

9310 Hwy 290 West

GROUND LEASE

Austin, TX 78736

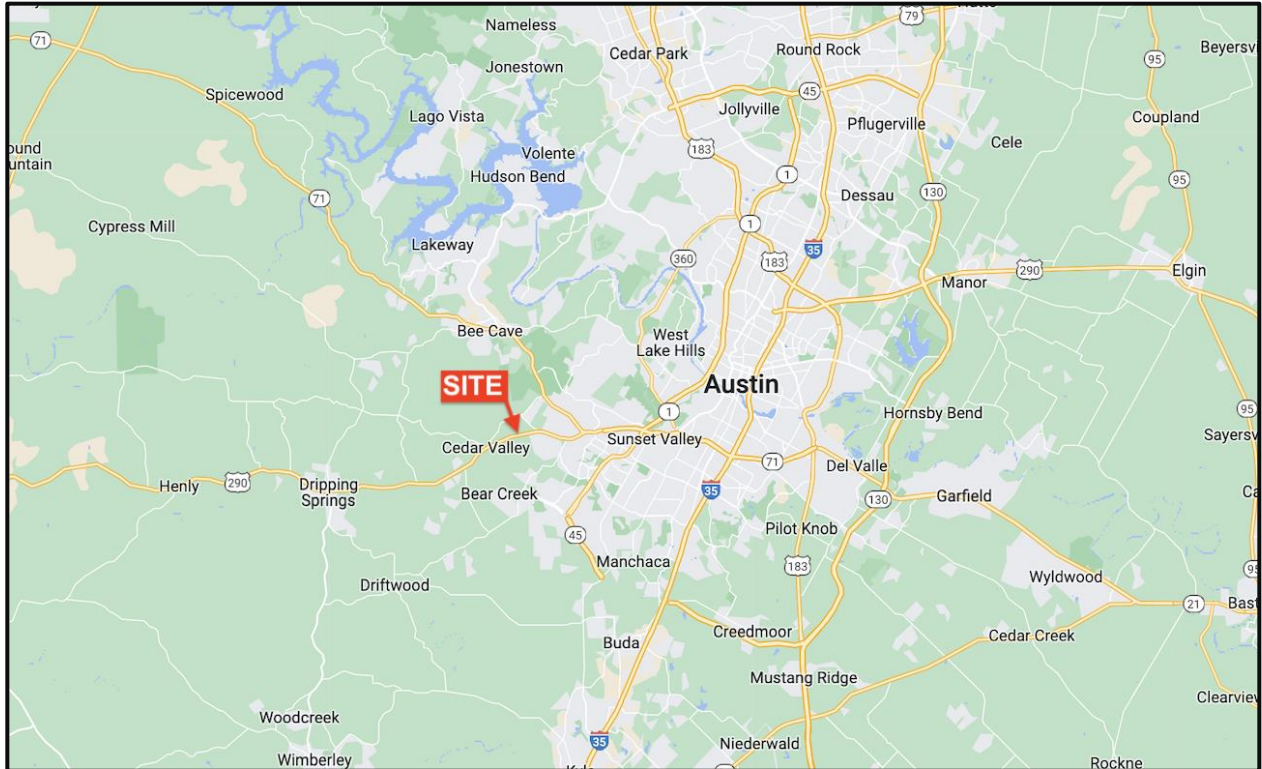


Available Space 2 Acres
RATE \$1.37/SF/YR NNN*
TERM 3-25 Yrs

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*\$20/FT/YR estimate provided by landlord subject to change





PROPERTY HIGHLIGHTS

- Excellent Hwy 290 visibility
- Grandfathered 1961 Impervious cover limits w/approved site development permit*
- Outside COA limits/within Travis County boundary
- Equal distance from Central Austin to Dripping Springs

DEMOGRAPHIC SNAPSHOT 2023*

- +35,000 VPD Traffic Count
- +/- 15,000 Population 5 mile radius
- \$150,000 Avg. HH Income

*This information is deemed reliable. Owner makes no guarantees, warranties or representations to completeness or accuracy.

This location is in a rapidly expanding part of the Southwest Austin/Dripping Springs 290 corridor. In 2022 HEB grocery opened at the intersection of Hwy 290 W and RR 1826, located 2.5 miles to the east and a new HEB Grocery store is now under construction at the intersection of Hwy 290 W and Nutty Brown Road, located 3 miles to the west of the property. Belterra subdivision, www.belterratexas.com located 3 miles west of the property, is being rapidly built out, along with others. Prominent business outlets and restaurants on Highway 290 West within 3 miles of the property are Gold's Gym, Chase Bank, IHOP Pancake House, Chick-Fil-A, Torchy's Tacos, Breed Hardware, 7-11, Chevron, Hat Creek Burgers, Spec's Liquor and many others, all having opened within the last five years.