

Office Building For Sale | 15,516 SF

12466 Los Indios Trail, Austin, TX 78729

FOR SALE



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Executive Summary

Owner-User Opportunity!! This well maintained 2-story building provides a functional layout, abundance of natural light, elevator, and more. Recent upgrades include interior finishes and more.

Location is very convenient and easily accessible from Parmer Ln and Research Blvd. Property is only minutes to the Domain, Arboretum, established SF/MF residences, restaurants and numerous amenities.

Highlights

- Owner-User Opportunity
- 2nd floor Vacated Upon Sale
- Recent Updates
- Elevator
- Ample Parking
- Minutes to the Domain, Arboretum, and more
- 24/7 Access

Listing Details

Sale Price: \$3,950,000

Property Type: Office

Available SF: 15,516 SF

Parking: Ample Parking

Land Area: 1 AC

Zoning: RR

Year Built: 1986

Utilities: City of Austin Water, Atmos Energy, Septic

County: Williamson

School District: Round Rock ISD

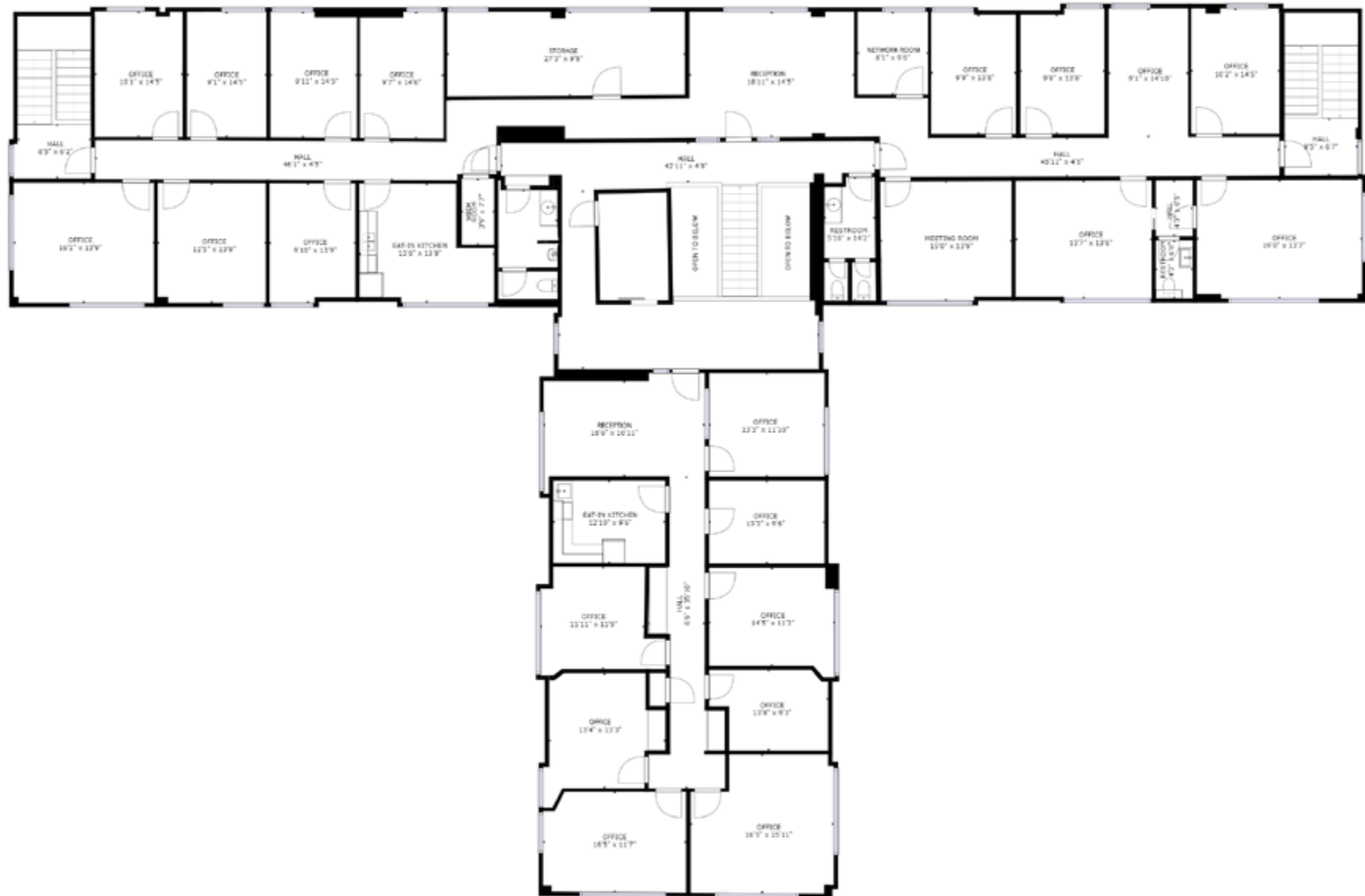




First Floor



Second Floor



Survey

SURVEY PLAT OF: LOCAL ADDRESS **12466 LOS INDIOS TRL., AUSTIN, TX.**
 DESCRIPTION: LOT **ALL** BLOCK **ALL** **INDIAN OAKS OFFICE SQUARE**
 A SUBDIVISION IN **AUSTIN**, TEXAS, OF RECORD IN **CAB. 1** SLIDE **75** OF
 THE PLAT RECORDS OF **WILLIAMSON** COUNTY, TEXAS.

TEXAS BAPTIST CHILDRENS HOME
V. 658, PG. 925

- IRON PIN FOUND
- IRON PIN SET
- WATER METER

1" = 40' → E-174.58

BRUSHY CREEK WATER CONTROL AND
 IMPROVEMENT DISTRICT NO. 1 HAS
 THE RIGHT TO LEVY TAXES AND
 ISSUE BONDS ON THIS PROPERTY.

UPDATED PER TITLE COMMITMENT OF NO. 126924
 FURNISHED BY TEXAS PROFESSIONAL TITLE CO.

Randall Jones
 RANDALL J. JONES
 R.P.L.S. No. 4391

DATE
11-01-93

1. The property is in ZONE _____ of the I.C.M.A. Flood Insurance Rate Map for _____
 Community Panel No. _____ dated _____

2. X This property **IS NOT** within a Special Flood Hazard Area, as identified by the F.I.A. No. D Flood Hazard Insurance Map for _____ dated **NOVEMBER 1, 1977**

3. According to the recorded plat of this subdivision, this lot _____ within the 100 year flood plain.

4. According to the recorded plat of this subdivision, the 100 year flood plain is contained within the drainage easement shown on the plat. There _____ drainage easement on this lot.

THE STATE OF TEXAS, TO THE SHERIFF AND/OR THE OWNERS OF THE
 COUNTY OF **WILLIAMSON** PREMISES SURVEYED

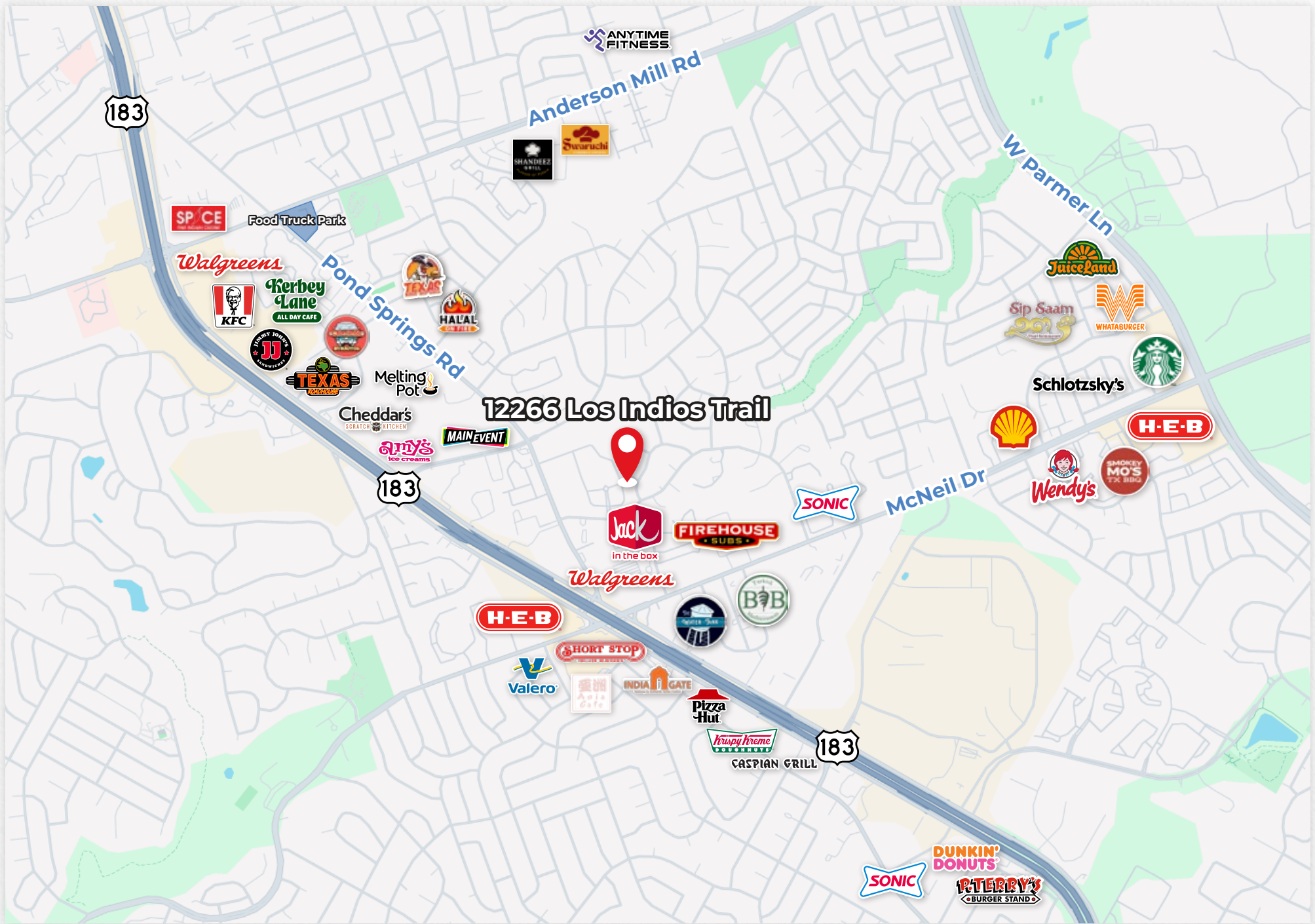
The undersigned does hereby certify that this survey was this day made on the ground
 of the property legally described herein and is correct, and that there are no dispropor-
 tionate, voidable, or illegal boundaries, easements, or other interests, including the survey-
 ing of improvements, within utility lines or roads or place, except as shown herein, and
 that said property has access to and from a dedicated roadway, except as shown herein.

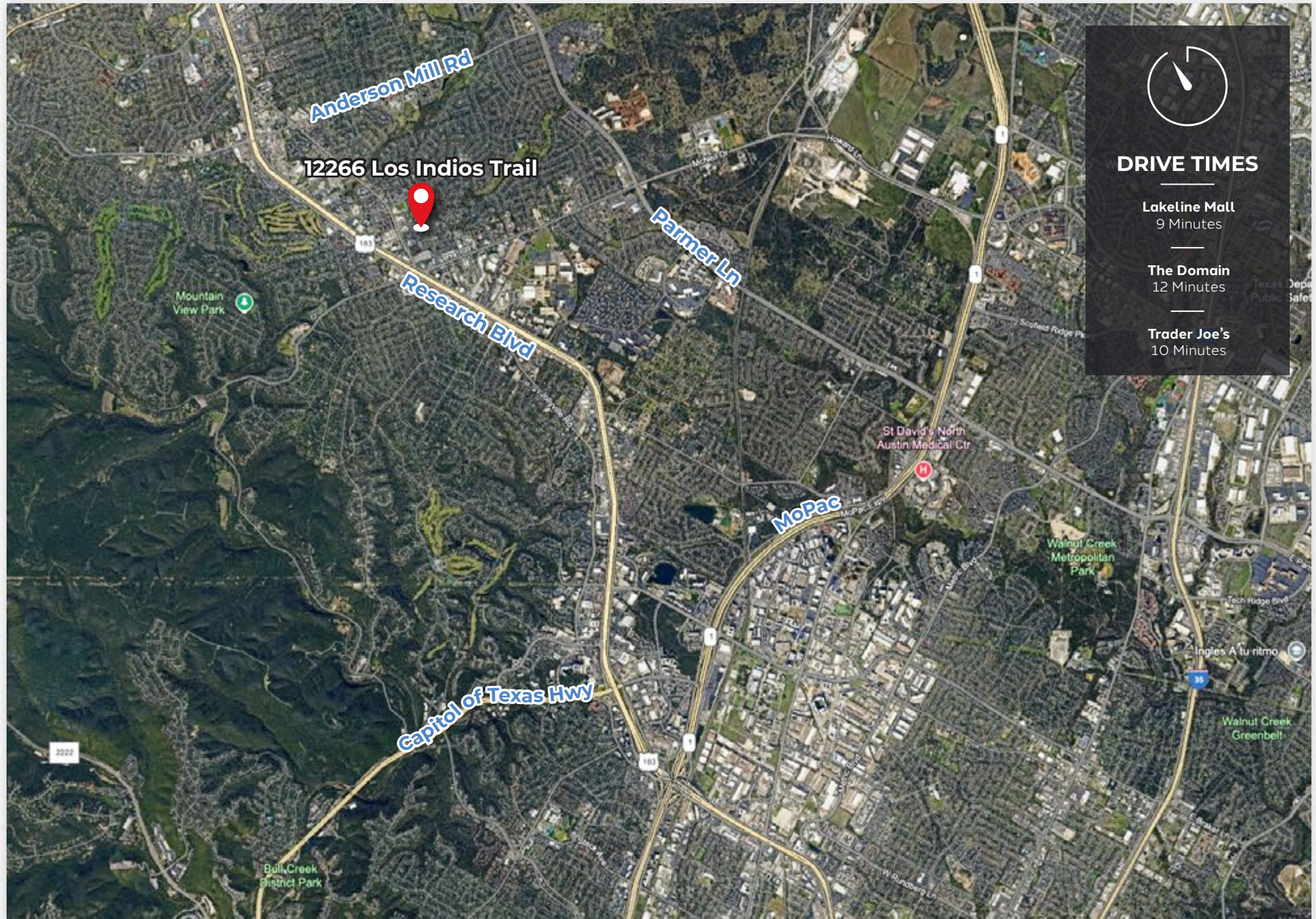
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR ON OTHER PARTS
 SHALL BE AT THEIR OWN RISK AND UNDERSIGNED ACCEPTS NO RESPONSIBILITY
 FOR THEREAFTER ANY LOSS OR DAMAGE THEREFROM.

Dated this **23rd** day of **NOVEMBER**
 A.D. 19**93** at **40119203** (50000) N.

18 92

Randall Jones
 RANDALL JONES
 REGISTERED PROFESSIONAL SURVEYOR
 NUMBER 4391
 RANDALL JONES ENGINEERING
 1010 E. BRANER
 AUSTIN, TEXAS 78757
 512/336-4793





DRIVE TIMES

Lakeline Mall
9 Minutes

The Domain
12 Minutes

Trader Joe's
10 Minutes

AUSTIN'S 2025 RANKINGS

#1

FASTEST GROWING
MAJOR METRO
EXPLODINGTOPICS.COM

#1

BEST PLACE TO START
A BUSINESS
CNBC

#1

BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB

#5

COLLEGE EDUCATED
ADULTS
CITYLAB

#1

PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK

#6

BEST PERFORMING
LARGE CITY IN THE US
MILKEN INSITUTE

#2

BEST MARKET FOR
REAL ESTATE
WALLETHUB

#7

MOST FUN CITY IN
THE US
WALLETHUB

#1

BEST JOB
MARKET(2024)
WALL STREET JOURNAL

#2

BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES

#5

MOST RECESSION
RESISTANT CITY
SMARTASSET

#9

BEST EDUCATED
MAJOR METRO
WALLETHUB

#1

BEST STATE CAPITAL
TO LIVE IN
WALLETHUB

#2

BEST CITY FOR JOB
OPPORTUNITIES
BUSINESS INSIDER

#6

SAFEST LARGE
CITY IN U.S.
SAFEWISE

53

WORLDS BEST CITIES
AUSTINCULTUREMAP

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Market Overview

AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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