

# FOR SALE

OFFICE CONDO IN NORTHEAST AUSTIN  
1508 DESSAU RIDGE



## DESSAU RIDGE OFFICE

### PROPERTY SUMMARY

1508 Dessau Ridge, Unit 702 is a well-maintained professional office condo currently offered for sale. It's leased to a long-term tenant since 2017. It offers attractive upside as a single-tenant investment with low-maintenance ownership under a condo regime. This property is ideal for investors seeking a lower-complexity hold, 1031 exchange buyers, and future owner-users looking for turnkey office space.

Unit 601 is also available for sale or lease.

### PROPERTY HIGHLIGHTS

ADDRESS:	1508 Dessau Ridge Ln, Unit 702, Austin, TX 78754
CENTER:	Dessau Ridge Office Condos
BUILDING SIZE:	972 SF
OCCUPANCY:	100%
ZONING:	LO-CO, LR-CO
YEAR BUILT:	2008
PRICE:	\$350,000
PARKING:	See Property Notes

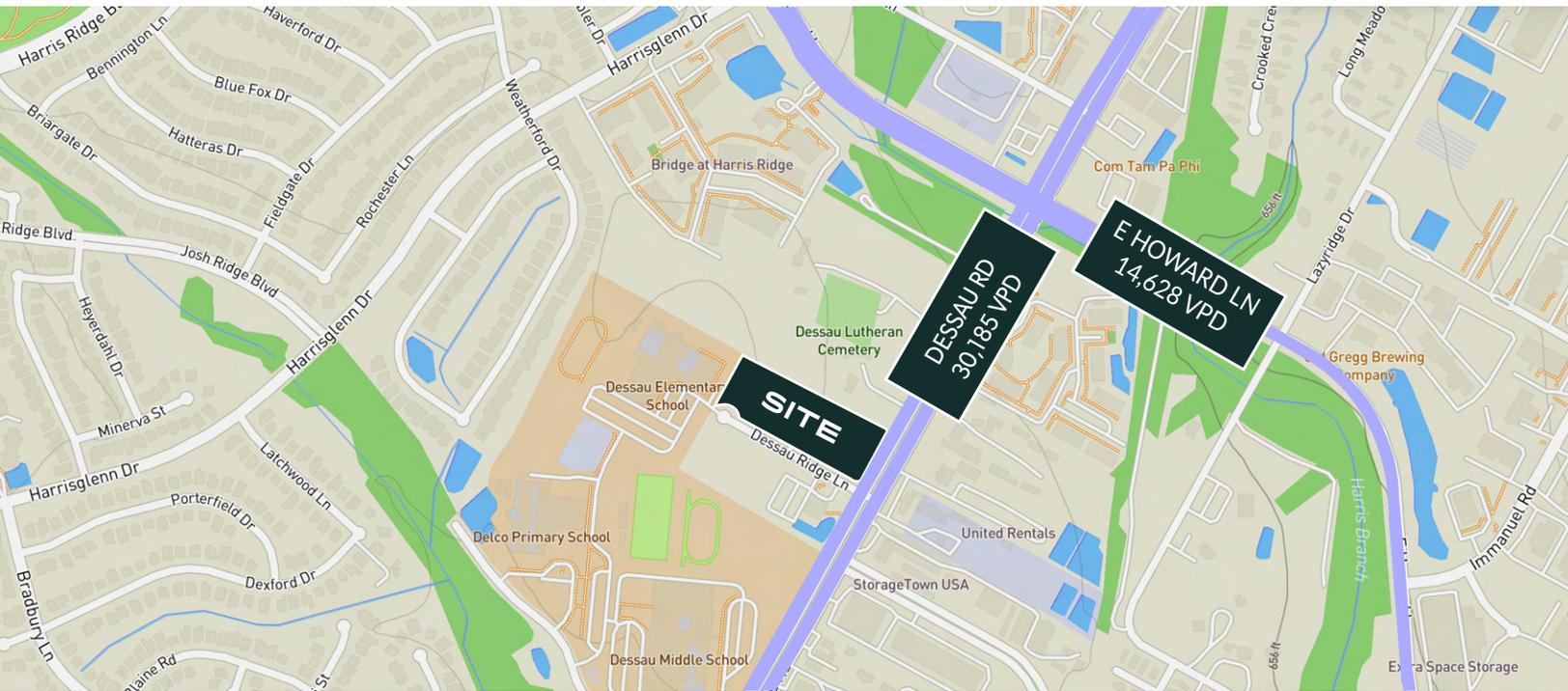


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# AREA MAP

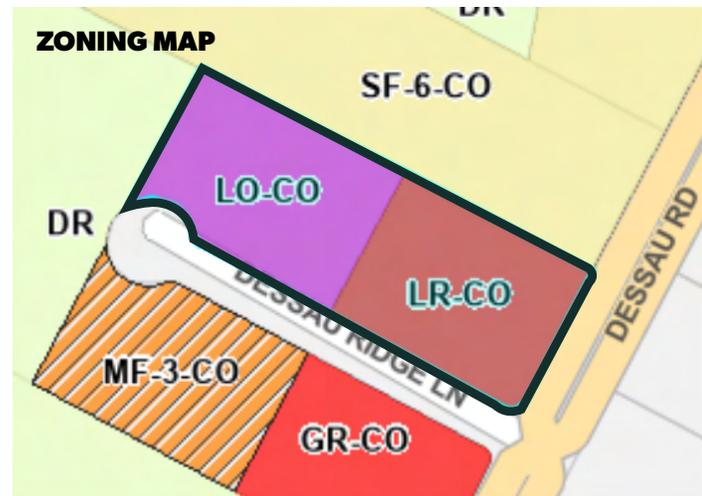
## 1508 DESSAU RIDGE UNIT 702

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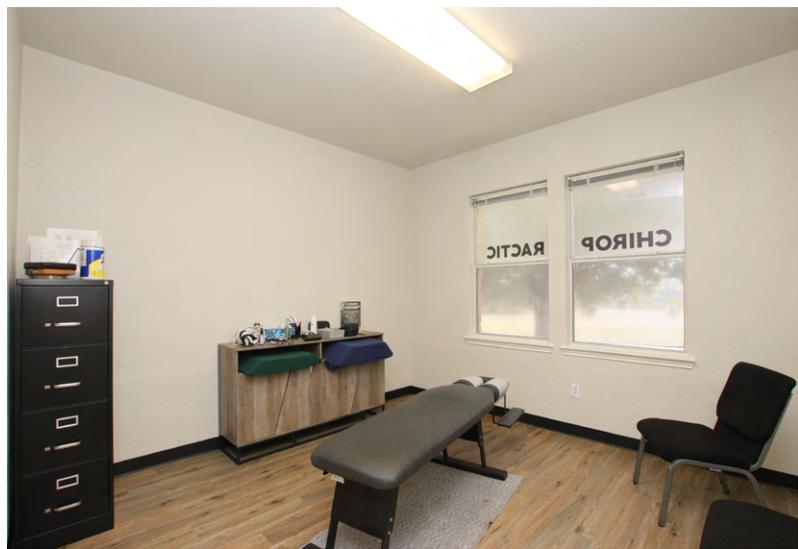
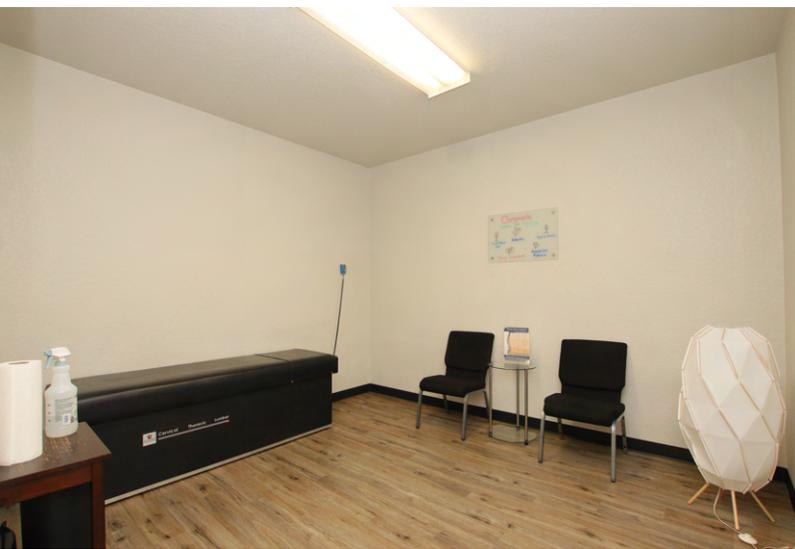


## AREA OVERVIEW

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.



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# FLOOR PLAN

1508 DESSAU RIDGE UNIT 702

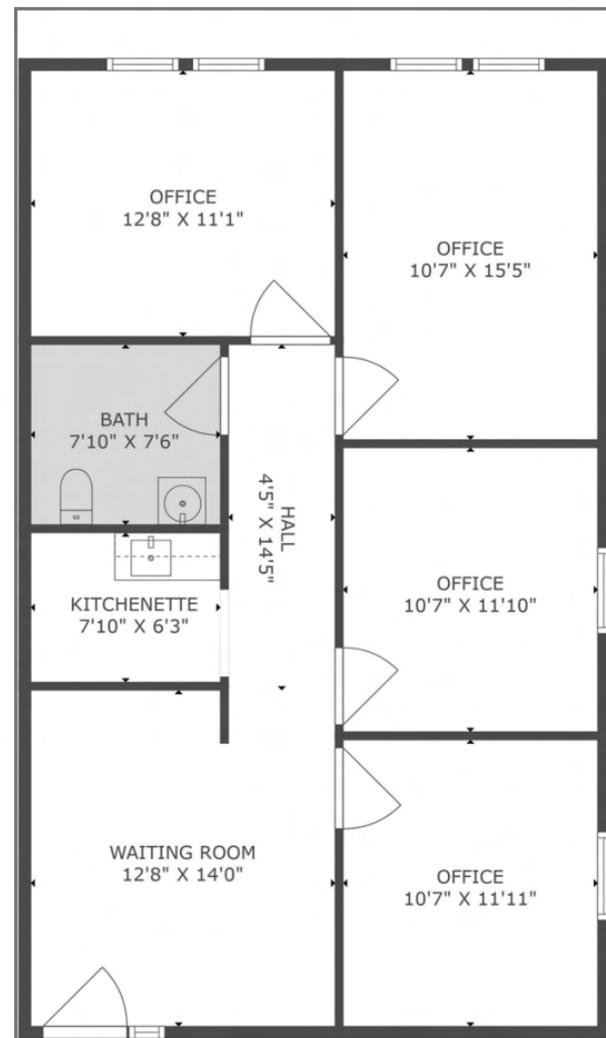
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## FLOOR PLAN OVERVIEW

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 601 (also available for lease or 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.



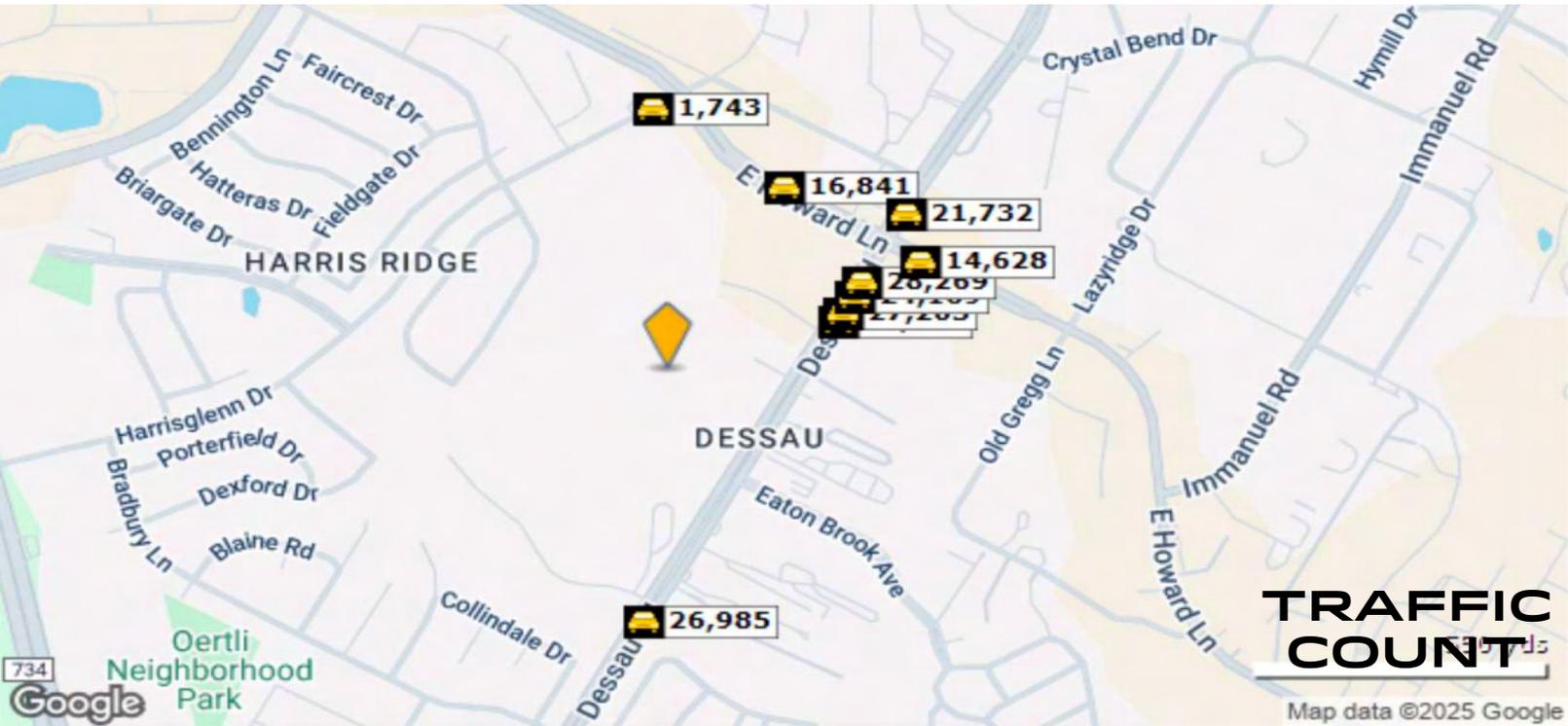
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# AREA MAP

1508 DESSAU RIDGE UNIT 702

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## TRAFFIC COUNT

Map data ©2025 Google

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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
<b>2024 Households by HH Income</b>	<b>5,943</b>	<b>34,602</b>	<b>96,930</b>
<\$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%



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