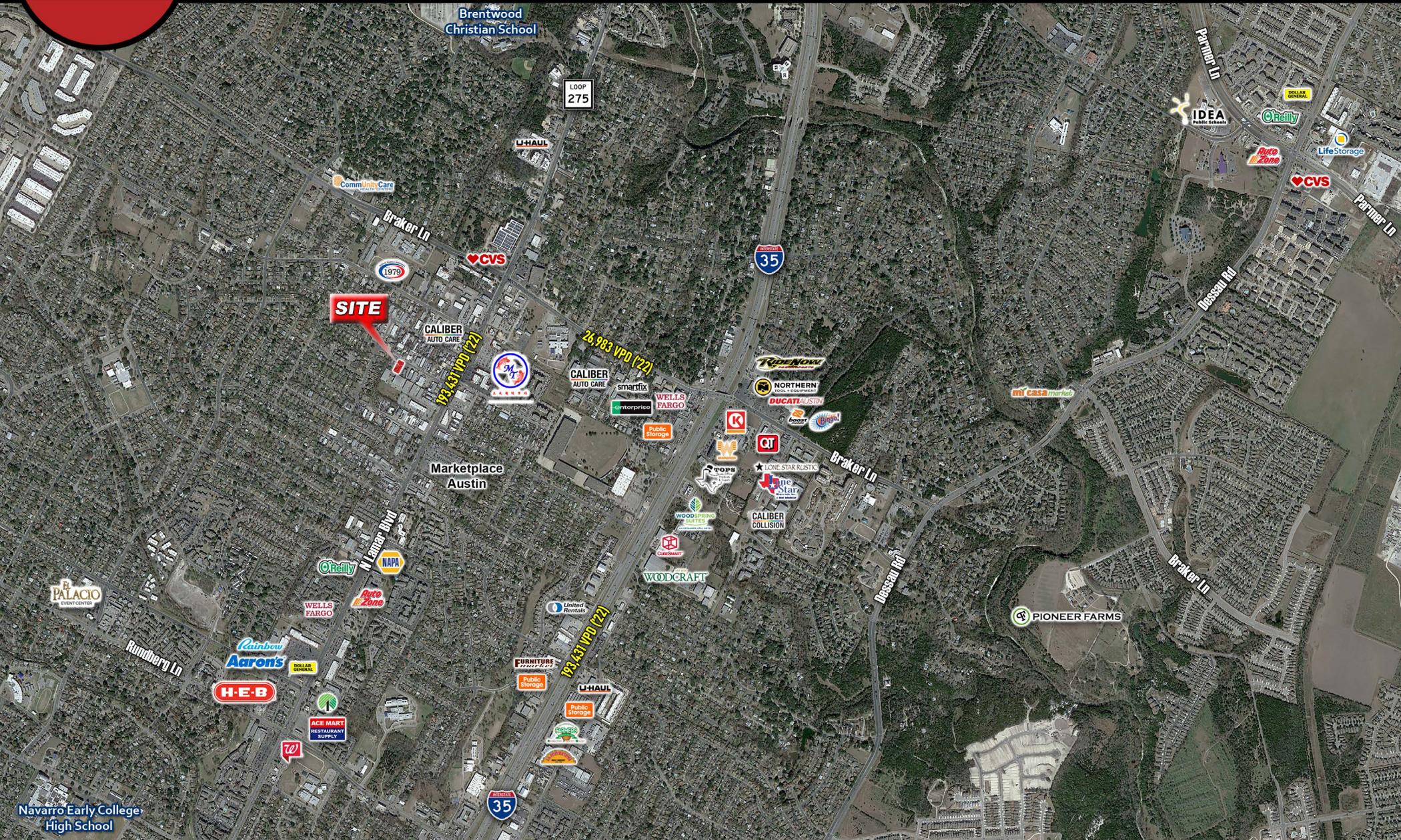




COMMERCIAL PROPERTY FOR SALE

903 WAGON TRAIL, AUSTIN, TEXAS, 78758



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

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.

INTRODUCTION

Knight Real Estate Company is pleased to offer 903 Wagon Trail in Austin, Texas. The property includes one (1) parcel totaling 18,371 SF (0.42 acres). The site is rectangular in shape with generally level topography and ample drainage. It is noted the subject site is not located in the flood zone.

PROPERTY FACTS

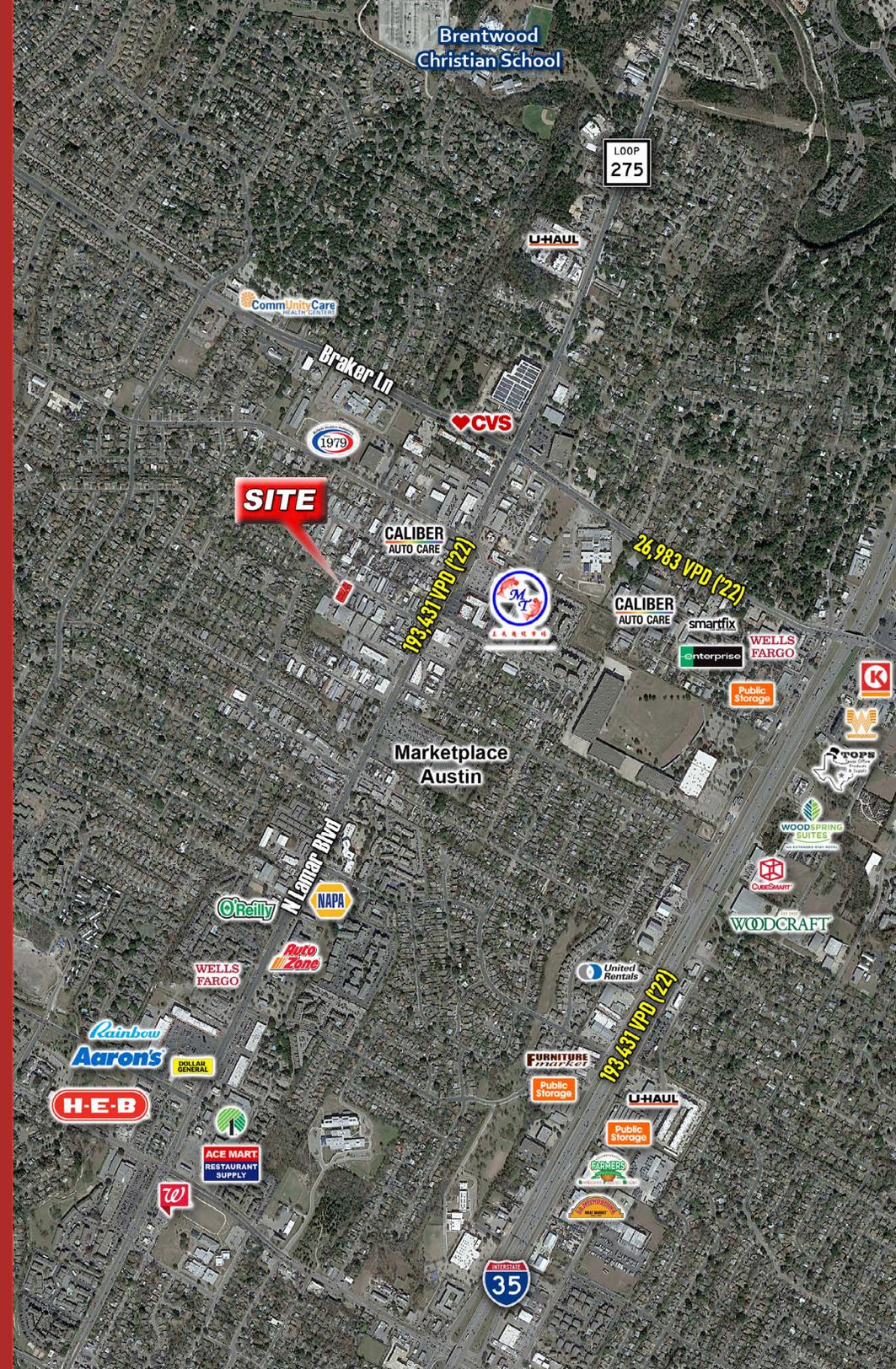
- Located on the south side of Wagon Trail, west of North Lamar Boulevard
- Office/warehouse facility totaling 4,680 SF which consists of two buildings:
 - Building 1 is a one-story 3,420 SF warehouse building of masonry/metal construction, no finished office/no HVAC space, a 12' clear ceiling height, & a flat roof
 - Building 2 is a one-story 1,260 SF office/warehouse building of metal construction, ±189 SF of office space (15%), 0% HVAC space, a 14' clear ceiling height, & a pitched metal roof
- Office Area: 189 SF | Warehouse Area: 4,491 SF
- Year of Construction: 1968
- Zoned "CS" – General Commercial Services
- Legal Description - Lot 42, White Plains, Section 4, Phase 2, an addition to the city of Austin, Travis County, Texas

DEMOGRAPHICS

	2023 Population	Daytime Population	Average HH Income
1-mile	19,415	16,699	\$82,753
3-mile	139,981	173,113	\$91,011
5-mile	329,310	396,399	\$104,204

TRAFFIC COUNTS

Lamar Blvd: 27,682 VPD | Braker Ln: 26,983 VPD
I-35: 193,431 VPD (TXDOT 2022)





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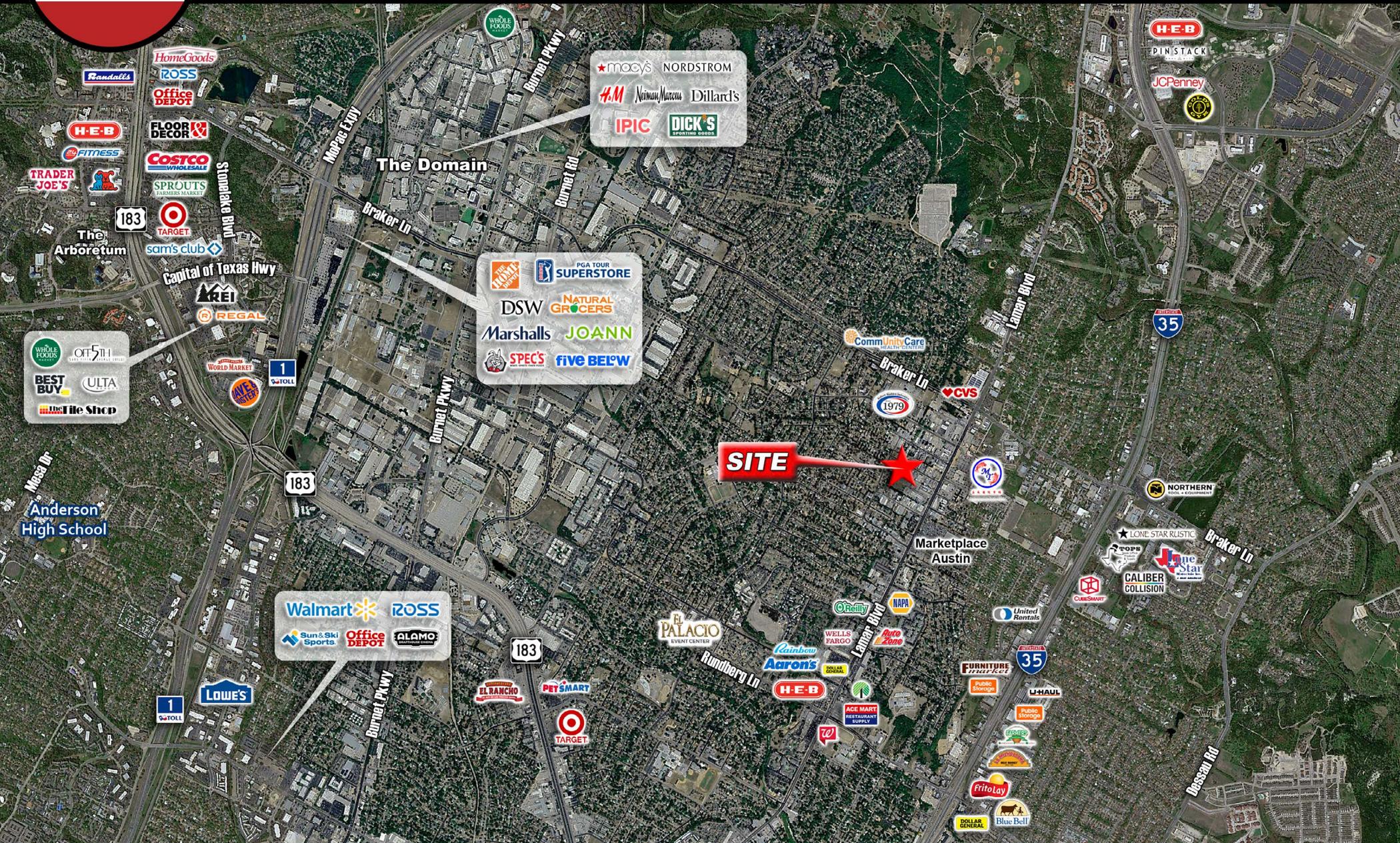


27,682 VPD (22)

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AUSTIN MSA - DEMOGRAPHICS



KEY FACTS		EDUCATION																																									
<p>2,499,236</p> <p>Population</p>	<p>35.2</p> <p>Median Age</p>	<p>8%</p> <p>No High School Diploma</p>	<p>19%</p> <p>High School Graduate</p>																																								
<p>2.5</p> <p>Average Household Size</p>	<p>\$89,695</p> <p>Median Household Income</p>	<p>23%</p> <p>Some College</p>	<p>51%</p> <p>Bachelor's/Grad/Pr of Degree</p>																																								
BUSINESS		EMPLOYMENT																																									
<p>88,598</p> <p>Total Businesses</p>	<p>1,042,635</p> <p>Total Employees</p>	<p>71.0%</p> <p>White Collar</p>	<p>3.5%</p> <p>Unemployment Rate</p>																																								
		<p>15.4%</p> <p>Blue Collar</p>																																									
		<p>13.6%</p> <p>Services</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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