

9313 Circle Dr | Austin, TX 78736

COMMERCIAL
MARKET EXCHANGE

9313 Circle Dr.

AUSTIN, TEXAS

MARTHA DENHAM

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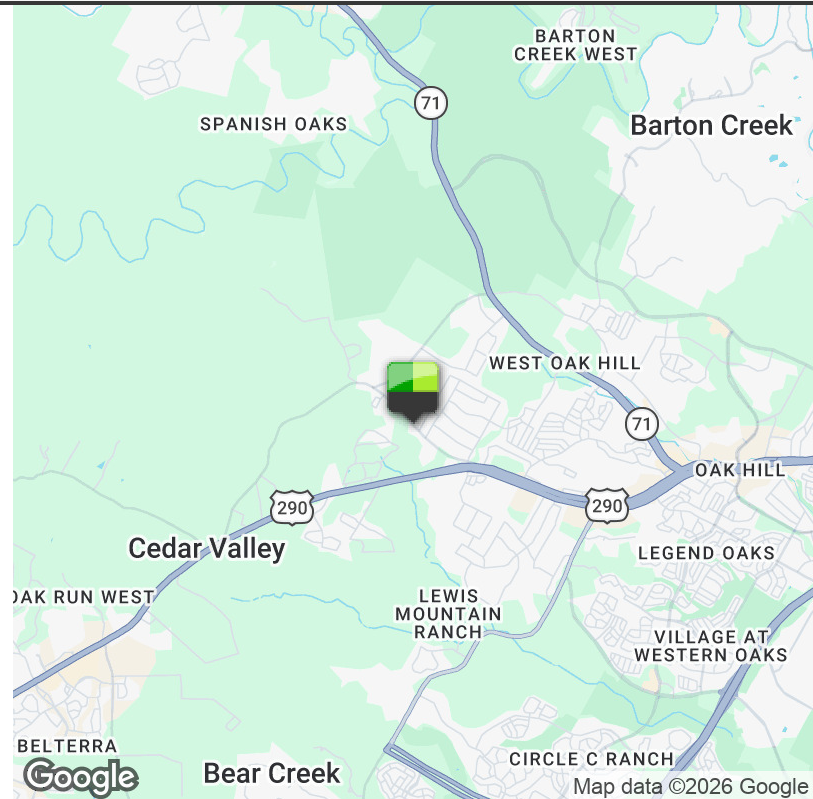


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EXECUTIVE SUMMARY

| 9313 CIRCLE DR | AUSTIN, TX

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OFFERING SUMMARY

Sale Price:	\$2,850,000
Building Size:	4,800 SF
Available SF:	
Lot Size:	222,186 SF
Price / SF:	\$667.00
Year Built:	2023
Zoning:	ETJ

PROPERTY OVERVIEW

9313 Circle Dr offers a rare opportunity to acquire a multi-acre commercial site with existing improvements in unincorporated Travis County.

The property features an approximately 5,000 SF warehouse with clear-span functionality, suitable for light industrial, storage, contractor, or flex use. An additional 1456 SF building is currently utilized as office space, providing immediate on-site administrative infrastructure.

Situated outside Austin city limits, the property benefits from reduced regulatory oversight and no city zoning, allowing for a wide range of commercial and industrial uses (buyer to verify). The expansive acreage provides ample yard space, parking, equipment storage, or future expansion, making the site ideal for owner-users, contractors, or investors seeking flexibility.

With strong access to Southwest Austin and surrounding growth corridors, this property presents a compelling opportunity for operational headquarters, redevelopment, or long-term land hold in a supply-constrained submarket.

PROPERTY HIGHLIGHTS

- Southwest Austin / Oak Hill area
- Easy access to US-290, SH-71, and MoPac
- Located in unincorporated Travis County (ETJ)
- Surrounded by contractor, service, and commercial uses

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ADDITIONAL PHOTOS

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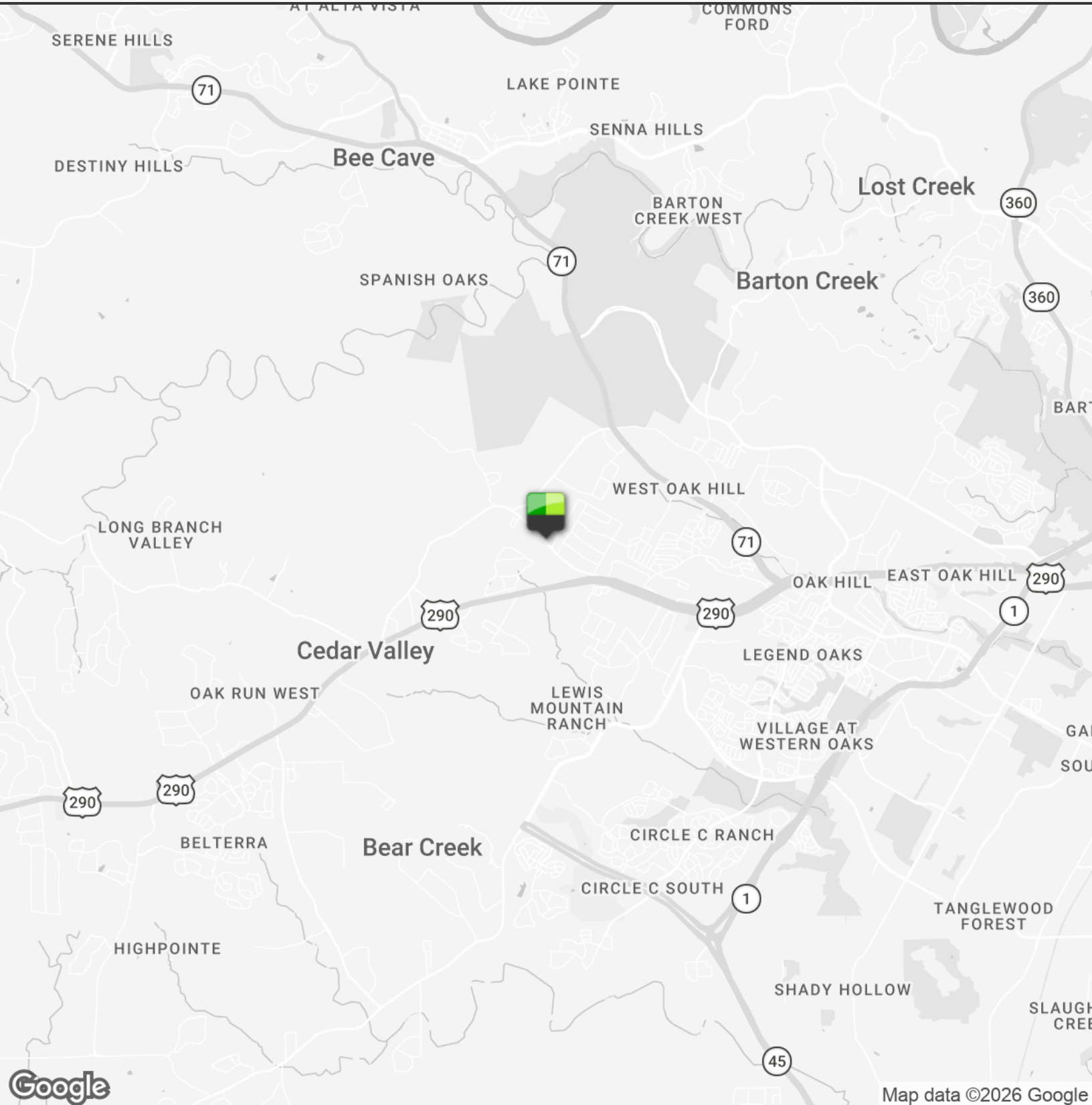


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LOCATION MAP

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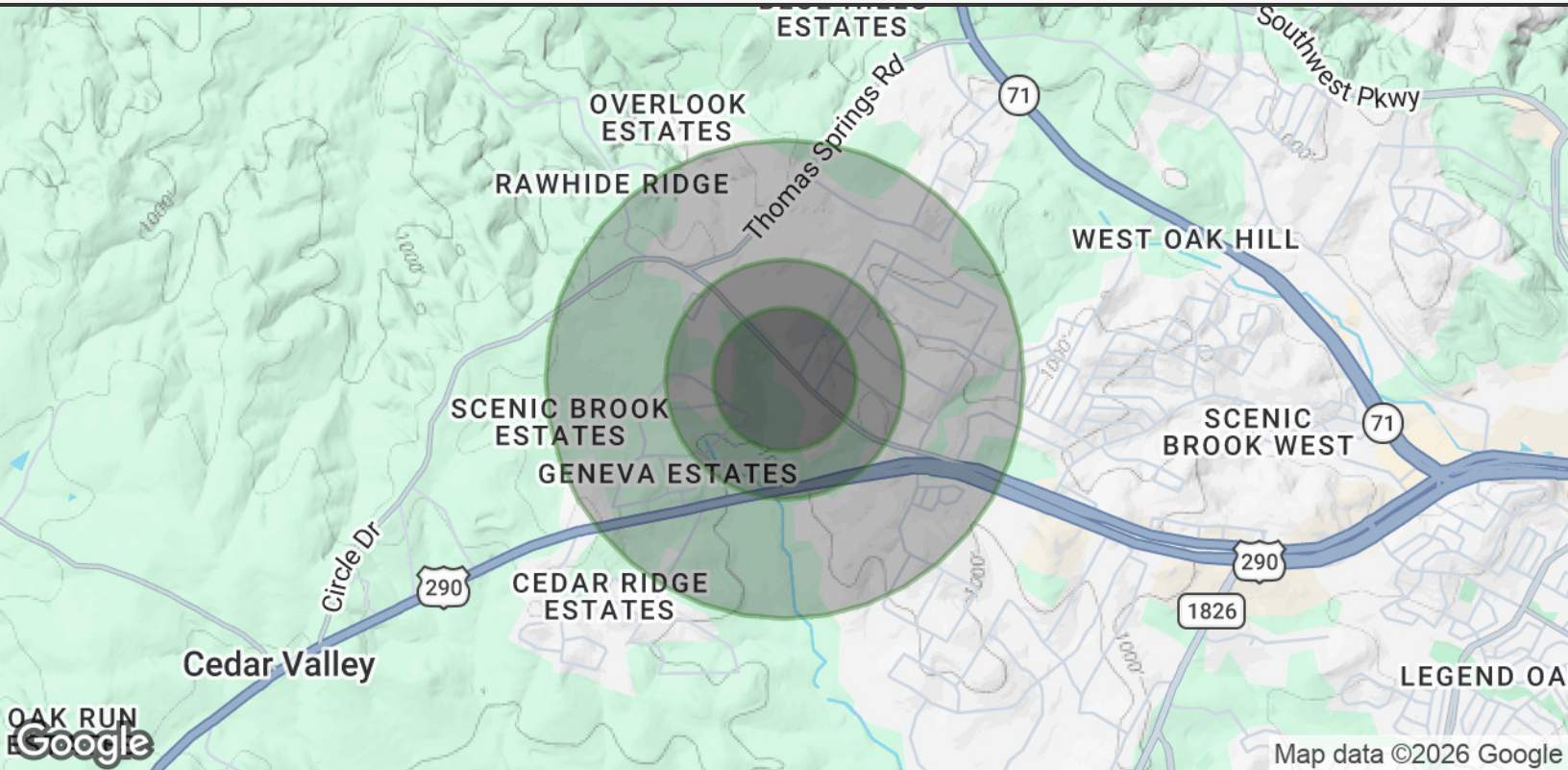


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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	245	658	2,612
Average Age	44	44	43
Average Age (Male)	43	43	42
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	102	276	1,060
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$154,997	\$154,477	\$155,973
Average House Value	\$897,574	\$885,946	\$808,474

Demographics data derived from AlphaMap

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