

RETAIL PROPERTY FOR SALE

1022 PAYTON GIN RD, AUSTIN, TX 78758



PROPERTY DESCRIPTION

- The property is 7,263 square foot neighborhood services retail center currently 100% leased with well rounded and stable tenant mix. The building sits on approximately 0.854 acres of land and is zoned LR-NP (Neighborhood Commercial-Neighborhood Plan Combining District).
- The property is situated on the west side of Payton Gin Road, less than 1,500 feet from intersection of Payton Gin Rd and North Lamar Boulevard, and less than a mile to HWY 183.
- The rents are below market rate.
- There is opportunity to increase rental income by repositioning tenants.

PROPERTY HIGHLIGHTS

- 100% occupied
- Rent below market rate
- Value-add property

OFFERING SUMMARY

Sale Price:	\$1,807,517
Lot Size:	37,200 SF
Building Size:	7,416 SF
NOI:	\$90,375.87
Cap Rate:	5.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,796	63,923	149,328
Total Population	28,380	146,200	332,337
Average HH Income	\$72,432	\$91,625	\$112,542

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