

FOR SALE

± 51,344 SF BUILDING ON ± 7.26 ACRES

9100 US-290 | AUSTIN, TX 78724



PRESENTED BY:

Anthony Kuri
512-903-1960
anthony@matexas.com

TABLE OF CONTENTS

3

EXECUTIVE SUMMARY

5

SITE PLAN & FLOOR PLANS

8

PROPERTY PHOTOS

10

AREA MAP

11

LOCATION & DEMOGRAPHICS

EXECUTIVE SUMMARY



LAND AREA
TWO PARCELS
± 7.26 TOTAL AC



BUILDING
± 51,344 SF



ZONING
LI; CO

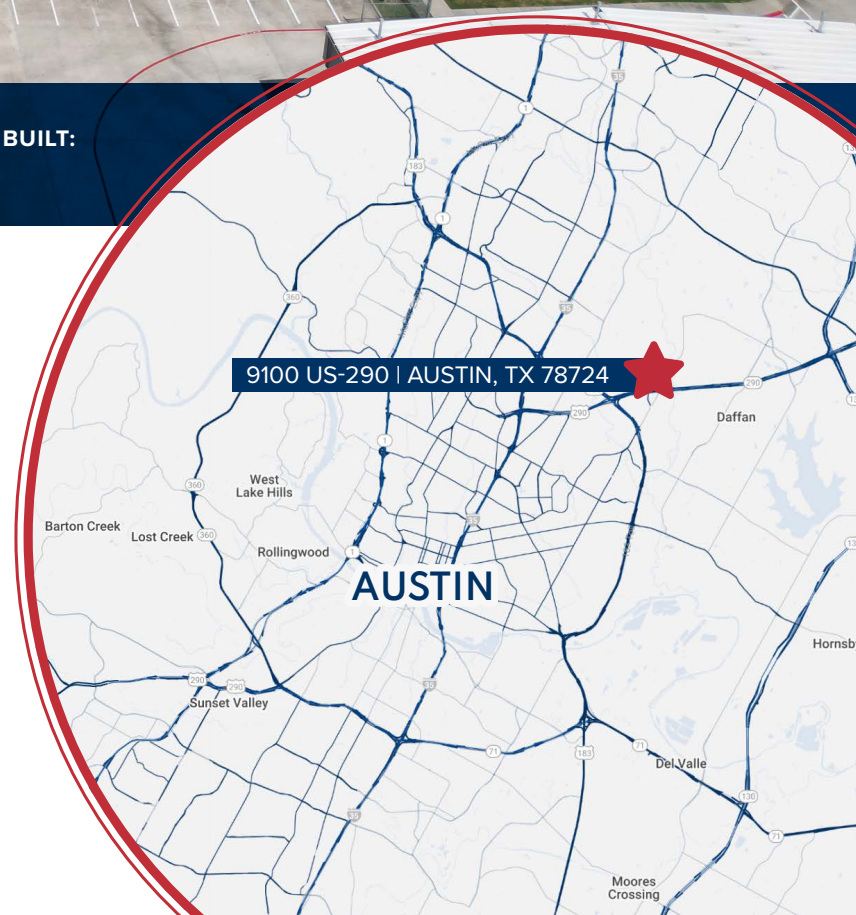


YEAR BUILT:
2001

This commercial property spans two parcels totaling ± 7.26 acres and features a ± 51,344 square foot building with ± 492 parking spaces. Positioned along US-290, the site offers exceptional accessibility to major highways, providing direct routes to Austin's downtown, surrounding suburbs, and key regional transportation hubs, including Austin-Bergstrom International Airport.

The building, previously occupied and configured as a school, offers flexibility for various potential uses. Significant capital improvements totaling \$2.6 million have been made during ownership, enhancing the property's appeal. The site is strategically located near Austin's expanding industrial and commercial corridors, making it well-suited for redevelopment, owner-occupancy, or as a long-term investment in one of Texas' most dynamic real estate markets.

With its prime location just outside central Austin, this property offers a rare combination of space and accessibility, which is increasingly difficult to find in such a competitive market.



Downtown Austin
(8 miles)

reece

PENSKE

Manor Expy | 58,290 VPD

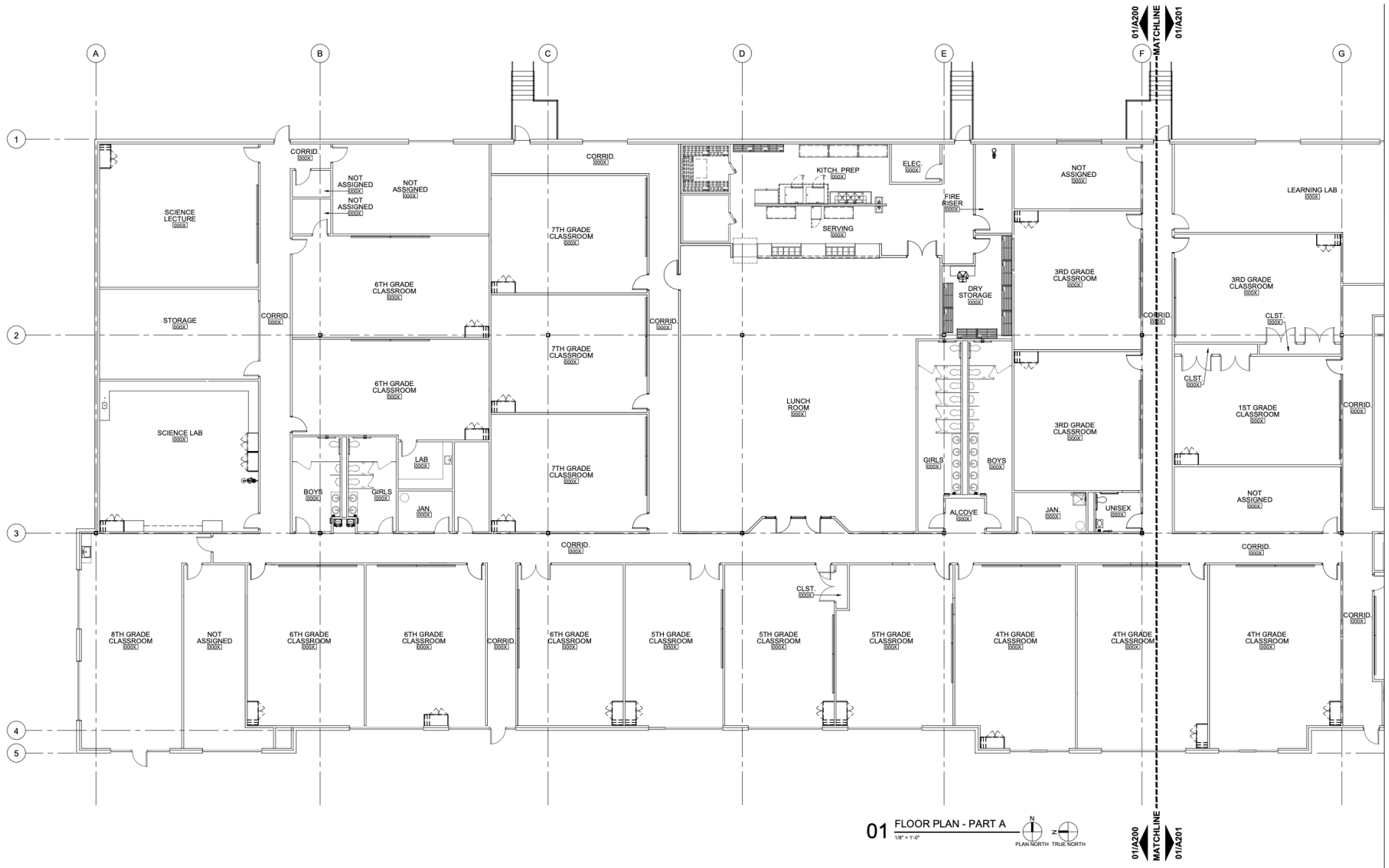
APD

ITP INLAND TRUCK
PARTS & SERVICE
Employee Owned

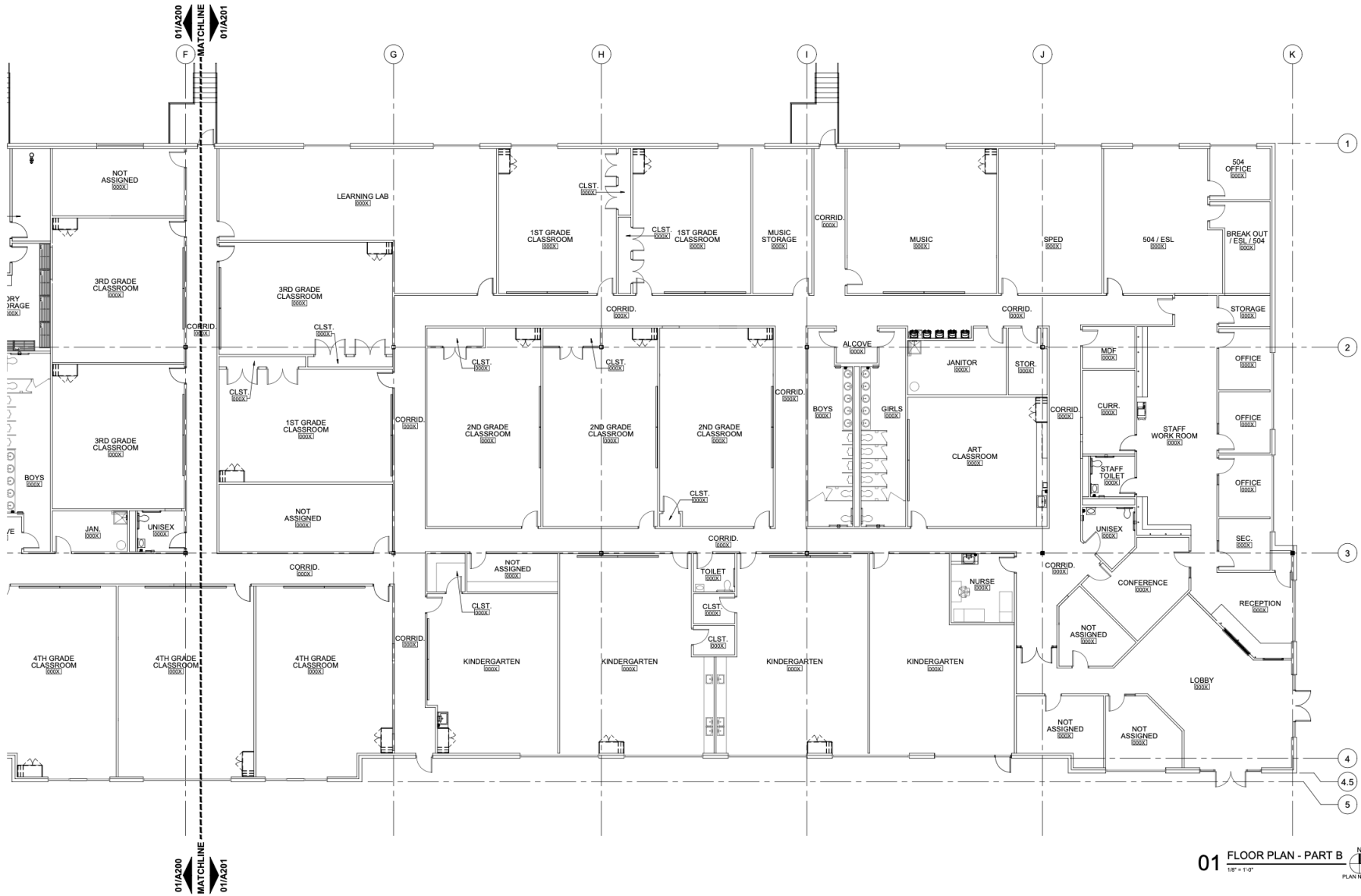
US-290 | 14,500 VPD

Springdale Rd | 5,590 VPD

FLOOR PLAN



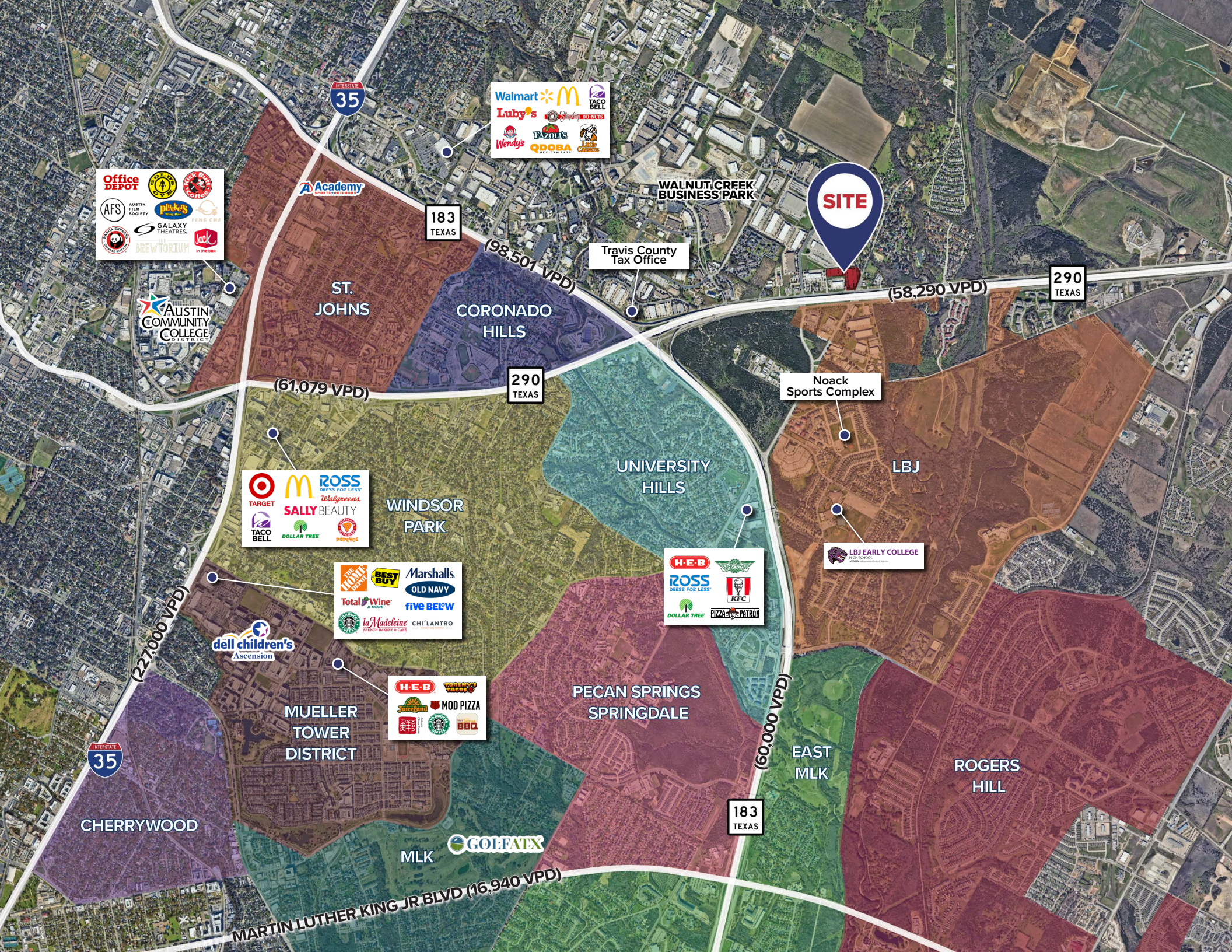
FLOOR PLAN



01 FLOOR PLAN - PART B
1/8" = 1'-0"
PLAN NORTH TRUE NORTH







INTERSTATE 35

183 TEXAS

290 TEXAS

183 TEXAS



WALNUT CREEK BUSINESS PARK

Travis County Tax Office

Noack Sports Complex

LBJ EARLY COLLEGE

ST. JOHNS

CORONADO HILLS

UNIVERSITY HILLS

WINDSOR PARK

PECAN SPRINGS
SPRINGDALE

EAST MLK

ROGERS HILL

CHERRYWOOD

MUELLER
TOWER DISTRICT

MLK



MARTIN LUTHER KING JR BLVD (16,940 VPD)

(61,079 VPD)

(98,501 VPD)

(58,290 VPD)

(227,000 VPD)

(60,000 VPD)



AUSTIN COMMUNITY COLLEGE DISTRICT



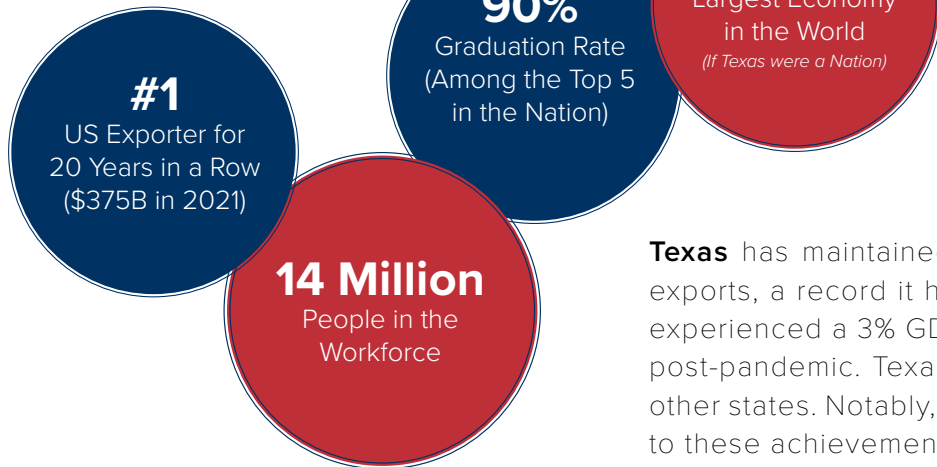
dell children's Ascension



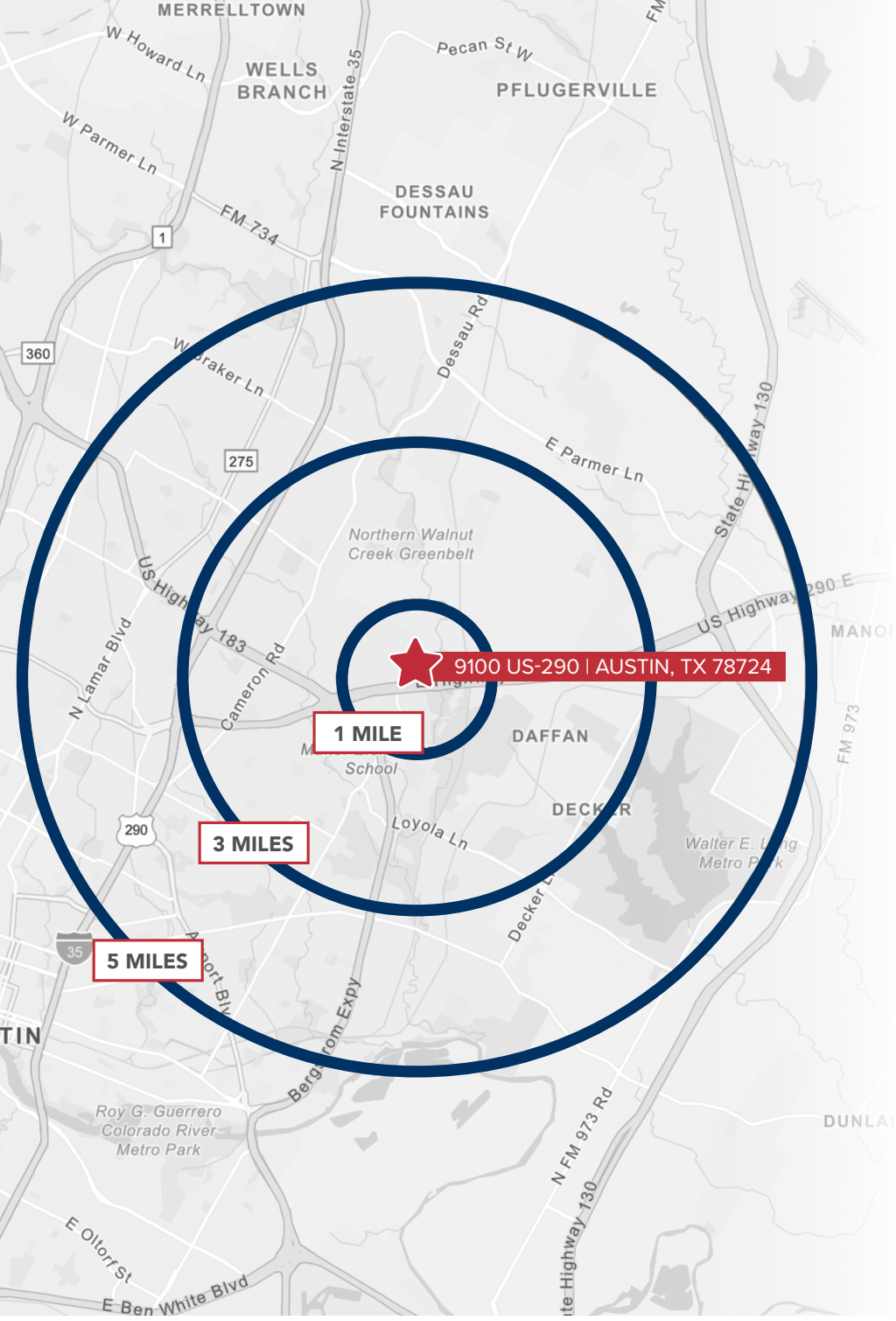
Austin, Texas, has emerged as a dynamic and rapidly growing city with a flourishing commercial real estate market. At the heart of Austin's appeal is its vibrant economy, which has been a magnet for businesses of all sizes. The city boasts a diverse range of industries, including technology, healthcare, and entertainment, making it an attractive destination for companies seeking to establish or expand their presence. This economic diversity has not only bolstered the demand for office space but also contributed to the growth of retail and industrial properties. Austin's unemployment rate has consistently been below the national average, creating a steady influx of talent and workers to the region, further fueling the need for commercial real estate. Moreover, Austin's favorable business-friendly policies and the absence of a state income tax make it a cost-effective choice for companies, driving more interest in the local commercial real estate market.



TEXAS BY THE NUMBERS



Texas has maintained its position as the foremost U.S. exporter, boasting \$375 billion in exports, a record it has upheld for 19 consecutive years. Furthermore, the Lone Star State experienced a 3% GDP growth from Q4 2022 through Q1 2023 and ranks 6th in job growth post-pandemic. Texas is home to 55 Fortune 500 corporate headquarters, more than any other states. Notably, Austin houses three of these giants: Dell, Tesla, and Oracle. In addition to these achievements, Texas clinches the top spot in the nation for population growth and is also the leading destination for companies relocating from other states.



2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	3,718	89,942	265,853
Households	1,639	33,273	108,997
Families	847	18,943	54,123
Average Household Size	2.26	2.65	2.39
Owner Occupied Housing Units	680	14,250	43,995
Renter Occupied Housing Units	959	19,023	65,002
Median Age	33.5	33.4	33.5
Median Household Income	\$77,991	\$68,220	\$76,690
Average Household Income	\$95,177	\$98,553	\$113,056

2029 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	3,733	93,136	285,755
Households	1,699	35,348	120,766
Families	860	19,915	59,298
Average Household Size	2.19	2.59	2.32
Owner Occupied Housing Units	741	14,923	45,730
Renter Occupied Housing Units	957	20,425	75,035
Median Age	34.8	34.8	35.1
Median Household Income	\$82,965	\$79,874	\$87,955
Average Household Income	\$108,802	\$117,737	\$131,739

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**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

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