

for sale



HEADWAY PROFESSIONAL BUILDING (NORTHEAST SUBMARKET)
1606 HEADWAY CIRCLE, AUSTIN, TX 78754

OFFERED BY  **Tarantino**

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EXECUTIVE SUMMARY – Headway Professional Building (Northeast Submarket)

Tarantino Properties, Inc. is pleased to offer the exclusive opportunity to purchase the Headway Professional Building, a stand-alone office building located approximately 15 minutes from Downtown Austin in the Northeast Submarket of Austin MSA. The offering includes the 27,500 square foot office building built in 1983, with upgrades made to the roof and parking lot in 2019 and 2024. The property benefits from being in close proximity to Cameron Road, Hwy 183, & IH-35, presenting a top-quality location within the Walnut Creek Business Park. The Headway Professional Building has great potential for owner-occupancy and offers investors competitive pricing with the opportunity for future growth.

for sale

Property Summary

Property:	1606 Headway Circle Austin, TX 78754 (Northeast Submarket)
Size:	27,500 SF
Leased:	100%
Year Built:	1983
Parking:	80 Spaces
Acreage:	1.55 Acres



AERIAL – Headway Professional Building (Northeast Submarket)



for sale

PROXIMITY – Headway Professional Building (Northeast Submarket)



KEY LOCATIONS

Mueller Development	10 minutes
University of Texas	15 minutes
The Domain	15 minutes
Downtown Austin	18 minutes
Austin Bergstrom Airport	20 minutes

SITE OVERVIEW – Headway Professional Building (Northeast Submarket)



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DEMOGRAPHICS (2024)			
	1 mile	3 miles	5 miles
Population	13,942	135,525	343,137
Households	5,136	55,383	142,361
Avg Household Income	\$61,539	\$87,109	\$92,213
Daytime Employment	11,500	61,500	203,409

PRICING DETAILS – Headway Professional Building (Northeast Submarket)



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LOCATION	1606 Headway Circle, Austin, TX 78754
Price	Call for Pricing Guidance
Rentable SF	27,500 SF
Year Built	1983
Lot Size	67,518 SF or 1.55 AC
Financing	Call for Information

AUSTIN MSA OVERVIEW



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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