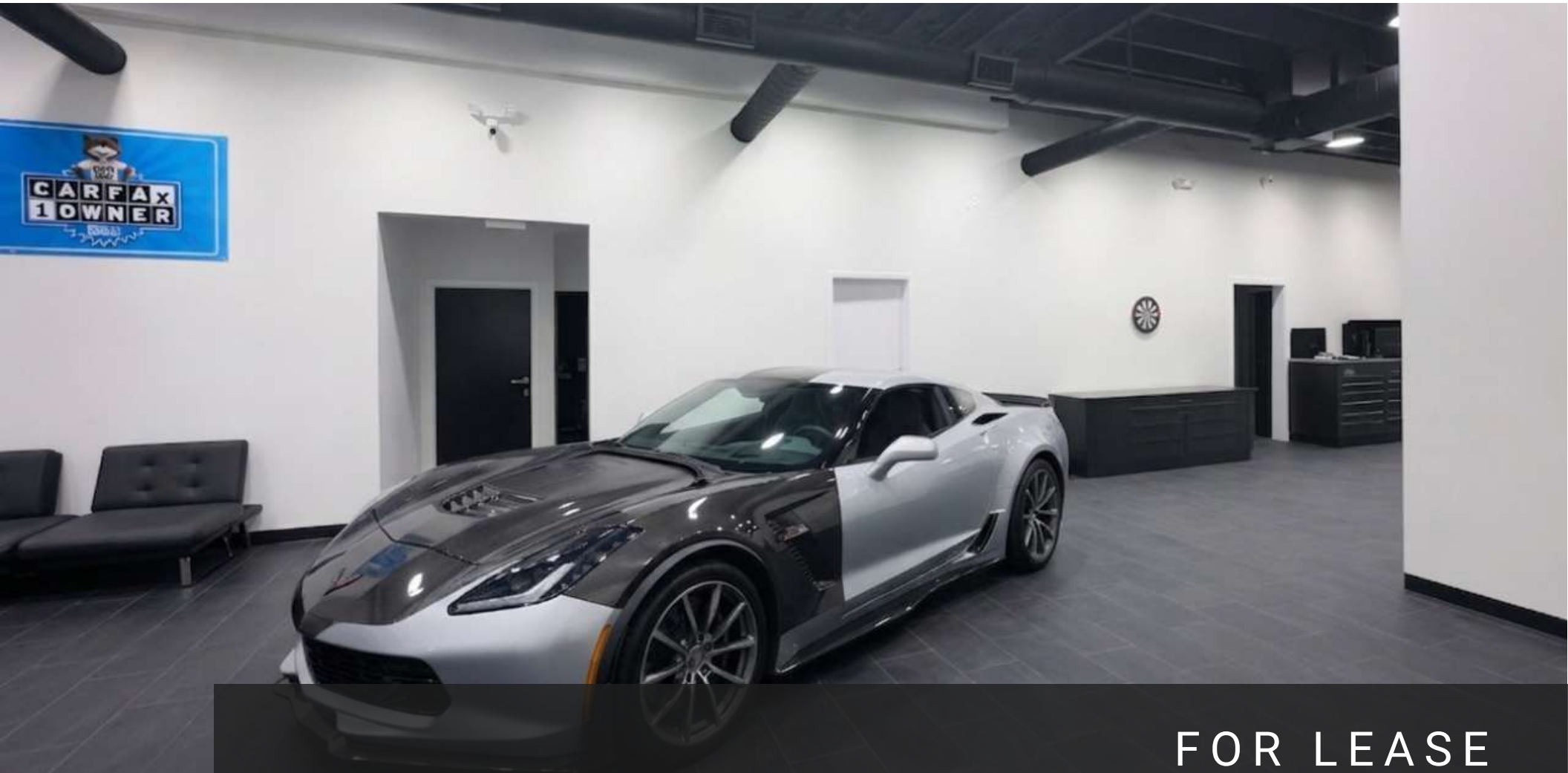


CAR LOT AND SALES OFFICE FOR LEASE

13038 NORTH HIGHWAY 183, AUSTIN, TX 78750

NORTH HIGHWAY 183, AUSTIN, TX 78750



FOR LEASE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER
C: (512) 963-3926
jslanker@kw.com
617990, Texas

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13038 NORTH HIGHWAY 183



JEFFREY SLANKER

C: (512) 963-3926

jslanker@kw.com

617990, Texas

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PROPERTY SUMMARY

NORTH HIGHWAY 183



Property Summary

Lot Size:	0.80 Acres
Building SF:	3,750
Lot Capacity:	100+ Vehicles
US Hwy 183 Traffic Count:	150,000+

Property Overview

Position your dealership at 13038 N Highway 183, a highly visible, fully improved auto sales site in one of Northwest Austin's most active vehicle corridors. The ±3,750 SF building sits on ±0.80 acres with capacity for 100+ vehicles, offering a turnkey setup for inventory display, customer engagement, and on site operations. Direct frontage along Highway 183 provides constant exposure to high daily traffic, making this an ideal location for independent dealers, specialty auto sales, or expanding operators looking to capture strong drive by visibility. Surrounded by established automotive users, the site benefits from an existing consumer pattern of car shopping in the immediate area, reducing ramp up time and increasing walk-in activity.

Location Overview

Located along North Highway 183 in Northwest Austin, the property sits within a well established and highly active trade area. The surrounding area is densely populated with strong household incomes, supporting consistent consumer demand and daily traffic.

Highway 183 is one of the primary north south corridors in the region, connecting Cedar Park, Leander, Liberty Hill and Northwest Austin while carrying steady commuter and retail traffic throughout the day. The immediate area is built out with a strong mix of retail, service businesses, and automotive users, creating repeat customer patterns and ongoing visibility for businesses along the corridor.

Nearby automotive dealerships, service centers, and national retailers reinforce this stretch of 183 as a recognized destination for vehicle sales and related uses, making it an ideal location for operators looking to plug into an already established auto corridor.

EXTERIOR

NORTH HIGHWAY 183



RECEPTION/SHOWROOM

NORTH HIGHWAY 183



OFFICE

NORTH HIGHWAY 183



GARAGE

NORTH HIGHWAY 183



PARKING

NORTH HIGHWAY 183



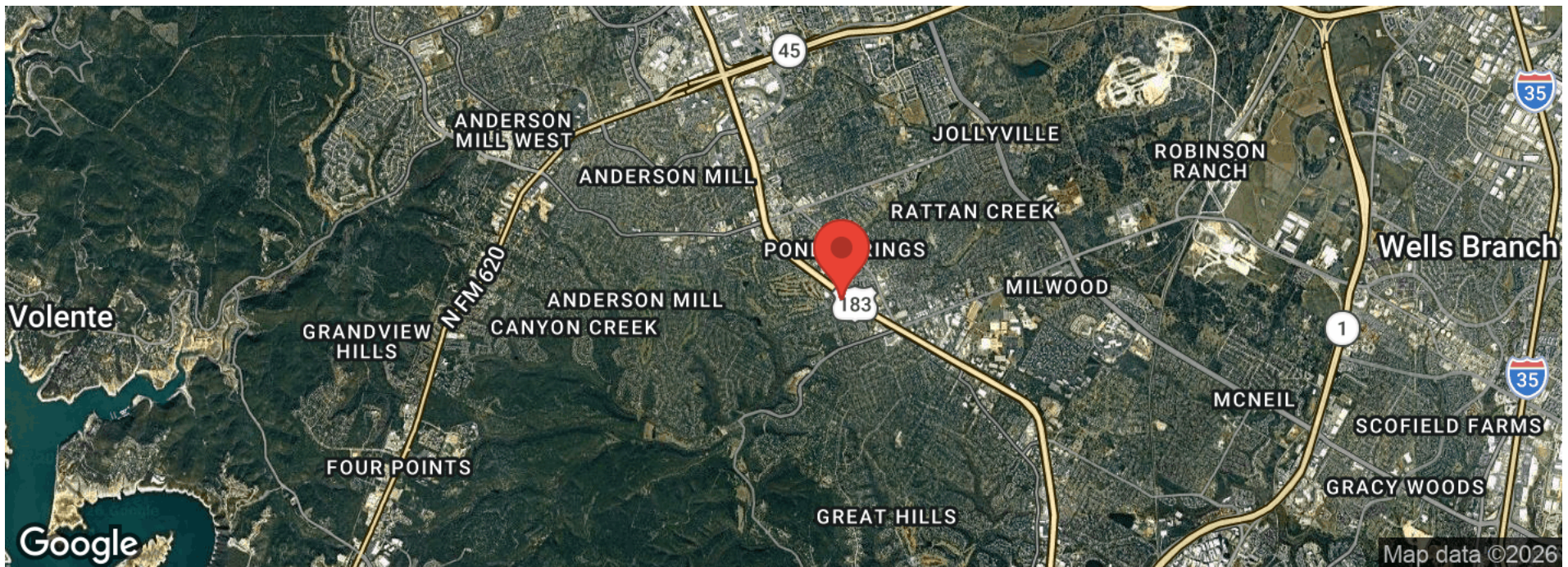
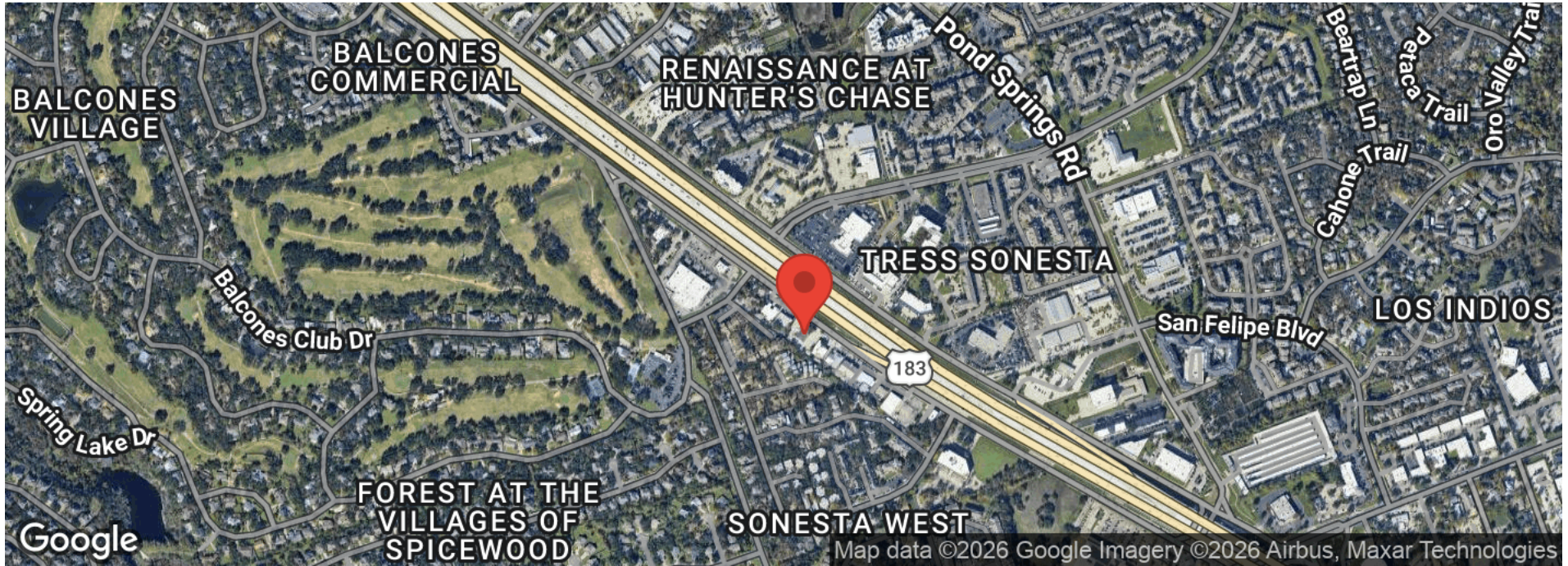
AERIAL VIEW

NORTH HIGHWAY 183



LOCATION MAPS

NORTH HIGHWAY 183





Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Research Blvd	Balcones Club Dr SE	10,249	2025	0.05 mi
Research Blvd	Balcones Club Dr S	18,323	2024	0.11 mi
US Hwy 183	Anderson Mill Rd NW	143,961	2025	0.15 mi
North Highway 183	Anderson Mill Rd N	151,306	2025	0.27 mi
US Hwy 183	Anderson Mill Rd N	150,116	2023	0.27 mi
TX 121	Anderson Mill Rd N	144,420	2021	0.27 mi
Research Boulevard	Balcones Club Dr S	19,906	2021	0.27 mi
Balcones Club Dr	Cedar Crest Dr S	1,458	2025	0.27 mi
Clearrock Dr	Balcones Club Dr SE	835	2025	0.27 mi
Research Bloulevard	Lake Creek Pkwy SE	22,593	2021	0.29 mi
Research Bivd	Lake Creek Pkwy SE	2021	2025	0.29 mi
Research Bloulevard	Lake Creek Pkwy SE	22,593	2021	0.29 mi

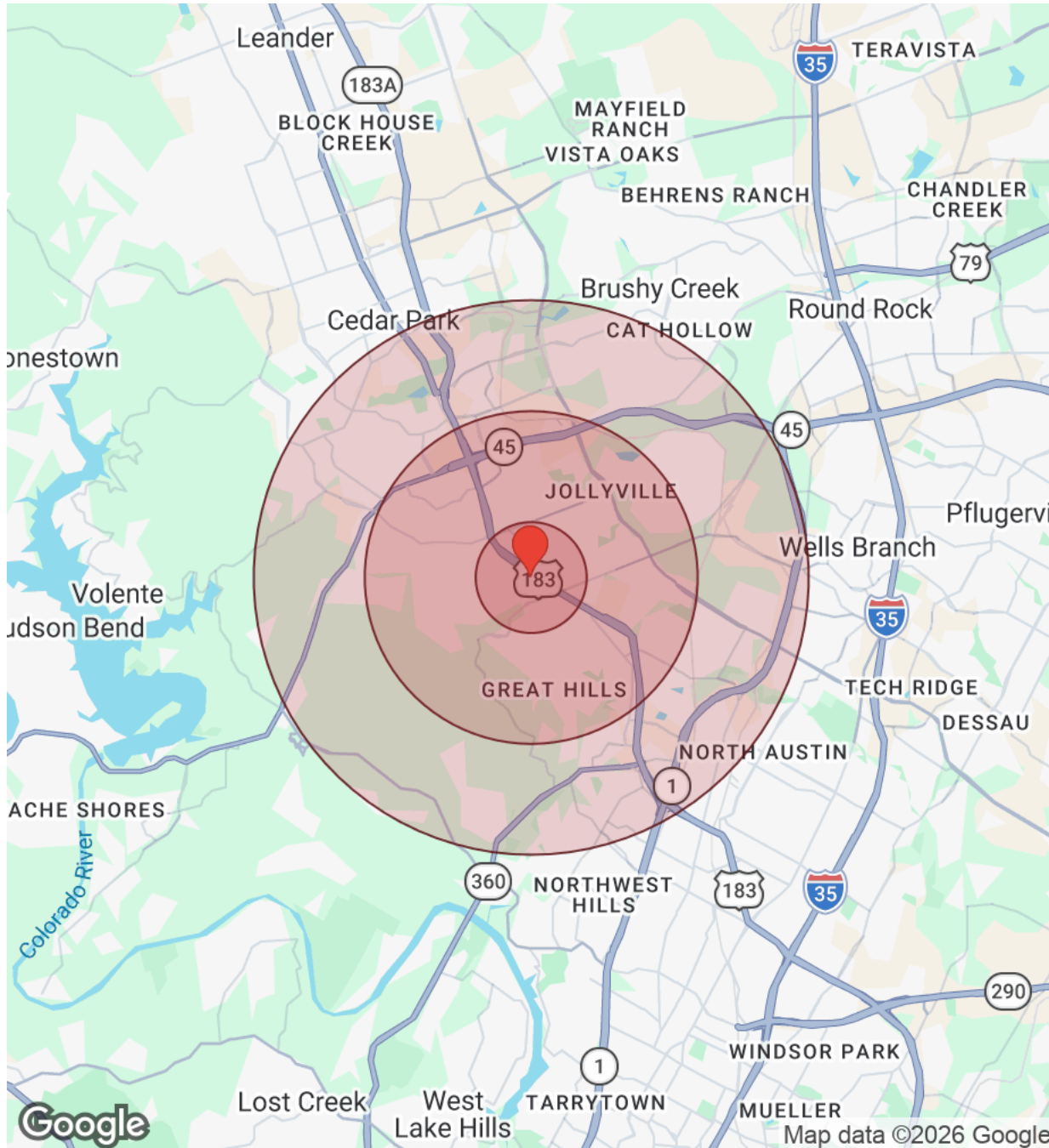
BUSINESS MAP

NORTH HIGHWAY 183



DEMOGRAPHICS

NORTH HIGHWAY 183



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,854	49,346	106,239
Female	7,693	48,306	104,915
Total Population	15,547	97,652	211,155

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,452	47,039	105,345
Black	1,178	6,806	13,535
Am In/AK Nat	22	127	253
Hawaiian	3	29	63
Hispanic	3,195	19,540	43,371
Asian	3,293	21,610	42,949
Multiracial	379	2,344	5,258
Other	23	166	359

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,949	49,798	108,922
Occupied	7,272	44,566	96,469
Owner Occupied	2,411	17,385	40,522
Renter Occupied	4,861	27,181	55,947
Vacant	677	5,231	12,453

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,687	16,369	35,700
Ages 15 - 24	1,599	10,030	21,757
Ages 25 - 54	7,892	50,442	108,019
Ages 55 - 64	1,465	9,457	20,487
Ages 65+	1,905	11,352	25,192

Income	1 Mile	3 Miles	5 Miles
Median	\$90,105	\$109,136	\$112,495
Under \$15k	209	1,707	3,990
\$15k - \$25k	458	1,764	3,022
\$25k - \$35k	307	1,490	3,639
\$35k - \$50k	727	3,157	6,972
\$50k - \$75k	1,382	7,006	14,117
\$75k - \$100k	915	5,386	11,447
\$100k - \$150k	1,212	8,287	17,331
\$150k - \$200k	717	5,478	12,224
Over \$200k	1,344	10,292	23,726

DISCLAIMER

NORTH HIGHWAY 183



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