



3802 Houston Street
Austin, TX 78734



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

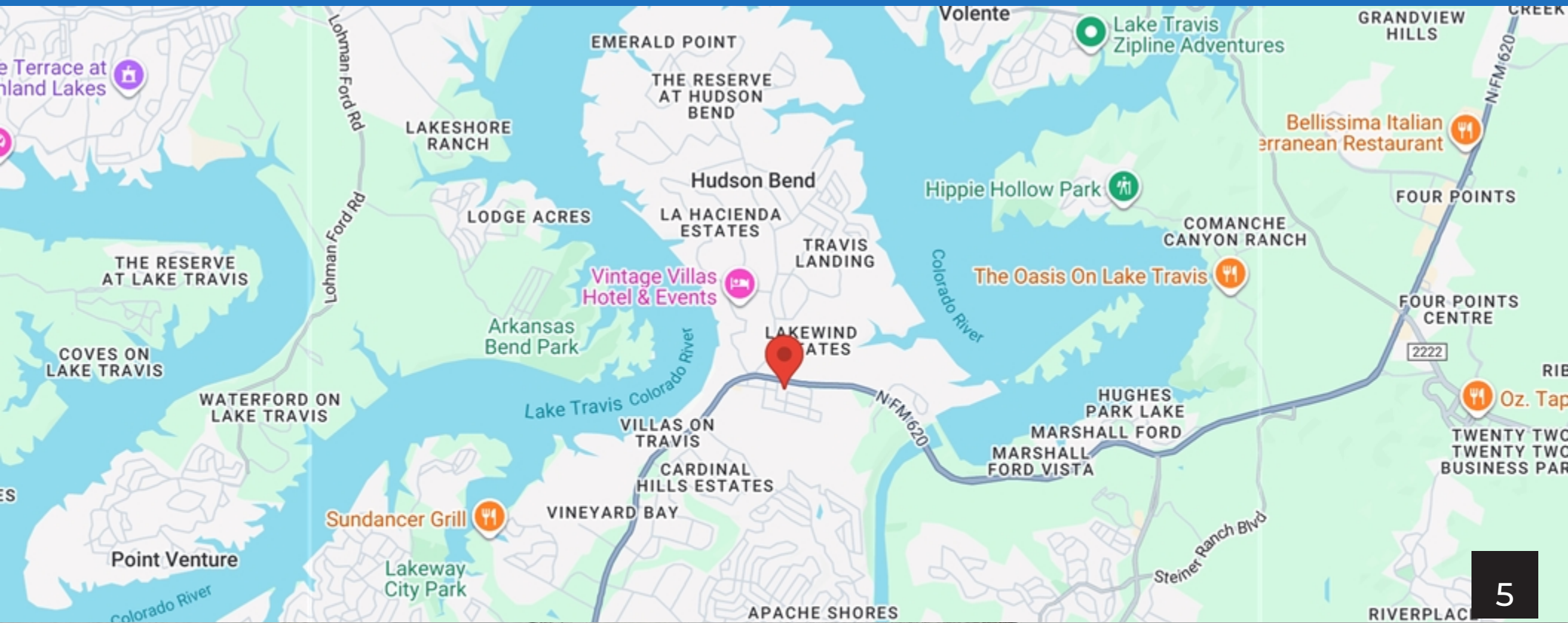
INVESTMENT SUMMARY

Modern, efficient, and built to perform. This ±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

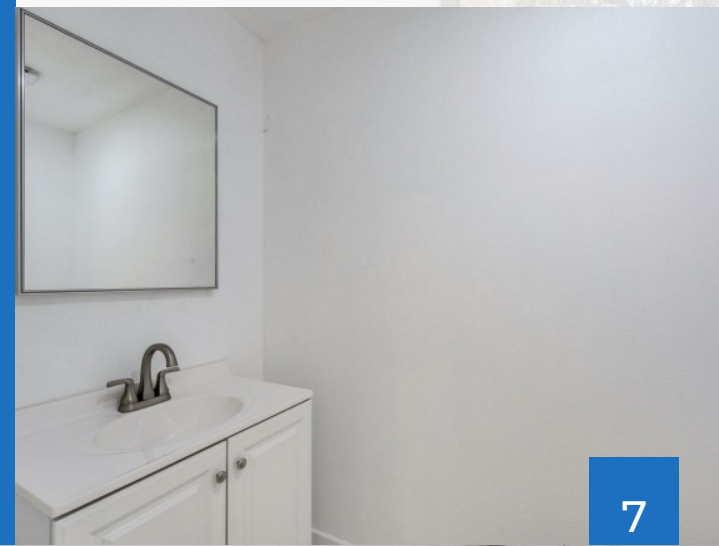
- 2100 sqft + 230 sqft mezzanine office
- Private Restroom
- Custom lighting in entire space
- Clean finished warehouse floors
- 15' roll up door with opener
- Full Gutter with Rain Water Collection system



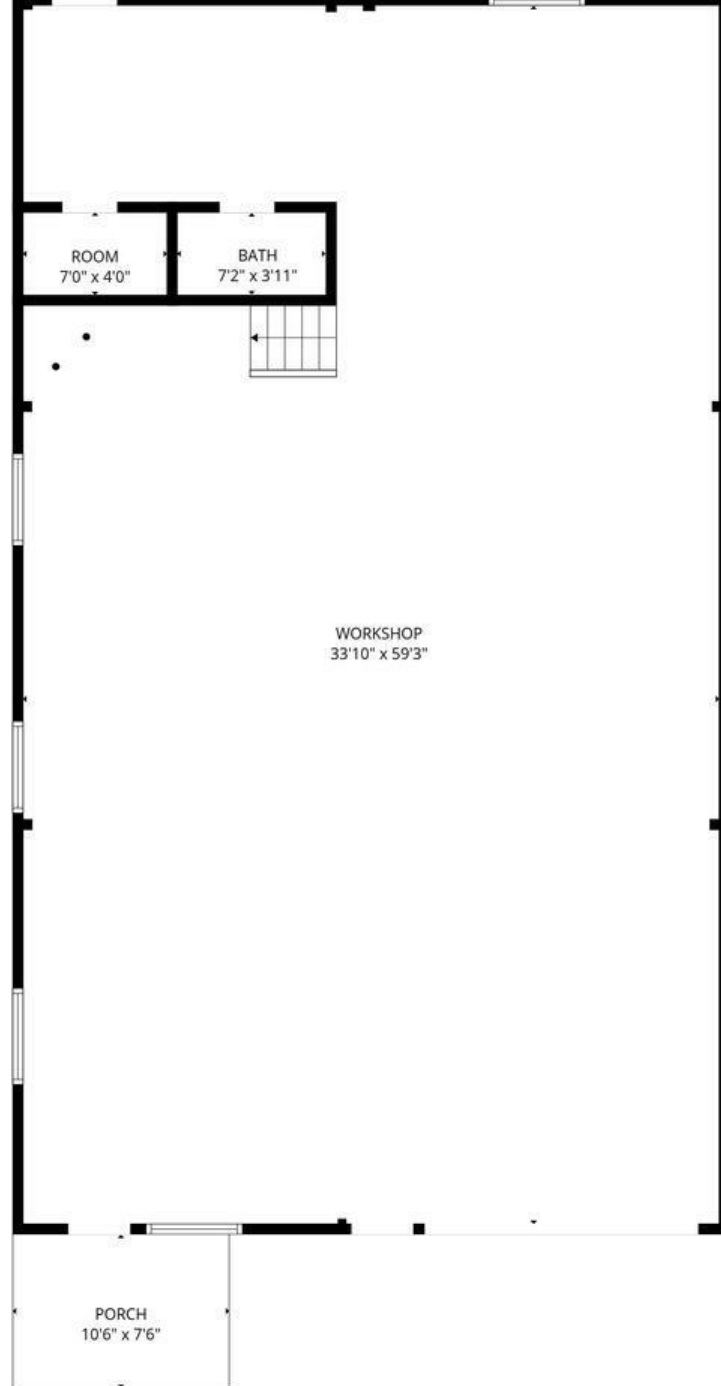


LOCATION HIGHLIGHTS

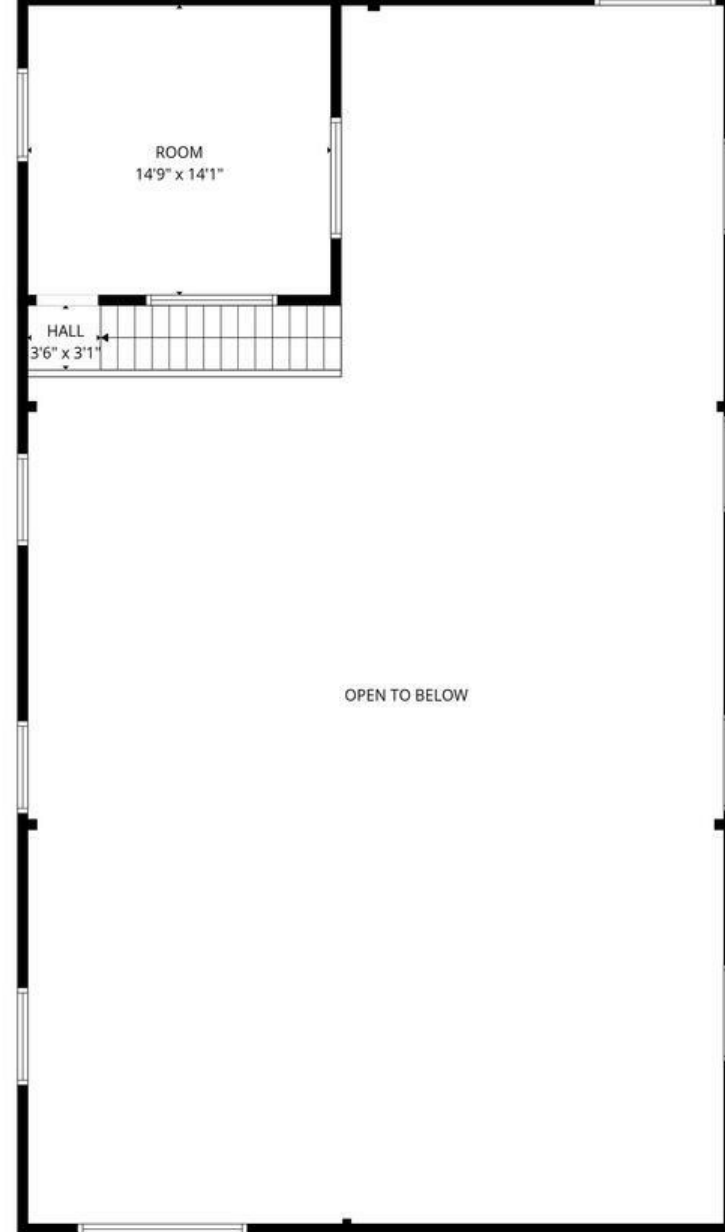
- Private and tucked away amongst the oak trees
- Close to Lake Travis, Lakeway, Beechaves NW Austin
- Strategically located in “Lake” trade area
- The City of Lakeway and TxDOT have documented planned RR 620 expansion concepts (more lanes/medians/turn lanes and shared-use paths)







1st floor



2nd floor

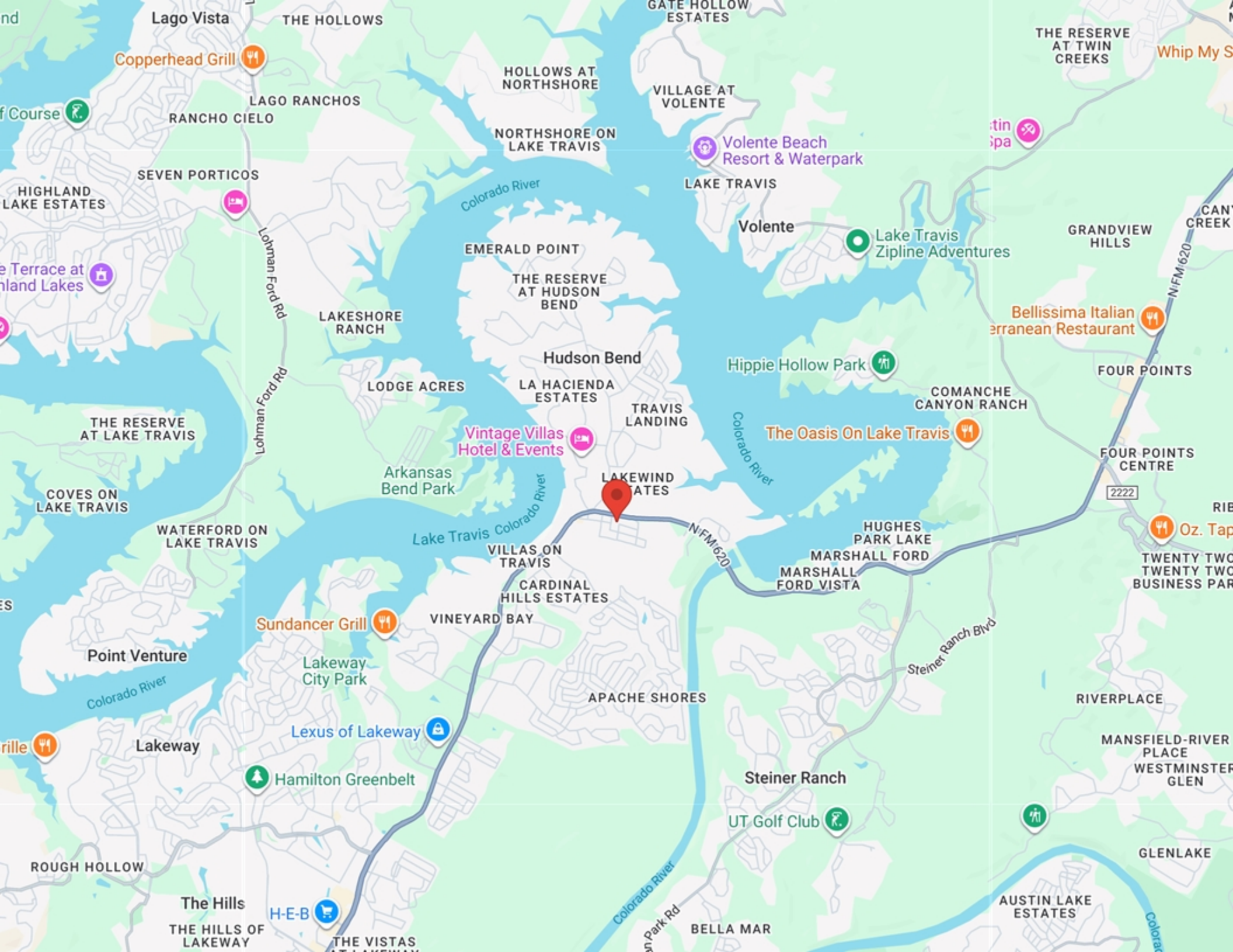
DEMOGRAPHICS

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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