

FOR LEASE +/-2 ACRE INDUSTRIAL LOT

JUST SOUTH OF TX-45 (AUSTIN'S OUTER LOOP) & WRIGHT ROAD – OUTSIDE CITY LIMITS

LOCATION: 13023 Wright Road
Travis County, Texas 78610

SIZE: 1.7 Acre Site



HIGHLIGHTS:

- Gravel Base.
- South Austin 1.7 Acre Industrial Site.
- 202' of Frontage on Wright Rd x 431'
- Nearby new industrial product, leasing quickly.
- Located in the heart of Central Texas' growth corridor, the site provides an opportunity to locate in one of the country's leading growth markets, Austin, Texas.
- Located just south of TX-45 a part of "Austin's Outer Loop" servicing Austin, San Antonio and all of Central Texas.
- Site is located minutes from Tesla's new Giga-Factory.
- The property is located Outside the City Limits of Creedmoor, with no zoning or land use restrictions.

ZONING: No Zoning, ETJ, City of Creedmoor

UTILITIES: Water: To Front of Site

Sewer: Private On-Site Needed

Electricity: Available

Fencing: Tenant to Provide

ARMSTRONG
COMMERCIAL PARTNERS

FOR MORE INFORMATION:

Armstrong Commercial Partners | **Colin A. Armstrong, CCIM**
512.517.0603 | COLIN@ARMSTRONGCP.COM

Texas Multifamily Specialists | **Tracy Tombari**
979.255.5668 | TRACY@TXMULTI.COM

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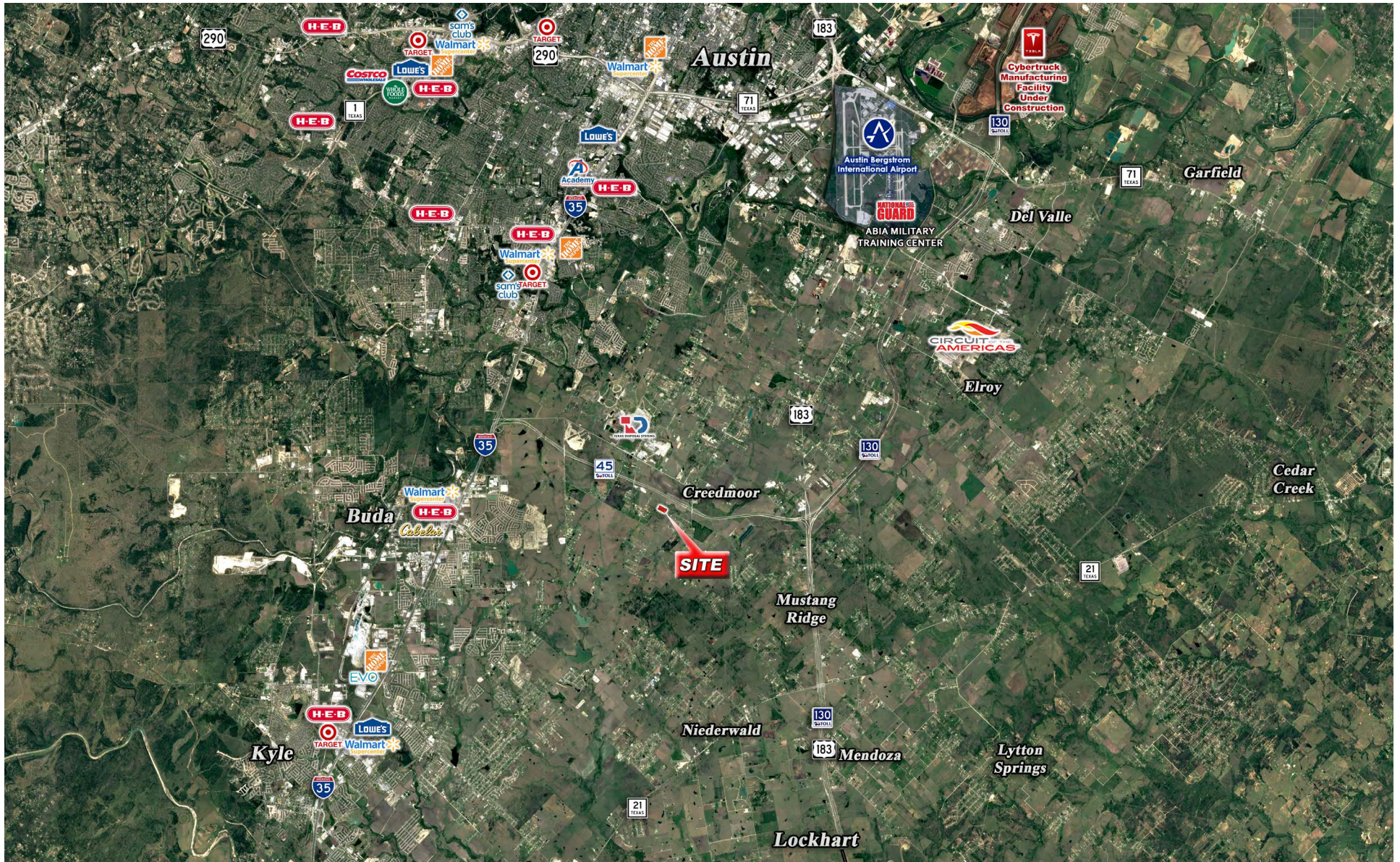
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JUST SOUTH OF TX-45 (AUSTIN'S OUTER LOOP) & WRIGHT ROAD – OUTSIDE CITY LIMITS



2021 Population

3 mile: 6,561
5 mile: 50,209
7 mile: 132,932



2026 Projected Population

3 mile: 7,798
5 mile: 62,594
7 mile: 161,177



Daytime Population

3 mile: 5,007
5 mile: 39,906
7 mile: 107,294



Average HH Income

3 mile: \$89,469
5 mile: \$64,557
7 mile: \$90,768



Traffic Counts

Hwy 45: 19,710 VPD ('19)
SH 130: 30,335 VPD ('19)
Hwy 183: 25,497 VPD ('19)

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AUSTIN, TEXAS

Austin is a one-of-a-kind city, not just unique to Texas, but to the whole country. As the country's 11th largest city, Austin boasts the 5th lowest unemployment rate in the country.

Surpassing 2 million people in the summer of 2015, the Austin MSA has grown by nearly 38% over the last decade. Austin is a hub for young talent and entrepreneurial spirit. Some of the major employers include Dell, IBM, Apple, Accenture, Freescale, National Instruments, Samsung, and Whole Foods.

- #1 economy in the county - POLICOM
- Labeled as fastest growing large U.S. Metro economy through 2020 - U.S. conference of Mayors
- 2.7% unemployment rate
- Median Household Income of \$70,599
- 47.4% of population have a Bachelor's Degree or higher (U.S.: 33.4%)



Austin is the capital city of Texas, as well as the seat and largest city of Travis County. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas, and the second-most-populous state capital city. The city is the cultural and economic center of the Austin–Round Rock MSA.

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JUST SOUTH OF TX-45 (AUSTIN'S OUTER LOOP) & WRIGHT ROAD – OUTSIDE CITY LIMITS

DEMOGRAPHIC SUMMARY

13207 Wright Rd, Buda, Texas, 78610 3

Ring of 3 miles

KEY FACTS

6,561

Population



1,922

Households

30.9

Median Age

\$54,629

Median Disposable Income

EDUCATION

20%

No High School Diploma



32%

High School Graduate



28%

Some College



20%

Bachelor's/Grad/Prof Degree

INCOME



\$67,432

Median Household Income



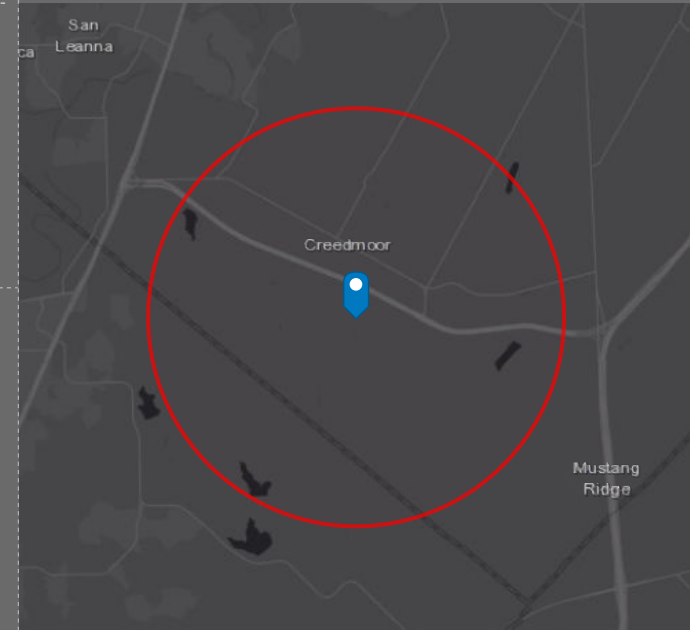
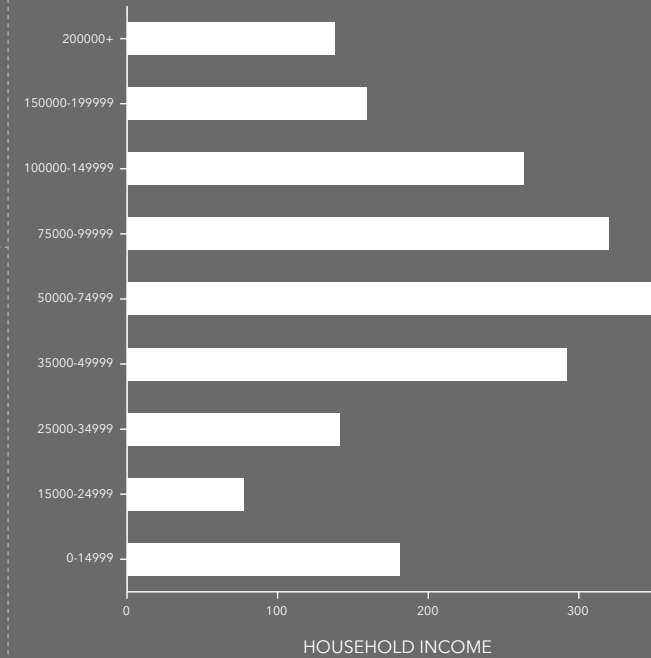
\$26,317

Per Capita Income



\$170,516

Median Net Worth



EMPLOYMENT

55%

White Collar

31%

Blue Collar

14%

Services

4.0%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.

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JUST SOUTH OF TX-45 (AUSTIN'S OUTER LOOP) & WRIGHT ROAD – OUTSIDE CITY LIMITS

DEMOGRAPHIC SUMMARY

13207 Wright Rd, Buda, Texas, 78610 3

Ring of 5 miles

KEY FACTS

50,209

Population



17,039

Households

34.0

Median Age

\$62,606

Median Disposable Income

EDUCATION

13%

No High School Diploma



28%

High School Graduate



27%

Some College



32%

Bachelor's/Grad/Prof Degree

INCOME



\$79,867

Median Household Income



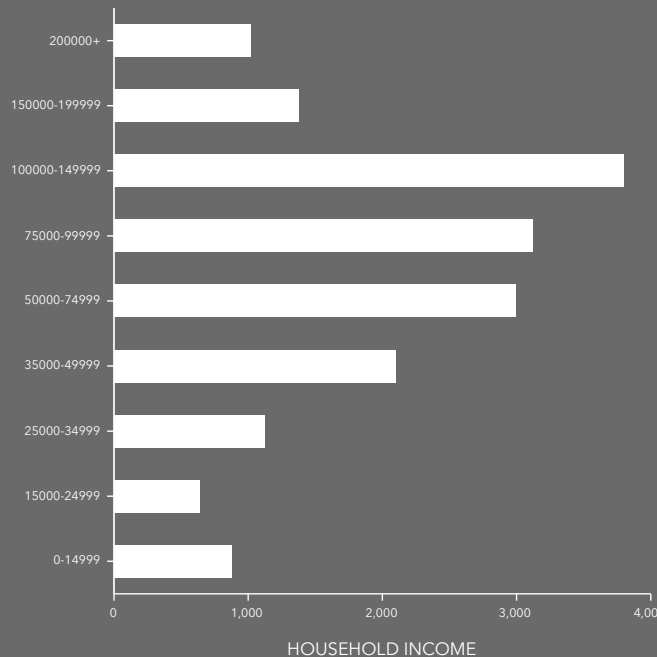
\$31,533

Per Capita Income



\$180,498

Median Net Worth



HOUSEHOLD INCOME



Shady Hollow

Manchaca

Buda

Kyle

Mustang Ridge

EMPLOYMENT



65%

White Collar



23%

Blue Collar



12%

Services

4.4%

Unemployment Rate

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DEMOGRAPHIC SUMMARY

13207 Wright Rd, Buda, Texas, 78610 3
Ring of 7 miles

KEY FACTS

132,932

Population



45,986

Households

33.3

Median Age

\$60,088

Median Disposable Income

EDUCATION

14%

No High School Diploma



25%

High School Graduate



27%

Some College



34%

Bachelor's/Grad/Prof Degree

INCOME



\$76,867

Median Household Income



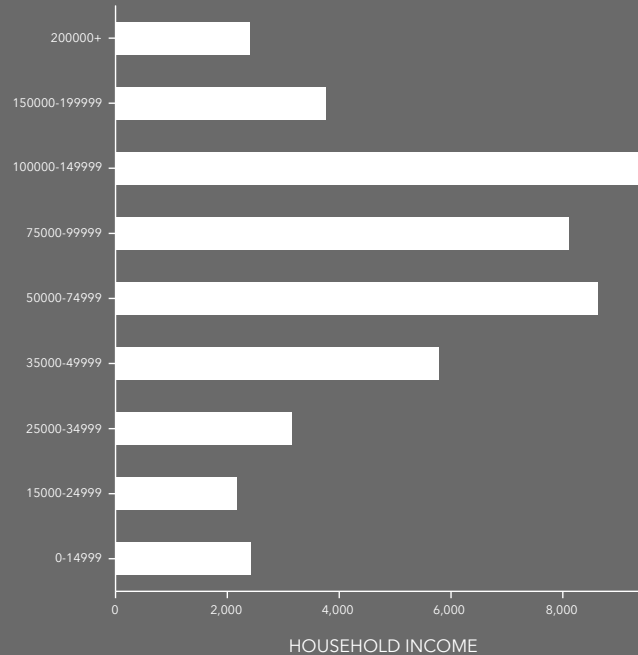
\$31,309

Per Capita Income

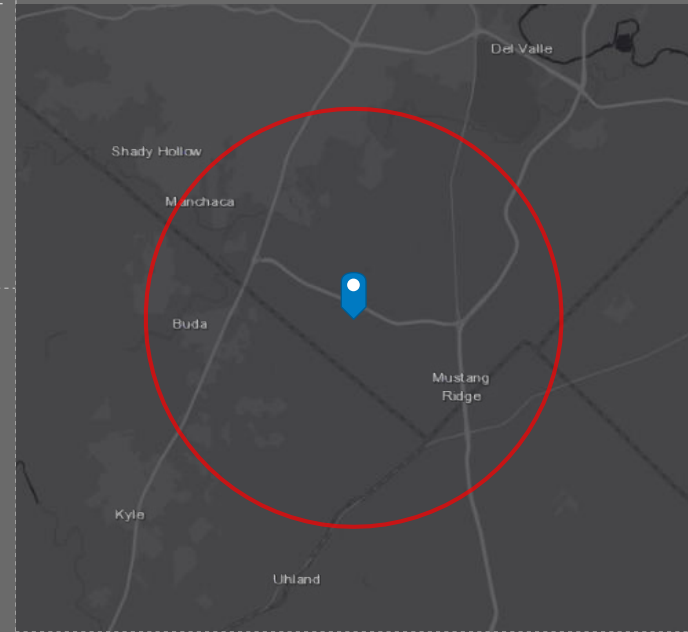


\$151,088

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



66%

White Collar



21%

Blue Collar



13%

Services

4.4%

Unemployment Rate

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