



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

PRESIDENT, THE KATALYST TEAM
License: B842617



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jhusmann@katalystteam.com

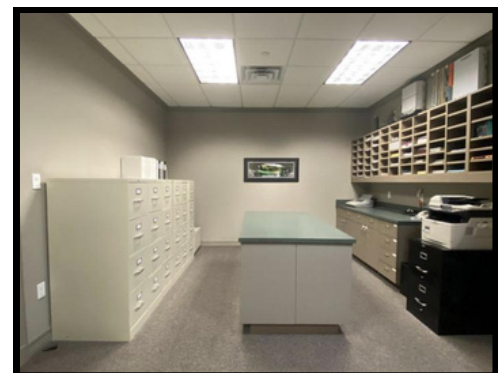
1801 S. Mopac Expy #100
Austin, Texas 78746

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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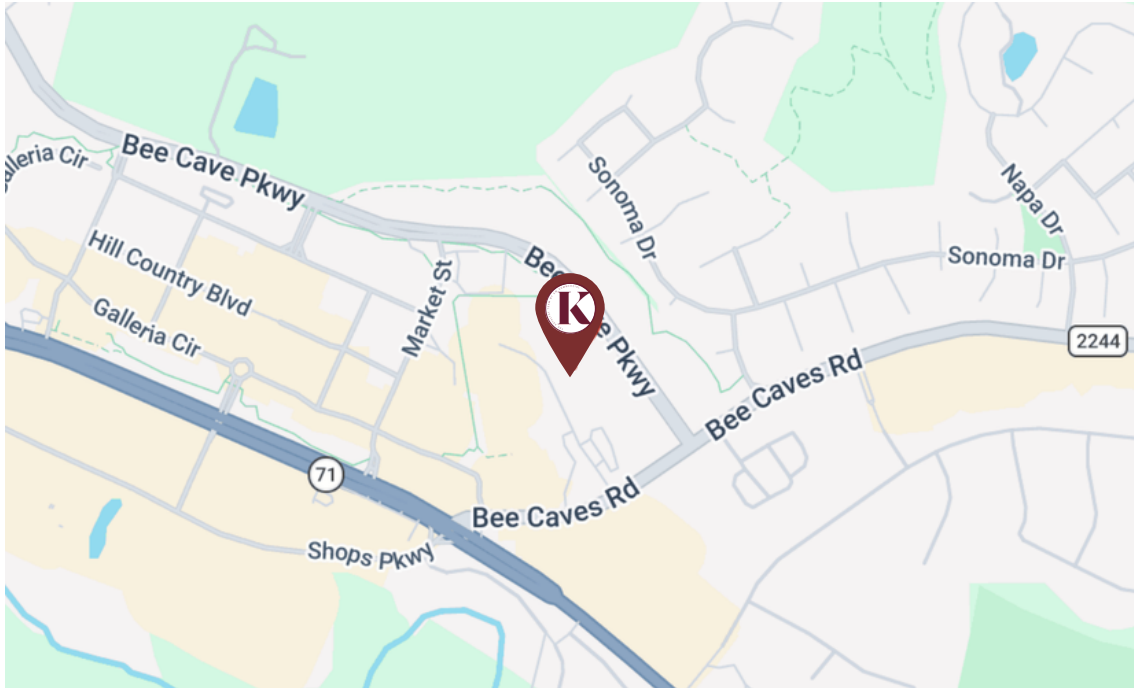


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LOCATION MAPS



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BUSINESS MAP



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DEMOGRAPHICS

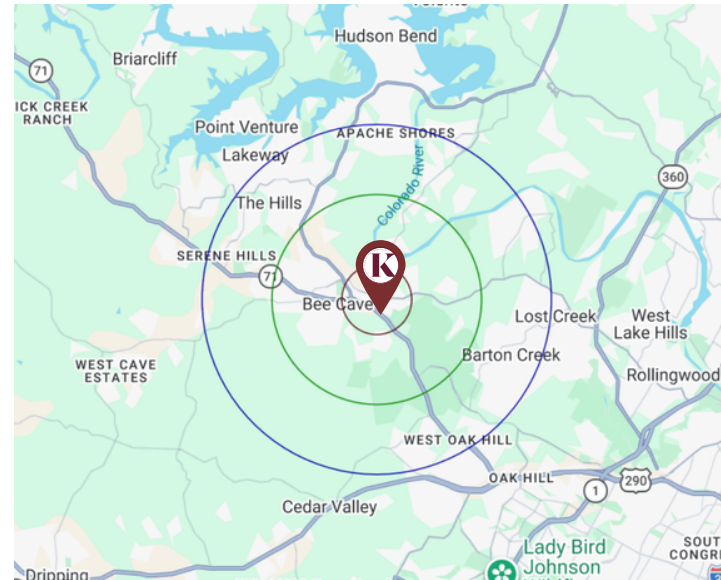
Population	1 Mile	3 Miles	5 Miles
Male	1,679	8,927	29,289
Female	1,690	8,895	29,111
Total Population	3,369	17,822	58,400

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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TREC TEXAS REAL ESTATE COMMISSION **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. **EQUAL HOUSING OPPORTUNITY**

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Realty	9010968-BB	kwatxbroker@kw.com	512-448-4111
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jared Husmann	842617 -B	jaredhusmann@kw.com	515-639-0145
Name of Sales Agent/Associate	License No.	Email	Phone
<i>JH</i> <i>Keith Kleinhans</i> 08/07/26 <i>Kim Kleinhans</i> 08/07/26	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov IABS 1-2