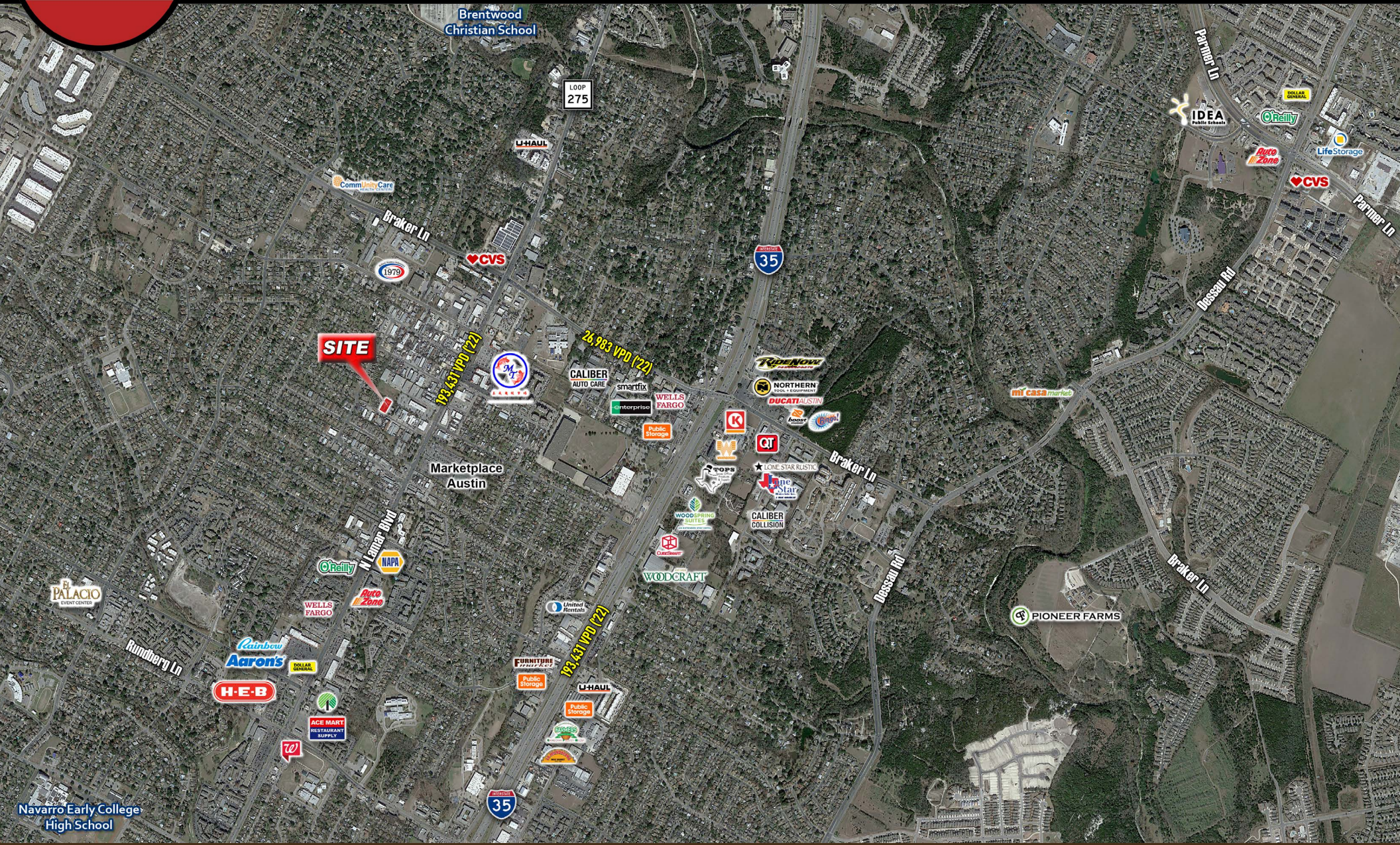




COMMERCIAL PROPERTY FOR SALE

904 MCPHAUL ST, 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 904 McPhaul Street in Austin, Texas. The property includes a one-story, 5,500 SF office/warehouse building of wood frame construction, 924 SF of office/HVAC space (17%), a 12' clear ceiling height, a wood siding veneer, and a pitched roof.

PROPERTY FACTS

- Located on the North side of McPhaul Street, west of North Lamar Boulevard
- Office Area: 924 SF
- Warehouse Area: 4,576 SF
- Gross Building Area 5,500 SF (Per Travis CAD)
- Office/HVAC Area 17% / 17%
- Year of Construction 1980
- Clear Ceiling Height 12'
- Zoned "CS" – General Commercial Services
- Legal Description - Lot 11, Barrow E S, Section 1, an addition to the city of Austin, Travis County, Texas

DEMOGRAPHICS

Radius	2023 Population	Daytime Population	Average HH Income
1-mile	20,108	17,379	\$79,537
3-mile	140,138	172,328	\$91,331
5-mile	331,233	400,337	\$104,450

TRAFFIC COUNTS

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





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AUSTIN MSA - DEMOGRAPHICS



KEY FACTS

2,499,236
Population

35.2
Median Age

2.5
Average Household Size

\$89,695
Median Household Income

EDUCATION

8%
No High School Diploma

19%
High School Graduate

23%
Some College

51%
Bachelor's/Grad/Pr of Degree

BUSINESS

88,598
Total Businesses

1,042,635
Total Employees

EMPLOYMENT

71.0%
White Collar

15.4%
Blue Collar

13.6%
Services

3.5%
Unemployment Rate

INCOME

\$89,695
Median Household Income

\$48,981
Per Capita Income

\$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%)

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%	█

Bars show deviation from 48 (Texas)