



PROPERTY OVERVIEW

Premier office condominium for sale in the heart of Bee Cave. This 2,068 SF second-floor suite at **3821 Juniper Trace** offers a turn-key opportunity for professional service providers, with furniture available as a negotiable item. Positioned just off Highway 71 and Bee Cave Road, the property delivers immediate access to West Austin's premier submarket and a direct corridor to downtown. An ideal home for attorneys, financial advisors, wealth managers, or boutique professional firms seeking a refined Westside address.

**FOR SALE OR
FOR LEASE**

Offering Summary

Address	3821 Juniper Trace
City, State, Zip Code	Austin, TX 78738
Sale Price	\$1,199,440
Lease Rate	Negotiable
Building SF	2,068
Building Class	A
Type	Office
Year Built	2002

JARED HUSMANN

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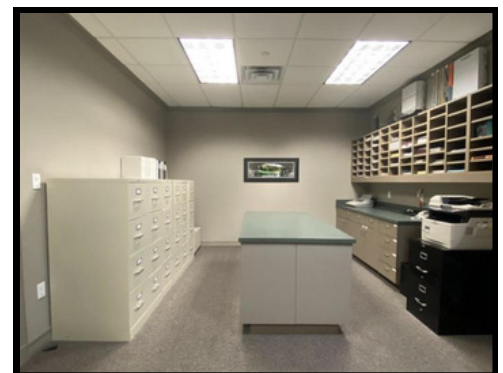
1801 S. Mopac Expy #100
Austin, Texas 78746

www.katalystteam.com

PROPERTY HIGHLIGHTS

- Office condominium — flexible, professional-grade space available For Sale with a subtenant in-place.
- Furniture negotiable — turn-key opportunity to minimize move-in cost and downtime
- High-traffic corridor — Highway 71 carries one of the highest daily vehicle counts west of downtown Austin, providing substantial visibility and brand exposure for client-facing businesses
- Affluent demographic base — situated in the 78738 zip code, where the median household income exceeds \$183,000 and average household income exceeds \$258,000, more than double the Austin and Travis County averages

PROPERTY PHOTOS



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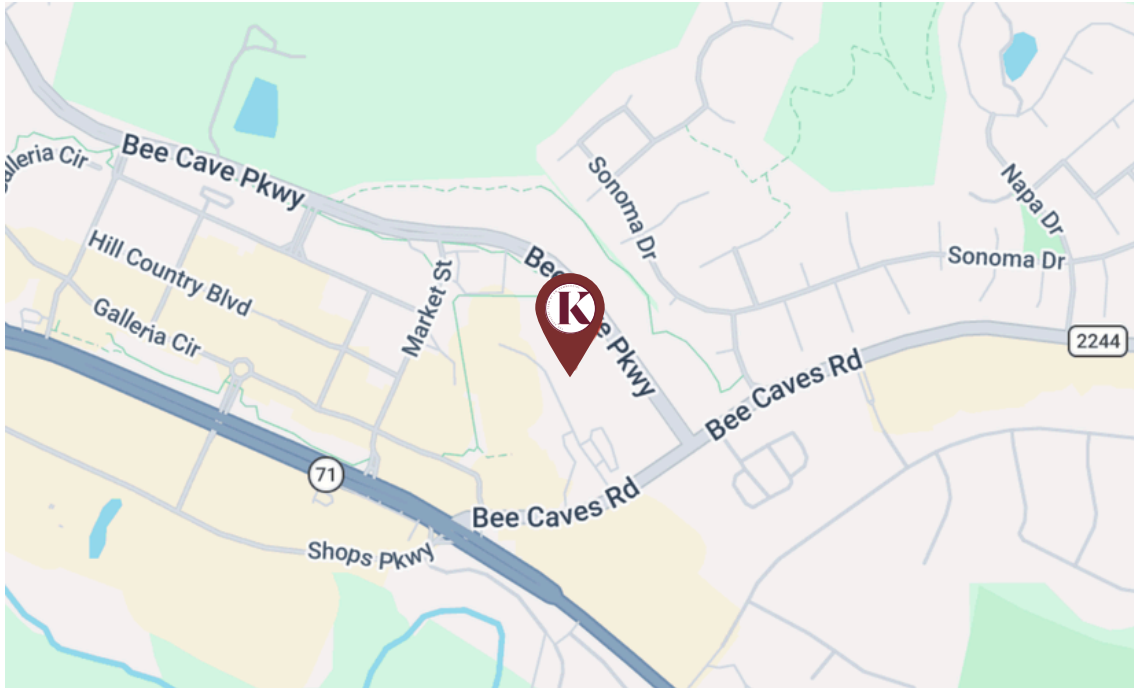


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LOCATION MAPS



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BUSINESS MAP



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DEMOGRAPHICS

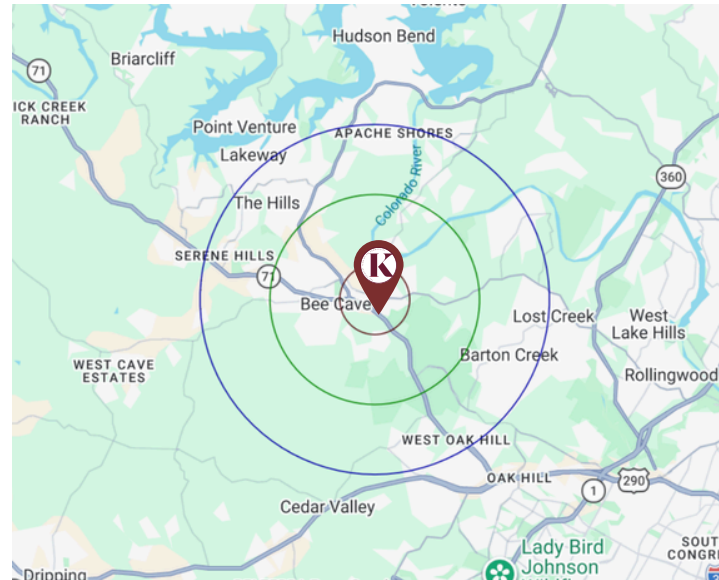
Population	1 Mile	3 Miles	5 Miles
Male	1,679	8,927	29,289
Female	1,690	8,895	29,111
Total Population	3,369	17,822	58,400

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,163	10,781	36,745
Black	120	665	1,863
Am In/AK Nat	2	9	53
Hawaiian	1	5	18
Hispanic	569	3,003	11,516
Asian	428	2,900	6,675
Multiracial	83	444	1,472
Other	4	16	58

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,479	8,307	27,801
Occupied	1,249	6,937	23,171
Owner Occupied	832	4,434	16,781
Renter Occupied	417	2,503	6,390
Vacant	230	1,370	4,631

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	663	3,418	10,268
Ages 15 - 24	396	1,976	6,073
Ages 25 - 54	1,461	7,655	23,661
Ages 55 - 64	448	2,067	7,276
Ages 65+	401	2,708	11,122

Income	1 Mile	3 Miles	5 Miles
Median	\$161,135	\$186,622	\$173,888
Under \$15k	204	360	897
\$15k - \$25k	10	134	462
\$25k - \$35k	7	167	579
\$35k - \$50k	110	444	1,215
\$50k - \$75k	80	748	2,366
\$75k - \$100k	91	394	1,761
\$100k - \$150k	100	771	3,169
\$150k - \$200k	101	617	2,380
Over \$200k	546	3,303	10,343



TO LEARN MORE ON
THIS PROPERTY
SCAN THE QR CODE



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