

9900 S Interstate 35 | Austin, TX



FOR LEASE

DESCRIPTION

- New Capital Project in Development
- Situated between I 35 and new housing developments
- Wide Variety of National and Local Tenants
- Strong Traffic Counts

[▶ TAKE A VIRTUAL TOUR: SUITE A250](#)

DEMOGRAPHICS (Source: Esri)

	1 MILE	3 MILES	5 MILES
2022 Population	14,270	99,712	210,737
Daytime Population	78,721	154,735	220,318
Median Household Income	\$99,348	\$99,255	\$104,953

NEARBY RETAILERS



TRAFFIC COUNTS (Source: TxDot)

IH-35

130,669 VPD





South Park Meadows III

SITE PLAN

9900 S Interstate 35 | Austin, TX



See next page for P Building* ★

A100	AT&T
A200	Factory Mattress
A225	Miracle Ear
A250	Click to take a Virtual Tour! 2,771 SF
A300A	Rumble Boxing
A300B	Club Pilates
B100	Boot Barn
C100	Ashley Homestore
D100	Mega Furniture
F100	Vacant, 1,299 SF
F200	Available, 8,901 SF
F700	Armstrong McCall Beauty Supply
F950	Kid Strong
G100	Specs
H100	Conn's
J100	Sam's Club
K100	Half Priced Books
M100+M200	Vacant, 2,900 SF
M500	Zero Latency
M600	Air Force Recruiting
M700	Green Mesquite BBQ
N100	Cinemark
O100	Amaya's Taco Village
O500	Sola Salon
V100	Gatti Town
W100	US Armed Forces Career Center
W150	Mattress Firm
W200	OneMain Financial
W400	Sleep Number
	2nd Gen Restaurant, 3,700 SF

JD TORIAN

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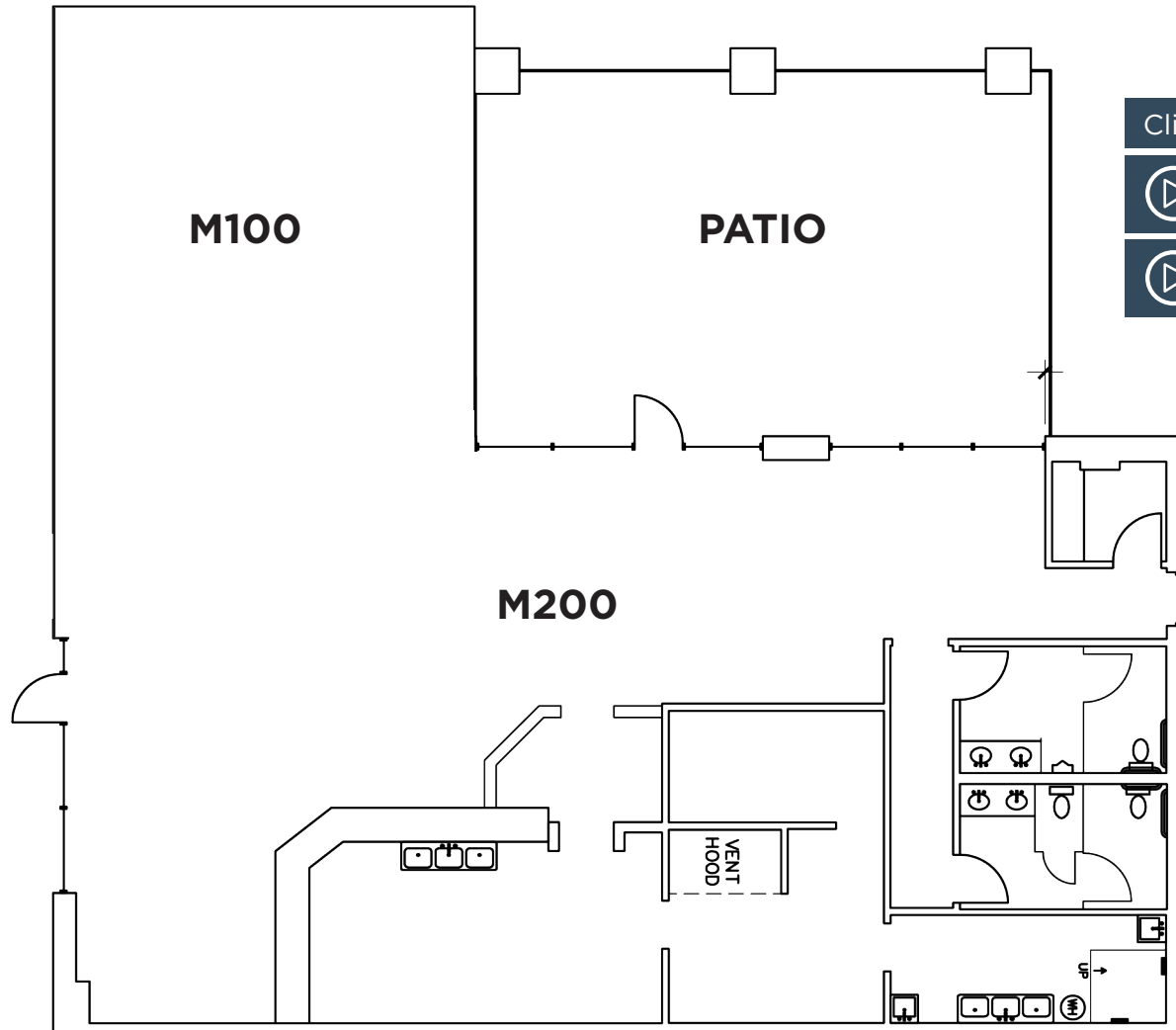
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South Park Meadows III

POTENTIAL FLOOR PLAN

9900 S Interstate 35 | Austin, TX



[Click here to take a virtual tour](#)



Tour M100



Tour M200

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South Park Meadows III

DEMOGRAPHICS

9900 S Interstate 35 | Austin, TX

Executive Summary

9900 S Interstate 35, Austin, Texas, 78748

Rings: 1, 3, 5 mile radii



Latitude: 30.15404, Longitude: -97.79245

	1 mile	3 miles	5 miles
Population			
2010 Population	8,466	64,409	162,731
2020 Population	12,946	87,344	196,648
2024 Population	13,660	97,233	211,837
2029 Population	14,012	105,297	221,776
2010-2020 Annual Rate	4.34%	3.09%	1.91%
2020-2023 Annual Rate	1.27%	2.56%	1.77%
2023-2028 Annual Rate	0.51%	1.61%	0.92%
2024 Male Population	49.5%	50.0%	50.5%
2024 Female Population	50.5%	50.0%	49.5%
2024 Median Age	33.8	34.7	35.5

In the identified area, the current year population is 13,660. In 2020, the Census count in the area was 12,946. The rate of change since 2020 was 1.27% annually. The five-year projection for the population in the area is 14,012 representing a change of 0.51% annually from 2024 to 2029. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 39.1.

Race and Ethnicity

	1 mile	3 miles	5 miles
2024 White Alone	49.4%	50.0%	51.5%
2024 Black Alone	8.1%	6.6%	5.9%
2024 American Indian/Alaska Native Alone	1.3%	1.3%	1.3%
2024 Asian Alone	5.4%	4.3%	4.0%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	13.6%	15.5%	15.5%
2024 Two or More Races	22.2%	22.3%	21.7%
2024 Hispanic Origin (Any Race)	43.7%	46.5%	45.7%

Persons of Hispanic origin represent 43.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 83.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2024 Wealth Index	73	85	94
2010 Households	3,688	24,575	61,556
2020 Households	6,057	35,637	78,235
2024 Households	6,553	40,877	86,710
2029 Households	6,976	45,778	93,802
2010-2020 Annual Rate	5.09%	3.79%	2.43%
2020-2023 Annual Rate	1.87%	3.28%	2.45%
2023-2028 Annual Rate	1.26%	2.29%	1.58%
2024 Average Household Size	2.05	2.33	2.39

The household count in this area has changed from 6,057 in 2020 to 6,553 in the current year, a change of 1.87% annually. The five-year projection of households is 6,976, a change of 1.26% annually from the current year total. Average household size is currently 2.05, compared to 2.10 in the year 2020. The number of families in the current year is 2,901 in the specified area.

Mortgage Income

2024 Percent of Income for Mortgage	35.9%	34.4%	35.0%
Median Household Income			
2024 Median Household Income	\$82,468	\$85,197	\$87,623
2029 Median Household Income	\$92,772	\$98,126	\$101,758
2023-2028 Annual Rate	2.38%	2.87%	3.04%
Average Household Income			

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2024 Average Household Income	\$108,613	\$116,183	\$122,800
2029 Average Household Income	\$126,275	\$136,129	\$143,267
2023-2028 Annual Rate	3.06%	3.22%	3.13%
Per Capita Income			
2024 Per Capita Income	\$49,586	\$48,805	\$50,291
2029 Per Capita Income	\$59,398	\$59,056	\$60,636
2023-2028 Annual Rate	3.68%	3.89%	3.81%
GINI Index			
2024 Gini Index	34.0	35.8	36.6
Households by Income			

Current median household income is \$82,468 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$92,772 in five years, compared to \$82,410 for all U.S. households.

Current average household income is \$108,613 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$126,275 in five years, compared to \$122,048 for all U.S. households.

Current per capita income is \$49,586 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$59,398 in five years, compared to \$47,525 for all U.S. households.

Housing

	1 mile	3 miles	5 miles
2024 Housing Affordability Index	64	66	65
2010 Total Housing Units	4,063	26,168	65,341
2010 Owner Occupied Housing Units	1,876	14,275	34,653
2010 Renter Occupied Housing Units	1,812	10,300	26,902
2010 Vacant Housing Units	375	1,593	3,785
2020 Total Housing Units	6,467	37,998	82,616
2020 Vacant Housing Units	392	2,301	4,368
2024 Total Housing Units	6,967	44,089	92,205
2024 Owner Occupied Housing Units	2,399	19,673	45,111
2024 Renter Occupied Housing Units	4,154	21,204	41,599
2024 Vacant Housing Units	414	3,212	5,495
2029 Total Housing Units	7,486	49,293	100,141
2029 Owner Occupied Housing Units	2,506	22,764	49,226
2029 Renter Occupied Housing Units	4,470	23,014	44,577
2029 Vacant Housing Units	510	3,515	6,339

Socioeconomic Status Index

2024 Socioeconomic Status Index	50.8	51.1	50.2
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Currently, 34.4% of the 6,967 housing units in the area are owner occupied; 59.6% renter occupied; and 5.9% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 6,467 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.77%. Median home value in the area is \$473,217, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.02% annually to \$549,057.

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