

13689 research blvd austin tx 78750

13689 research blvd austin tx 78750 is a prominent commercial address located in the thriving city of Austin, Texas. This location is well-known for its strategic positioning within one of Austin's most dynamic business corridors. The area surrounding 13689 Research Blvd offers a blend of modern office spaces, retail establishments, and access to key transportation routes, making it an attractive spot for businesses and professionals alike. This article will explore the significance of 13689 research blvd austin tx 78750, including its geographic context, nearby amenities, real estate opportunities, and the economic environment that supports growth in this vibrant part of Austin. Whether you are a potential investor, a business owner, or someone seeking information about this address, the following sections provide a comprehensive overview of what 13689 Research Blvd has to offer.

- Location and Accessibility
- Nearby Amenities and Services
- Real Estate and Commercial Opportunities
- Economic and Business Environment
- Community and Lifestyle in the Area

Location and Accessibility

Geographic Position within Austin

13689 Research Blvd Austin TX 78750 is situated in the northern part of Austin, within the Cedar Park area. This location benefits from proximity to major highways such as US Highway 183 and the MoPac Expressway (Loop 1), providing easy access to downtown Austin and the surrounding suburbs. The address is part of a well-developed commercial district that supports a variety of business activities from technology firms to retail outlets.

Transportation Options

Accessibility to and from 13689 Research Blvd is facilitated by multiple transportation options. The nearby highways allow for efficient vehicular travel, while public transportation services, including Capital Metro bus routes, serve the area. This contributes to making the address a convenient choice for employees and clients commuting daily. Additionally, the location's accessibility supports logistics and delivery services for businesses operating here.

Nearby Amenities and Services

Retail and Dining Options

The vicinity around 13689 Research Blvd features a diverse range of retail stores and dining establishments catering to various tastes and preferences. From casual eateries and coffee shops to full-service restaurants, the area supports a vibrant food scene that appeals to local workers and residents. Several shopping centers and grocery stores are also within a short drive, adding to the convenience.

Healthcare and Educational Facilities

Residents and employees near 13689 Research Blvd have access to quality healthcare services, including nearby clinics, urgent care centers, and specialty medical offices. The area is also served by several reputable schools and educational institutions, making it an appealing location for families and professionals seeking a balanced community environment.

- Grocery stores and supermarkets
- Pharmacies and medical clinics
- Fitness centers and wellness facilities
- Childcare and educational centers
- Banking and financial services

Real Estate and Commercial Opportunities

Office Spaces and Business Facilities

13689 Research Blvd Austin TX 78750 hosts numerous office buildings tailored to meet the needs of various industries including technology, consulting, and professional services. The commercial real estate market here is characterized by modern construction, flexible leasing options, and well-maintained properties. These features attract startups as well as established companies looking for a strategic location within the Austin metropolitan area.

Investment Potential

The real estate market around 13689 Research Blvd has shown steady growth, driven by Austin's

expanding economy and population. Investors find this area appealing due to its strong demand for commercial spaces, rising property values, and ongoing development projects. Whether for leasing or ownership, opportunities abound for those interested in commercial real estate investments in this corridor.

Economic and Business Environment

Industry Presence and Business Climate

The economic landscape around 13689 Research Blvd is diverse, with a significant presence of technology firms, healthcare providers, and professional service companies. Austin's reputation as a tech hub extends into this area, fostering innovation and collaboration among businesses. The local government supports economic growth through business-friendly policies, incentives, and infrastructure investments.

Employment and Workforce

The workforce available near 13689 Research Blvd is highly skilled and growing, reflecting Austin's overall demographics as a technology and education center. The availability of qualified professionals enhances the business climate, making the location attractive for companies seeking talent. Additionally, local universities and training centers contribute to a pipeline of skilled workers in various sectors.

Community and Lifestyle in the Area

Neighborhood Characteristics

The community surrounding 13689 Research Blvd has a blend of residential neighborhoods and commercial zones, creating a balanced urban environment. The area is known for its safety, green spaces, and family-friendly atmosphere. Residents enjoy access to parks, recreational facilities, and cultural venues that contribute to a high quality of life.

Recreational and Cultural Activities

Living or working near 13689 Research Blvd provides opportunities to engage in a variety of recreational activities. From local parks and hiking trails to community events and cultural festivals, the area supports an active and vibrant lifestyle. These amenities contribute to making the location appealing not only for business but also for personal enjoyment and community involvement.

- Access to local parks and green spaces

- Community centers and event venues
- Proximity to cultural attractions in Austin
- Sports and outdoor recreational facilities
- Networking and professional organizations

Frequently Asked Questions

What is located at 13689 Research Blvd, Austin, TX 78750?

13689 Research Blvd, Austin, TX 78750 is a commercial property often housing offices, retail businesses, and services in the Research Boulevard area.

Is 13689 Research Blvd, Austin, TX 78750 accessible by public transportation?

Yes, 13689 Research Blvd is accessible by several Capital Metro bus routes serving the Research Boulevard corridor in Austin, TX.

Are there parking facilities available at 13689 Research Blvd, Austin, TX 78750?

Yes, properties along Research Blvd, including 13689, typically offer parking facilities for tenants and visitors.

What types of businesses operate at 13689 Research Blvd, Austin, TX 78750?

Businesses at 13689 Research Blvd include a mix of tech companies, medical offices, retail stores, and professional services.

How can I lease office space at 13689 Research Blvd, Austin, TX 78750?

To lease office space at 13689 Research Blvd, you can contact the property management company or a local commercial real estate agent specializing in Austin properties.

What is the average rental price for commercial space at 13689 Research Blvd, Austin, TX 78750?

Rental prices vary based on space size and amenities, but average commercial leasing rates in the

area range from \$25 to \$40 per square foot annually.

Are there any restaurants near 13689 Research Blvd, Austin, TX 78750?

Yes, the area around 13689 Research Blvd has numerous dining options including fast casual, cafes, and sit-down restaurants.

Is 13689 Research Blvd, Austin, TX 78750 close to major highways?

Yes, 13689 Research Blvd is conveniently located near major highways such as US-183, providing easy access to other parts of Austin.

What amenities are available to tenants at 13689 Research Blvd, Austin, TX 78750?

Amenities commonly available include high-speed internet, on-site parking, security services, and proximity to retail and dining options.

Can I find residential housing near 13689 Research Blvd, Austin, TX 78750?

Yes, there are several residential neighborhoods and apartment complexes near 13689 Research Blvd, providing options for living close to this commercial area.

Additional Resources

1. Innovations in Biomedical Research at 13689 Research Blvd, Austin

This book explores the groundbreaking biomedical research conducted at the facilities located at 13689 Research Blvd, Austin, TX. It highlights key projects and the impact they have had on healthcare advancements. Readers will gain insight into the collaborative efforts between scientists and institutions in this vibrant research hub.

2. The Evolution of Texas Research Parks: A Case Study of 13689 Research Blvd

Focusing on the development of research parks in Texas, this book uses 13689 Research Blvd as a central case study. It examines the economic, technological, and social factors that have contributed to its growth. The narrative also discusses how such hubs foster innovation and attract top talent.

3. Technology and Science Synergy: The Role of 13689 Research Blvd in Austin's Tech Ecosystem

This title delves into the interplay between technology companies and scientific research centers at 13689 Research Blvd. It covers how this synergy drives technological breakthroughs and supports Austin's reputation as a tech powerhouse. The book includes interviews with key stakeholders and innovators.

4. Environmental Research Initiatives at Austin's 13689 Research Blvd

This publication focuses on environmental and sustainability research projects based at 13689

Research Blvd. It highlights efforts to combat climate change, improve energy efficiency, and promote sustainable practices. The book offers a comprehensive overview of the environmental challenges addressed by researchers in this location.

5. Startups and Innovation: Building Tomorrow at 13689 Research Blvd

Detailing the startup culture thriving at 13689 Research Blvd, this book showcases entrepreneurial ventures and innovation labs. It discusses how the location supports early-stage companies through resources, mentorship, and networking opportunities. Readers will find inspiring success stories that originated here.

6. Healthcare Technology Advances Emerging from 13689 Research Blvd

This book investigates the latest healthcare technologies developed at 13689 Research Blvd, including medical devices, diagnostics, and digital health solutions. It explains how these innovations improve patient care and streamline medical processes. Case studies illustrate the transformative potential of research conducted here.

7. Collaborative Research Networks Centered at 13689 Research Blvd, Austin

Examining the collaborative nature of research at 13689 Research Blvd, this book emphasizes partnerships between universities, private companies, and government agencies. It reveals how these networks accelerate scientific discovery and technology transfer. The text includes examples of successful multidisciplinary projects.

8. Advances in Data Science and Analytics at 13689 Research Blvd

This book highlights the cutting-edge work in data science and analytics performed at 13689 Research Blvd. It covers topics such as big data, machine learning, and artificial intelligence applications in various industries. Readers will understand how data-driven insights originating from this site are shaping the future.

9. Architectural Design and Infrastructure of 13689 Research Blvd: Supporting Innovation

Focusing on the physical and architectural aspects of 13689 Research Blvd, this book examines how the design of the research facilities fosters creativity and productivity. It explores sustainable building practices, workspace layouts, and technological infrastructure. The book provides a unique perspective on how environment influences research outcomes.

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