

2022 STATION

10815 Ranch Road 2222 | Austin, TX



FOR LEASE

OVERVIEW

Suite 201	1,302 SF
Suite 202	1,200 SF
Lease Rate	Contact Broker

DESCRIPTION

- Affluent Trade Area
- Great Visibility from RR 2222
- High Barriers to Entry
- Limited Competition
- Strong Traffic Counts

DEMOGRAPHICS (Source: Esri)

	1 MILE	3 MILES	5 MILES
2022 Population	1,968	24,752	97,156
Daytime Population	3,302	23,379	89,278
Average Household Income	\$182,158	\$185,620	\$196,659

NEARBY RETAILERS

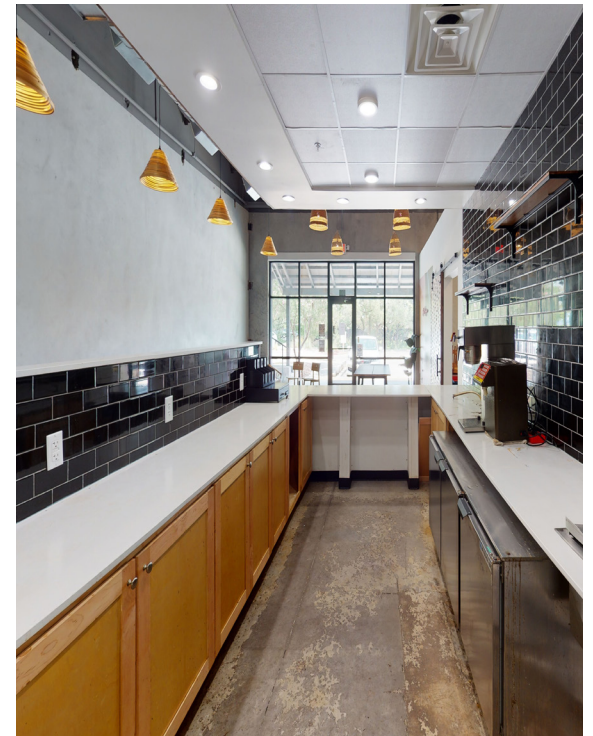


TRAFFIC COUNTS (Source: TxDot)

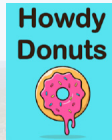
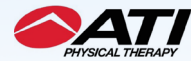
Ranch Rd 620 N	41,479 VPD
Ranch Rd 2222	40,231 VPD



SUITE 207



BUILDING AERIAL

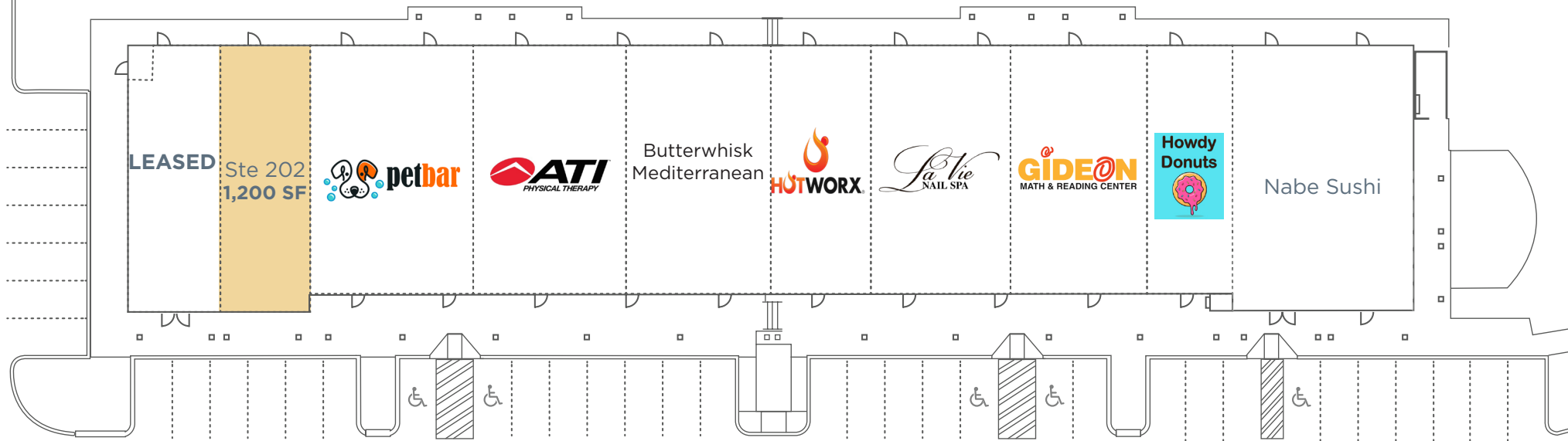


NEARBY RETAILERS



SITE PLAN

● AVAILABLE SPACE



[VIRTUAL 3D TOUR](#)

[SUITE 202](#)

DEMOGRAPHICS



Community Profile

10815 Ranch Road 2222, Austin, Texas, 78730
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.39438
Longitude: -97.84668

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,298	19,417	84,156
2020 Total Population	1,977	24,417	96,524
2020 Group Quarters	98	280	697
2022 Total Population	1,968	24,752	97,156
2022 Group Quarters	98	280	697
2027 Total Population	1,992	25,496	98,879
2022-2027 Annual Rate	0.24%	0.59%	0.35%
2022 Total Daytime Population	3,302	23,379	89,278
Workers	2,376	12,366	44,128
Residents	926	11,013	45,150
Household Summary			
2010 Households	523	8,171	32,737
2010 Average Household Size	2.41	2.35	2.56
2020 Total Households	702	10,279	36,933
2020 Average Household Size	2.68	2.35	2.59
2022 Households	708	10,529	37,392
2022 Average Household Size	2.64	2.32	2.58
2027 Households	718	10,917	38,308
2027 Average Household Size	2.64	2.31	2.56
2022-2027 Annual Rate	0.28%	0.73%	0.49%
2010 Families	250	4,841	22,825
2010 Average Family Size	3.37	3.05	3.08
2022 Families	289	5,847	24,734
2022 Average Family Size	3.88	3.11	3.21
2027 Families	294	6,075	25,319
2027 Average Family Size	3.83	3.08	3.18
2022-2027 Annual Rate	0.34%	0.77%	0.47%
Housing Unit Summary			
2000 Housing Units	171	3,917	22,609
Owner Occupied Housing Units	49.1%	66.3%	74.6%
Renter Occupied Housing Units	18.1%	20.0%	20.3%
Vacant Housing Units	32.7%	13.7%	5.1%
2010 Housing Units	536	8,812	34,935
Owner Occupied Housing Units	30.0%	42.9%	64.9%
Renter Occupied Housing Units	67.5%	49.8%	28.9%
Vacant Housing Units	2.4%	7.3%	6.3%
2020 Housing Units	763	11,007	39,090
Vacant Housing Units	8.0%	6.6%	5.5%
2022 Housing Units	769	11,275	39,587
Owner Occupied Housing Units	58.6%	55.0%	66.5%
Renter Occupied Housing Units	33.4%	38.4%	28.0%
Vacant Housing Units	7.9%	6.6%	5.5%
2027 Housing Units	801	11,988	41,581
Owner Occupied Housing Units	58.1%	54.4%	65.4%
Renter Occupied Housing Units	31.7%	36.6%	26.7%
Vacant Housing Units	10.4%	8.9%	7.9%
Median Household Income			
2022	\$141,224	\$147,184	\$153,439
2027	\$159,877	\$162,953	\$167,168
Median Home Value			
2022	\$613,176	\$602,374	\$549,863
2027	\$611,052	\$629,346	\$547,397