

CREATIVE OFFICE FOR SALE

# 3400 NORTHLAND

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3400 NORTHLAND DRIVE  
AUSTIN, TEXAS 78731

AQUILA™ 



## 3400 NORTHLAND

# PROPERTY OVERVIEW

## A Creative Office Investment Opportunity with Prominent Visibility

Located at the intersection of RR 2222 / Northland Drive and Mopac Expressway, 3400 Northland Drive is a 2,788-square-foot office property in Austin's desirable Highland Hills area. The property offers strong daytime traffic counts, prominent visibility, and direct access to two major Austin thoroughfares. Zoned Neighborhood Office and featuring 11 dedicated parking spaces, the space is well suited for creative office, professional services, or studio users seeking a highly accessible Central Austin location.

### AT A GLANCE

**OFFICE SIZE** 2,788 SF

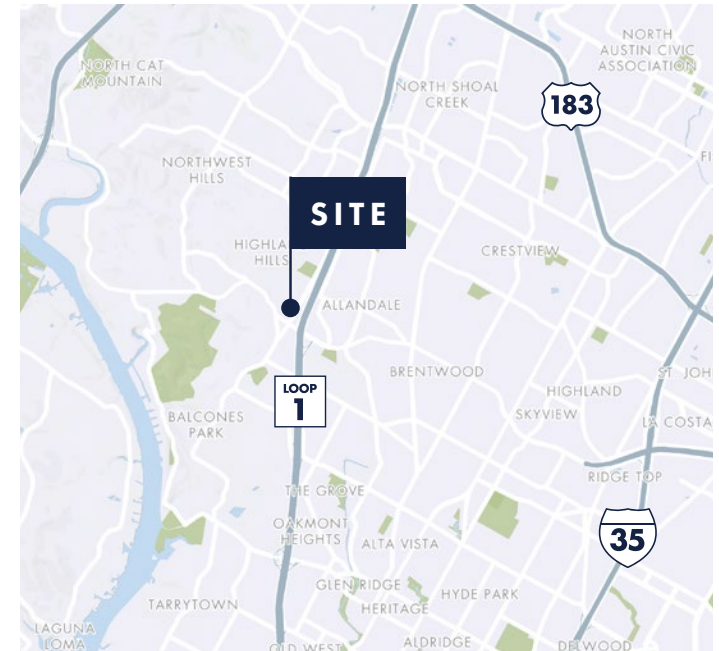
**PARKING** 11 spaces

**ZONING** Neighborhood Office

**AVAILABILITY** For Sale

### *Location Highlights*

- Prominent visibility and accessibility with direct access to the intersection of RR 2222 and Mopac
- Located in the highly desirable Highland Hills area
- Strong daytime traffic and surrounding demographics
- Surrounded by walkable amenities

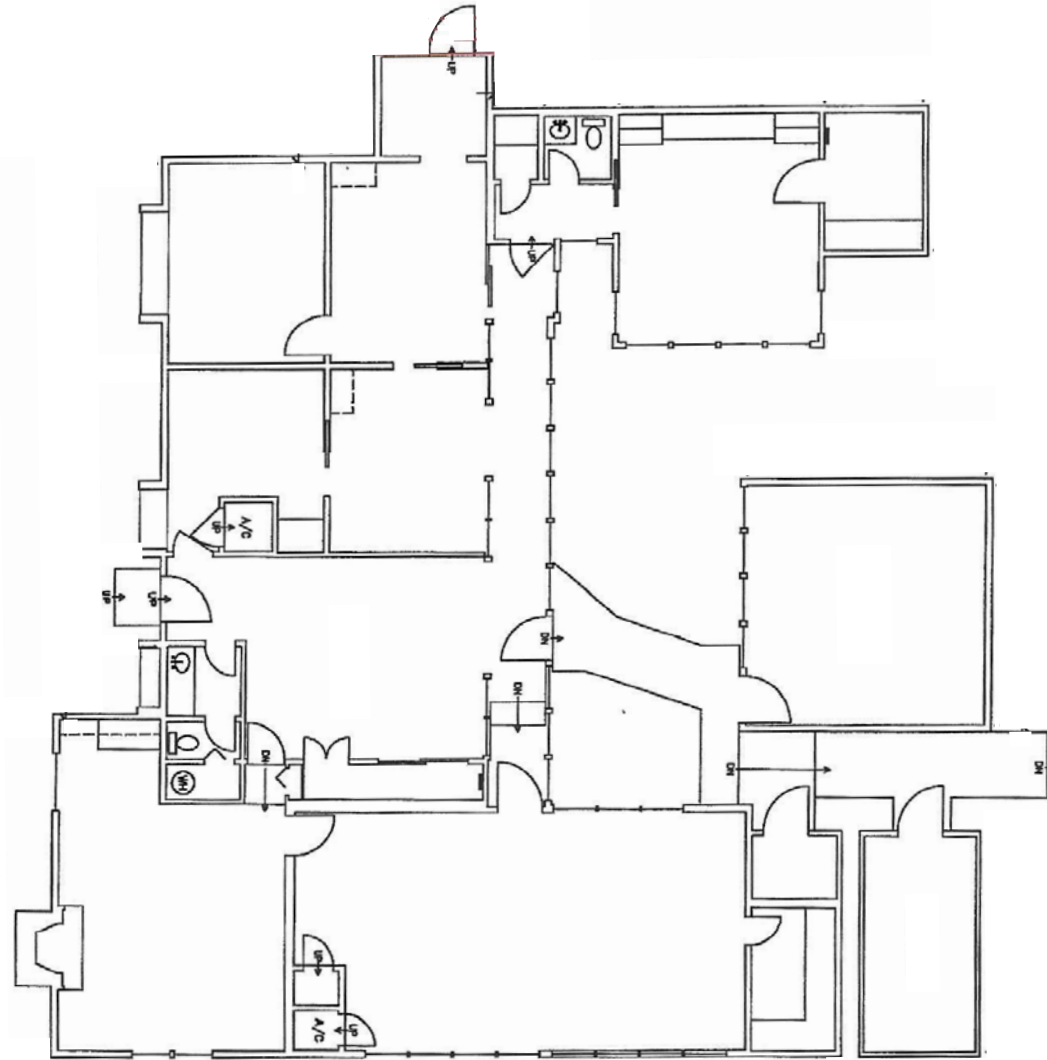


3400 NORTHLAND

# INTERIOR



# FLOORPLAN



# DENSE CENTRAL AUSTIN DEMOGRAPHICS

Central Austin draws a dense mix of affluent professionals, longtime residents, and urban renters. It's one of the city's most established and highly connected communities.

## TRAFFIC COUNTS

	VPD
LOOP 1/MOPAC EXPY	152,767
RANCH ROAD 2222	27,804
BALCONES DRIVE	5,430

## DEMOGRAPHIC PROFILE

	1 MILE	3 MILES	5 MILES
POPULATION	10,908	102,578	299,884
HOUSEHOLDS	4,986	50,942	139,388
FAMILIES	55.2%	44.7%	43.1%
AVERAGE HOUSEHOLD SIZE	2.32	2.06	2.15
OWNER OCCUPIED HOUSING UNITS	68.0%	49.1%	40.1%
RENTER OCCUPIED HOUSING UNITS	32.0%	50.9%	59.9%
MEDIAN AGE	44.6	38.8	35.7
MEDIAN HOUSEHOLD INCOME	\$142,114	\$125,371	\$106,181
MEDIAN HOME VALUE	\$766,972	\$810,604	\$746,179

SOURCE: ESRI

3400 NORTHLAND

# THE AREA

Central Austin is where established neighborhoods meet Austin favorites, with local restaurants, iconic bars, and everyday hotspots.

120+

PLACES TO GRAB A BITE

60+

PLACES TO GRAB A DRINK

20+

PLACES TO REST YOUR HEAD



**LOOP 1 / MOPAC**  
152,767 VPD

**RR 2222 / NORTHLAND DRIVE**  
27,804 VPD

**BALCONES DRIVE**  
5,430 VPD

**SITE**

*Explore Area Favorites  
on Google Maps*



# For Inquiries

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**WILLIAM WYATT**

wyatt@aquilacommercial.com

512.684.3829