

**LOCKWOOD**  
REALTY GROUP

## Inspired Purpose; Intentional Growth

At Lockwood Realty Group, our priority is leadership through intentional service to others. Whether it's sitting down to catch up over coffee or facilitating a multi-million-dollar deal, our focus is the same: to use our God-given time to positively impact the lives of others.

# 3515 Webberville Road

Austin, TX 78702



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# TABLE OF CONTENTS

3	PROPERTY INFORMATION
8	LOCATION INFORMATION
11	DEMOGRAPHICS

# PROPERTY INFORMATION

Section 1

# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Discover a prime 5,500 sq ft commercial space for lease, divisible into three units of 1,100 sq ft each. This retail gem boasts a sought-after location with excellent visibility, ideal for diverse business needs. Its flexible layout blends historical charm with recent renovations, offering ample parking for both customers and employees. With potential for value-added improvements, this property promises increased rental income. Its established community presence ensures a robust retail lease opportunity. Embrace the chance to establish a prominent retail presence in this vibrant area, combining historical character with modern adaptability.

## OFFERING SUMMARY

Lease Rate:	\$36.00 SF/yr (NNN)
Lot Size:	0.96 Acres
Building Size:	43,168 SF



# PROPERTY HIGHLIGHTS

- 5,500 sq ft commercial space for lease, divisible into three units of 1,100 sq ft each
- Prime location in East Austin
- High visibility for businesses
- Flexible layout to accommodate various needs
- Historical charm with recent renovations
- Ample parking for customers and employees
- Potential for value-add improvements
- Established presence in the community
- Strong potential for rental income



# PROPERTY PHOTOS



# ADDITIONAL PHOTOS

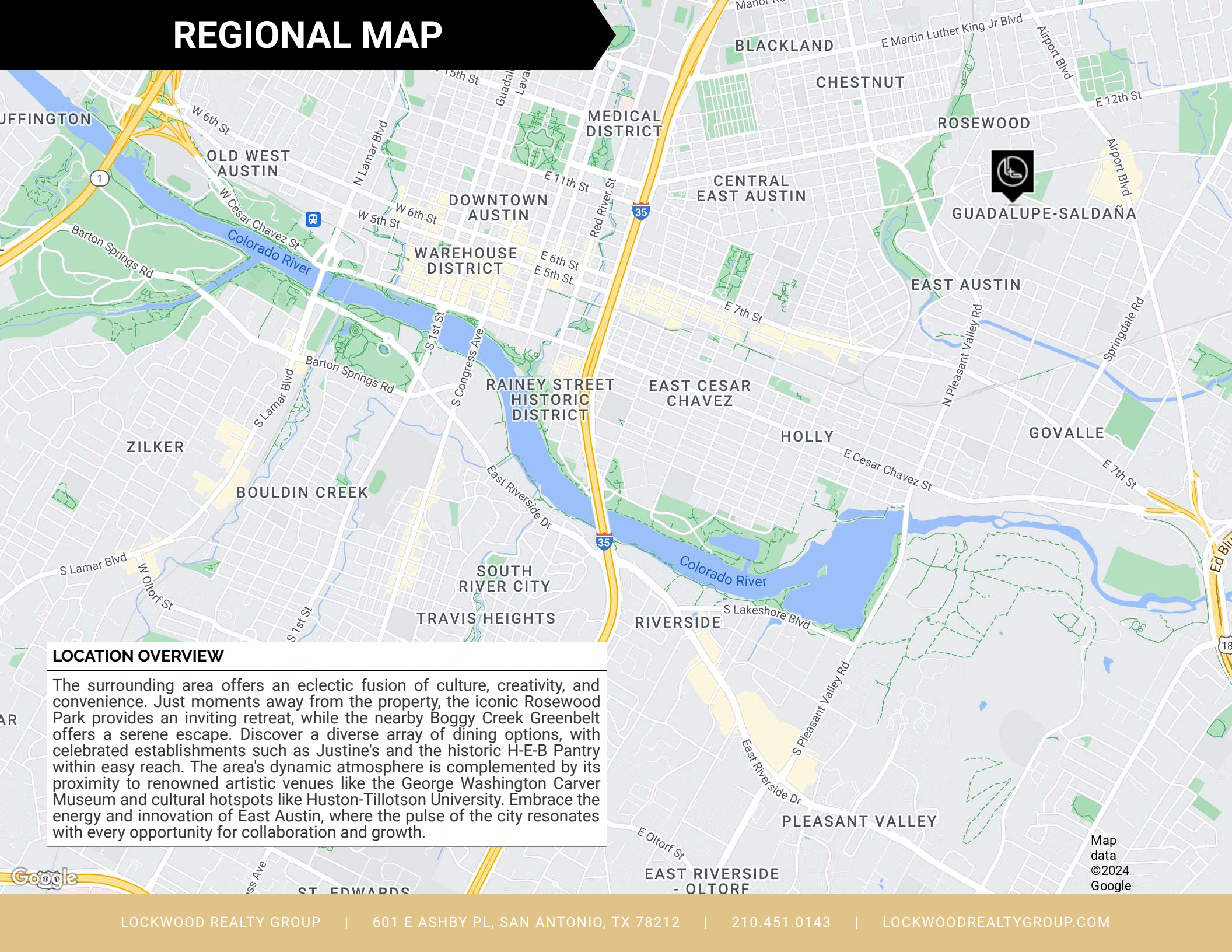


# LOCATION INFORMATION

Section 2



# REGIONAL MAP

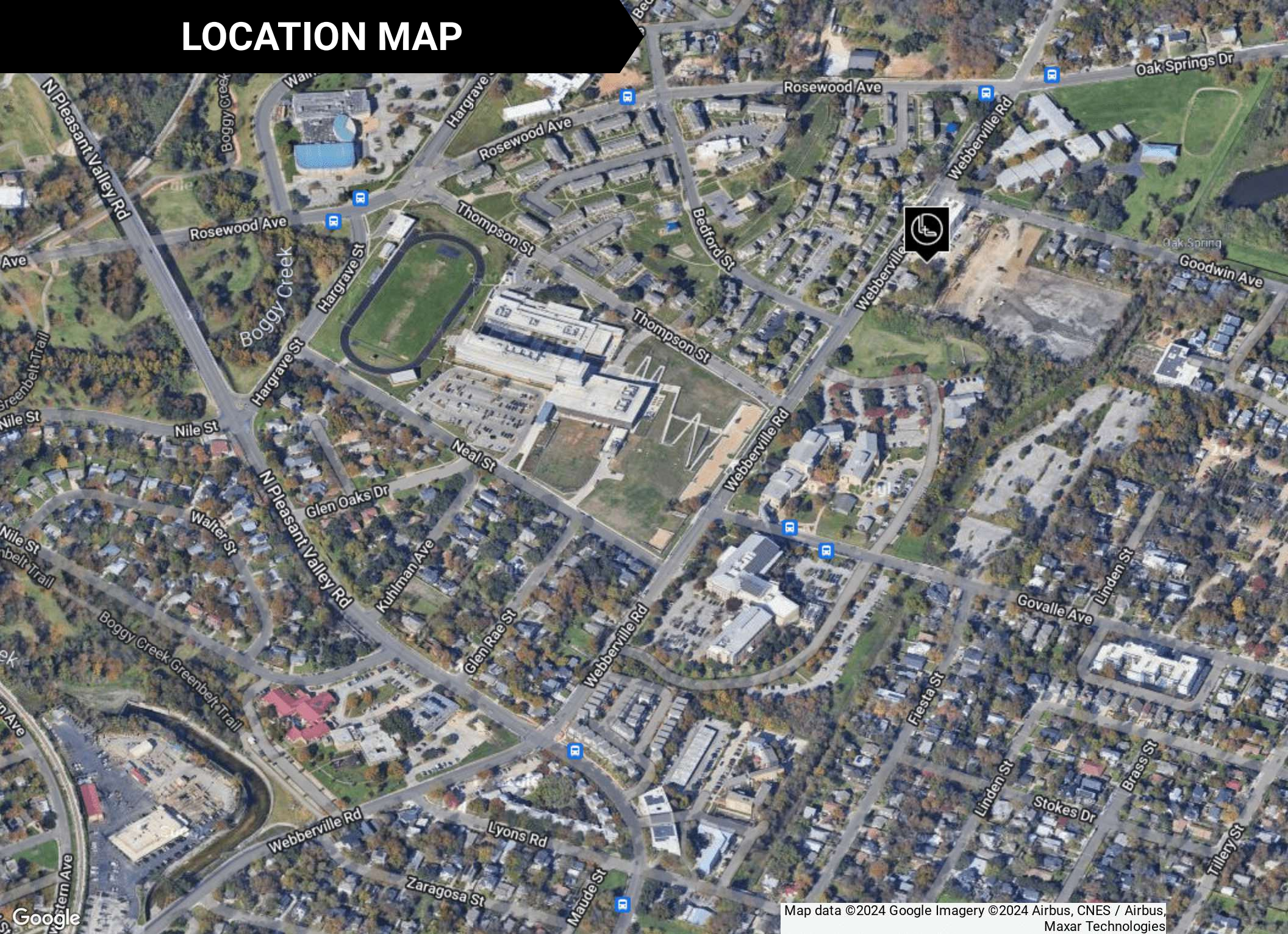


## LOCATION OVERVIEW

The surrounding area offers an eclectic fusion of culture, creativity, and convenience. Just moments away from the property, the iconic Rosewood Park provides an inviting retreat, while the nearby Boggy Creek Greenbelt offers a serene escape. Discover a diverse array of dining options, with celebrated establishments such as Justine's and the historic H-E-B Pantry within easy reach. The area's dynamic atmosphere is complemented by its proximity to renowned artistic venues like the George Washington Carver Museum and cultural hotspots like Huston-Tillotson University. Embrace the energy and innovation of East Austin, where the pulse of the city resonates with every opportunity for collaboration and growth.

Map data ©2024 Google

# LOCATION MAP



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

# DEMOGRAPHICS

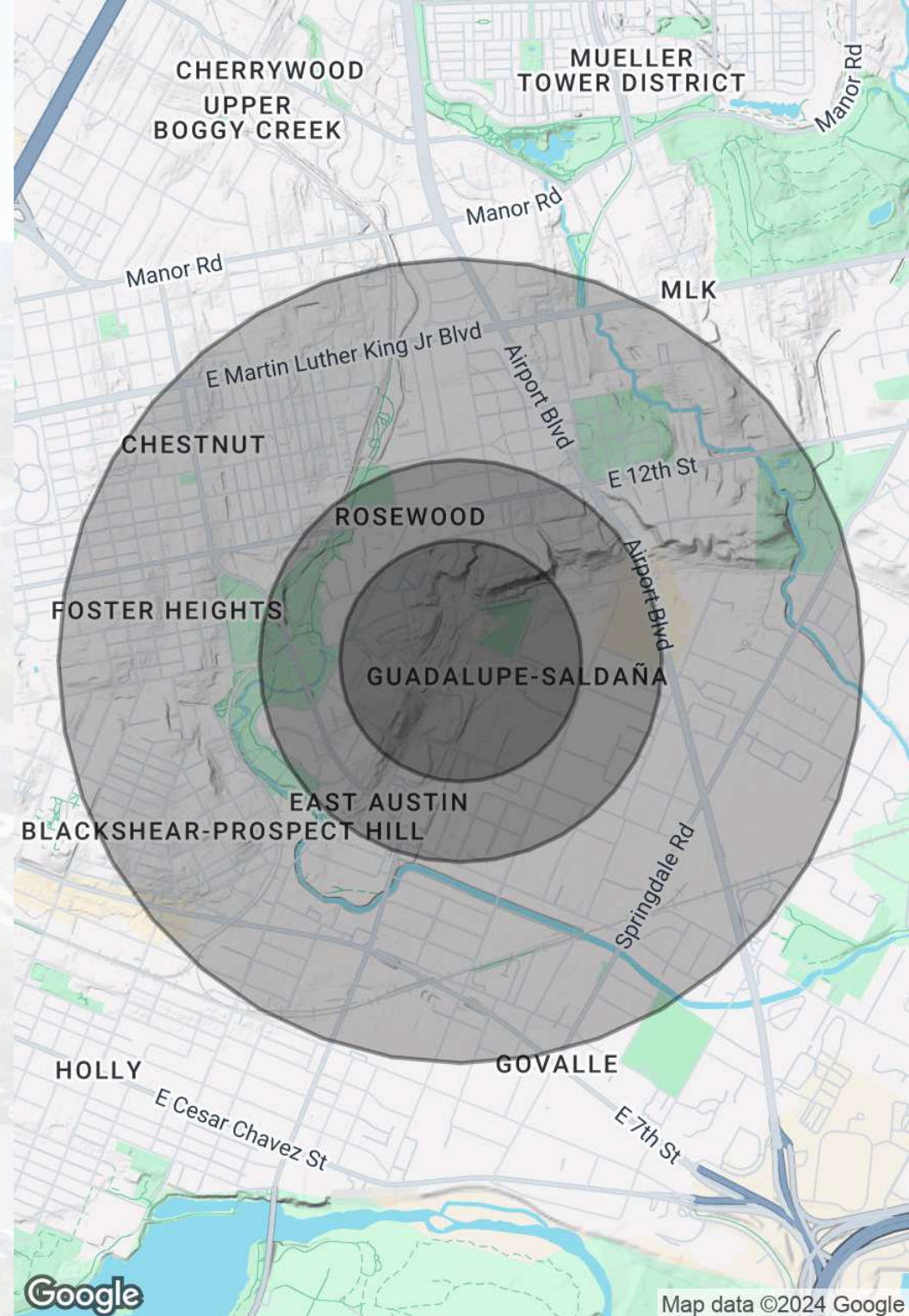
Section 3

# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,042	3,322	17,636
Average Age	33	35	36
Average Age (Male)	32	34	36
Average Age (Female)	34	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	399	1,409	7,696
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$105,066	\$108,955	\$122,273
Average House Value	\$877,734	\$872,106	\$744,353

Demographics data derived from AlphaMap



Map data ©2024 Google



# LOCKWOOD REALTY GROUP

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FACEBOOK