



INTRODUCTION

Knight Real Estate Company is pleased to offer this prime corner lot with excellent visibility and frontage on Fitzhugh Rd. Perfect location for office use, brewery, distillery, landscaper, etc.

PROPERTY FACTS

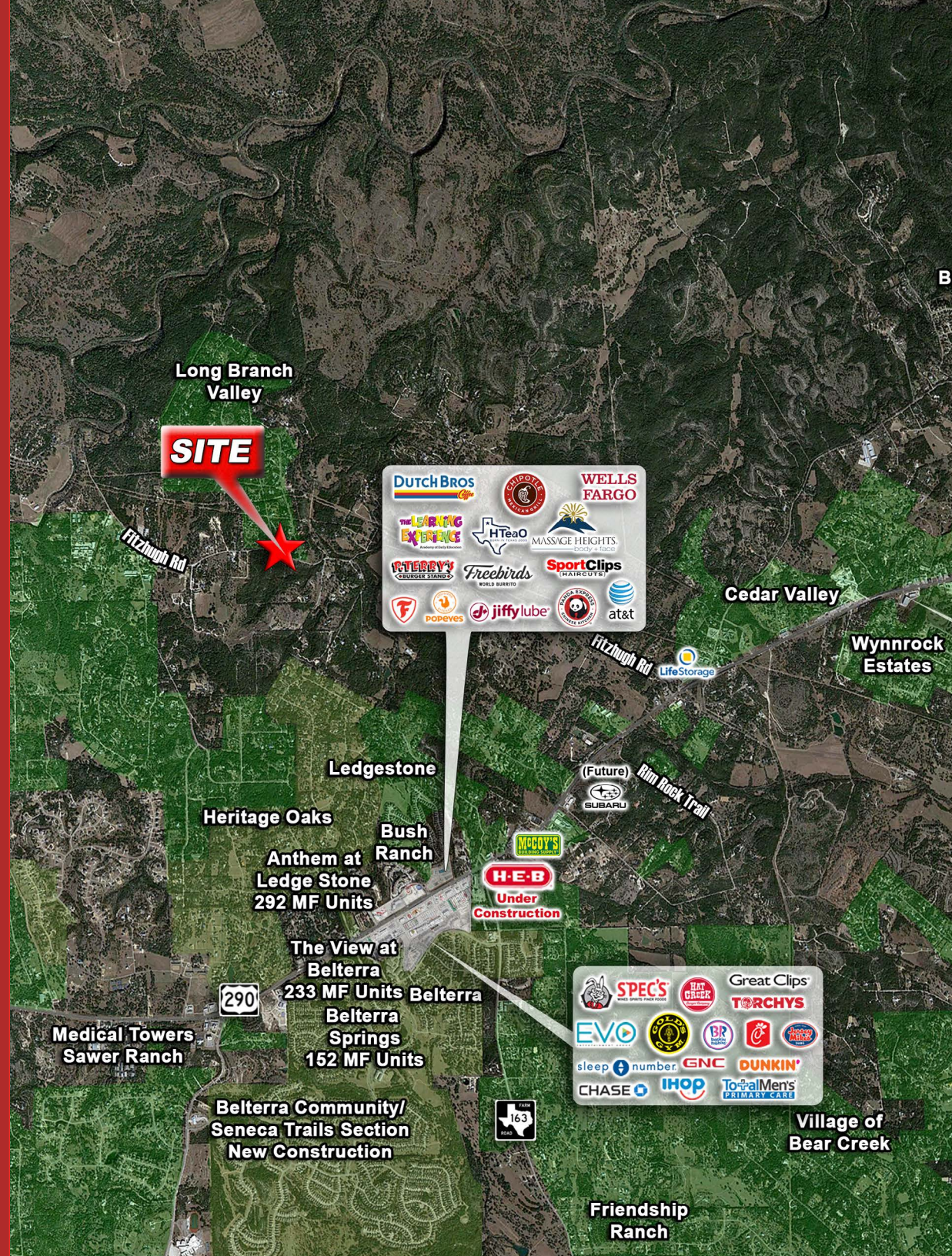
- 2.71 Acres of Commercial Land Available for Lease
- Fitzhugh provides access to Southwest & Central Austin as well as Bee Caves/ Lakeway, Dripping Springs, Wimberley and The Hill Country
- Fitzhugh Rd is known for the world famous Brewers and Distillers here such as Jester King & Revolution Spirits
- Call for Pricing

DEMOGRAPHICS

Radius	2023 Population	2028 Proj. Population	Average HH Income
3-mile	9,884	10,296	\$178,846
5-mile	32,608	34,965	\$181,277
7-mile	99,806	108,383	\$182,143

TRAFFIC COUNTS

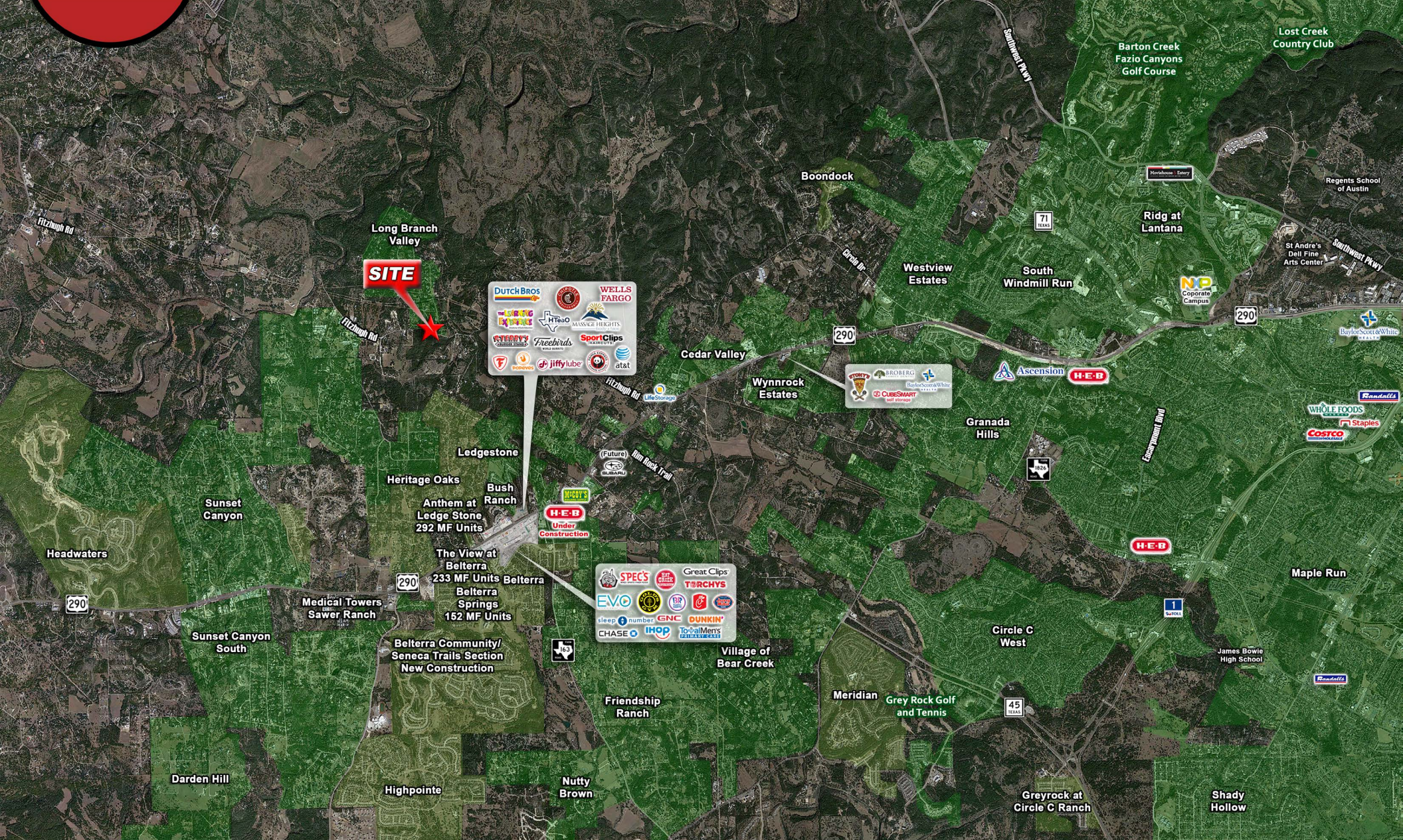
Fitzhugh Rd: 2,465 VPD (TXDOT 2020)
 US Hwy 290: 39,366 VPD (TXDOT 2022)





COMMERCIAL PROPERTY FOR LEASE

12716 FITZHUGH ROAD, AUSTIN, TEXAS 78736



SITE

Knight Real Estate Company
307 E. 2nd Street, Austin, Texas 78701

Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.

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AUSTIN MSA - DEMOGRAPHICS



KEY FACTS		EDUCATION																																									
<p>2,499,236</p> <p>Population</p>	<p>35.2</p> <p>Median Age</p>	<p>8%</p> <p>No High School Diploma</p>	<p>19%</p> <p>High School Graduate</p>																																								
<p>2.5</p> <p>Average Household Size</p>	<p>\$89,695</p> <p>Median Household Income</p>	<p>23%</p> <p>Some College</p>	<p>51%</p> <p>Bachelor's/Grad/Pr of Degree</p>																																								
BUSINESS		EMPLOYMENT																																									
<p>88,598</p> <p>Total Businesses</p>	<p>1,042,635</p> <p>Total Employees</p>	<p>71.0%</p> <p>White Collar</p>	<p>3.5%</p> <p>Unemployment Rate</p>																																								
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		<p>13.6%</p> <p>Services</p>																																									
INCOME		<p>2023 Households by income (Esri)</p> <p>The largest group: \$100,000 - \$149,999 (19.4%)</p> <p>The smallest group: \$15,000 - \$24,999 (5.0%)</p> <table border="1"> <thead> <tr> <th>Indicator ▲</th> <th>Value</th> <th>Diff</th> <th></th> </tr> </thead> <tbody> <tr> <td><\$15,000</td> <td>6.6%</td> <td>-2.7%</td> <td>█</td> </tr> <tr> <td>\$15,000 - \$24,999</td> <td>5.0%</td> <td>-2.3%</td> <td>█</td> </tr> <tr> <td>\$25,000 - \$34,999</td> <td>5.7%</td> <td>-2.1%</td> <td>█</td> </tr> <tr> <td>\$35,000 - \$49,999</td> <td>9.4%</td> <td>-1.9%</td> <td>█</td> </tr> <tr> <td>\$50,000 - \$74,999</td> <td>14.5%</td> <td>-2.6%</td> <td>█</td> </tr> <tr> <td>\$75,000 - \$99,999</td> <td>13.3%</td> <td>+0.7%</td> <td>█</td> </tr> <tr> <td>\$100,000 - \$149,999</td> <td>19.4%</td> <td>+2.7%</td> <td>█</td> </tr> <tr> <td>\$150,000 - \$199,999</td> <td>11.5%</td> <td>+3.3%</td> <td>█</td> </tr> <tr> <td>\$200,000+</td> <td>14.5%</td> <td>+4.8%</td> <td>█</td> </tr> </tbody> </table> <p>Bars show deviation from 48 (Texas)</p>		Indicator ▲	Value	Diff		<\$15,000	6.6%	-2.7%	█	\$15,000 - \$24,999	5.0%	-2.3%	█	\$25,000 - \$34,999	5.7%	-2.1%	█	\$35,000 - \$49,999	9.4%	-1.9%	█	\$50,000 - \$74,999	14.5%	-2.6%	█	\$75,000 - \$99,999	13.3%	+0.7%	█	\$100,000 - \$149,999	19.4%	+2.7%	█	\$150,000 - \$199,999	11.5%	+3.3%	█	\$200,000+	14.5%	+4.8%	█
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<p>\$89,695</p> <p>Median Household Income</p>	<p>\$48,981</p> <p>Per Capita Income</p>	<p>\$164,829</p> <p>Median Net Worth</p>																																									