

Stand Alone office or Retail Building For Sale

3300 S. Congress Avenue Austin, Texas 78704



Stand alone central Austin retail or office building for sale on South Congress Avenue. Currently used as a Veterinary hospital with onsite parking available for customers or staff. Adjacent property available as well.

IMPROVEMENT SIZE: 1,690 Square Feet	PRICE: \$1,600,000
LOT SIZE: 22,435.78 Square Feet	
ZONING: CS-V	

CONTACT

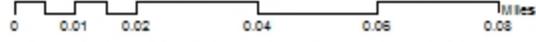
Jamie Knight
Knight Real Estate Corporation
307 E. 2nd Street
Austin, Texas 78701
Ph (512) 472-1800 x 11
Fax (512) 472-1999
Email: jamesknight@knightrealestate.com
Web: www.knightrealestate.com



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Demographic and Income Profile

3300 S. Congress
 3300 S Congress Ave, Austin, Texas, 78704
 Drive Time: 5 minute radius

Prepared by Esri
 Latitude: 30.23029
 Longitude: -97.75989

Summary	Census 2010	2015	2020
Population	24,301	26,394	29,166
Households	11,122	12,220	13,680
Families	4,208	4,498	4,932
Average Household Size	2.07	2.05	2.03
Owner Occupied Housing Units	3,283	3,285	3,565
Renter Occupied Housing Units	7,839	8,936	10,116
Median Age	29.8	31.0	31.5
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	2.02%	1.52%	0.75%
Households	2.28%	1.54%	0.77%
Families	1.86%	1.49%	0.69%
Owner HHs	1.65%	1.47%	0.70%
Median Household Income	1.93%	2.84%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	2,172	17.8%	2,327	17.0%
\$15,000 - \$24,999	2,053	16.8%	1,748	12.8%
\$25,000 - \$34,999	1,608	13.2%	1,665	12.2%
\$35,000 - \$49,999	2,320	19.0%	2,655	19.4%
\$50,000 - \$74,999	1,759	14.4%	1,998	14.6%
\$75,000 - \$99,999	927	7.6%	1,278	9.3%
\$100,000 - \$149,999	837	6.8%	1,290	9.4%
\$150,000 - \$199,999	305	2.5%	425	3.1%
\$200,000+	239	2.0%	294	2.1%
Median Household Income	\$36,248		\$39,886	
Average Household Income	\$50,733		\$57,794	
Per Capita Income	\$24,312		\$27,831	

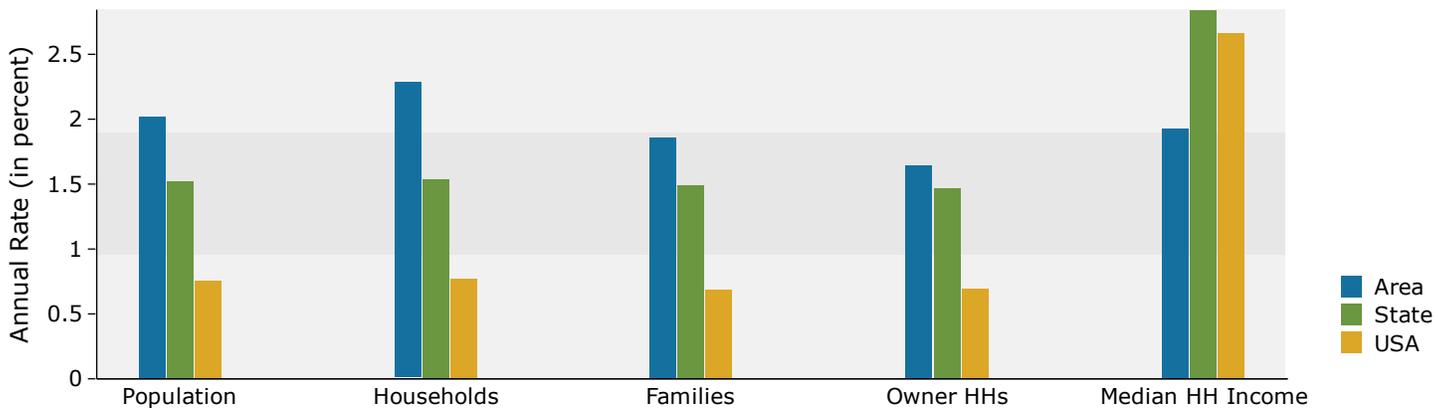
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,625	6.7%	1,650	6.3%	1,833	6.3%
5 - 9	1,192	4.9%	1,377	5.2%	1,448	5.0%
10 - 14	952	3.9%	1,120	4.2%	1,257	4.3%
15 - 19	1,847	7.6%	2,047	7.8%	2,177	7.5%
20 - 24	3,323	13.7%	2,951	11.2%	3,454	11.8%
25 - 34	6,010	24.7%	6,338	24.0%	6,622	22.7%
35 - 44	3,455	14.2%	4,078	15.5%	4,396	15.1%
45 - 54	2,517	10.4%	2,757	10.4%	3,058	10.5%
55 - 64	1,851	7.6%	2,095	7.9%	2,370	8.1%
65 - 74	839	3.5%	1,227	4.6%	1,622	5.6%
75 - 84	488	2.0%	532	2.0%	669	2.3%
85+	202	0.8%	222	0.8%	259	0.9%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	17,332	71.3%	18,582	70.4%	20,419	70.0%
Black Alone	1,229	5.1%	1,332	5.0%	1,457	5.0%
American Indian Alone	302	1.2%	309	1.2%	341	1.2%
Asian Alone	440	1.8%	519	2.0%	619	2.1%
Pacific Islander Alone	8	0.0%	10	0.0%	12	0.0%
Some Other Race Alone	4,079	16.8%	4,587	17.4%	5,087	17.4%
Two or More Races	911	3.7%	1,054	4.0%	1,230	4.2%
Hispanic Origin (Any Race)	10,431	42.9%	11,715	44.4%	13,465	46.2%

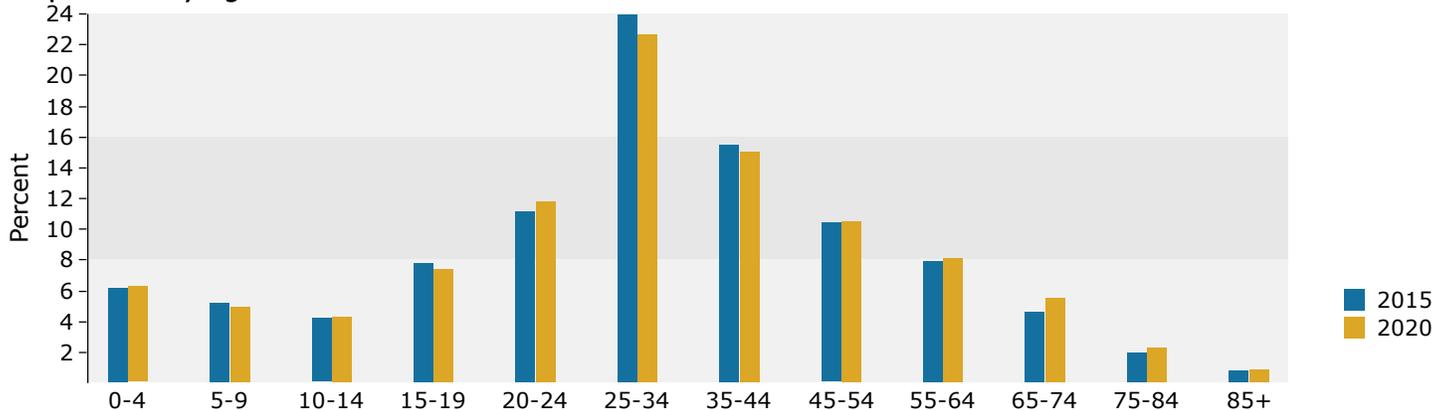
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

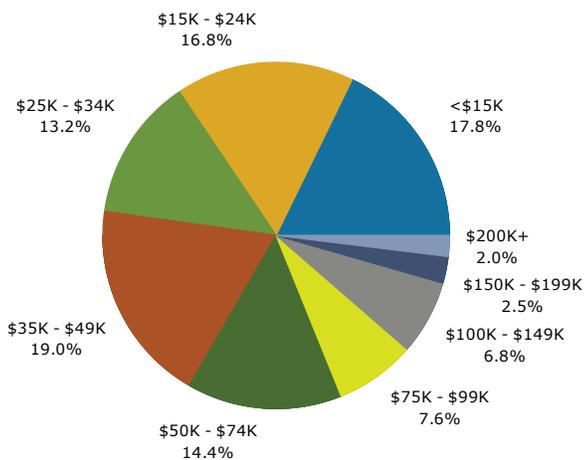
Trends 2015-2020



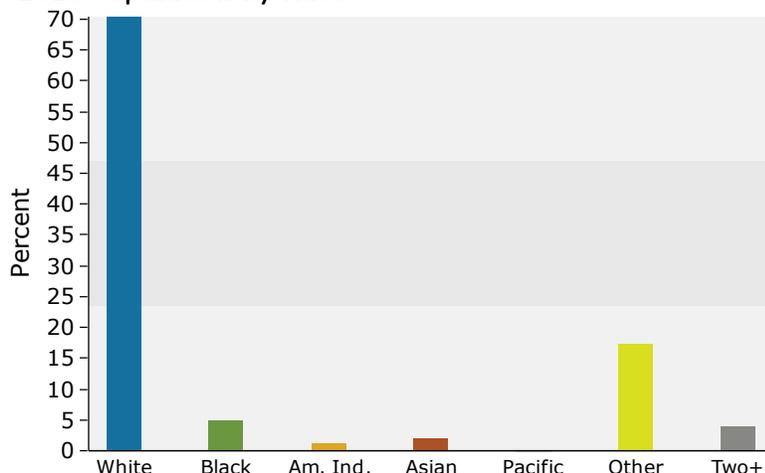
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 44.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

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Summary	Census 2010	2015	2020
Population	154,915	166,693	182,419
Households	66,692	72,284	79,776
Families	29,857	31,569	34,264
Average Household Size	2.28	2.27	2.25
Owner Occupied Housing Units	22,198	22,192	23,996
Renter Occupied Housing Units	44,494	50,093	55,781
Median Age	30.2	31.6	32.1
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.82%	1.52%	0.75%
Households	1.99%	1.54%	0.77%
Families	1.65%	1.49%	0.69%
Owner HHs	1.58%	1.47%	0.70%
Median Household Income	2.20%	2.84%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	11,164	15.4%	11,709	14.7%
\$15,000 - \$24,999	10,162	14.1%	8,506	10.7%
\$25,000 - \$34,999	10,580	14.6%	10,837	13.6%
\$35,000 - \$49,999	12,474	17.3%	13,723	17.2%
\$50,000 - \$74,999	11,201	15.5%	12,195	15.3%
\$75,000 - \$99,999	6,577	9.1%	8,628	10.8%
\$100,000 - \$149,999	6,168	8.5%	8,928	11.2%
\$150,000 - \$199,999	2,066	2.9%	2,853	3.6%
\$200,000+	1,893	2.6%	2,398	3.0%
Median Household Income	\$38,952		\$43,428	
Average Household Income	\$56,643		\$64,399	
Per Capita Income	\$24,668		\$28,217	

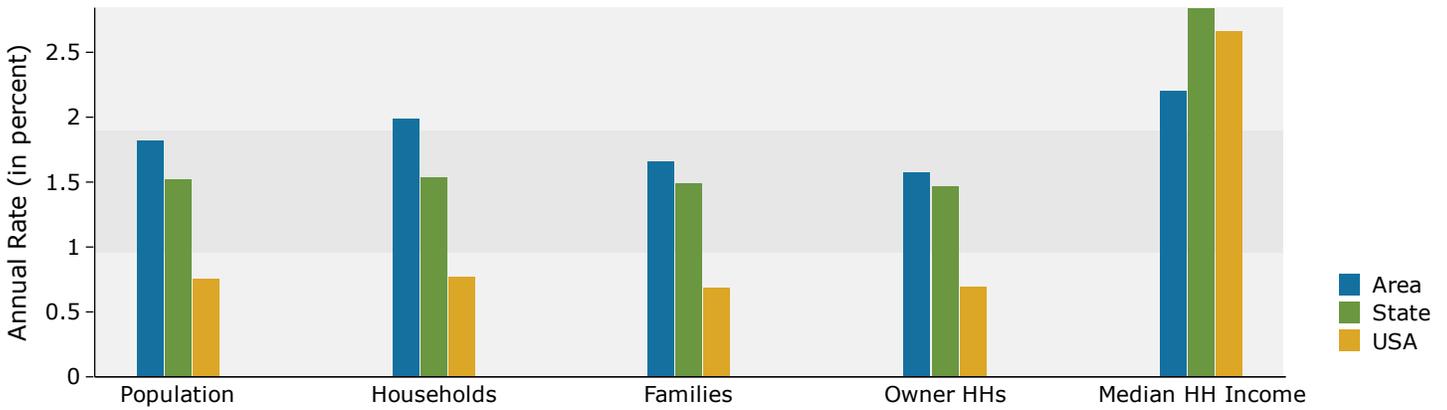
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,584	7.5%	11,683	7.0%	12,801	7.0%
5 - 9	9,208	5.9%	10,292	6.2%	10,808	5.9%
10 - 14	7,702	5.0%	8,685	5.2%	9,807	5.4%
15 - 19	9,059	5.8%	9,580	5.7%	10,381	5.7%
20 - 24	18,361	11.9%	16,430	9.9%	18,226	10.0%
25 - 34	37,427	24.2%	39,466	23.7%	40,297	22.1%
35 - 44	22,412	14.5%	25,731	15.4%	28,629	15.7%
45 - 54	17,135	11.1%	18,006	10.8%	19,847	10.9%
55 - 64	12,553	8.1%	14,499	8.7%	15,743	8.6%
65 - 74	5,280	3.4%	7,665	4.6%	10,217	5.6%
75 - 84	2,936	1.9%	3,253	2.0%	4,058	2.2%
85+	1,258	0.8%	1,403	0.8%	1,605	0.9%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	102,726	66.3%	109,048	65.4%	118,917	65.2%
Black Alone	9,729	6.3%	10,446	6.3%	11,231	6.2%
American Indian Alone	1,877	1.2%	1,877	1.1%	2,033	1.1%
Asian Alone	4,243	2.7%	4,924	3.0%	5,795	3.2%
Pacific Islander Alone	100	0.1%	121	0.1%	142	0.1%
Some Other Race Alone	30,609	19.8%	33,896	20.3%	36,981	20.3%
Two or More Races	5,632	3.6%	6,380	3.8%	7,321	4.0%
Hispanic Origin (Any Race)	74,849	48.3%	82,364	49.4%	92,735	50.8%

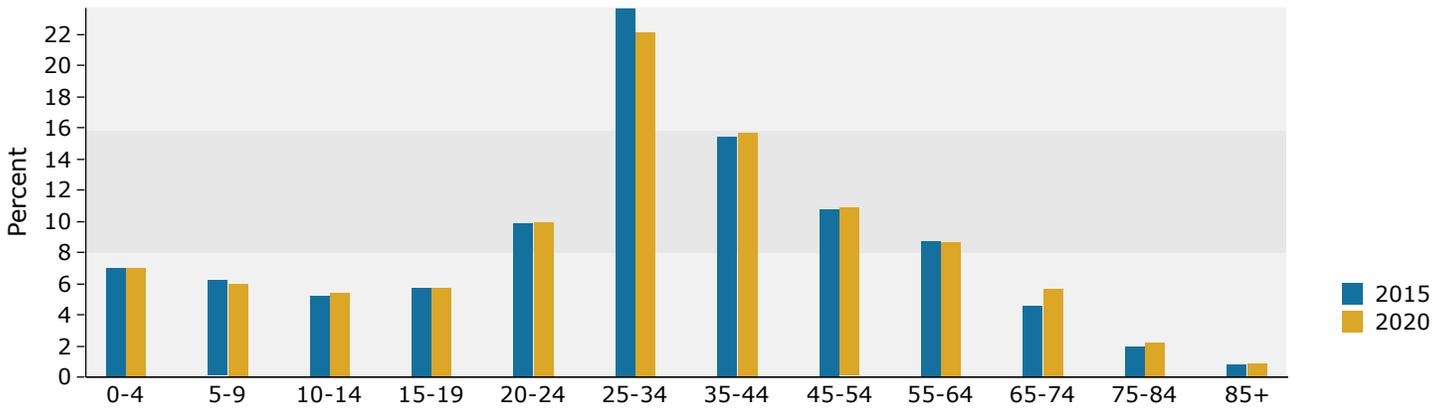
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

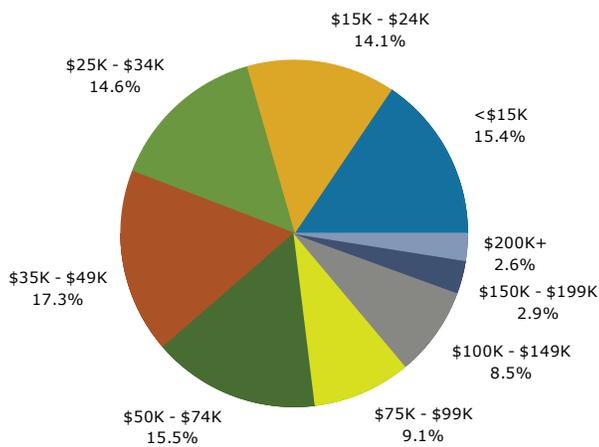
Trends 2015-2020



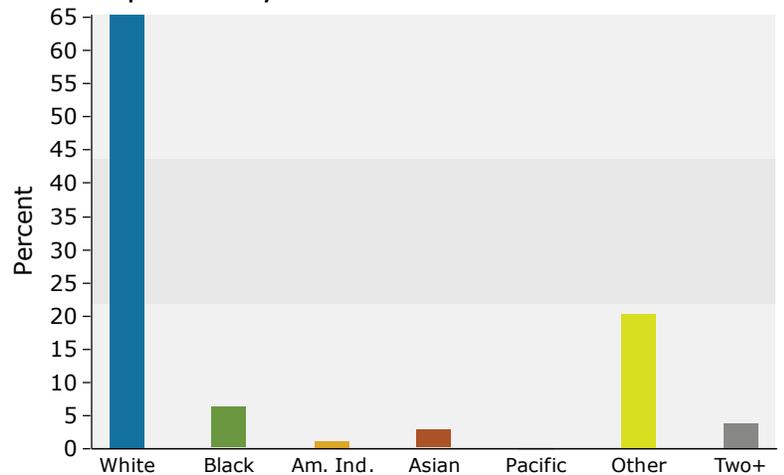
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 49.4%



Demographic and Income Profile

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 Latitude: 30.23029
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Summary	Census 2010	2015	2020
Population	363,562	392,177	430,173
Households	147,744	160,386	177,596
Families	72,831	77,532	84,606
Average Household Size	2.35	2.34	2.33
Owner Occupied Housing Units	64,242	65,377	71,167
Renter Occupied Housing Units	83,502	95,009	106,429
Median Age	30.3	31.5	32.1
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.87%	1.52%	0.75%
Households	2.06%	1.54%	0.77%
Families	1.76%	1.49%	0.69%
Owner HHs	1.71%	1.47%	0.70%
Median Household Income	2.63%	2.84%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	23,503	14.7%	24,435	13.8%
\$15,000 - \$24,999	17,315	10.8%	14,162	8.0%
\$25,000 - \$34,999	18,315	11.4%	18,451	10.4%
\$35,000 - \$49,999	24,308	15.2%	26,125	14.7%
\$50,000 - \$74,999	24,990	15.6%	26,332	14.8%
\$75,000 - \$99,999	17,851	11.1%	22,753	12.8%
\$100,000 - \$149,999	18,640	11.6%	25,607	14.4%
\$150,000 - \$199,999	7,155	4.5%	9,667	5.4%
\$200,000+	8,310	5.2%	10,065	5.7%
Median Household Income	\$47,385		\$53,958	
Average Household Income	\$71,098		\$80,137	
Per Capita Income	\$29,749		\$33,686	

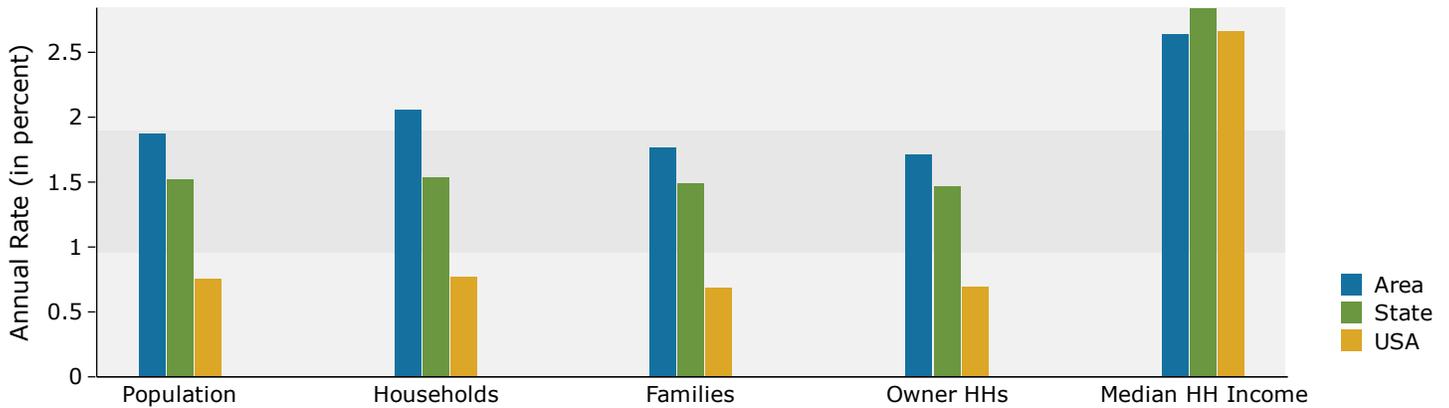
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	25,291	7.0%	25,480	6.5%	27,840	6.5%
5 - 9	21,715	6.0%	23,955	6.1%	25,057	5.8%
10 - 14	18,699	5.1%	21,261	5.4%	23,886	5.6%
15 - 19	27,194	7.5%	28,284	7.2%	30,723	7.1%
20 - 24	44,765	12.3%	44,138	11.3%	47,592	11.1%
25 - 34	77,149	21.2%	79,461	20.3%	83,254	19.4%
35 - 44	51,359	14.1%	58,164	14.8%	64,696	15.0%
45 - 54	42,075	11.6%	43,563	11.1%	47,170	11.0%
55 - 64	31,173	8.6%	36,232	9.2%	38,969	9.1%
65 - 74	13,448	3.7%	19,755	5.0%	26,262	6.1%
75 - 84	7,359	2.0%	8,104	2.1%	10,469	2.4%
85+	3,337	0.9%	3,778	1.0%	4,254	1.0%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	252,597	69.5%	268,598	68.5%	292,588	68.0%
Black Alone	23,861	6.6%	25,737	6.6%	27,830	6.5%
American Indian Alone	3,596	1.0%	3,652	0.9%	3,991	0.9%
Asian Alone	15,686	4.3%	18,201	4.6%	21,451	5.0%
Pacific Islander Alone	253	0.1%	311	0.1%	368	0.1%
Some Other Race Alone	54,973	15.1%	61,236	15.6%	67,203	15.6%
Two or More Races	12,595	3.5%	14,442	3.7%	16,742	3.9%
Hispanic Origin (Any Race)	145,058	39.9%	160,985	41.0%	182,980	42.5%

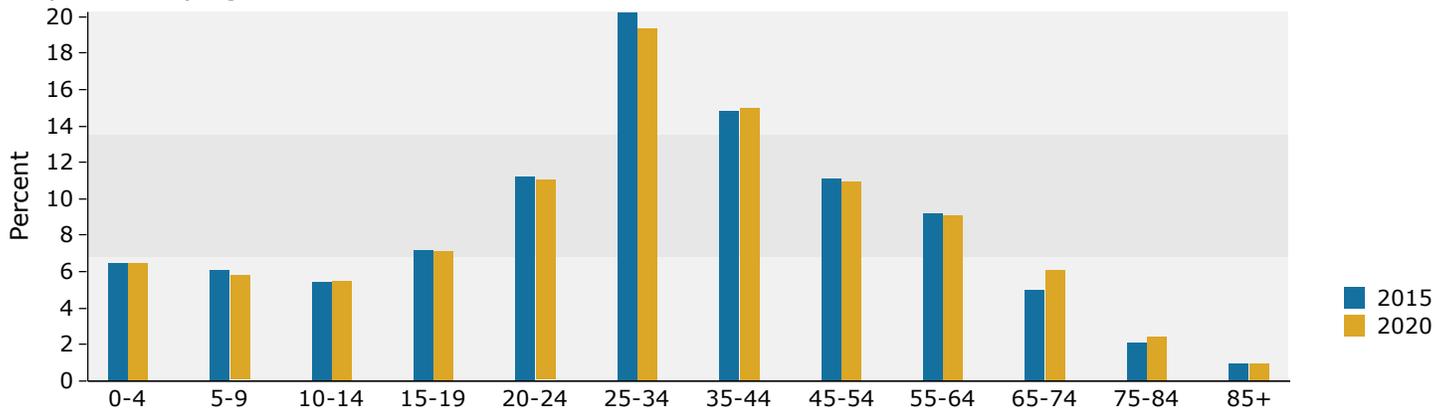
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

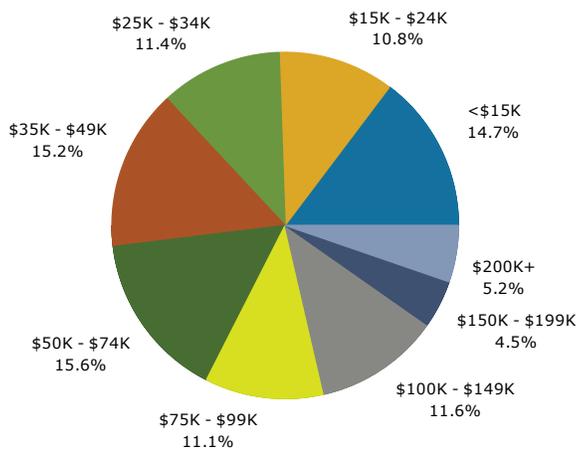
Trends 2015-2020



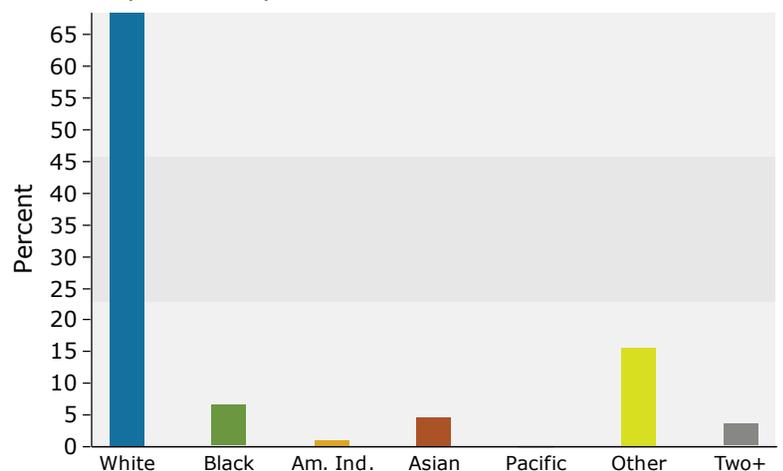
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 41.0%