

OWNER-USER OFFICE CONDOMINIUM

FOR SALE



DESSAU RIDGE OFFICE • NORTH AUSTIN

1508 Dessau Ridge Ln

Suite 203 • Austin, TX 78754

LIST PRICE	SIZE	USE	STATUS	OCCUPANCY
\$300,000	972 SF (TCAD)	Office Condominium 3 offices, 1 conference room, 1 ADA restroom, 1 kitchenette	Tenant-Occupied Month-to-month	Can be Owner-Occupied

CALL ME TODAY



Christin Ong (512) 547-9414 christin@ltcommercialgroup.com



Penny Chung, CCIM (512) 785-0137 penny@ltcommercialgroup.com

OVERVIEW

Ownership economics.

Suite 203 at Dessau Ridge Office is a 972 SF office suite offered for sale at \$300,000 and is currently occupied by a month-to-month tenant. The finished space suits medical, legal, financial, or professional-services use.

1 Fixed Monthly Cost

A fixed-rate mortgage payment remains constant over the loan term; lease rates can rise at renewal. Consult a mortgage lender for loan terms.

2 Build Equity Every Month

With an amortizing loan, each payment reduces principal and increases the owner's equity in the property.

3 Tax Treatment

Ownership may allow deductions for mortgage interest, depreciation, and property taxes. Consult a tax professional for more details.

BY THE NUMBERS

\$309

 /sf

ACQUISITION BASIS · 972 SF

972

 SF

3 offices, 1 conference room,
1 ADA restroom, 1 kitchenette

~2

 mi

TO SAMSUNG AUSTIN SEMI.



FOR SALE DESSAU RIDGE OFFICE : 1508 Dessau Ridge Ln Suite 203, Austin, TX 78754

PROPERTY DETAILS

At a glance.

SALE PRICE
\$300,000

PRICE / SF
\$309

STATUS
Tenant-Occupied

BUILDING SIZE
972 SF

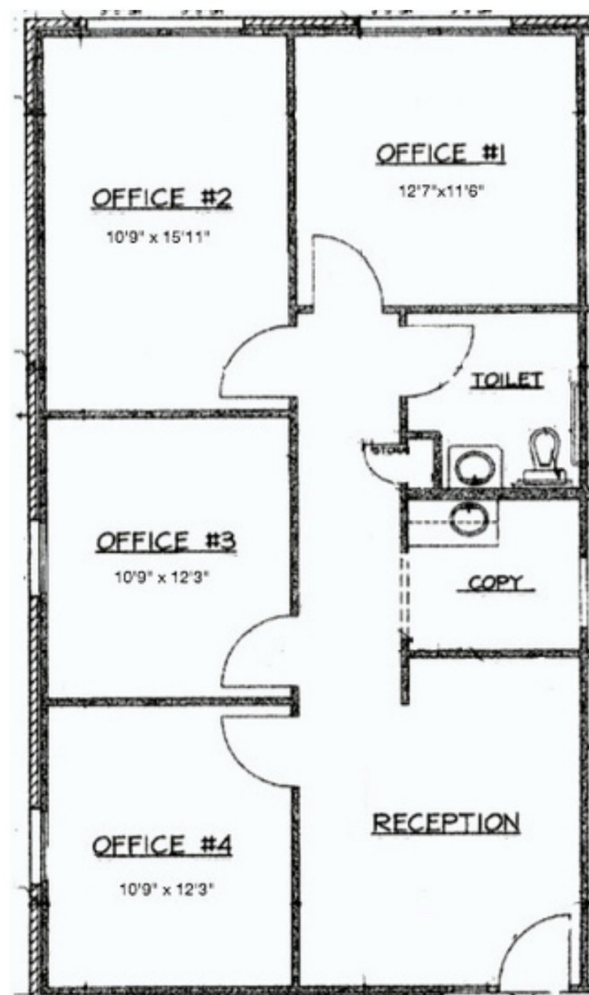
PROPERTY TYPE
Office Condominium

DAILY TRAFFIC
32,140 VPD

PROPERTY HIGHLIGHTS

- ▶ Three private offices, a conference room, reception, an ADA restroom, and a kitchenette.
- ▶ **Class B finish-out** (2008) with central HVAC, kitchen, and 24-hour access.
- ▶ **Direct access** to SH 130, US 290 & IH-35.
- ▶ **Parking** — 14.4 spaces per 1,000 SF.
- ▶ **Tenant in place** on a month-to-month basis.

SUITE 203 FLOOR PLAN



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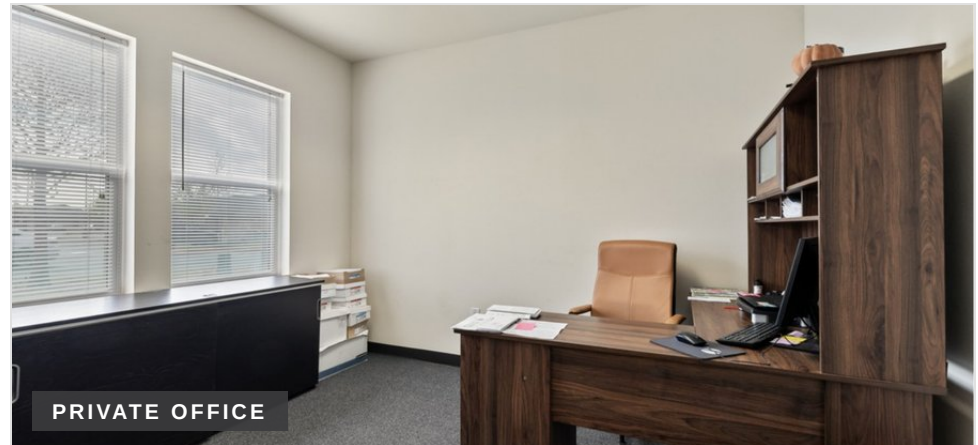
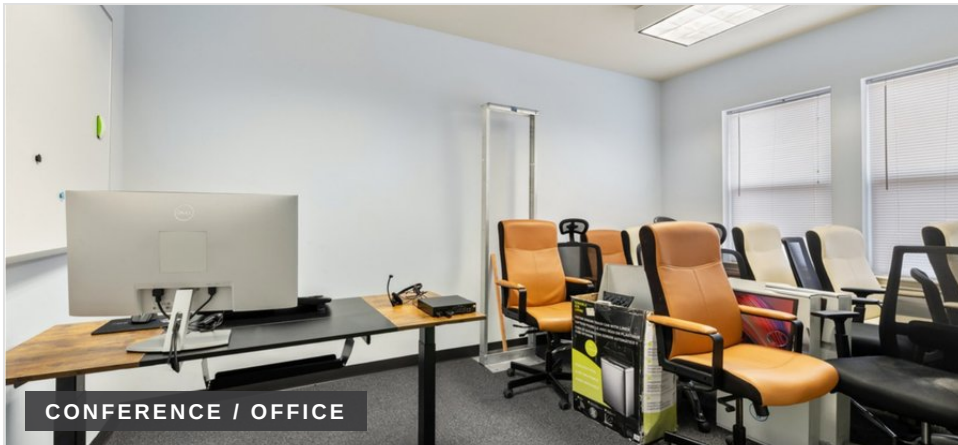
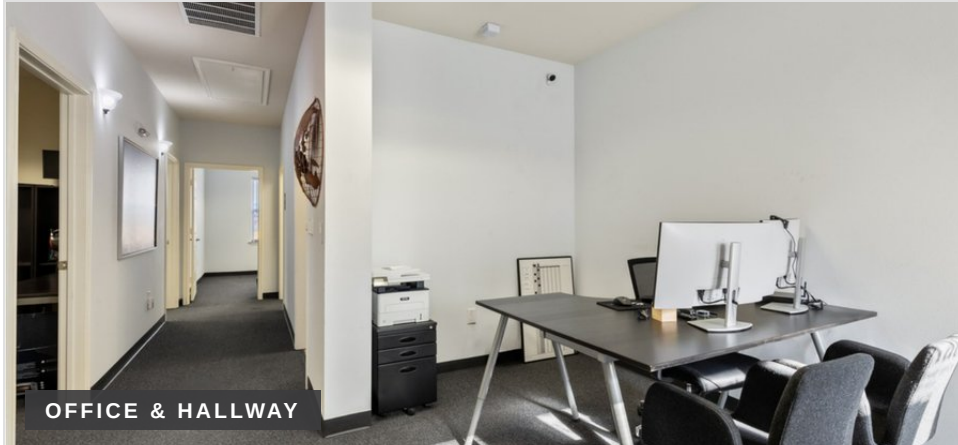
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FOR SALE DESSAU RIDGE OFFICE : 1508 Dessau Ridge Ln Suite 203, Austin, TX 78754

INSIDE THE SUITE

Suite interior.



3

PRIVATE OFFICES

1

CONFERENCE ROOM

1

ADA RESTROOM

1

KITCHENETTE

972

TOTAL SF

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LOCATION

Location & access.

Suite 203 is located at the intersection of North Austin and Pflugerville, with direct access to SH 130, US 290, and I-35.



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REGIONAL CONTEXT

Nearby employers.

Major North Austin and Pflugerville employers — including Apple, Samsung, Dell, Amazon, and IBM — are located in the surrounding area.



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2026 MARKET SNAPSHOT

North Austin & Pflugerville.

North Austin and Pflugerville. The following pages summarize population, employment, transportation, and demographic data for the surrounding trade area.

By the numbers.

NORTH AUSTIN · PFLUGERVILLE

2.47M

METRO POPULATION
Growing to 3.0M by 2030

60K+

SEMICONDUCTOR JOBS
Within 20 minutes

3.5%

AUSTIN UNEMPLOYMENT
vs 4.6% national avg

29K

JOBS ADDED LAST YEAR
Austin MSA

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YOUR NEIGHBORS

Major Employers **Nearby.**

The technology and logistics employers below are located within roughly ten miles of the property. Distances are approximate; headcounts are as reported by the cited sources.

A**Apple — Parmer Lane****~15,000 EMPLOYEES · NORTH AUSTIN**

Apple's largest U.S. campus outside California — about 3 miles up Parmer Lane.

S**Samsung Austin Semi.****10,000+ EMPLOYEES · NORTH AUSTIN**

One of the largest chip fabs in the U.S., roughly 2 miles east on E. Parmer Lane.

D**Dell Technologies****~14,000 EMPLOYEES · PARMER / ROUND ROCK**

Parmer Lane Austin campus ~1.5 miles north; global HQ about 9 miles away.

a**Amazon Pflugerville****3,000+ EMPLOYEES · PFLUGERVILLE**

A 3.8M sq ft fulfillment center on W. Pecan St — about 4 miles east.

IBM**IBM Austin****~6,000 EMPLOYEES · THE DOMAIN**

A 55-year Austin presence anchored at the Domain — roughly 4 miles southwest.

AM**Applied Materials****~4,500 EMPLOYEES · NORTH AUSTIN**

Semiconductor-equipment maker in the Central Texas chip cluster along the Parmer Lane / SH 130 corridor.

EMPLOYERS WITHIN TEN MILES

Six major technology and logistics employers are located within approximately ten miles of the property, as listed above.

10 mi

radius to every employer above

6

employers listed above

SH 130 · US 290

direct corridor access

Sources: Austin Business Journal "Largest Tech Employers"; Austin Chamber of Commerce; Opportunity Austin (2025–2026).

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RECOGNITION

Rankings & Recognition.

The Austin–Pflugerville trade area has received the following national rankings for quality of life and economic indicators.

#2

Best Place to Live in Texas

PFLUGERVILLE
Travel + Leisure, 2025

#3

Best Big City in America

AUSTIN
U.S. News & World Report, 2025

#1

Trail Capital of Texas

PFLUGERVILLE · 56+ MILES
City of Pflugerville

#15

Best Place to Live in America

PFLUGERVILLE
U.S. News, 2025–26

#15

America's Best Cities Overall

AUSTIN
Resonance Consultancy, 2025

3.5%

Austin Unemployment

vs. 4.6% NATIONAL
BLS, mid-2025

TRADE AREA SNAPSHOT

PRIMARY TRADE AREA · AUSTIN MSA

2.47M

 METRO POPULATION (2025)

▲ Projected 3.0M by 2030

The Austin–Round Rock–Pflugerville metro added 29,000 jobs in the most recent reported year.

SECONDARY TRADE AREA · PFLUGERVILLE

~70,000

 POPULATION (2025)

▲ 2.5x growth since 2000

Median household income exceeds \$80,000, and about 40% of residents hold a bachelor's degree or higher.

\$435K

AUSTIN MSA MEDIAN HOME PRICE

29,000

JOBS ADDED MOST RECENT YEAR

32,140

VEHICLES PER DAY ON DESSAU RD

Sources: U.S. News & World Report; Travel + Leisure 2025; Resonance "America's Best Cities" 2025; City of Pflugerville; U.S. Census & BLS data.

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EVERYTHING NEARBY

Anchors, Amenities & Access.

Retail centers, mixed-use destinations, and connections to SH 130, US 290, and IH-35 are located near the property. Drive times shown are approximate and vary with traffic.

Stone Hill Town Center

~5 MIN

1M+ sq ft of retail — Target, Marshalls, Best Buy, Ulta.

The Domain

~15 MIN

Mixed-use development — ~2M sq ft of retail, dining, Class-A office.

Tech Ridge / I-35

~5 MIN

Established retail & office node — H-E-B, Walmart, Sprouts, hotels.

ACCESS

SH 130 · US 290 · IH-35

HEALTHCARE

Baylor Scott & White · St. David's North Austin

SCHOOLS

Pflugerville ISD · Dessau Elementary & Middle

RECREATION

Typhoon Texas Waterpark · Stone Hill

READY TO TAKE THE NEXT STEP?

Make it yours.

Tour the property · Run the numbers · Call us today.



Christin Ong

Sales Agent

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Penny Chung, CCIM

Sales Agent

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Sources: NewQuest Properties; Pflugerville CDC; City of Pflugerville; Austin Business Journal; TxDOT.

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INVEST. LEVERAGE. TRUST
REAL ESTATE



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.

2-10-2025



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' 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

LT Commercial Group LLC	9007504	info@ltcommercialgroup.com	512-490-6666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Designated Broker of Firm	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christin Ong	774195	christin@ltcommercialgroup.com	512-547-9414
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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