

• **FOR SALE | HEALTH & WELLNESS | OFFICE CONDO**



12335 HYMEADOW DR. BLD VII STE 400 AUSTIN, TX 78750

WWW.THEHYMEADOW.COM

• HOWDY YALL!



All listing information is deemed reliable but is not guaranteed and should be independently verified.

AUSTIN, TX.

AREA OVERVIEW

Austin remains one of the fastest-growing large metros in the United States, with a 2025 population exceeding 1.05 million and an MSA of more than 2.5 million. Anchored by a strong employment base, business-friendly climate, and high quality of life, the region continues to attract both companies and residents, fueling sustained demand for professional and medical space.

12335 Hymeadow Dr. is strategically positioned within the Far Northwest Austin submarket, one of the city's most stable and established trade areas. Located just off US-183 with direct access to SH-45 Toll Road, RM 620, and FM-1431, the property offers seamless connectivity to surrounding communities, including Cedar Park, Round Rock, Lakeway, and North Austin. This regional accessibility makes the corridor a convenient destination for patients, clients, and employees.

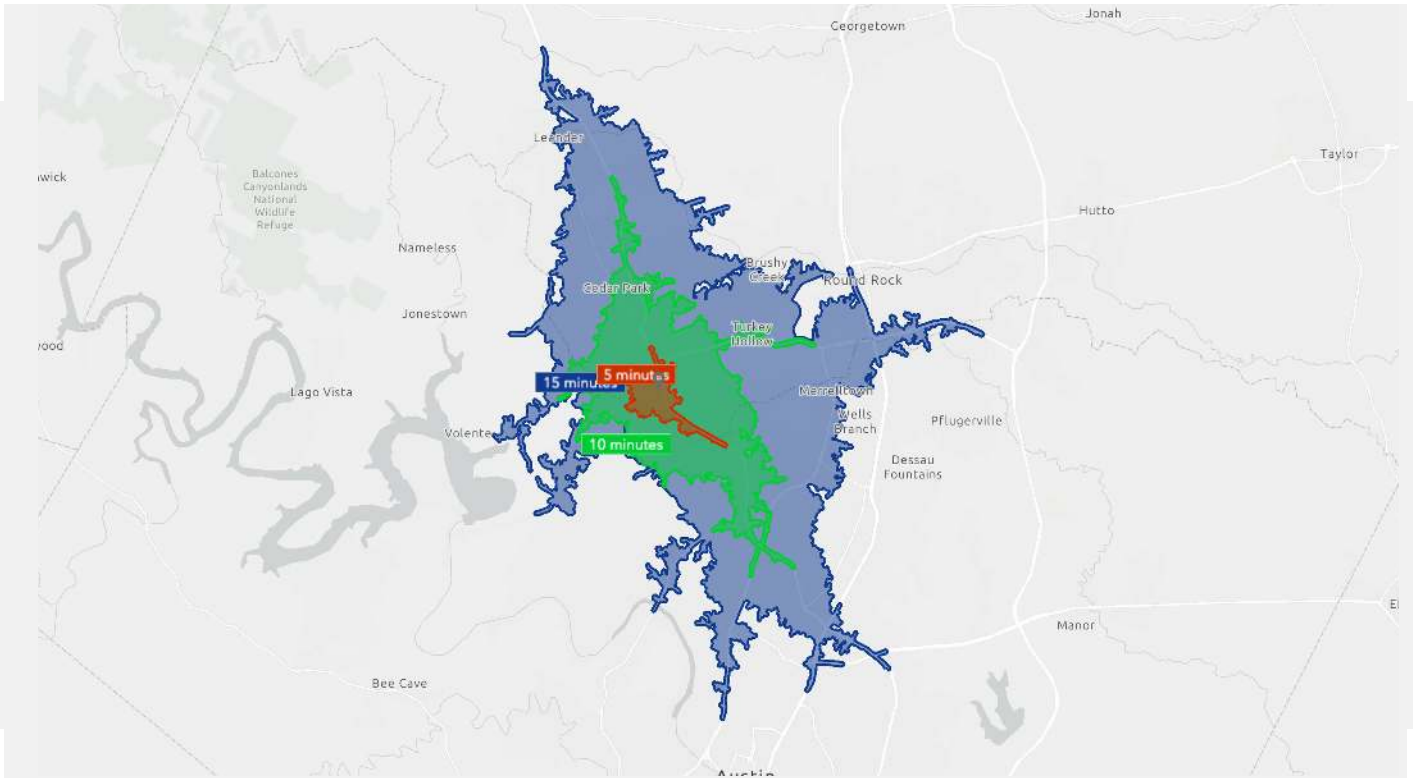
The area benefits from a strong demographic profile. Within a 10-minute drive, the population exceeds 126,000 with median household incomes of more than \$107,000—well above national averages. Growth projections remain favorable, with household counts expected to increase nearly 2% annually through 2030, accompanied by steady income growth.

The immediate trade area is characterized by a concentration of medical offices, retail centers, schools, and established neighborhoods, creating a built-in customer base for health and wellness services. Anchors such as Lakeline Mall, H-E-B, and Lifetime Fitness draw consistent daily traffic, while nearby healthcare providers, including Baylor Scott & White and Austin Regional Clinic, reinforce the corridor as a regional healthcare destination. High visibility and accessibility are further supported by traffic counts exceeding 120,000 vehicles per day on Anderson Mill Road and more than 62,000 vehicles per day on Lake Creek Parkway.

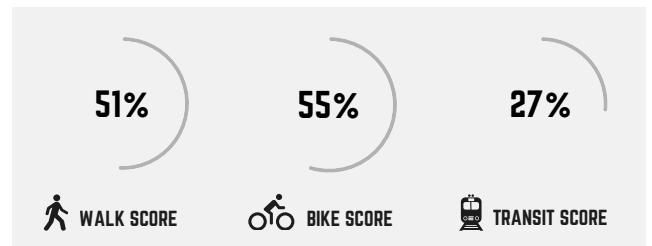
Far Northwest Austin combines affluence, accessibility, and stability—a compelling mix for medspas, wellness operators, medical practices, and professional users seeking long-term success in one of Austin's most resilient submarkets.

• THE AREA

In the Heart of Far Northwest Austin – One of the Metro's Most Established and Affluent Submarkets



Devora Realty is pleased to present The Hymeadow, a rare owner/user opportunity in Far Northwest Austin. Located just off US-183 with excellent visibility and access, this ±2,518 SF office condo features six private offices with high-end finishes, sound-masking, two-zoned HVAC, and a large outdoor deck. The property offers 4.4/1,000 SF surface parking, including nine reserved spaces in front of the building. Surrounded by established neighborhoods, schools, and regional employers, and positioned minutes from shopping, healthcare, and lifestyle amenities, The Hymeadow is ideally suited for health, wellness, and professional users seeking a turnkey location in one of Austin's most established and affluent submarkets.



📍 'AREA HIGHLIGHTS

- 20 MINS TO DT AUSTIN
- 35 MINS TO ABIA
- 10 MINS TO LAKELINE MALL
- 12 MINS TO THE DOMAIN
- 5-15 MIS TO BAYLOR SCOTT & WHITE, AUSTIN REGIONAL CLINIC & ST. DAVID'S NORTH
- 120,000+VPD ON ADERSON MILL RD.
- 62,000 + VPD ON LAKE CREEK PKWY

THE PROPERTY •

THE HYMEADOW

ADDRESS 12335 HYMEADOW DR.
BLD VII STE # 400 ATX, 78750

LEGAL C688 - HYMEADOW SQUARE OFFICE PARK CONDO
UNIT 7, 10.5808% COMMON AREA INTEREST

OFFERED AT \$665,000

MONTHLY HOA \$550 - [LINK TO CONDO DOCS](#)

EST. TAXES \$14,441.50 (2024 TAX)

INTERSECTION HYMEADOW DR. & POND SPRINGS RD

YEAR BUILT 1999

SQUARE FOOTAGE 2,518 SF

ZONING COMMERCIAL

PARKING 4.4/1,000 SF SURFACE PARKING
SPACES

FEATURES

- 9 RESERVED FRONT PARKING SPACES WITH ADDITIONAL SURFACE PARKING AVAILABLE
- DIRECT CONNECTIVITY TO US-183/RESEARCH BLVD AND MAJOR REGIONAL CORRIDORS
- HIGH-END DESIGN WITH CUSTOM FINISHES THROUGHOUT
- EXPANSIVE OUTDOOR DECK FOR STAFF OR CLIENT USE
- SURROUNDED BY ESTABLISHED MEDICAL OFFICES AND HEALTHCARE PROVIDERS



THE OPPORTUNITY

CREATIVE FREEDOM, STRATEGIC FLEXIBILITY, URBAN CONVENIENCE

Introducing The Hymeadow: A rare owner/user opportunity in one of Northwest Austin's most established and affluent submarkets. Strategically located just off US-183 near the intersection of Hymeadow Dr. and Pond Springs Rd., this ±2,518 SF office condo combines modern design, high-end finishes, and functional efficiency in a professional setting surrounded by medical offices, retail, schools, and established neighborhoods.

The property features six private offices with custom finishes, acoustical tiles for enhanced privacy, and two-zoned HVAC for operational efficiency. A large outdoor deck provides additional usable space for staff or clients, while a full security system and reserved front parking enhance day-to-day convenience. With a parking ratio of 4.4/1,000 SF, including nine reserved spaces directly in front of the building, the site is well-suited to high-traffic professional or medical use.

What sets this asset apart is its turnkey readiness and adaptability. Unlike many properties in the submarket requiring extensive upgrades, The Hymeadow has been impeccably maintained and thoughtfully designed for immediate occupancy. Its layout and infrastructure make it especially attractive to medspas, boutique wellness practices, specialty medical offices, and professional service firms seeking a premium environment without the delays of custom build-out. Select FF&E is also available for purchase, offering new users an accelerated path to operation.

With direct access to 183, 620, SH-45 Toll Road, and FM-1431, the property draws from a wide regional client base spanning Cedar Park, Round Rock, Lakeway, and North Austin. Strong area demographics—median household incomes exceeding \$107,000 within 10 minutes—paired with traffic counts over 120,000 vehicles per day on Anderson Mill Road ensure visibility, accessibility, and long-term viability.

Whether acquired by a medical operator, wellness brand, or professional practice, The Hymeadow offers a combination of location, design, and functionality rarely available in this corridor. In a market defined by stability, affluence, and growth, this property is positioned to deliver enduring value for its next owner.

• DEMOGRAPHICS



Demographics

THE Hyemeadow Office Condo
12335 Hyemeadow Dr. Austin, TX
NW Austin Health & Wellness, Professional Office

Prepared by DJR
Latitude: 30.45488
Longitude: -97.79558

	5 minutes	10 minutes	15 minutes
Census 2020 Summary			
Population	9,839	122,095	379,975
Households	4,176	52,754	159,107
Average Household Size	2.34	2.29	2.37
2025 Summary			
Population	9,801	126,623	394,419
Households	4,214	56,051	170,408
Families	2,456	30,198	93,441
Average Household Size	2.31	2.24	2.29
Owner Occupied Housing Units	2,003	23,839	75,318
Renter Occupied Housing Units	2,211	32,212	95,090
Median Age	38.1	36.9	36.2
Median Household Income	\$100,026	\$107,557	\$105,203
Average Household Income	\$131,548	\$144,829	\$142,156
2030 Summary			
Population	10,653	136,025	425,150
Households	4,632	61,059	187,009
Families	2,657	32,311	100,992
Average Household Size	2.28	2.21	2.25
Owner Occupied Housing Units	2,308	26,153	82,332
Renter Occupied Housing Units	2,323	34,907	104,677
Median Age	38.9	37.6	36.9
Median Household Income	\$110,677	\$116,736	\$114,849
Average Household Income	\$141,412	\$154,759	\$152,886
Trends: 2025-2030 Annual Rate			
Population	1.68%	1.44%	1.51%
Households	1.91%	1.73%	1.88%
Families	1.59%	1.36%	1.57%
Owner Households	2.88%	1.87%	1.80%
Median Household Income	2.04%	1.65%	1.77%

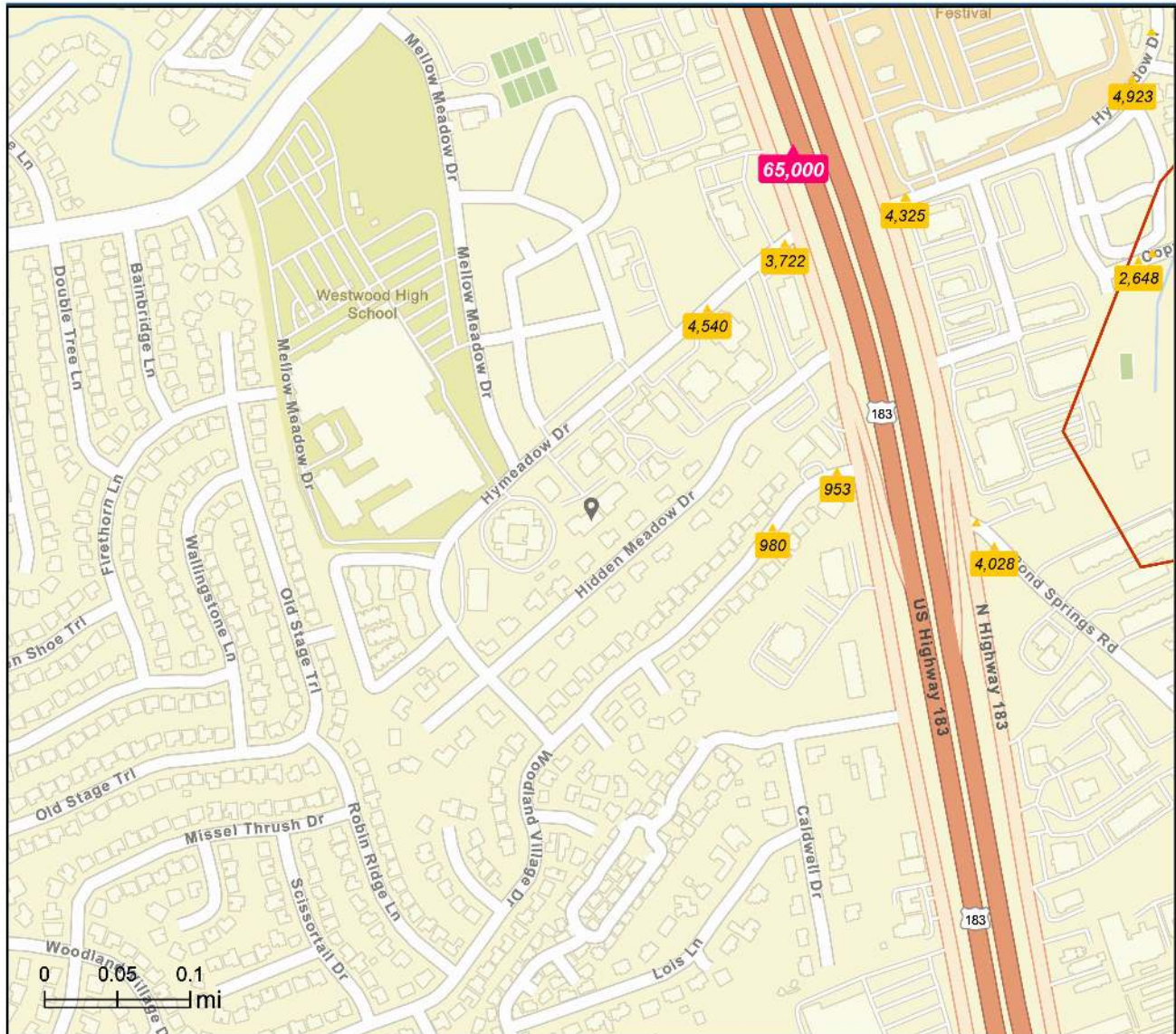
TRAFFIC COUNTS



Traffic Count Map - Close Up

12335 Hymeadow Dr, Austin, Texas, 78750
Drive time: 5, 10, 15 minute radii

Prepared by DJR
Latitude: 30.45488
Longitude: -97.79558



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

August 22, 2025

PHOTOS - EXTERIOR

[CLICK FOR PHOTOS](#)

FRONT OF OFFICE PARK



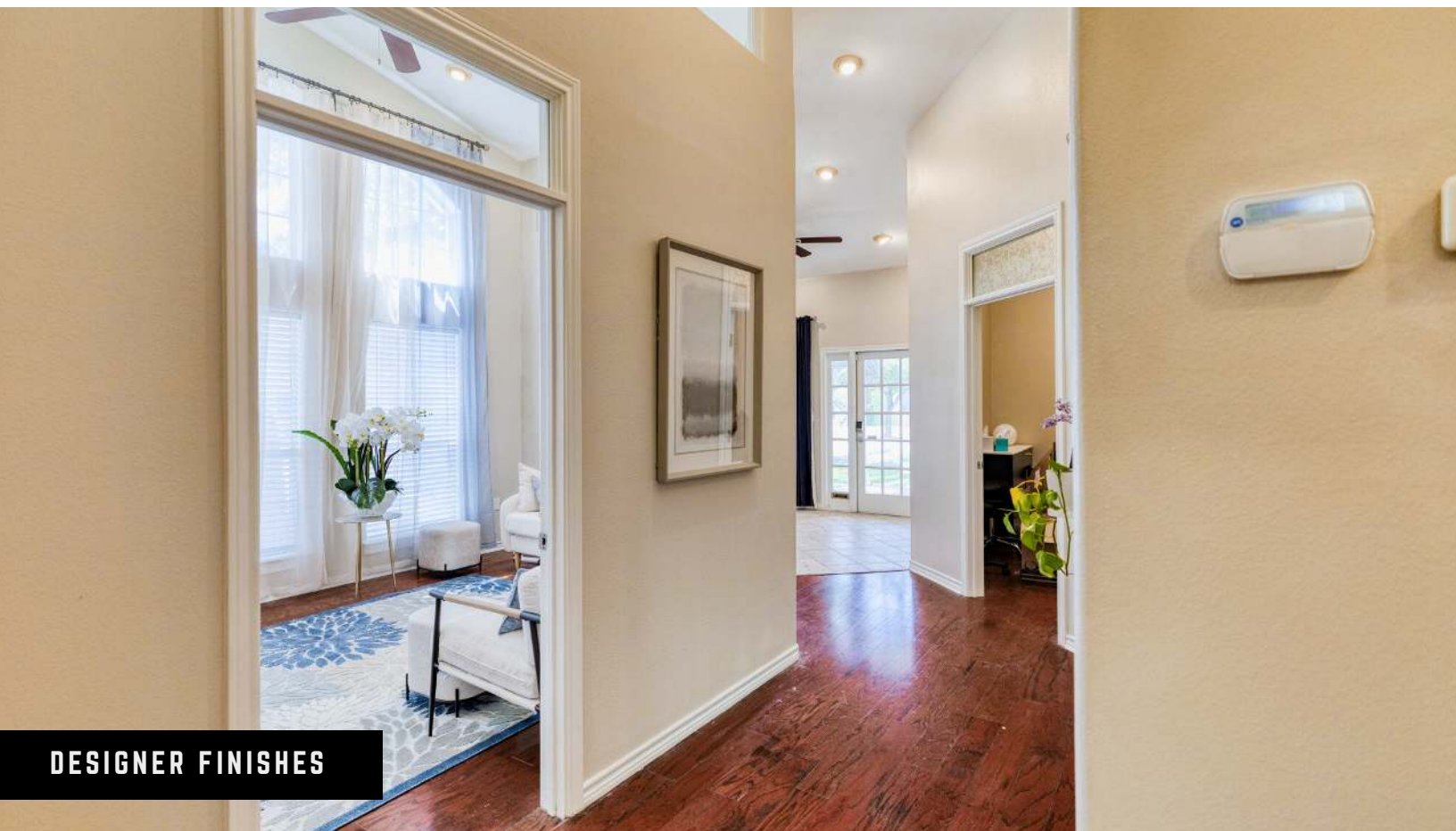
PHOTOS - EXTERIOR



PHOTOS - INTERIOR



PHOTOS - INTERIOR



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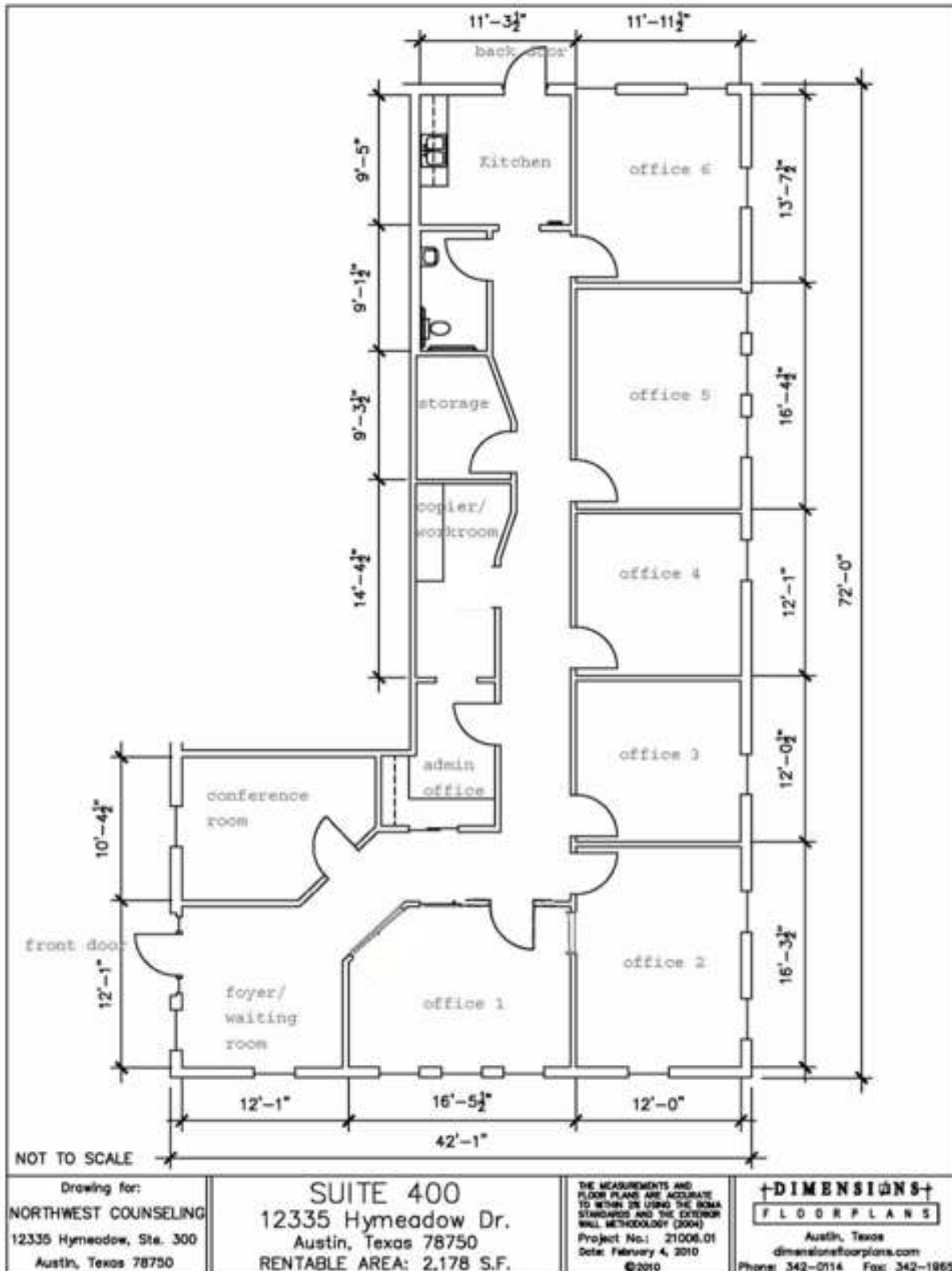
PHOTOS - INTERIOR



FLOOR PLAN



[CLICK HERE FOR CONDO DOCS](#)





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