

12401

HYMEADOW

DRIVE

ECR

OFFICE // FOR SALE

12401 HYMEADOW DR // AUSTIN, TEXAS // 78750

12401
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DRIVE

ABOUT

Building I at 12401 Hymeadow Drive is a fully leased, 4,764 SF single-story office and medical building with a classic Texas limestone exterior, set beneath mature live oaks in Northwest Austin's Anderson Mill area. Three NNN-leased suites give an investor income in place today and give an owner-user a clear path to occupy approximately 1,200 SF (Suite B) in 2027 while two established tenants pay market rent through 2029.

AVAILABILITY

Full Building 4,764 RSF

FEATURES

- 4,764 RSF single-story building, three suites: 2,368 / 1,191 / 1,205 RSF
- 100% leased to three tenants on NNN leases
- Two anchor tenants (Suites A & C) leased through late 2029 with scheduled increases
- Fully built-out private offices and conference rooms
- Private exterior entrance for each suite
- En-suite restrooms and break areas with sinks
- Recently renovated suites with new flooring and updated finishes
- Assigned parking for each suite, plus shared spaces
- Classic Texas limestone exterior shaded by mature live oaks in a park-like setting
- Prominent street frontage location within a four-building office park
- Quick access to US-183, SH-45, RM 620 and Anderson Mill Road





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SITE PLAN + DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	14,673	103,423	220,326
Households	6,288	45,973	93,305
Avg. HH Income	$116,016	$140,793	$152,016
Median HH Income	$86,511	$104,919	$115,170
Employees	11,434	42,555	115,224

TRAFFIC COUNTS

US-183 (main lanes)	129,755 VPD
RM 620	40,768 VPD
SH-45	18,200 VPD

Sources: U.S. Census Bureau ACS 2020-2024 5-year estimates, apportioned to 2020 Census blocks; employees from LEHD LODES 2023; traffic from TxDOT 2025 AADT.

FOR MORE INFORMATION: SEAN COUEY
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FLOOR PLAN

FULL BUILDING
4,764 RSF

SUITE C
1,205 RSF

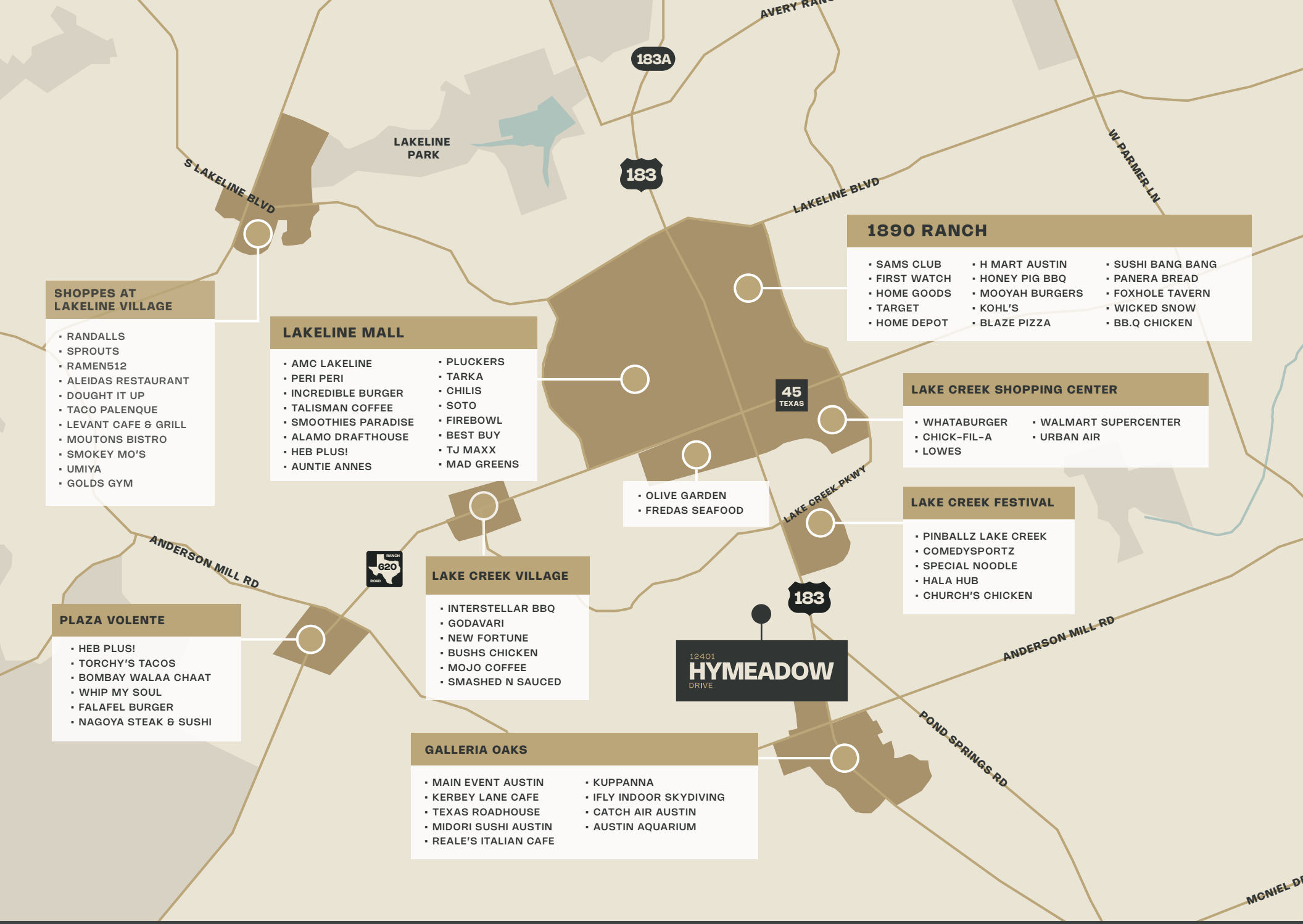
SUITE B
1,191 RSF

SUITE A
2,368 RSF



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SHOPPES AT LAKELINE VILLAGE

- RANDALLS
- SPROUTS
- RAMEN512
- ALEIDAS RESTAURANT
- DOUGHT IT UP
- TACO PALENQUE
- LEVANT CAFE & GRILL
- MOUTONS BISTRO
- SMOKEY MO'S
- UMIYA
- GOLDS GYM

LAKELINE MALL

- AMC LAKELINE
- PERI PERI
- INCREDIBLE BURGER
- TALISMAN COFFEE
- SMOOTHIES PARADISE
- ALAMO DRAFTHOUSE
- HEB PLUS!
- AUNTIE ANNES
- PLUCKERS
- TARKA
- CHILIS
- SOTO
- FIREBOWL
- BEST BUY
- TJ MAXX
- MAD GREENS

1890 RANCH

- SAMS CLUB
- FIRST WATCH
- HOME GOODS
- TARGET
- HOME DEPOT
- H MART AUSTIN
- HONEY PIG BBQ
- MOOYAH BURGERS
- KOHL'S
- BLAZE PIZZA
- SUSHI BANG BANG
- PANERA BREAD
- FOXHOLE TAVERN
- WICKED SNOW
- BB.Q CHICKEN

LAKE CREEK SHOPPING CENTER

- WHATABURGER
- CHICK-FIL-A
- LOWES
- WALMART SUPERCENTER
- URBAN AIR

- OLIVE GARDEN
- FREDAS SEAFOOD

LAKE CREEK FESTIVAL

- PINBALLZ LAKE CREEK
- COMEDYSPORTZ
- SPECIAL NOODLE
- HALA HUB
- CHURCH'S CHICKEN

LAKE CREEK VILLAGE

- INTERSTELLAR BBQ
- GODAVARI
- NEW FORTUNE
- BUSHS CHICKEN
- MOJO COFFEE
- SMASHED N SAUCED

PLAZA VOLENTE

- HEB PLUS!
- TORCHY'S TACOS
- BOMBAY WALAA CHAAT
- WHIP MY SOUL
- FALAFEL BURGER
- NAGOYA STEAK & SUSHI

GALLERIA OAKS

- MAIN EVENT AUSTIN
- KERBEY LANE CAFE
- TEXAS ROADHOUSE
- MIDORI SUSHI AUSTIN
- REALE'S ITALIAN CAFE
- KUPPANNA
- IFLY INDOOR SKYDIVING
- CATCH AIR AUSTIN
- AUSTIN AQUARIUM

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EXTERIOR PHOTOS









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INTERIOR PHOTOS









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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate license holders 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 interest 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.

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.

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 say 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' written 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____