

LAND FOR SALE

8229 US HIGHWAY 183 S AUSTIN, TX 78747

8229 U.S. 183, AUSTIN, TX 78747



FOR SALE

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



Each Office Independently Owned and Operated

PRESENTED BY:

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617990, Texas

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TABLE OF CONTENTS

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Property Summary	3
Aerial Photos	4
Location Maps	5
Demographics	6
Points of Interest	7
Disclaimer	8

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PROPERTY SUMMARY

8229 U.S. 183



Property Summary

Lot Size: 7.16 Acres

Property Overview

This prime property is not only located within a Texas Opportunity Zone but also enjoys convenient access to key landmarks, including the Tesla Gigafactory, Austin-Bergstrom International Airport, and the F1 Circuit of the Americas. Benefit from the momentum of ongoing developments in this dynamic area. This site is poised to accommodate a range of uses, including Master-Planned Commercial Retail spaces, modern Office complexes, state-of-the-art Warehouses, and thriving Industrial sites.

Location Overview

This site is poised to accommodate a range of uses, including Master-Planned Commercial Retail spaces, modern Office complexes, state-of-the-art Warehouses, and thriving Industrial sites.

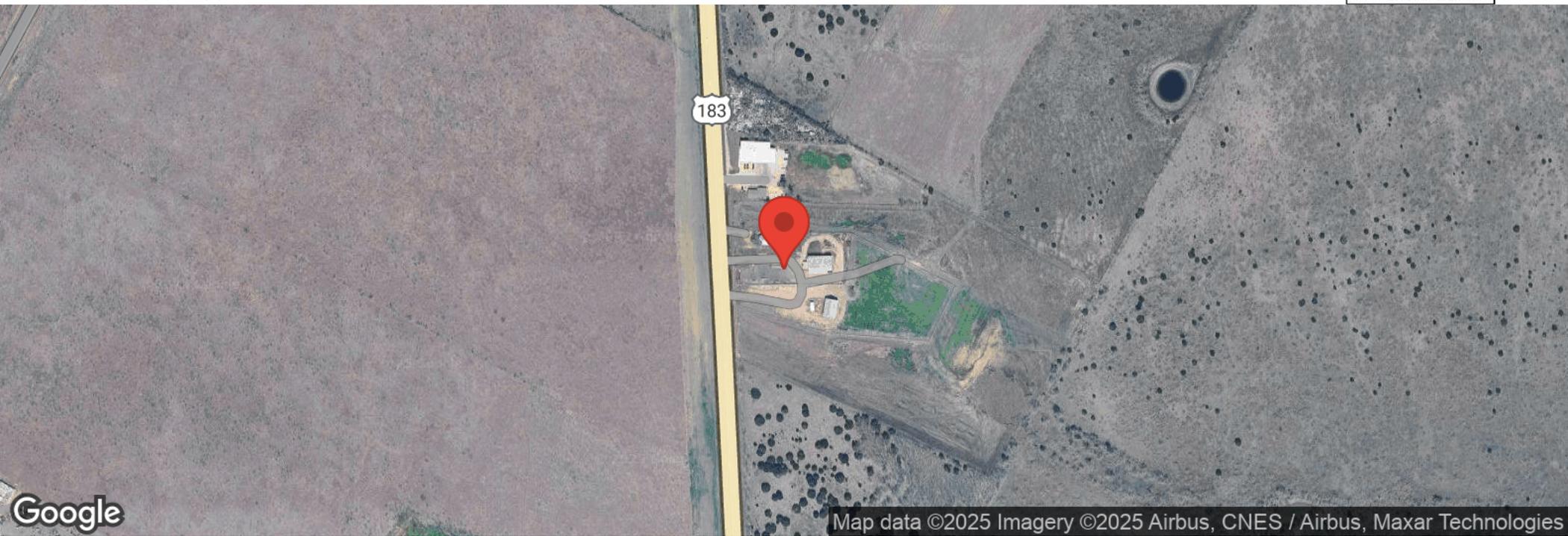
AERIAL PHOTOS

8229 U.S. 183



LOCATION MAPS

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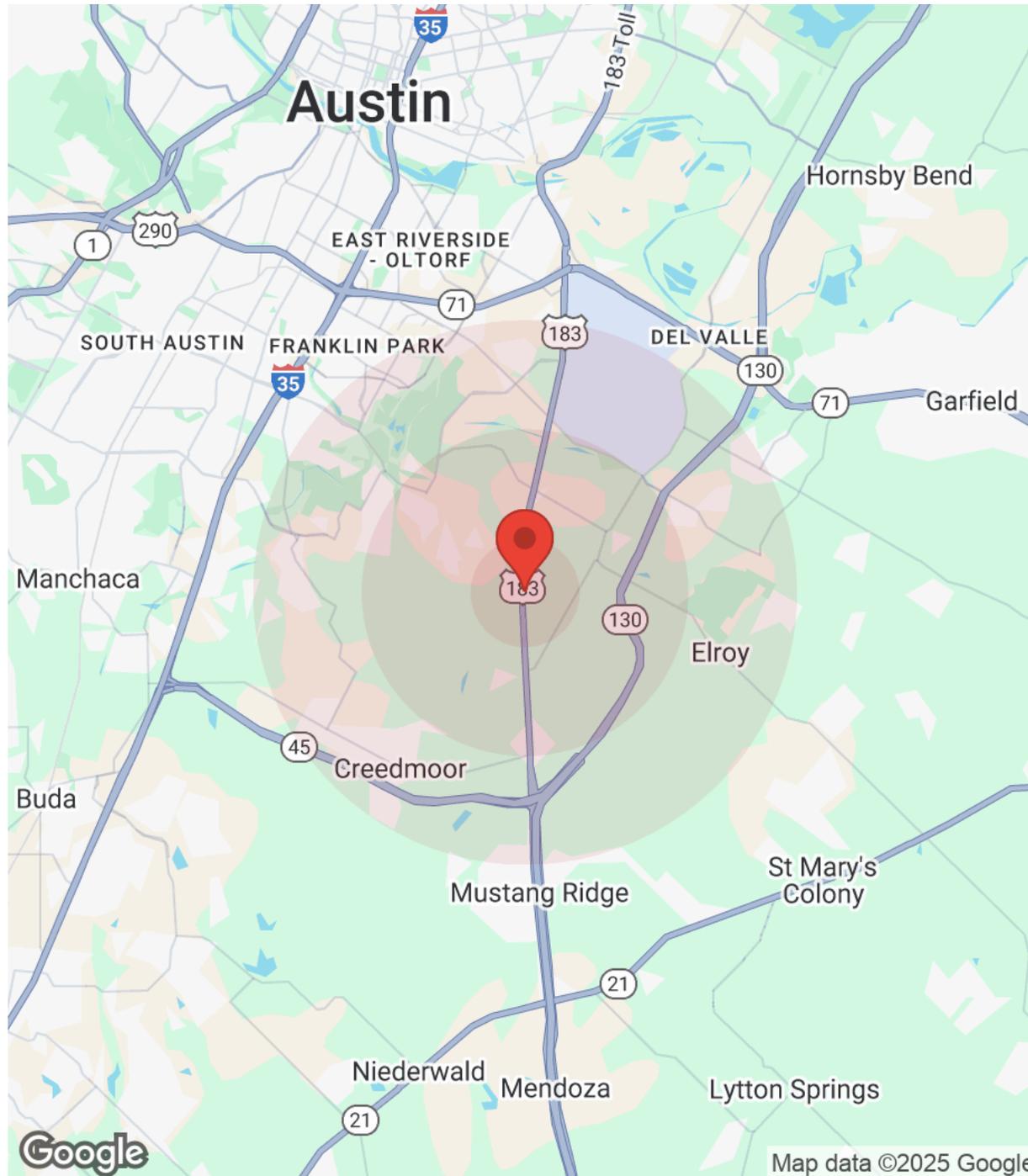
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Map data ©2025

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	91	9,285	33,604
Female	82	8,627	31,913
Total Population	172	17,911	65,517

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	33	3,461	12,512
Ages 15-24	25	2,111	8,860
Ages 25-54	78	9,274	32,812
Ages 55-64	18	1,600	5,986
Ages 65+	19	1,465	5,345

Income	1 Mile	3 Miles	5 Miles
Median	\$59,435	\$116,681	\$100,361
< \$15,000	2	321	1,303
\$15,000-\$24,999	10	263	628
\$25,000-\$34,999	N/A	157	705
\$35,000-\$49,999	4	453	2,054
\$50,000-\$74,999	12	742	2,918
\$75,000-\$99,999	4	770	3,480
\$100,000-\$149,999	13	1,387	5,085
\$150,000-\$199,999	2	968	3,110
> \$200,000	4	1,320	2,979

Housing	1 Mile	3 Miles	5 Miles
Total Units	62	7,485	26,167
Occupied	51	6,378	22,263
Owner Occupied	36	4,274	15,294
Renter Occupied	15	2,104	6,969
Vacant	11	1,107	3,904

POINTS OF INTEREST

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8229 US Highway 183 S,
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01

I-35 Interstate

02

Circuit of the Americas

03

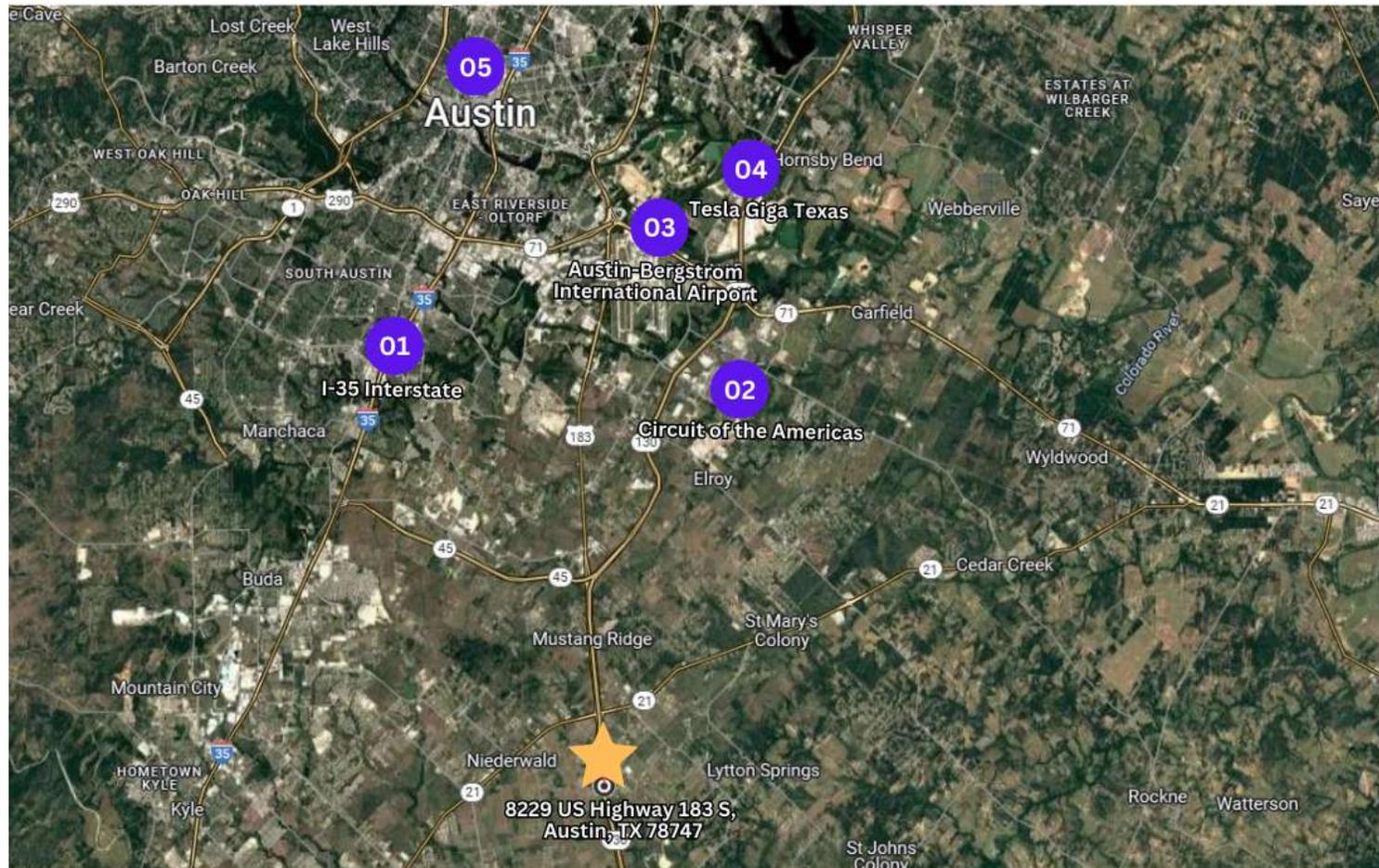
Austin-Bergstrom
International Airport

04

Tesla Giga Texas

05

Austin, Texas



Drive Times



- 01 I-35 Interstate
16 min
- 02 Circuit of the Americas
20 min
- 03 Austin-Bergstrom
International Airport
23 min
- 04 Tesla Giga Texas
24 min
- 05 Austin, Texas
33 min

DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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