

11149 research blvd austin tx 78759

11149 research blvd austin tx 78759 is a prominent address located in the thriving city of Austin, Texas. This location is notable for its strategic placement within one of Austin's key commercial and technological corridors. The area surrounding 11149 Research Blvd Austin TX 78759 is known for its dynamic mix of businesses, retail centers, and tech companies, making it a hub for innovation and economic activity. This article provides an in-depth exploration of the address, highlighting its significance in the Austin metropolitan area, nearby amenities, transportation options, and the local business environment. Whether considering relocation, investment, or simply wanting to understand the neighborhood, this comprehensive guide offers valuable insights. The following sections will cover the location overview, key businesses, accessibility, and community features.

- Location Overview of 11149 Research Blvd Austin TX 78759
- Nearby Amenities and Services
- Transportation and Accessibility
- Business Environment and Economic Impact
- Real Estate and Development Trends

Location Overview of 11149 Research Blvd Austin TX 78759

Situated in the northern part of Austin, 11149 Research Blvd Austin TX 78759 lies within a well-established commercial district that is part of the city's broader tech corridor. This area has experienced significant growth due to its proximity to major highways, technology companies, and retail

centers. Research Boulevard, also known as Loop 1 or Mopac Expressway, is a key arterial road that connects various neighborhoods and business hubs throughout Austin.

The specific address at 11149 Research Blvd benefits from a strategic location that offers easy access to downtown Austin as well as suburban areas to the north and west. This positioning makes it attractive for companies seeking a balance between urban amenities and a more spacious, business-friendly environment. The surroundings include office parks, shopping centers, and dining options that cater to both professionals and residents.

Geographic and Demographic Context

The geographic area around 11149 Research Blvd Austin TX 78759 is characterized by a mix of commercial properties, technology firms, and residential neighborhoods. The demographic profile of this region includes a diverse population with a strong presence of working professionals, families, and students. Austin's reputation as a tech hub and cultural center enhances the appeal of this location for businesses and employees alike.

Neighborhood Characteristics

The neighborhood surrounding 11149 Research Blvd is known for its well-maintained infrastructure and modern development. Green spaces and recreational facilities are accessible within a short distance, providing a balanced lifestyle for those who work or live nearby. The area is also served by quality schools and healthcare facilities, contributing to its desirability.

Nearby Amenities and Services

One of the key advantages of 11149 Research Blvd Austin TX 78759 is its proximity to a wide range of amenities and services. From retail outlets to dining establishments and essential services, this location offers convenience and diversity for daily needs and professional requirements.

Retail and Shopping Options

The vicinity of 11149 Research Blvd includes several shopping centers and retail stores, offering everything from groceries to specialty goods. These retail options provide convenience for both residents and employees in the area.

- Shopping malls with national and local retailers
- Specialty stores and boutiques
- Grocery stores and supermarkets
- Pharmacies and health-related stores

Dining and Entertainment

Dining options near 11149 Research Blvd Austin TX 78759 are varied, featuring a mix of casual eateries, cafes, and fine dining establishments. This diversity caters to different tastes and preferences, making it easy to find suitable dining experiences for business meetings or leisure.

Healthcare Facilities

Access to healthcare is another critical aspect of this location. Several medical clinics, dental offices, and urgent care centers are situated within a short distance, ensuring timely and convenient healthcare services for the local community.

Transportation and Accessibility

Transportation infrastructure is a vital component of the appeal of 11149 Research Blvd Austin TX 78759. The address benefits from excellent connectivity to major highways, public transit options, and pedestrian-friendly pathways.

Major Roadways and Highway Access

Research Boulevard itself serves as a major thoroughfare that links to important highways such as Mopac Expressway (Loop 1) and U.S. Highway 183. These roadways facilitate smooth commutes to downtown Austin, the airport, and other key destinations.

Public Transit Services

Public transportation options near 11149 Research Blvd Austin TX 78759 include bus routes operated by Capital Metro. These services provide affordable and efficient transit alternatives for residents and workers, reducing reliance on personal vehicles.

Parking and Pedestrian Access

The area is designed to accommodate both vehicular and pedestrian traffic. Ample parking facilities are available for employees and visitors, while sidewalks and bike lanes promote walkability and cycling as alternative modes of transportation.

Business Environment and Economic Impact

11149 Research Blvd Austin TX 78759 plays a significant role in Austin's vibrant business ecosystem. This location hosts a variety of companies, ranging from startups to established corporations, contributing to the city's economic growth and innovation.

Industry Presence

The address is situated within a technology-friendly area that attracts firms specializing in software development, information technology, engineering, and professional services. The presence of such companies fosters a collaborative environment conducive to business growth.

Employment Opportunities

The concentration of businesses around 11149 Research Blvd provides numerous employment opportunities across diverse sectors. This has a positive impact on the local economy by supporting job creation and workforce development.

Networking and Business Support

Proximity to business incubators, co-working spaces, and industry associations enhances the potential for networking and professional collaboration. These resources help companies at 11149 Research Blvd Austin TX 78759 to innovate and expand their market reach.

Real Estate and Development Trends

The real estate landscape surrounding 11149 Research Blvd Austin TX 78759 reflects Austin's rapid growth and evolving market demands. Commercial and mixed-use developments continue to shape the area's outlook, making it an attractive destination for investors and tenants.

Commercial Property Market

Office spaces and commercial properties in this region are characterized by modern architecture, advanced amenities, and flexible leasing options. These features align with the needs of technology companies and service providers looking for functional and appealing work environments.

Recent and Upcoming Developments

Several development projects near 11149 Research Blvd focus on expanding retail, office, and residential spaces. These initiatives aim to enhance the neighborhood's vibrancy and support sustainable growth.

Investment Potential

The combination of a strong local economy, strategic location, and ongoing development makes 11149 Research Blvd Austin TX 78759 a promising area for real estate investment. Stakeholders benefit from steady demand and appreciation potential in this dynamic market.

Frequently Asked Questions

What type of properties are available at 11149 Research Blvd, Austin, TX 78759?

11149 Research Blvd, Austin, TX 78759 primarily features commercial office spaces, including modern buildings suitable for tech companies, startups, and professional services.

Is 11149 Research Blvd located near major tech companies in Austin?

Yes, 11149 Research Blvd is situated in the heart of Austin's tech corridor, close to major companies such as Dell, IBM, and other technology firms along Research Boulevard.

What amenities are available around 11149 Research Blvd, Austin,

TX 78759?

The area around 11149 Research Blvd offers a variety of amenities including restaurants, coffee shops, retail stores, fitness centers, and easy access to public transportation.

How accessible is 11149 Research Blvd by public transportation?

11149 Research Blvd is well-served by Austin's public transit system, with multiple bus routes connecting it to downtown Austin and other major parts of the city.

Are there any recent developments or renovations at 11149

Research Blvd?

Recent updates at 11149 Research Blvd include modernized office interiors, enhanced parking facilities, and upgraded energy-efficient systems to support sustainable business operations.

What is the average rental price for office space at 11149 Research Blvd?

The average rental price for office space at 11149 Research Blvd varies but typically ranges from \$25 to \$35 per square foot annually, depending on the size and specific amenities of the space.

Is 11149 Research Blvd suitable for startups and small businesses?

Yes, 11149 Research Blvd offers flexible leasing options and a collaborative environment that is ideal for startups, small businesses, and growing companies looking to establish a presence in Austin's tech hub.

Additional Resources

1. *Exploring the Innovation Hub: The Story of 11149 Research Blvd, Austin*

This book delves into the history and development of 11149 Research Blvd in Austin, Texas,

highlighting its emergence as a key location for technology and innovation companies. It covers the area's transformation from a quiet neighborhood into a bustling research and business hub. Readers gain insight into the impact of this site on Austin's economic growth and tech scene.

2. Tech Titans of Austin: Companies at 11149 Research Blvd

Focusing on the major technology firms and startups headquartered at 11149 Research Blvd, this book profiles influential leaders and groundbreaking projects that have shaped the local and global tech landscape. It showcases the innovative culture and collaborative environment that drive success in this part of Austin.

3. Austin's Research Blvd: The Pulse of Innovation

This volume explores how 11149 Research Blvd fits into the broader Research Boulevard corridor, a hotspot for research and development in Austin. It examines the infrastructure, community initiatives, and policies that foster innovation, making the area a magnet for talent and investment.

4. From Land to Landmark: The Evolution of 11149 Research Blvd

Chronicling the physical and commercial development of 11149 Research Blvd, this book provides a detailed look at architectural changes, urban planning efforts, and the economic forces that shaped the property. It is a valuable resource for those interested in urban development and real estate trends in Austin.

5. Workspaces of the Future: Inside 11149 Research Blvd

This book offers a behind-the-scenes look at the design and functionality of office spaces at 11149 Research Blvd, emphasizing how modern workplaces are adapting to new technologies and workforce needs. It includes interviews with architects, designers, and employees who experience these innovative environments daily.

6. The Economic Impact of 11149 Research Blvd on Austin

Analyzing the economic contributions of businesses located at 11149 Research Blvd, this book details job creation, investment influx, and the broader effects on Austin's economy. It also discusses challenges and opportunities that come with rapid growth in this sector.

7. Green Building and Sustainability at 11149 Research Blvd

Highlighting the sustainable practices and eco-friendly initiatives implemented at 11149 Research Blvd, this book discusses green architecture, energy efficiency, and corporate responsibility in the context of Austin's environmental goals. It serves as a case study for sustainable development in urban business districts.

8. Networking and Collaboration: The Community at 11149 Research Blvd

This book explores the sense of community among companies and professionals based at 11149 Research Blvd, focusing on networking events, partnerships, and collaborative projects. It illustrates how these relationships foster innovation and drive collective success.

9. Future Trends: What's Next for 11149 Research Blvd and Austin's Tech Corridor

Looking ahead, this book predicts future developments and technological advancements expected to influence 11149 Research Blvd and the surrounding Research Blvd area. It includes expert opinions on emerging industries, infrastructure improvements, and the evolving role of Austin as a tech capital.

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