



0.722 Acres / 3,666 SF Building

 **JLL** SEE A BRIGHTER WAY

For Sale

8871 Tallwood Dr.
Austin, TX 78759

Property Overview & Demographics

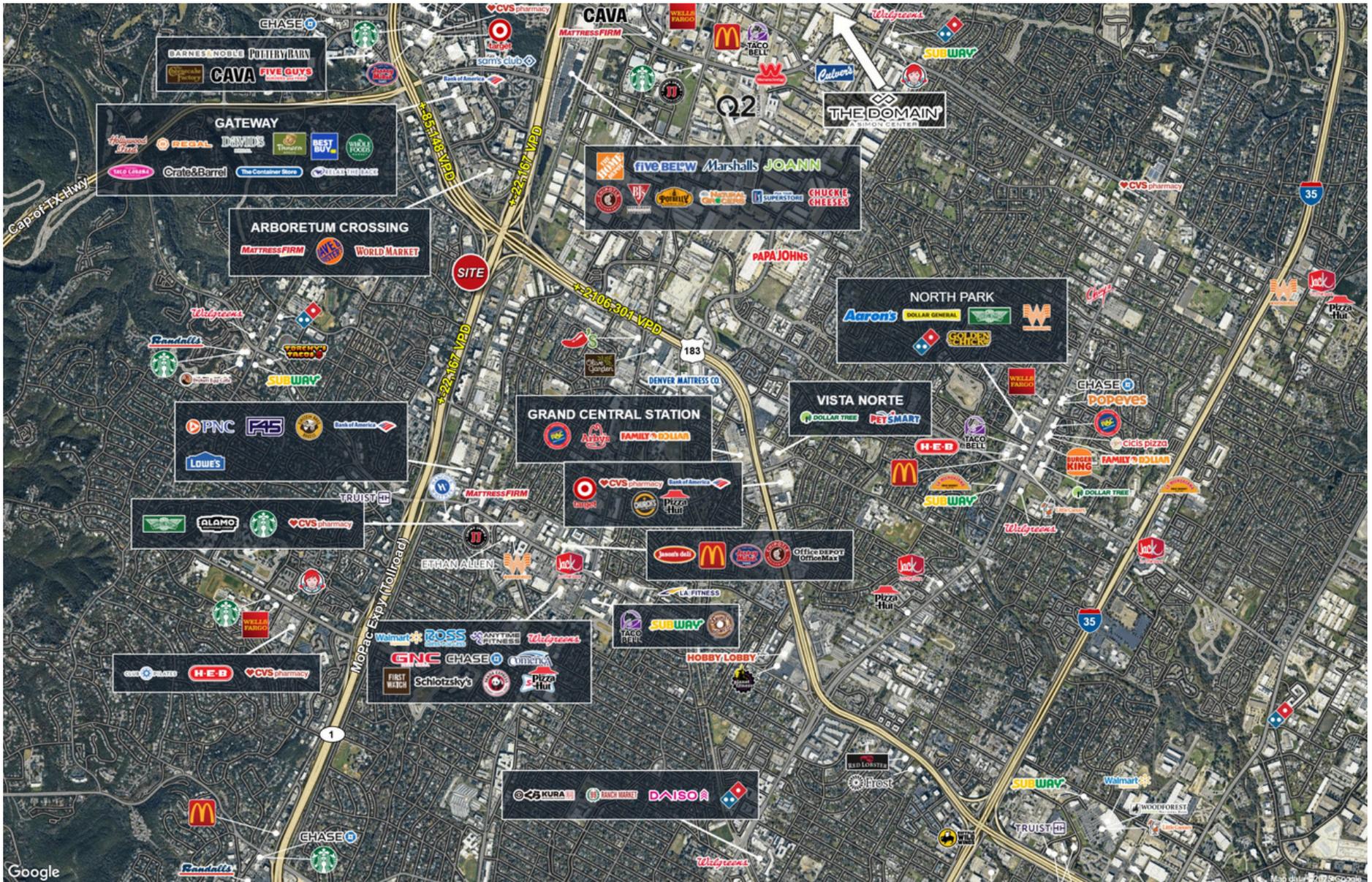
- 2nd Generation Office Space
- Visible along highly trafficked Mopac Expy (136,598 CPD)
- Ideal for small business wanting exposure on Mopac Expy
- Easy access to Mopac, Hwy 183, Loop 360 and IH-35
- 5 minutes from the Domain and the Arboretum, two prominent retail hubs in North Austin



Location	8871 Tallwood Dr. Austin, TX 78759
Building Size	3,600 SF
Lot Size	0.79 AC
Traffic Counts	<u>Mopac Expy:</u> 161,766 CPD <u>Mopac Service Rd:</u> 17,423 CPD <u>Tallwood Dr:</u> 981 CPD
NNN	\$20.00/SF

2025 Demographics	1 mile	3 miles	5 miles
Estimated Population	9,487	122,350	296,140
Estimated Households	4,915	60,197	139,122
Average HH Income	\$157,596	\$131,646	\$133,224
Daytime Population	26,589	179,933	405,038

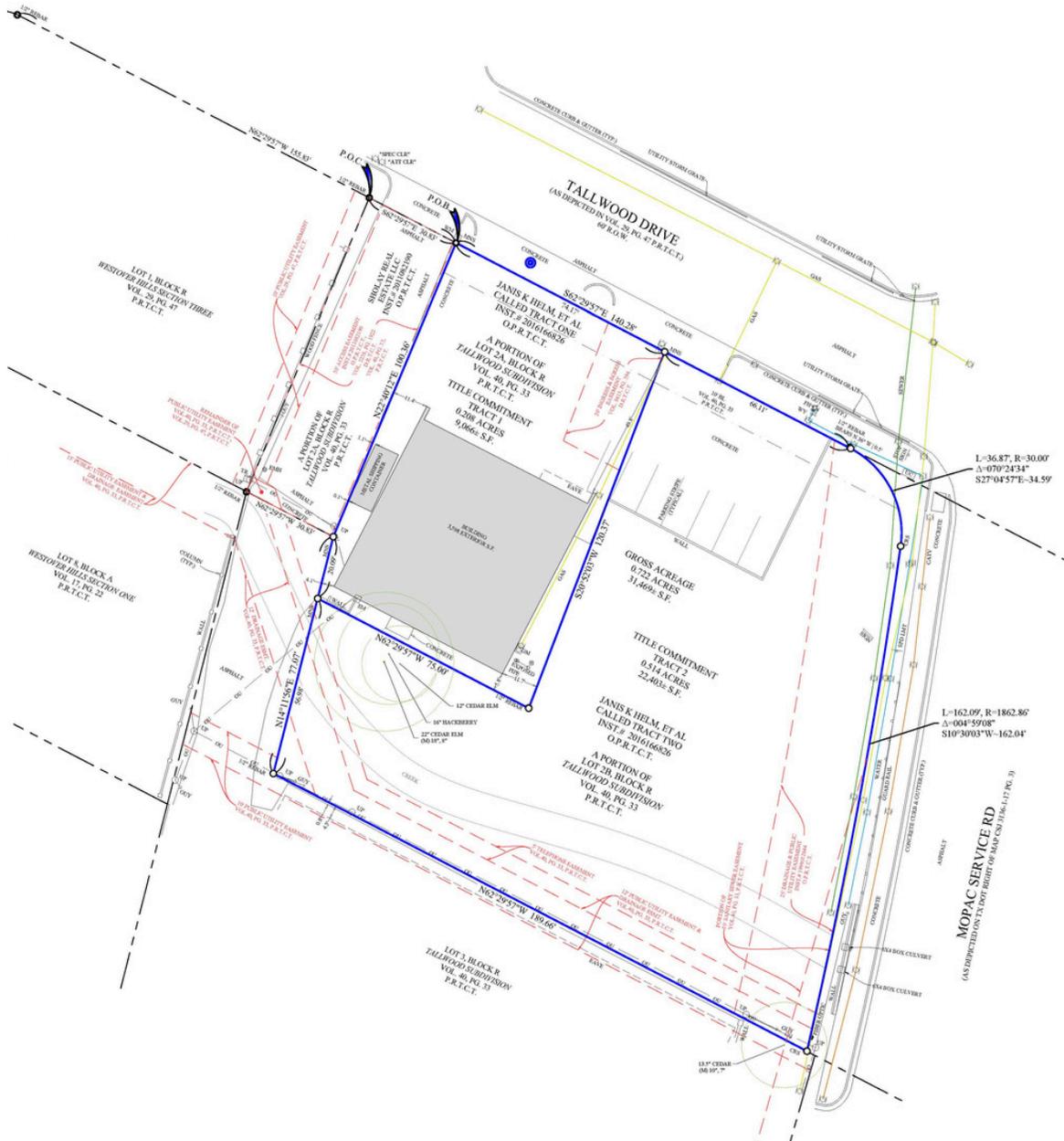
Trade Area



Photos



Survey



Contact Broker for Information

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