



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.

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PROPERTY INFORMATION

Section 1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Introducing an exceptional retail investment opportunity in the heart of Austin, TX. This prime 43,168 SF property boasts a high-traffic location, making it an ideal choice for street retail investors. The spacious, versatile interior layout and ample parking enhance its appeal. With modern architectural design, strong visibility, and signage opportunities, this property offers a compelling investment potential. Its proximity to major transportation routes and a diverse range of retail and dining options nearby further solidify its position in this vibrant market. With established and growing customer base and potential for value-add opportunities, this property represents a promising and lucrative retail investment in a thriving community.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.96 Acres
Building Size:	43,168 SF

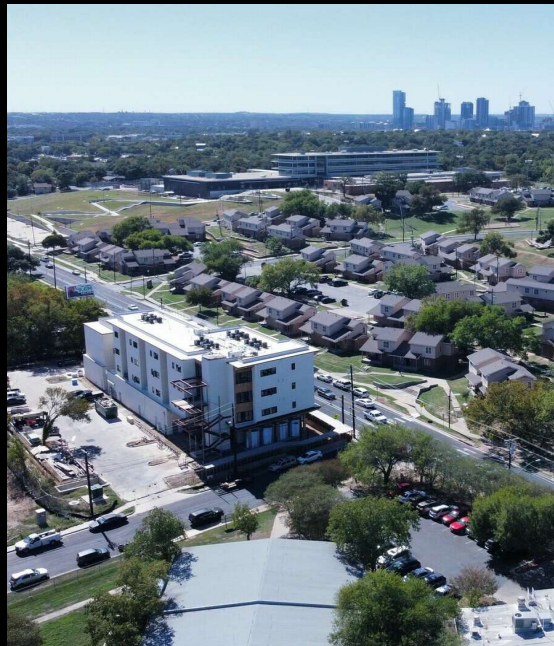


PROPERTY HIGHLIGHTS

- Prime 43,168 SF retail building
- High-traffic location in Austin, TX
- Ideal for street retail investment
- Spacious and versatile interior layout
- Ample parking for customers
- Modern and attractive architectural design
- Strong visibility and signage opportunities
- Proximity to major transportation routes
- Diverse retail and dining options nearby
- Potential for value-add opportunities
- Established and growing customer base
- Excellent investment potential in vibrant market



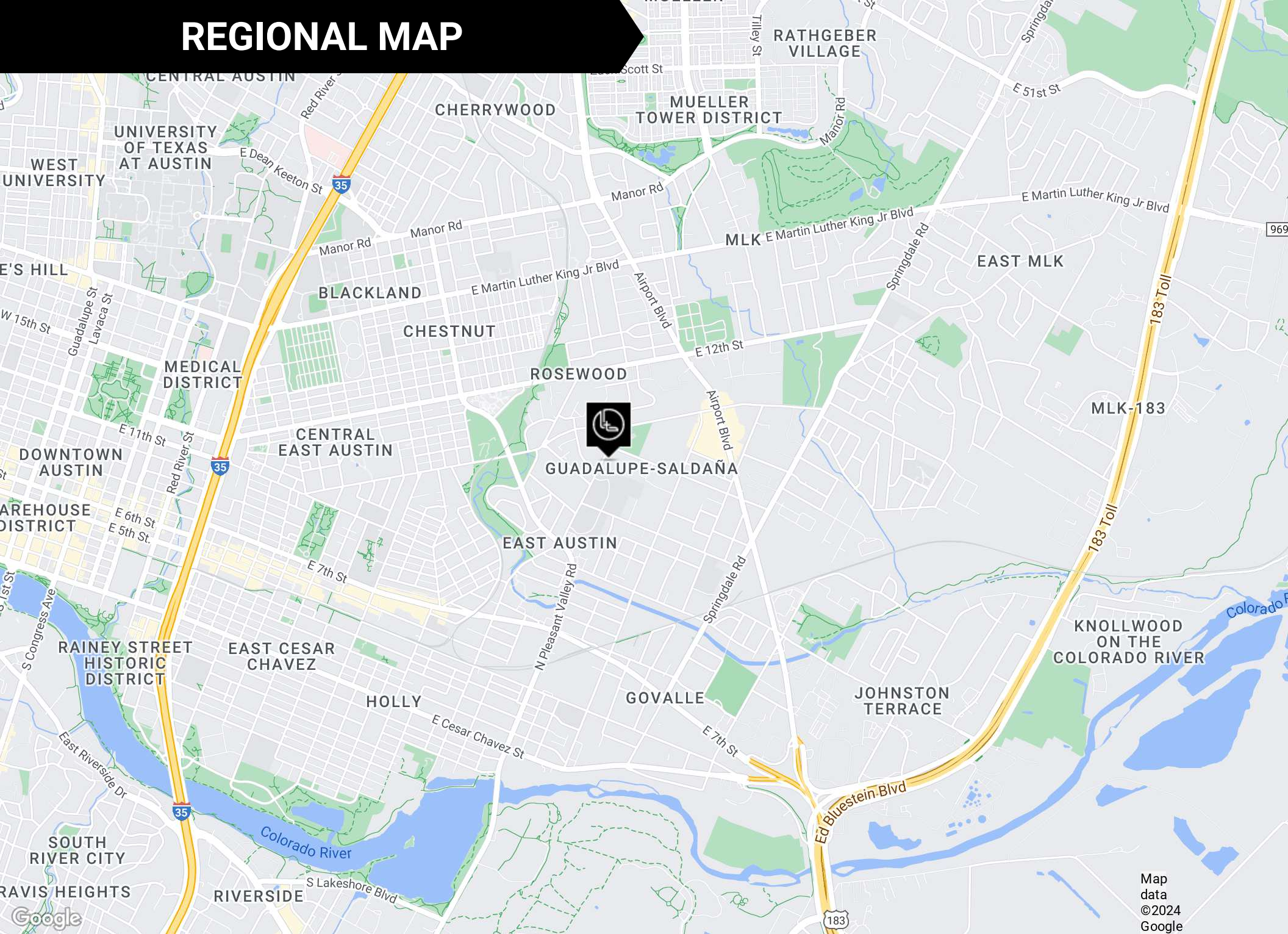
PROPERTY PHOTOS



LOCATION INFORMATION

Section 2

REGIONAL MAP



Map data ©2024 Google

LOCATION MAP



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

DEMOGRAPHICS

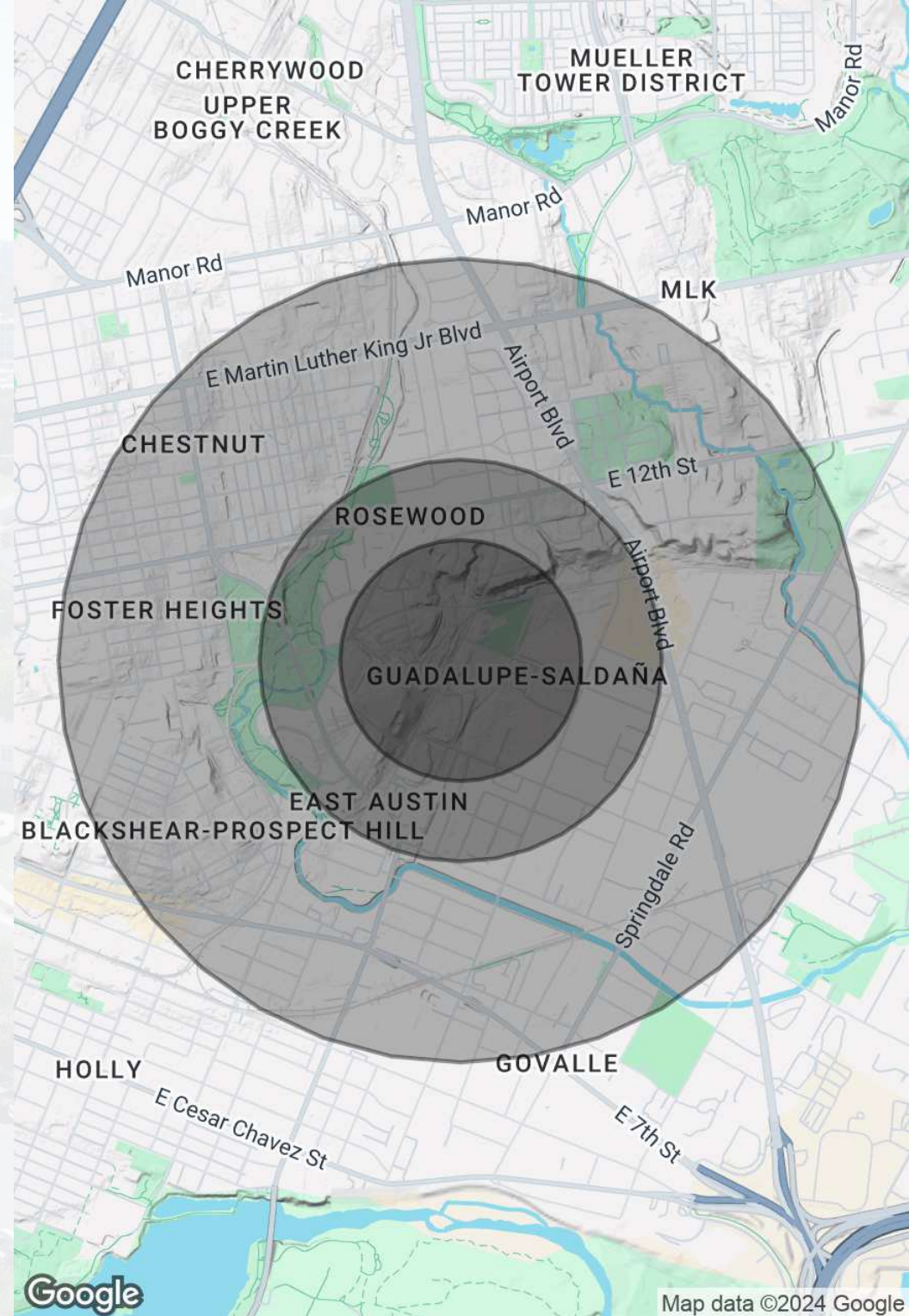
Section 3

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



Google

Map data ©2024 Google



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