

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

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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

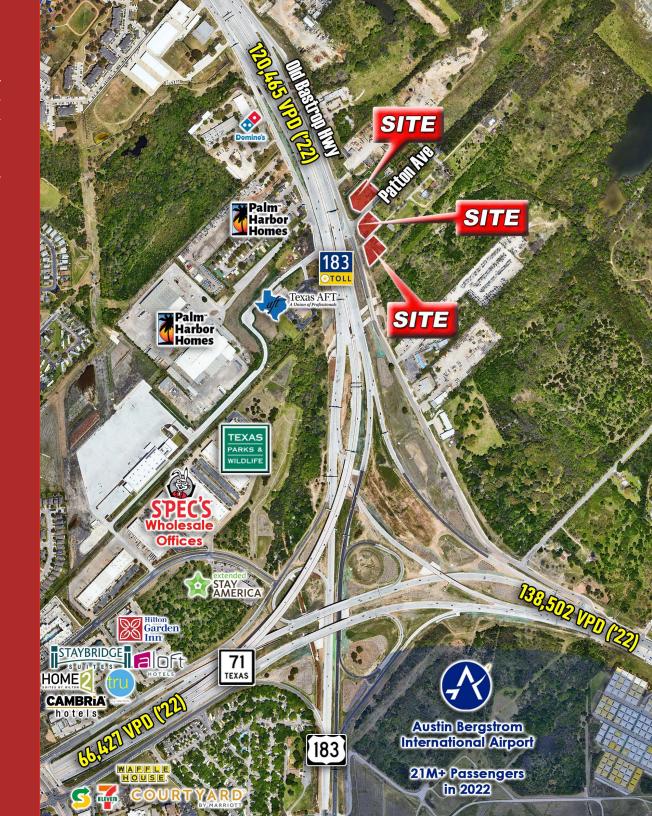
DEMOGRAPHICS

Radius	2023 Population	Daytime Population	Average 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.

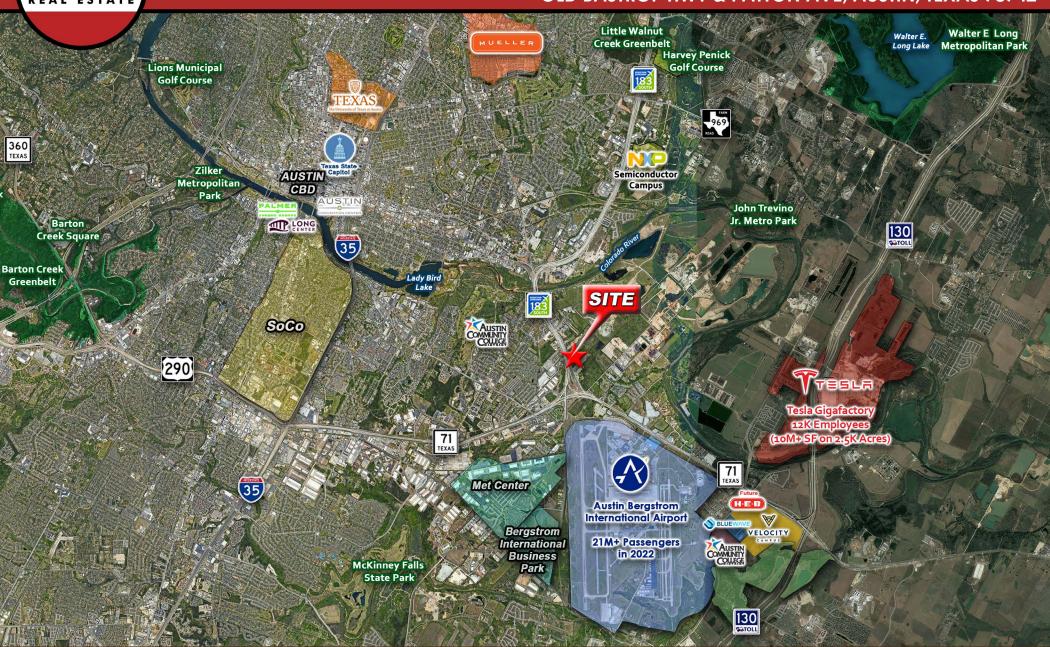
915 OLD BASTROP HIGHWAY

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

2,499,236

Population



Average Household Size 35.2

Median Age

\$89,695

Median Household Income

FDUCATION



No High School Diploma



19% High School Graduate



Some College



ome College

Bachelor's/Grad/Pr of Degree

BUSINESS



88,598

Total Businesses

1,042,635

Total Employees

EMPLOYMENT

* * * * * * * 71.0%

White Collar



Blue Collar

13.6%

15.4%

3.5%

Unemployment Rate

Services

INCOME



\$89,695

Median Household Income



\$48,981

Per Capita Income

4

\$164,829

Median Net Worth

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.4%) The smallest group: \$15,000 - \$24,999 (5.0%)

Value	Diff	
6.6%	-2.7%	
5.0%	-2.3%	
5.7%	-2.1%	
9.4%	-1.9%	
14.5%	-2.6%	
13.3%	+0.7%	
19.4%	+2.7%	
11.5%	+3.3%	
14.5%	+4.8%	
	6.6% 5.0% 5.7% 9.4% 14.5% 13.3% 19.4% 11.5%	6.6% -2.7% 5.0% -2.3% 5.7% -2.1% 9.4% -1.9% 14.5% -2.6% 13.3% +0.7% 19.4% +2.7% 11.5% +3.3%

Bars show deviation from

48 (Texas)