

# 11150 research blvd austin tx 78759

**11150 research blvd austin tx 78759** is a prominent address located in the vibrant city of Austin, Texas. Known for its strategic position within one of Austin's most dynamic commercial and technological corridors, this location plays a significant role in the city's economic and business landscape. This article explores various aspects of 11150 Research Blvd Austin TX 78759, including its geographical setting, business environment, nearby amenities, transportation options, and real estate opportunities. By understanding these facets, readers can gain a comprehensive view of why this address is important for professionals, investors, and residents alike. The content will also highlight the surrounding Austin community and infrastructure that supports thriving enterprises and quality living.

- Location and Accessibility
- Business and Economic Environment
- Nearby Amenities and Services
- Transportation and Connectivity
- Real Estate and Development Opportunities

## Location and Accessibility

11150 Research Blvd Austin TX 78759 is situated in the northern part of Austin, within the renowned Research Boulevard corridor. This area is well-known for its concentration of high-tech companies, corporate offices, and research facilities. Being part of the larger Austin metropolitan region, this location benefits from a blend of urban convenience and suburban calmness, making it attractive for businesses and employees alike.

## Geographical Setting

The address lies near the intersection of Research Boulevard and Burnet Road, two of Austin's major arterial routes. Surrounded by a mix of commercial zones and residential neighborhoods, the site offers easy access to the city center, approximately 10 miles to the south, and the Austin-Bergstrom International Airport, roughly 15 miles southeast. The location's proximity to major highways such as US 183 and Mopac Expressway enhances its connectivity to other parts of the city and greater Texas.

## **Accessibility Features**

Accessibility is a key advantage of 11150 Research Blvd Austin TX 78759. The area supports multiple modes of transportation, including vehicular traffic, public transit, and cycling paths. Parking facilities and well-maintained roadways contribute to seamless daily commutes. Additionally, the address is within reach of several bus lines operated by Capital Metro, further supporting workforce mobility.

## **Business and Economic Environment**

The 11150 Research Blvd Austin TX 78759 area is recognized as a vital hub within Austin's thriving technology and innovation sector. The location is home to a variety of businesses ranging from startups to established corporations, fostering a robust economic ecosystem.

## **Industry Presence**

This area hosts companies specializing in software development, biotechnology, telecommunications, and research services. The presence of such diverse industries not only encourages collaboration but also attracts top-tier talent from across the country. The business-friendly environment is reinforced by Austin's reputation for innovation and entrepreneurship.

## **Economic Impact**

The economic activity surrounding 11150 Research Blvd Austin TX 78759 significantly contributes to the local and regional economy. Employment opportunities generated by businesses in this corridor support thousands of workers, boosting household incomes and stimulating secondary economic sectors such as retail, dining, and real estate.

## **Nearby Amenities and Services**

Proximity to essential amenities and services enhances the appeal of 11150 Research Blvd Austin TX 78759 for both professionals and residents. The surrounding area offers a wide range of conveniences that cater to everyday needs and lifestyle preferences.

## **Dining and Retail**

The vicinity features numerous restaurants, coffee shops, and retail stores, providing diverse culinary options and shopping experiences. From casual eateries to more upscale dining establishments, the area accommodates a

variety of tastes and preferences. Retail outlets include both local boutiques and national chains, ensuring convenience for workers and visitors alike.

## **Health and Wellness Facilities**

Several healthcare providers, fitness centers, and wellness clinics are located near 11150 Research Blvd Austin TX 78759. This access supports the overall well-being of employees and residents, offering preventive care, rehabilitation services, and fitness opportunities within easy reach.

## **Educational Institutions**

The area is served by reputable public and private schools, as well as nearby higher education institutions. This educational infrastructure supports families living in the region and contributes to a skilled workforce for local businesses.

## **Transportation and Connectivity**

Transportation infrastructure around 11150 Research Blvd Austin TX 78759 ensures efficient movement for commuters and goods, making it an attractive location for business operations and daily activities.

## **Public Transit Options**

Capital Metro provides bus services that connect this area to downtown Austin and other key locations. Routes servicing the Research Boulevard corridor facilitate easy access for employees who rely on public transit. Planned expansions of transit services aim to improve frequency and coverage further.

## **Road Network and Traffic**

The area benefits from proximity to major highways, including US Route 183 and Loop 1 (Mopac Expressway). These roadways handle substantial traffic volumes and provide direct routes to central Austin, the airport, and surrounding suburbs. Traffic management improvements and infrastructure upgrades continue to enhance travel times and safety.

## **Alternative Transportation**

Cycling lanes and pedestrian pathways are increasingly integrated into the neighborhood's design, promoting environmentally friendly and healthy

commuting options. Ride-sharing and carpool programs are popular among local employees, reducing congestion and parking demand.

## **Real Estate and Development Opportunities**

11150 Research Blvd Austin TX 78759 is situated in a dynamic real estate market characterized by ongoing development and investment potential. This makes the location appealing to investors, developers, and companies seeking office or commercial space.

### **Commercial Properties**

The area offers a variety of commercial real estate options, including office buildings, research facilities, and mixed-use developments. Modern infrastructure, flexible floor plans, and technologically equipped spaces cater to the needs of innovative businesses. Leasing and purchasing opportunities are supported by competitive market conditions.

### **Residential Development**

Nearby residential neighborhoods provide a range of housing options, from apartments to single-family homes. The availability of quality housing close to the business district enhances the live-work balance for employees and attracts new residents to the Austin area.

### **Investment Potential**

Due to Austin's growing economy and the strategic location of 11150 Research Blvd Austin TX 78759, real estate investments here often yield strong returns. Factors such as increasing demand for office space, population growth, and infrastructure improvements contribute to the area's long-term value.

- Prime location within Austin's tech corridor
- Access to major highways and public transit
- Diverse business ecosystem and industry presence
- Comprehensive amenities including dining and healthcare
- Robust real estate market with development opportunities

## **Frequently Asked Questions**

### **What is located at 11150 Research Blvd, Austin, TX 78759?**

11150 Research Blvd in Austin, TX 78759 is a commercial office building that houses several businesses and tech companies.

### **Is 11150 Research Blvd, Austin, TX 78759 accessible by public transportation?**

Yes, 11150 Research Blvd is accessible by public transportation, including bus routes operated by Capital Metro.

### **Are there any restaurants near 11150 Research Blvd, Austin, TX 78759?**

Yes, there are multiple restaurants and cafes near 11150 Research Blvd, including fast casual and sit-down dining options within a short driving distance.

### **What companies have offices at 11150 Research Blvd, Austin, TX 78759?**

Several technology and service companies have offices at 11150 Research Blvd, but specific tenants can vary over time. It is advisable to check current listings or the building management for up-to-date tenant information.

### **Is parking available at 11150 Research Blvd, Austin, TX 78759?**

Yes, parking is available on-site at 11150 Research Blvd, including surface parking lots for tenants and visitors.

### **What is the office building size of 11150 Research Blvd, Austin, TX 78759?**

The office building at 11150 Research Blvd is a mid-sized commercial property, offering several thousand square feet of office space.

### **Are there any hotels near 11150 Research Blvd, Austin, TX 78759?**

Yes, there are several hotels near 11150 Research Blvd, including business hotels suitable for visitors and travelers working in the area.

## What are the nearby landmarks to 11150 Research Blvd, Austin, TX 78759?

Nearby landmarks include the Domain shopping area, Walnut Creek Metropolitan Park, and several tech company campuses along Research Blvd.

## Is 11150 Research Blvd, Austin, TX 78759 a good location for tech startups?

Yes, 11150 Research Blvd is located in a thriving tech corridor in Austin, making it a suitable location for tech startups and innovation companies due to its proximity to other tech firms and amenities.

## Additional Resources

### 1. *Innovations in Technology Hubs: A Study of Austin's Research Blvd*

This book explores the growth and development of technology hubs, with a special focus on Austin's Research Boulevard area. It delves into the factors that have made this region a hotspot for innovation and entrepreneurship. Readers gain insights into the role of local policies, infrastructure, and community in fostering technological advancements.

### 2. *Startups and Scaleups: Success Stories from Austin's Tech Corridor*

Highlighting the journey of startups located near 11150 Research Blvd, this book shares inspiring case studies and interviews with founders. It examines how the unique ecosystem in Austin supports emerging companies from inception to becoming industry leaders. The book also discusses challenges faced and strategies employed to overcome them.

### 3. *Urban Planning and Economic Growth: Austin's Research Blvd as a Model*

This work analyzes the urban planning strategies that have propelled economic growth in the Austin area, particularly along Research Boulevard. It covers zoning laws, transportation planning, and public-private partnerships that have shaped the neighborhood. The book offers lessons for other cities aiming to replicate Austin's success.

### 4. *Office Space and Real Estate Trends in Austin's High-Tech District*

Focused on commercial real estate, this book examines trends in office space demand and supply around 11150 Research Blvd. It discusses how technological companies influence real estate development and the impact of remote work on office utilization. The analysis includes future forecasts and investment opportunities.

### 5. *The Role of Research Blvd in Austin's Innovation Ecosystem*

This book provides a comprehensive overview of how Research Boulevard functions as a critical artery for Austin's innovation ecosystem. It highlights collaborations between universities, research institutions, and tech companies. The narrative also touches on workforce development and

talent retention in the area.

*6. Green Building and Sustainability Practices in Austin's Tech Sector*

Focusing on environmental aspects, this book discusses sustainable building practices adopted by companies along Research Blvd. It covers LEED certifications, energy-efficient designs, and corporate social responsibility initiatives. The book emphasizes how sustainability contributes to both business success and community well-being.

*7. Transportation and Connectivity: Linking Austin's Research Blvd to the World*

Exploring infrastructure and transportation networks, this book details how connectivity improvements have supported growth on Research Boulevard. It examines public transit options, road expansions, and future projects aimed at easing commutes for employees and residents. The book also considers the environmental impact of transportation choices.

*8. Workplace Culture in Austin's Tech Companies: Trends and Transformations*

This book investigates the evolving workplace culture within companies located near 11150 Research Blvd. It covers topics like remote work, diversity and inclusion, employee wellness, and innovation-driven management styles. Through surveys and interviews, it paints a vivid picture of what it's like to work in Austin's tech scene.

*9. Economic Impact of the Tech Industry on Austin's Local Communities*

Analyzing data and case studies, this book assesses how the tech industry centered around Research Boulevard affects local communities economically and socially. It discusses job creation, housing market pressures, and community engagement initiatives. The book provides a balanced view of opportunities and challenges brought by rapid tech growth.

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