



INTRODUCTION

Knight Real Estate Company is pleased to offer this prime corner lot with excellent visibility and frontage on Fitzhugh Rd. Perfect location for office use, brewery, distillery, landscaper, etc.

PROPERTY FACTS

- 2.71 Acres of Commercial Land Available for Lease
- Fitzhugh provides access to Southwest & Central Austin as well as Bee Caves/Lakeway, Dripping Springs, Wimberley and The Hill Country
- Fitzhugh Rd is known for the world famous Brewers and Distillers here such as Jester King & Revolution Spirits
- Call for Pricing

DEMOGRAPHICS

Radius	2020 Population	2025 Proj. Population	Average HH Income
3-mile	8,272	10,408	\$174,966
5-mile	27,700	33,952	\$168,032
7-mile	82,130	96,925	\$166,996

TRAFFIC COUNTS

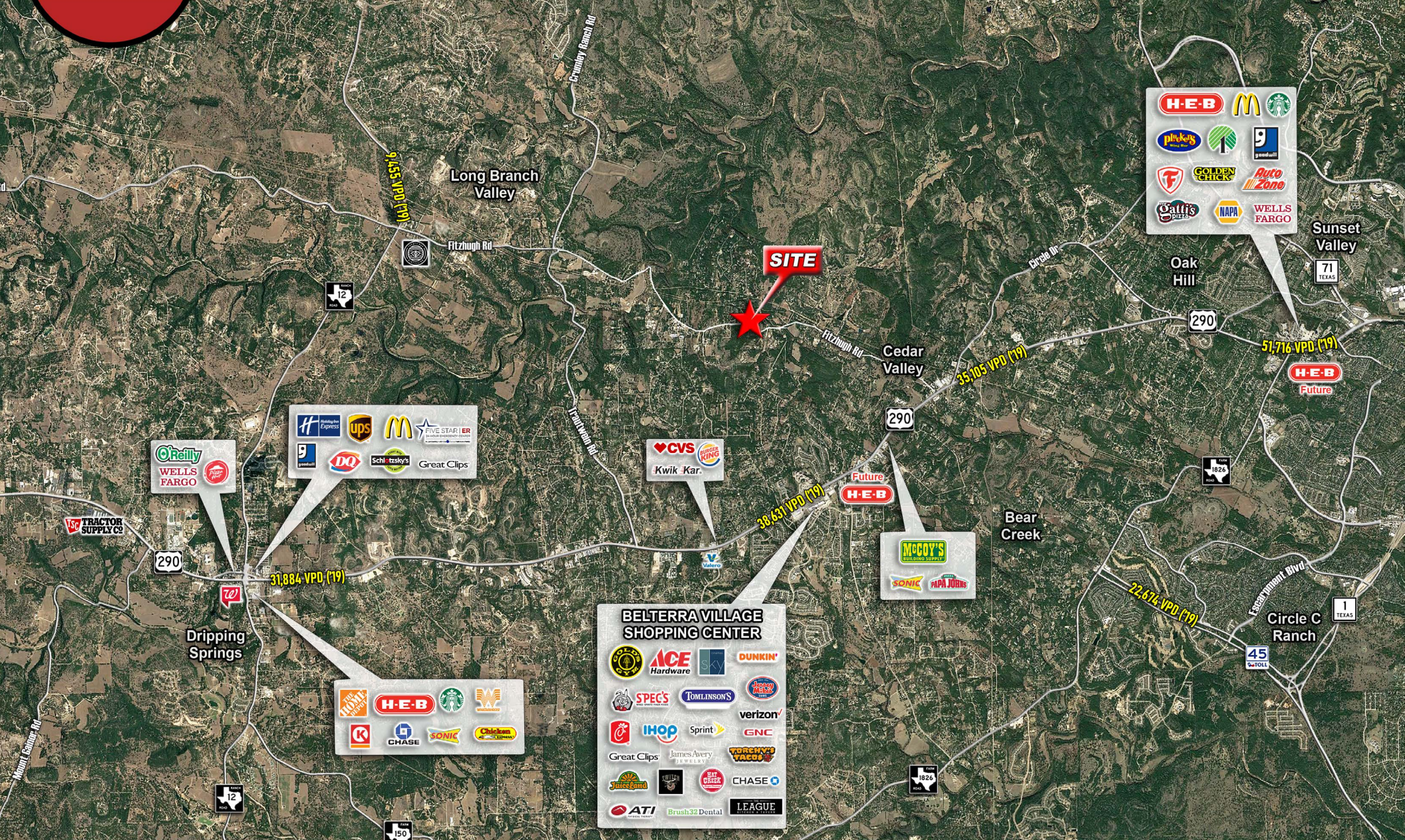
US Hwy 290: 35,105 VPD east of Fitzhugh
US Hwy 290: 38,631 VPD west of Fitzhugh
(TXDOT 2019)





COMMERCIAL PROPERTY FOR LEASE

12716 FITZHUGH ROAD, AUSTIN, TEXAS 78736



Knight Real Estate Company
307 E. 2nd Street, Austin, Texas 78701

Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.

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Knight
REAL ESTATE



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KEY FACTS - AUSTIN, TEXAS

985,370

Population

33.1

Median Age



2.4

Average
Household Size

\$71,449

Median Household
Income

BUSINESS



45,524

Total Businesses



579,579

Total Employees

INCOME



\$71,449

Median Household
Income



\$43,297

Per Capita Income



\$51,196

Median Net Worth

EDUCATION

10%

No High School
Diploma



16%

High School
Graduate



22%

Some College



52%

Bachelor's/Grad/Pr
of Degree

EMPLOYMENT



72%

White Collar



14%

Blue Collar



14%

Services

8.3%

Unemployment
Rate

Households By Income

The largest group: \$50,000 - \$74,999 (17.2%)

The smallest group: \$15,000 - \$24,999 (6.3%)

Indicator	Value	Difference		
<\$15,000	9.2%	+1.0%		
\$15,000 - \$24,999	6.3%	+0.5%		
\$25,000 - \$34,999	7.4%	+0.8%		
\$35,000 - \$49,999	11.6%	+0.6%		
\$50,000 - \$74,999	17.2%	+0.7%		
\$75,000 - \$99,999	11.5%	-0.2%		
\$100,000 - \$149,999	17.1%	-0.7%		
\$150,000 - \$199,999	8.2%	-0.6%		
\$200,000+	11.5%	-2.0%		

Bars show deviation from
Travis County