

11724 research blvd austin tx 78759

11724 research blvd austin tx 78759 is a prominent address located in one of Austin's most dynamic and rapidly growing areas. This location is known for its strategic positioning within the tech corridor of Austin, offering a blend of commercial, technological, and residential opportunities. Situated in the heart of the Research Boulevard corridor, this address plays a crucial role in the region's economic development. The area around 11724 Research Blvd Austin TX 78759 is characterized by a bustling business environment, access to major highways, and proximity to key Austin landmarks. This article explores the location's significance, the local amenities, commercial real estate options, and the overall impact on Austin's business landscape. Below is an organized overview of the main topics covered in this comprehensive guide.

- Location Overview and Accessibility
- Business Environment and Economic Significance
- Commercial Real Estate and Office Spaces
- Local Amenities and Services
- Transportation and Connectivity
- Future Development and Investment Potential

Location Overview and Accessibility

11724 Research Blvd Austin TX 78759 is strategically situated in northwest Austin, within the well-

known Research Boulevard corridor. This area is recognized for its concentration of technology companies, startups, and corporate offices. The location benefits from being close to major highways such as US-183 and MoPac Expressway, offering convenient access to downtown Austin and other key neighborhoods. The proximity to these arteries makes it an attractive spot for businesses seeking both visibility and ease of commute.

Geographical Significance

The address lies within the ZIP code 78759, a region known for its mixed-use developments that blend office spaces, retail, and residential units. This blend creates a dynamic urban environment conducive to business growth and community engagement. The area's elevation and layout provide scenic views and a pleasant environment that appeals to employees and visitors alike.

Accessibility Features

Accessibility to 11724 Research Blvd is enhanced by public transportation options including bus routes that serve the corridor, making it easy for employees and clients to reach the location without relying solely on personal vehicles. Additionally, there are well-maintained sidewalks and bike lanes supporting alternative transportation methods.

Business Environment and Economic Significance

The area surrounding 11724 Research Blvd Austin TX 78759 is a hub for innovation and enterprise. It hosts a variety of businesses ranging from established tech firms to emerging startups. This concentration of companies fosters collaboration, networking, and a competitive business climate that drives economic growth in Austin.

Industry Presence

Technology, software development, and professional services dominate the business landscape near 11724 Research Blvd. The presence of these industries attracts skilled professionals and supports a robust talent pool. Furthermore, the address benefits from proximity to educational institutions and research centers that contribute to workforce development.

Economic Impact

The vibrant business activity at and around this location contributes significantly to local tax revenues and employment rates. The economic multiplier effect supports ancillary businesses such as restaurants, retail stores, and service providers, reinforcing the corridor's status as a vital economic zone.

Commercial Real Estate and Office Spaces

11724 Research Blvd Austin TX 78759 offers a variety of commercial real estate options catering to different business sizes and needs. The office spaces available range from modern high-rises to flexible coworking environments tailored for startups and growing companies.

Office Space Features

Many buildings in this area are equipped with state-of-the-art amenities including high-speed internet, conference facilities, and sustainable design elements. These features enhance operational efficiency and promote a professional atmosphere conducive to productivity.

Leasing and Investment Opportunities

The commercial real estate market at 11724 Research Blvd is competitive, with opportunities for long-

term leases and potential property acquisitions. Investors find this area appealing due to consistent demand, strong rental yields, and ongoing development projects that promise future appreciation.

Local Amenities and Services

The vicinity of 11724 Research Blvd Austin TX 78759 is well-served by an array of amenities that support business operations and employee well-being. From dining options to fitness centers, the area caters to the needs of a diverse professional community.

Dining and Retail Options

Various restaurants, cafes, and retail outlets are located within walking distance, offering convenience for lunch breaks, client meetings, and shopping. These establishments range from casual eateries to upscale dining, accommodating different preferences and occasions.

Healthcare and Wellness Services

Nearby healthcare facilities, including urgent care centers and wellness clinics, provide essential services to employees and businesses. Additionally, fitness centers and recreational parks in the area encourage a healthy lifestyle for the local workforce.

Transportation and Connectivity

Efficient transportation networks are a key feature of the area around 11724 Research Blvd Austin TX 78759. The location benefits from excellent roadway access, public transit options, and infrastructure supporting alternative transportation modes.

Road Network and Parking

The proximity to US-183 and MoPac Expressway ensures smooth vehicular movement for commuters and freight services. Adequate parking facilities, including surface lots and structured garages, accommodate employees and visitors, reducing congestion and enhancing accessibility.

Public Transit and Alternative Transportation

Capital Metro bus routes serve the Research Boulevard corridor, providing affordable and efficient public transit options. Additionally, bike-sharing programs and pedestrian-friendly walkways support environmentally friendly commuting methods.

Future Development and Investment Potential

11724 Research Blvd Austin TX 78759 is situated in an area poised for continued growth and development. City planning initiatives and private investments are driving enhancements that will further increase the location's appeal for businesses and investors alike.

Upcoming Projects

Several mixed-use developments and infrastructure upgrades are planned or underway, aiming to improve the overall urban experience. These projects include new office complexes, residential units, and expanded retail spaces designed to accommodate the evolving demands of the market.

Investment Outlook

The long-term investment potential at 11724 Research Blvd remains strong due to the sustained economic growth of Austin, the thriving tech sector, and favorable market conditions. Investors benefit from a stable environment supported by proactive municipal policies and a skilled workforce.

- Prime location within Austin's tech corridor
- Strong commercial real estate market
- Access to diverse amenities and services
- Robust transportation and connectivity
- Promising future development and investment opportunities

Frequently Asked Questions

What is located at 11724 Research Blvd, Austin, TX 78759?

11724 Research Blvd, Austin, TX 78759 is a commercial property that houses various offices and businesses.

Are there any notable companies headquartered at 11724 Research Blvd, Austin, TX 78759?

Several technology and research companies have offices at 11724 Research Blvd, but it is best to check current business directories for the most up-to-date tenant information.

Is 11724 Research Blvd, Austin, TX 78759 accessible by public transportation?

Yes, 11724 Research Blvd is accessible by Capital Metro bus routes, making it convenient for commuters using public transportation.

What amenities are available near 11724 Research Blvd, Austin, TX 78759?

The area around 11724 Research Blvd offers various amenities including restaurants, cafes, shopping centers, and fitness facilities.

Is 11724 Research Blvd, Austin, TX 78759 located in a tech hub area?

Yes, the address is located in North Austin's high-tech corridor, known for housing many technology and research companies.

What is the parking situation at 11724 Research Blvd, Austin, TX 78759?

11724 Research Blvd typically offers on-site parking for tenants and visitors, with ample spaces available.

Are there any recent developments or renovations at 11724 Research Blvd, Austin, TX 78759?

There have been periodic updates to the property to maintain modern office standards, but specific recent renovations should be checked with the property management.

Can I lease office space at 11724 Research Blvd, Austin, TX 78759?

Office spaces at 11724 Research Blvd are available for lease, and interested parties should contact local commercial real estate agents for availability and terms.

What is the average rent for office space at 11724 Research Blvd, Austin, TX 78759?

The average rent varies depending on the size and condition of the office space, but it generally aligns with market rates for North Austin office properties.

Is 11724 Research Blvd, Austin, TX 78759 close to major highways or airports?

Yes, 11724 Research Blvd is conveniently located near major highways such as US-183 and is approximately 15 minutes from Austin-Bergstrom International Airport.

Additional Resources

1. Innovating in the Heart of Austin: The Story of 11724 Research Blvd

This book explores the history and development of 11724 Research Blvd, a key location in Austin's thriving tech and research community. It delves into the companies and startups that have shaped the area, highlighting their contributions to innovation and technology. Readers will gain insight into how this hub has influenced Austin's economic growth and reputation as a tech hotspot.

2. Tech Corridors: Mapping Austin's Research Blvd

An in-depth analysis of Research Blvd and its significance within Austin's technology ecosystem. This book examines the geographic and economic factors that contribute to the area's success, including infrastructure, talent pools, and collaborative environments. It also compares Research Blvd with other tech corridors across the United States.

3. Startups and Success Stories from 11724 Research Blvd

Highlighting notable startups and entrepreneurial ventures based at 11724 Research Blvd, this book shares inspiring stories of innovation and perseverance. It offers case studies of companies that began in this location and went on to achieve national or global recognition. The book serves as a guide for

aspiring entrepreneurs looking to leverage similar environments.

4. Austin's Innovation Ecosystem: The Role of Research Blvd

This book provides a comprehensive overview of Austin's innovation ecosystem, with a special focus on the impact of Research Blvd. It discusses the interplay between universities, private companies, and government initiatives that foster growth in this area. The book is a valuable resource for policymakers and business leaders.

5. Real Estate Development and Commercial Growth on Research Blvd

An exploration of the real estate dynamics around 11724 Research Blvd, this book covers commercial development trends, zoning laws, and investment opportunities. It highlights how the physical growth of the area supports the expanding tech and research industries. The book also includes interviews with developers and city planners.

6. Workspaces of the Future: Offices at 11724 Research Blvd

Focusing on the design and functionality of modern workspaces, this book examines the offices and facilities at 11724 Research Blvd. It discusses how architectural trends and technology integration create environments that boost productivity and collaboration. The book features photographs and floor plans of prominent buildings in the area.

7. Networking and Collaboration in Austin's Research Blvd Community

This book investigates the social and professional networks that thrive around 11724 Research Blvd. It covers events, meetups, and organizations that facilitate collaboration among tech professionals and researchers. Readers will learn how these networks contribute to innovation and business success.

8. Green Initiatives and Sustainability on Research Blvd

An analysis of sustainability efforts and green building practices implemented in the 11724 Research Blvd area. The book discusses how companies and property managers are reducing environmental impact through energy efficiency, waste reduction, and sustainable design. It offers case studies of successful green projects in the vicinity.

9. *The Future of Technology Hubs: Lessons from 11724 Research Blvd*

Looking forward, this book theorizes about the evolution of technology hubs using 11724 Research Blvd as a case study. It identifies key factors that will drive future growth and innovation, such as emerging technologies and changing workforce needs. The book provides strategic recommendations for cities aiming to replicate Austin's success.

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11724 research blvd austin tx 78759: Ward's Business Directory of U.S. Private and Public Companies 1997 Gale Group, Edgar, 1996-09 Highly recommended. -- Choice New Edition Since 1960, Ward's Business Directory has been a standard reference for professionals seeking an easy-to-use source of current, verified data covering 120,00 U.S. companies -- more than 90% of which are privately held. Ward's helps you analyze markets, assess competition, find clients, target promotions, examine company backgrounds, form business partnerships, recruit new talent and more. Vols. 1-3: Complete company information arranged alphabetically. Vol. 4: Geographic section lists companies in ZIP code order by state. Vol. 5: Rankings of private and public companies by sales within four-digit SIC. Vols. 6-7: State rankings by sales within four-digit SIC. Special features include ranking of top 1,000 privately held companies, top 1,000 publicly held companies and top 1,000 employers.

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