



**13171 Pond Springs Rd
Austin, TX 78729**

OFFERING MEMORANDUM

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**McCullough-Jaynes
Investment Group**

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Offering Summary

INVESTMENT HIGHLIGHTS

- Available to Occupy 8/01/21
- Built in 1984
- Hard Corner Property
- Owner/User Opportunity
- 9 Offices
- 2 Conference Rooms
- Open Work Area and Server Room
- Easy Access to HWY 183 and Research Blvd.

PRICING OVERVIEW

PRICING \$1,120,000

PRICE PER SF \$225.81

PROPERTY INFORMATION

PROPERTY ADDRESS 13171 Pond Springs Rd
Austin, TX 78729

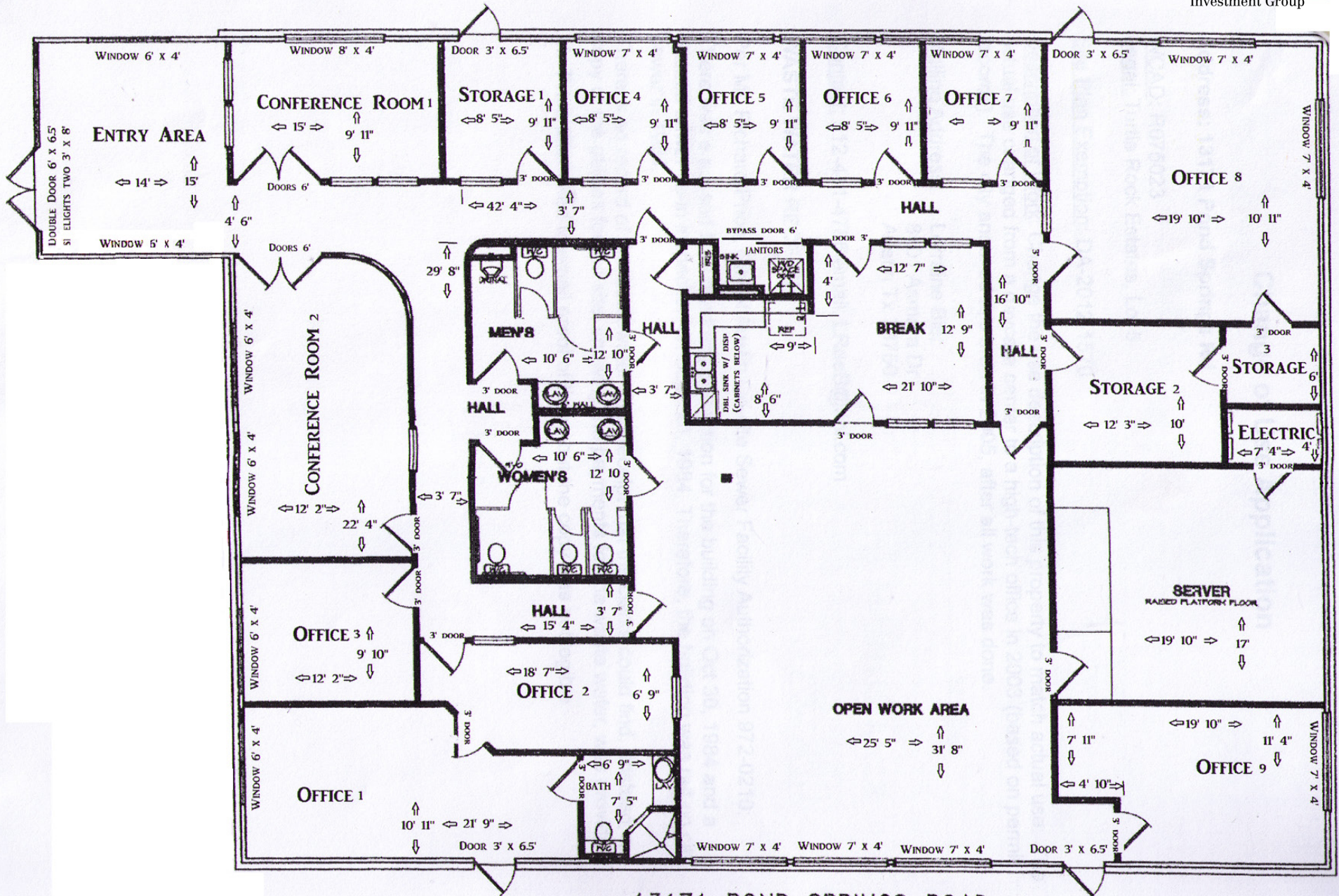
BUILDING AREA 4,960 Sq. Ft.

LOT SIZE 0.49 AC

PARKING RATIO 4.00 : 1,000



Floor Plan



13171 POND SPRINGS ROAD
AUSTIN, TX. 78729

Exterior Photos

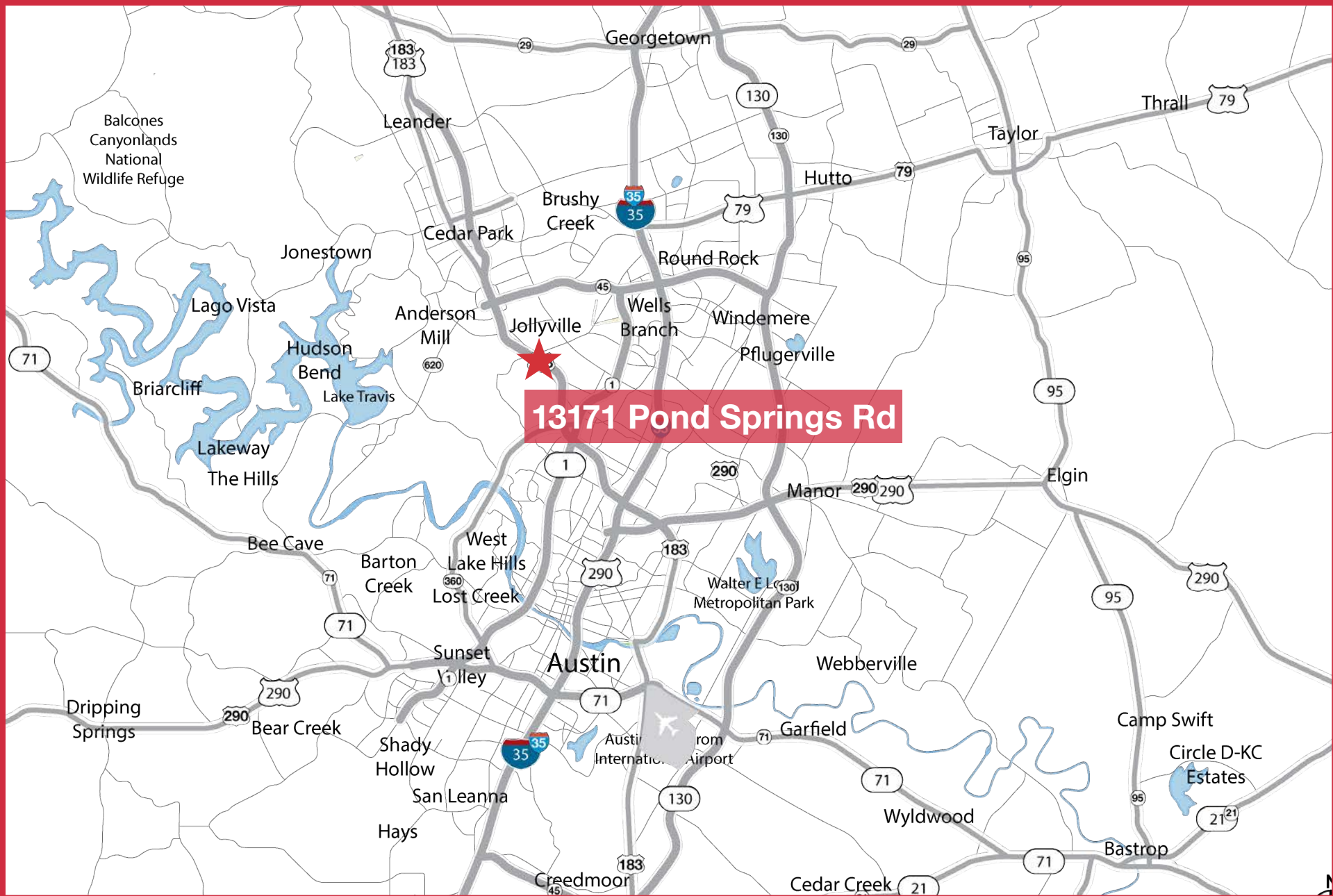


Interior Photos





Aerial Map





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