

Development Site Available

Austin/Pecan Park



ABOUT THE PROPERTY

- First time on the market
- Strategic location at the intersection of I-45 and Hwy 183, two of Austin's most heavily trafficked highways
- Excellent visibility along I-45
- Strong retail trade area including Tech Ridge Center, The Domain, and the Mueller district
- High daily traffic counts from both major corridors
- Robust daytime population

10.6 AC
Available

Contact
Broker
Pricing

JOIN THESE RETAILERS

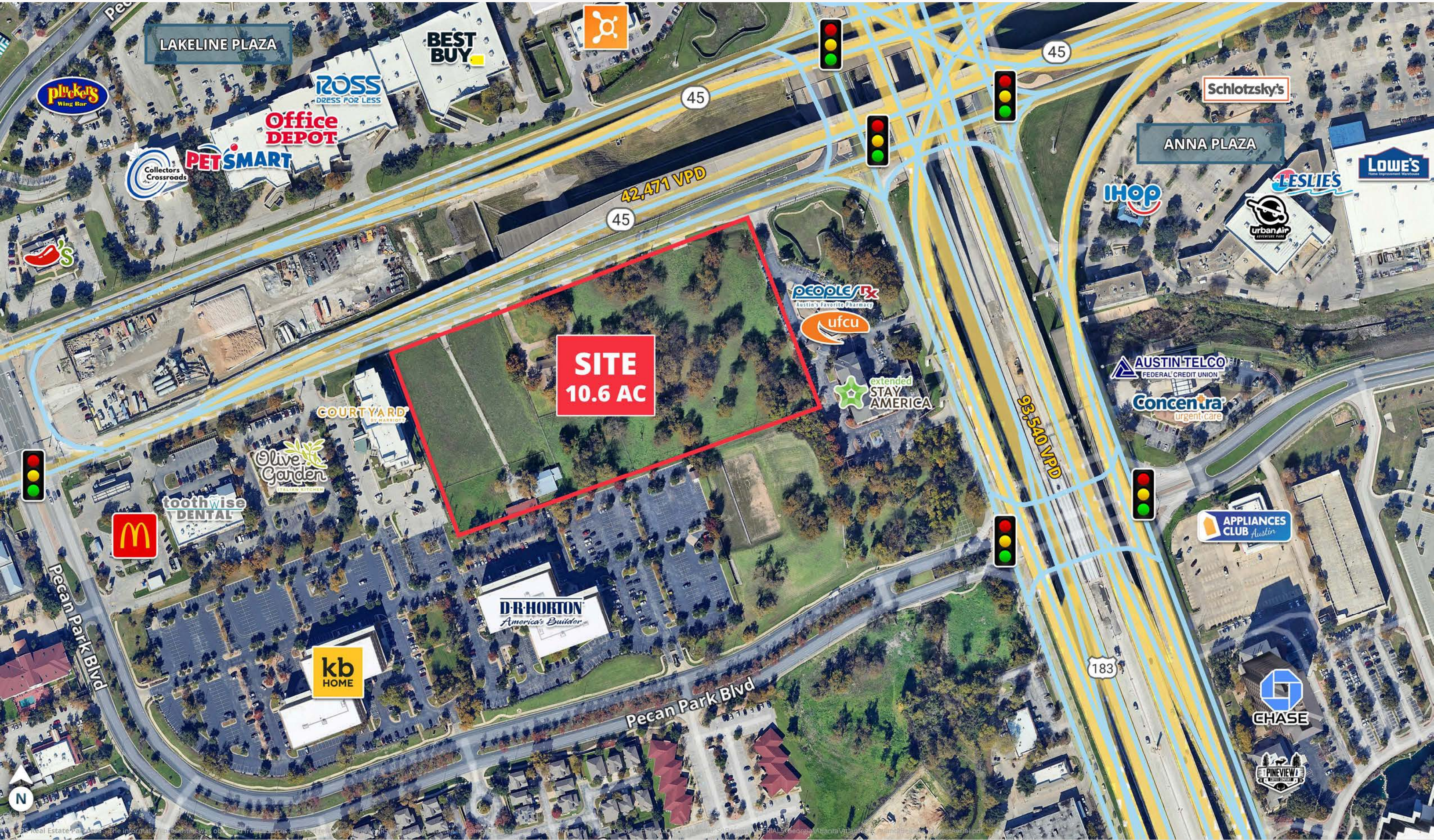


TRAFFIC COUNTS

I-45
Hwy 183

42,471 VPD
93,540 VPD





Austin/Pecan Park





DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	14,727	112,737	224,707
2029 Projected Population	16,621	119,598	235,753
Proj. Annual Growth 2024 to 2029	2.45%	1.19%	0.96%

Daytime Population

2024 Daytime Population	21,913	104,403	220,953
Workers	16,244	57,293	122,431
Residents	5,669	47,110	98,522

Income

2024 Est. Average Household Income	\$116,642	\$148,229	\$158,819
2024 Est. Median Household Income	\$82,135	\$105,791	\$114,535

Households & Growth

2024 Estimated Households	7,261	46,850	89,376
2029 Estimated Households	8,247	50,114	94,508
Proj. Annual Growth 2024 to 2029	2.58%	1.36%	1.12%

Race & Ethnicity

2024 Est. White	53%	53%	54%
2024 Est. Black or African American	9%	6%	5%
2024 Est. Asian or Pacific Islander	16%	22%	23%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	21%	18%	17%
2024 Est. Hispanic (Any Race)	23%	18%	17%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Lakeline Village
Pud Park

N FM 620 Rd

Anderson Mill Rd

Balcones
Country Club

Upper Bull
Creek
Greenbelt

45

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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