

OFFERING MEMORANDUM



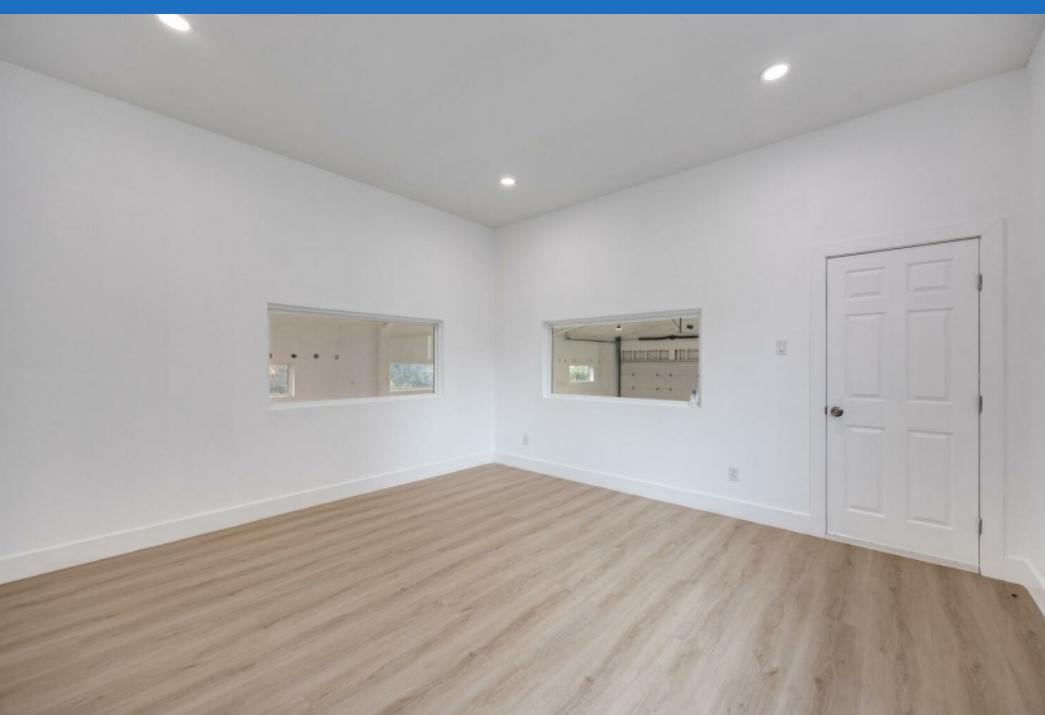
3802 Houston Street
Austin, TX 78734

4802 Houston St | Austin



PROPERTY SUMMARY

| | |
|----------------|----------------|
| Offering Price | \$0 |
| Building SqFt | 2,310 SqFt |
| Year Built | 2021 |
| Lot Size (SF) | 8,137.00 SqFt |
| Parcel ID | 01525804020000 |
| Zoning Type | Residential |
| County | Travis |
| \$/SqFt | \$20/SqFt |



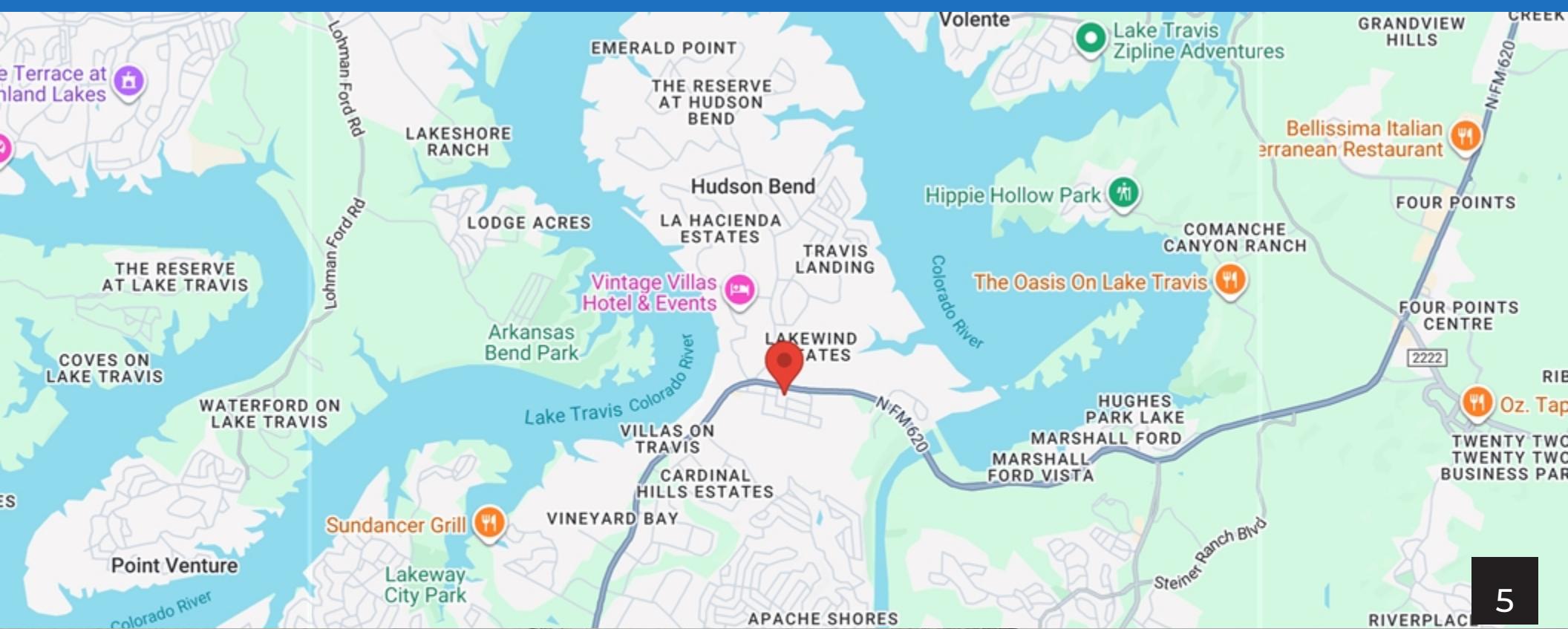
INVESTMENT SUMMARY

Modern, efficient, and built to perform. This $\pm 2,100$ SF flex/showroom suite plus a ± 230 SF climate-controlled mezzanine office is ideal for users who need wide-open warehouse/showroom space with a separate office overlooking the entire floor. The layout delivers a clear-span footprint with 25' ceilings, an 18' automatic roll-up door, and a dedicated pedestrian entrance. Foam insulation supports energy efficiency, and rainwater collection components add smart, functional upgrades that set this building apart from typical small-bay products. Enjoy a private, tree-lined drive and no shared walls.



INVESTMENT HIGHLIGHTS

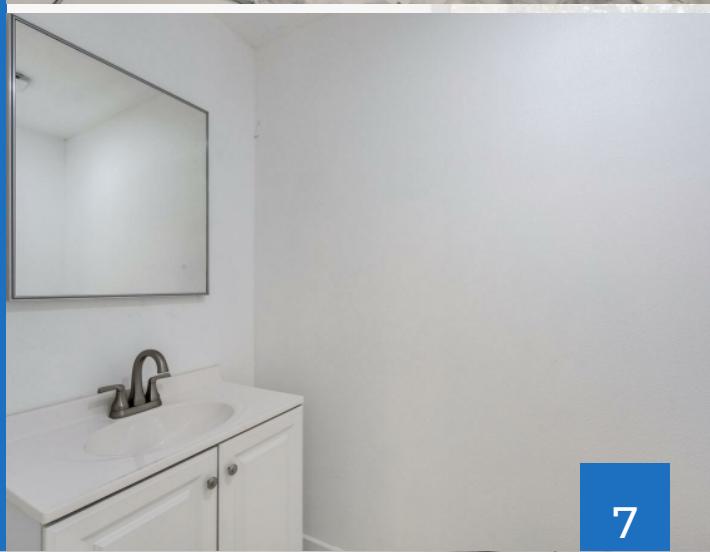
- 2100 sqft + 230 sqft mezzanine office
- Private Restroom
- Custom lighting in entire space
- Clean finished warehouse floors
- 15' roll up door with opener
- Full Gutter with Rain Water Collection system



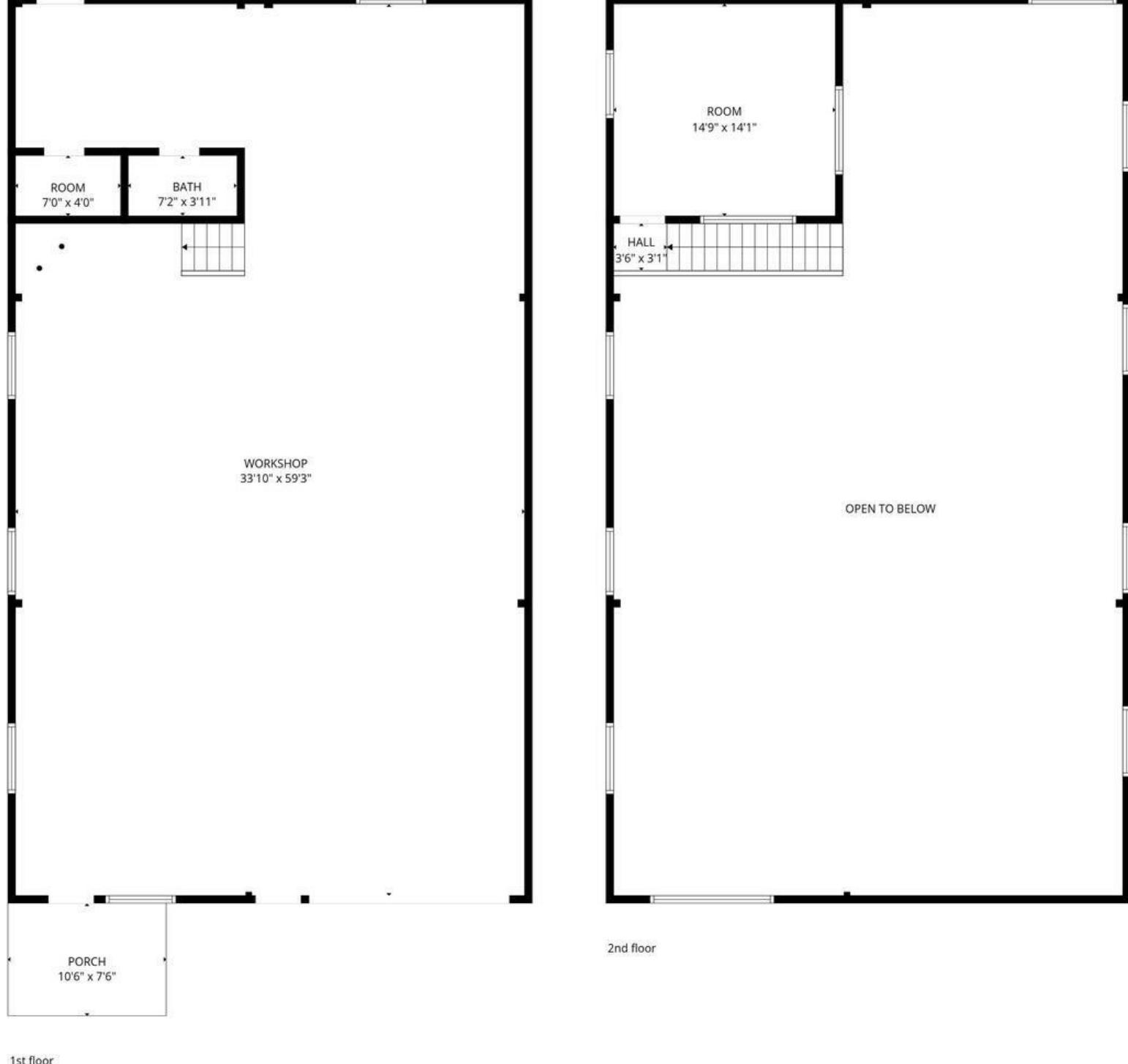


LOCATION HIGHLIGHTS

- Private and tucked away amongst the oak trees
- Close to Lake Travis, Lakeway, Beecaves NW Austin
- Strategically located in “Lake” trade area
- The City of Lakeway and TxDOT have documented planned RR 620 expansion concepts (more lanes/medians/turn lanes and shared-use paths)

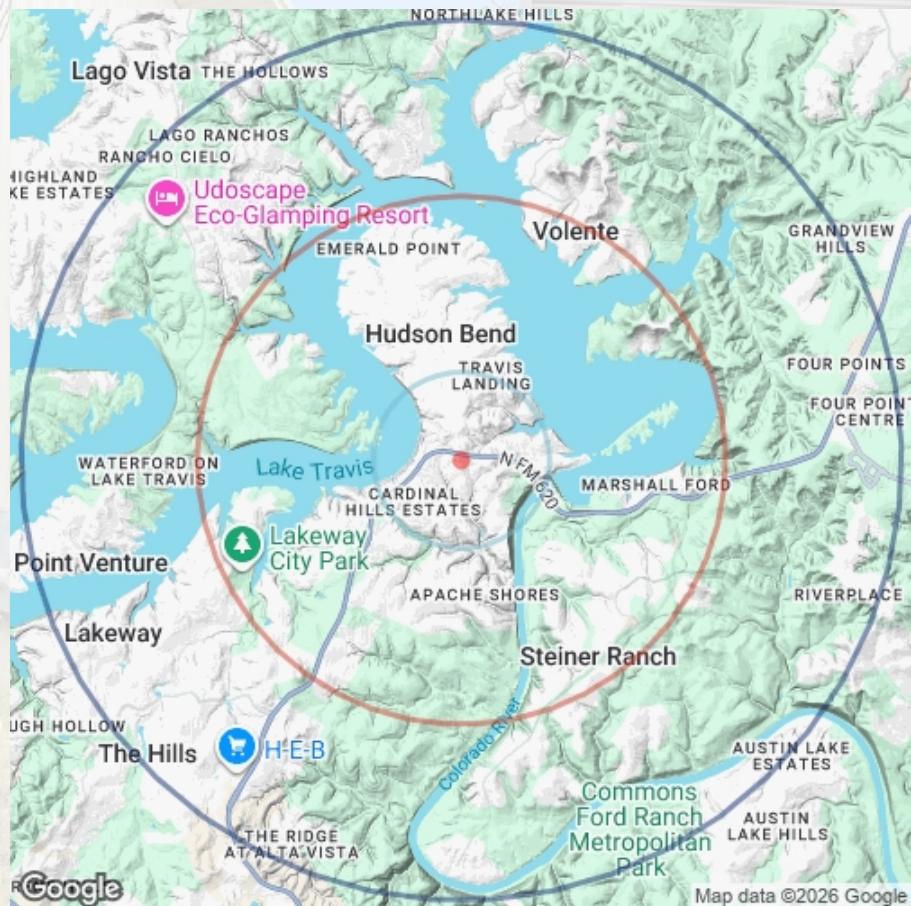






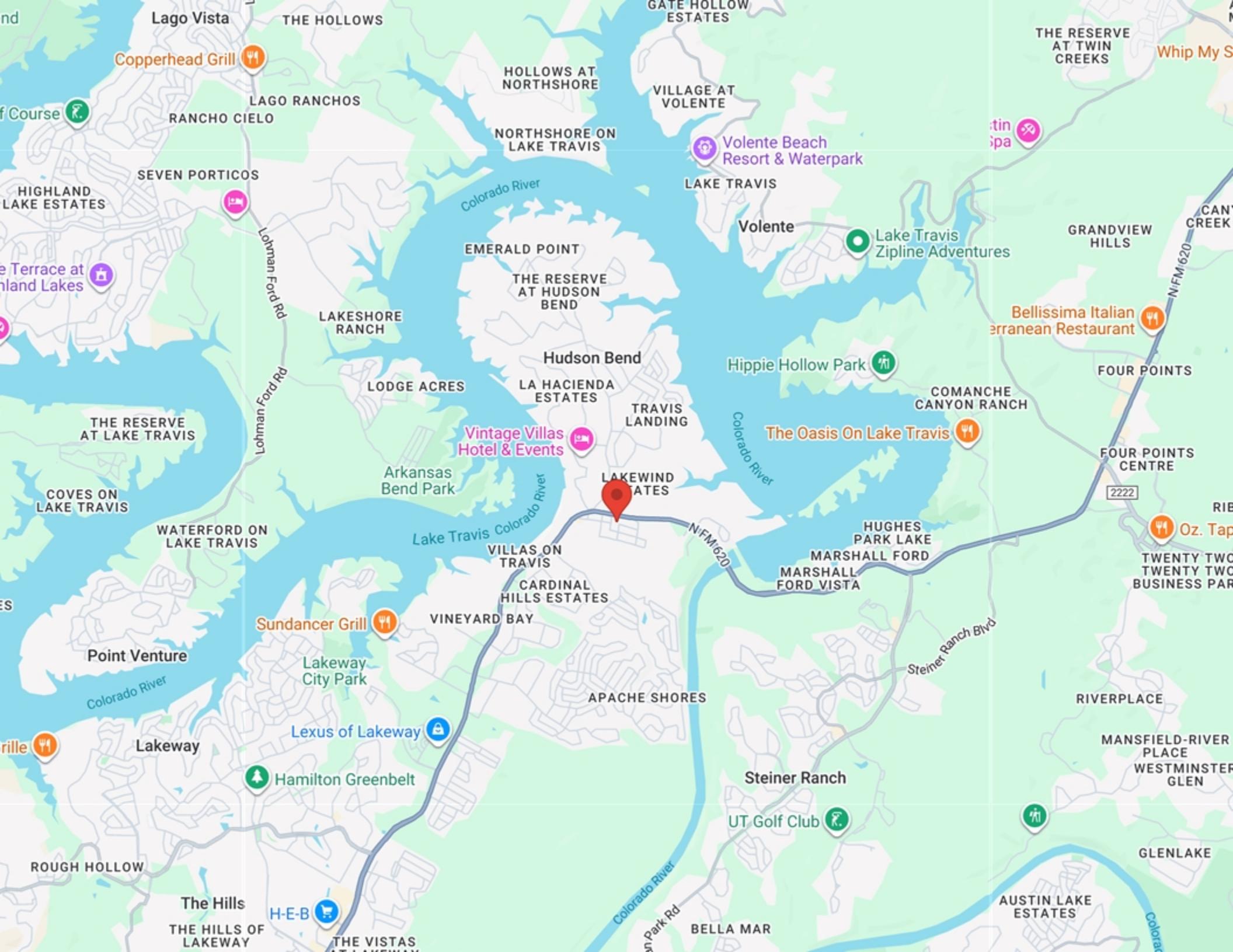
DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|---------|---------|
| 2000 Population | 1,226 | 9,770 | 23,213 |
| 2010 Population | 1,946 | 18,658 | 43,397 |
| 2025 Population | 2,775 | 22,804 | 56,890 |
| 2030 Population | 2,626 | 21,862 | 56,309 |
| 2025-2030 Growth Rate | -1.1 % | -0.84 % | -0.21 % |
| 2025 Daytime Population | 3,043 | 21,844 | 58,387 |



| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|------------|------------|------------|
| less than \$15000 | 17 | 133 | 519 |
| \$15000-24999 | 59 | 340 | 492 |
| \$25000-34999 | 53 | 556 | 814 |
| \$35000-49999 | 74 | 525 | 1,104 |
| \$50000-74999 | 180 | 886 | 2,341 |
| \$75000-99999 | 131 | 592 | 1,731 |
| \$100000-149999 | 168 | 1,155 | 3,201 |
| \$150000-199999 | 153 | 1,017 | 2,675 |
| \$200000 or greater | 430 | 3,815 | 9,750 |
| Median HH Income | \$ 133,449 | \$ 163,159 | \$ 167,652 |
| Average HH Income | \$ 194,778 | \$ 216,804 | \$ 222,608 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households | 554 | 3,821 | 8,988 |
| 2010 Total Households | 869 | 6,899 | 16,579 |
| 2025 Total Households | 1,265 | 9,020 | 22,626 |
| 2030 Total Households | 1,223 | 8,902 | 22,989 |
| 2025 Average Household Size | 2.19 | 2.53 | 2.49 |
| 2025 Owner Occupied Housing | 911 | 6,444 | 16,657 |
| 2030 Owner Occupied Housing | 914 | 6,475 | 17,059 |
| 2025 Renter Occupied Housing | 354 | 2,576 | 5,969 |
| 2030 Renter Occupied Housing | 308 | 2,426 | 5,930 |
| 2025 Vacant Housing | 134 | 710 | 2,795 |
| 2025 Total Housing | 1,399 | 9,730 | 25,421 |



EXCLUSIVELY PRESENTED BY:



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CHRISTIE'S INTERNATIONAL ADVISOR FOR MORE DETAILS.**



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