



FOR SALE - COMMERCIAL & RESIDENTIAL LAND OLD BASTROP HWY & PATTON AVE, AUSTIN, TEXAS 78742



Knight Real Estate Company
PO Box 160607, Austin, TX 78716

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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.

INTRODUCTION

Knight Real Estate Company is pleased to offer three land parcels in southeast Austin. They can be sold separately or together. Great location close to Austin Bergstrom International Airport (ABIA), Tesla Gigafactory, numerous corporate campuses, business parks and new developments.

PROPERTY FACTS

- 818 – 824 Patton Avenue Austin Texas 78742
4 lots totaling .7367 Acres (32,090.65 SF)
Zoning CS (Commercial Services)
- 825-829 Patton Avenue Austin, Texas 78742
3 lots totaling .5023 Acres (21,880.19 SF)
Zoning SF-3
- 915 Old Bastrop Highway
1 lot totaling .3858 Acres (16,805.45 SF)
Zoning I-SF-2
- Easy access to major highways including US-183, SH-71, I-35, sh-130 and more
- Call for Pricing

DEMOGRAPHICS

	2023	Daytime	Average
Radius	Population	Population	HH Income
1-mile	8,365	7,006	\$76,342
3-mile	67,564	80,200	\$88,497
5-mile	205,670	333,880	\$114,425

TRAFFIC COUNTS

US-183/Old Bastrop Hwy: 120,465 VPD

Hwy 71/Bastrop Hwy: 138,502 VPD (TXDOT 2022)





818 - 824 PATTON AVENUE

Four adjacent lots totaling .7367 acres (32,090.65 square feet) of real estate in Southeast Austin. The property is situated on the northeast corner of Patton Avenue and Highway 183 S frontage road. Zoned CS (Commercial Services), these lots offer versatility for a wide array of commercial ventures and this location boasts not only excellent visibility and accessibility but also proximity to downtown Austin and Austin Bergstrom International Airport.

825-829 PATTON AVENUE

Three adjacent lots totaling .5023 acres (21,880.19 square feet) of land. Located at the southeast corner of Patton Avenue and the Highway 183 S frontage road, this property is zoned SF-3, providing potential for various development opportunities. Its location provides excellent visibility and accessibility, and its proximity to downtown Austin and Austin Bergstrom International Airport makes it a compelling investment opportunity in a rapidly developing area.

915 OLD BASTROP HIGHWAY

One lot totaling .3858 acres (16,805.45 square feet) of land. Located at the southeast corner of Jet Lane and the Highway 183 S frontage road, this property is zoned I-SF-2, providing potential for various development opportunities. Its location ensures excellent visibility and accessibility, and its proximity to downtown Austin and Austin Bergstrom International Airport makes it a compelling investment opportunity in a rapidly developing area.



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AUSTIN MSA - DEMOGRAPHICS



KEY FACTS		EDUCATION																																									
<p>2,499,236 Population</p> <p>2.5 Average Household Size</p>	<p>35.2 Median Age</p> <p>\$89,695 Median Household Income</p>	<p>8% No High School Diploma</p> <p>19% High School Graduate</p>	<p>23% Some College</p> <p>51% Bachelor's/Grad/Pr of Degree</p>																																								
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<p>88,598 Total Businesses</p>	<p>1,042,635 Total Employees</p>	<p>71.0% White Collar</p> <p>15.4% Blue Collar</p> <p>13.6% Services</p>	<p>3.5% Unemployment Rate</p>																																								
INCOME		<p>2023 Households by income (Esri)</p> <p>The largest group: \$100,000 - \$149,999 (19.4%)</p> <p>The smallest group: \$15,000 - \$24,999 (5.0%)</p> <table border="1"> <thead> <tr> <th>Indicator ▲</th> <th>Value</th> <th>Diff</th> <th></th> </tr> </thead> <tbody> <tr> <td><\$15,000</td> <td>6.6%</td> <td>-2.7%</td> <td>█</td> </tr> <tr> <td>\$15,000 - \$24,999</td> <td>5.0%</td> <td>-2.3%</td> <td>█</td> </tr> <tr> <td>\$25,000 - \$34,999</td> <td>5.7%</td> <td>-2.1%</td> <td>█</td> </tr> <tr> <td>\$35,000 - \$49,999</td> <td>9.4%</td> <td>-1.9%</td> <td>█</td> </tr> <tr> <td>\$50,000 - \$74,999</td> <td>14.5%</td> <td>-2.6%</td> <td>█</td> </tr> <tr> <td>\$75,000 - \$99,999</td> <td>13.3%</td> <td>+0.7%</td> <td>█</td> </tr> <tr> <td>\$100,000 - \$149,999</td> <td>19.4%</td> <td>+2.7%</td> <td>█</td> </tr> <tr> <td>\$150,000 - \$199,999</td> <td>11.5%</td> <td>+3.3%</td> <td>█</td> </tr> <tr> <td>\$200,000+</td> <td>14.5%</td> <td>+4.8%</td> <td>█</td> </tr> </tbody> </table> <p>Bars show deviation from 48 (Texas)</p>		Indicator ▲	Value	Diff		<\$15,000	6.6%	-2.7%	█	\$15,000 - \$24,999	5.0%	-2.3%	█	\$25,000 - \$34,999	5.7%	-2.1%	█	\$35,000 - \$49,999	9.4%	-1.9%	█	\$50,000 - \$74,999	14.5%	-2.6%	█	\$75,000 - \$99,999	13.3%	+0.7%	█	\$100,000 - \$149,999	19.4%	+2.7%	█	\$150,000 - \$199,999	11.5%	+3.3%	█	\$200,000+	14.5%	+4.8%	█
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<p>\$89,695 Median Household Income</p>	<p>\$48,981 Per Capita Income</p>	<p>\$164,829 Median Net Worth</p>																																									