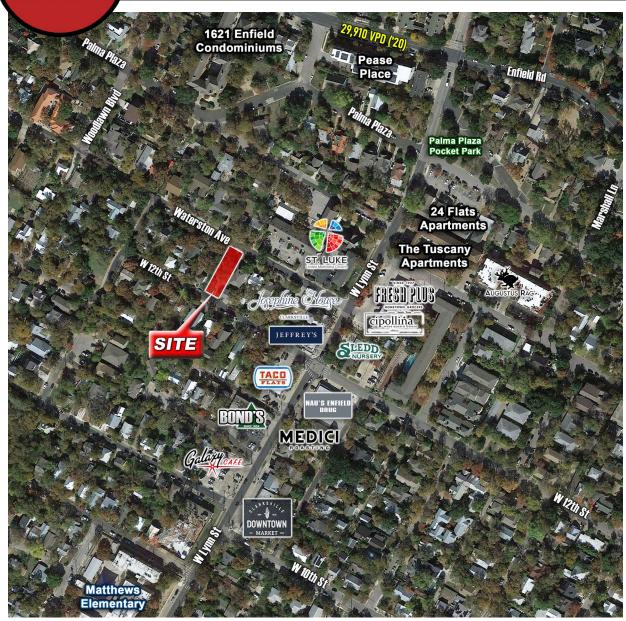


1615 WATERSTON AVENUE AUSTIN, TEXAS 78703



PROPERTY HIGHLIGHTS

• Land Size: 7,469.16 SF (50 x 148.5)

Zoning: SF-3

Excellent redevelopment opportunity

Walking distance to nearby amenities

 Located just east of the Mopac Expressway, south of Enfield Road

Nearby schools include Mathews Elementary,
O'Henry Middle School & Austin High School

Call for Pricing

DEMOGRAPHICS

Radius	2020 Population	Daytime Population	Average HH Income
1-mile	22,529	29,785	\$128,109
2-mile	80,039	164,490	\$129,149
3-mile	153,567	252,277	\$125,161

TRAFFIC COUNTS

Mopac Expy: 174,000 VPD (Kalibrate 2020) Enfield Rd: 29,910 VPD (Kalibrate 2020)









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