

# \$175,000 - 13740 N Highway 183 Blvd 3, Austin

MLS® #5036457

**\$175,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.02 Acres

The Hills, Austin, TX

Well-maintained professional office space featuring 4 private offices, a welcoming lobby, one bathroom, and a convenient kitchenette. Enjoy low property taxes and a hassle-free HOA that covers all exterior maintenance—only interior insurance is required. Buyer or tenant is responsible for HVAC and plumbing maintenance. The complex includes FedEx and UPS drop-off boxes, and the HOA is currently updating shingles and the parking lot. Conveniently located near I-35, 45, 620, Parmer, 183A, and 183—just minutes from The Domain and the Arboretum. Also close to major shopping, entertainment, and employers, including Lakeline Mall, H-E-B Event Center, Apple Campus, and Q2 Stadium. Ideal for small businesses, medical, legal, or professional services seeking a turnkey space with minimal upkeep and excellent accessibility.

Built in 1983

## Essential Information

MLS® #	5036457
Price	\$175,000
Bathrooms	0.00
Acres	0.02
Year Built	1983
Type	Commercial
Sub-Type	Office
Status	Active



## Community Information

Address	13740 N Highway 183 Blvd 3
Area	NW
Subdivision	The Hills
City	Austin
County	Williamson
State	TX
Zip Code	78750

## Amenities

Utilities	Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available
Parking	Lighted, On Site, Outside, Parking Lot, Asphalt, Common

## Interior

Interior	Laminate
Heating	Central

## Exterior

Construction	Masonry, ICAT Recessed Lighting
Foundation	Pillar/Post/Pier

## Additional Information

Date Listed	May 25th, 2025
Days on Website	143
Days on Market	100

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