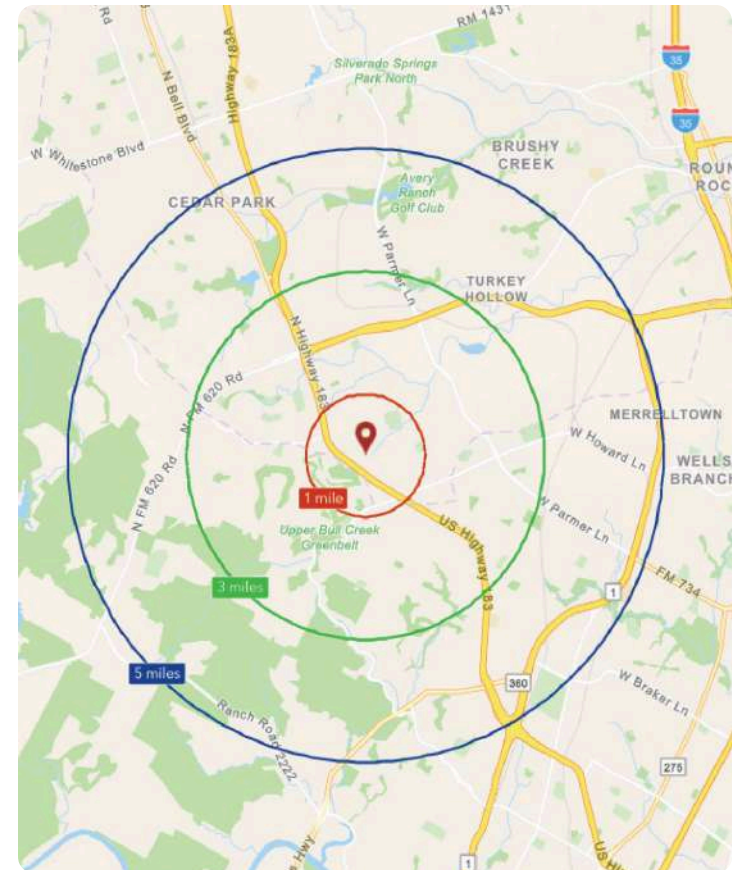
HOUSEHOLDS

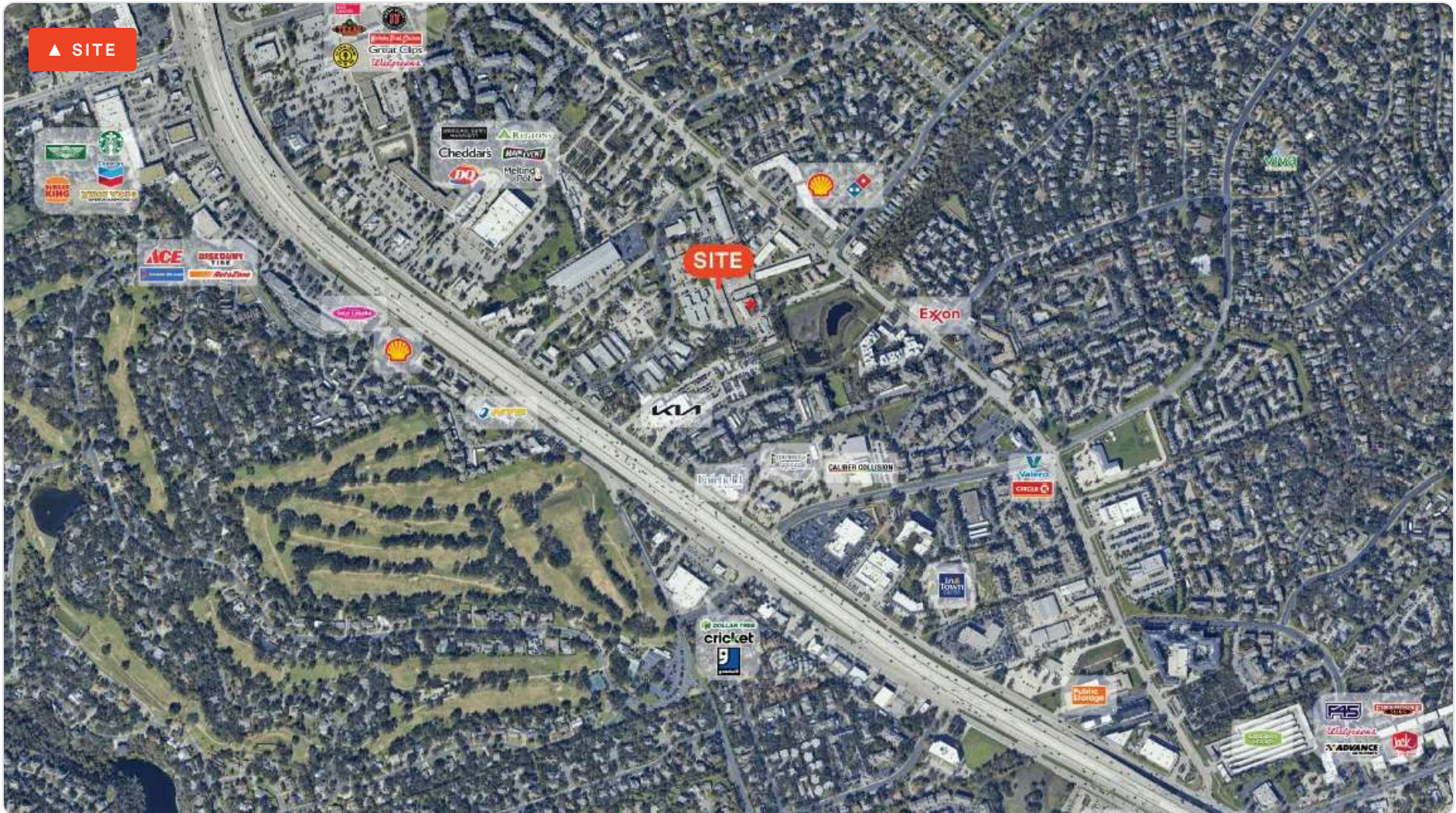
	1 Mile	3 Miles	5 Miles
2025 Households	8,572	48,898	106,448
2030 Projection	9,597	53,588	117,110
Avg HH Income	\$116,432	\$147,144	\$155,412
Median HH Income	\$79,411	\$107,474	\$115,727

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
Employees	7,941	50,242	110,153
Businesses	1,033	5,213	10,428

RADIUS MAP





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved. | 09

Contact

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