



150 ACRES FOR SALE
CR-455, COUPLAND, TX



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.

INTRODUCTION

Knight Real Estate Company is pleased to offer 150 acres of beautiful raw land located on CR 455 near Coupland and Taylor Texas.

PROPERTY FACTS

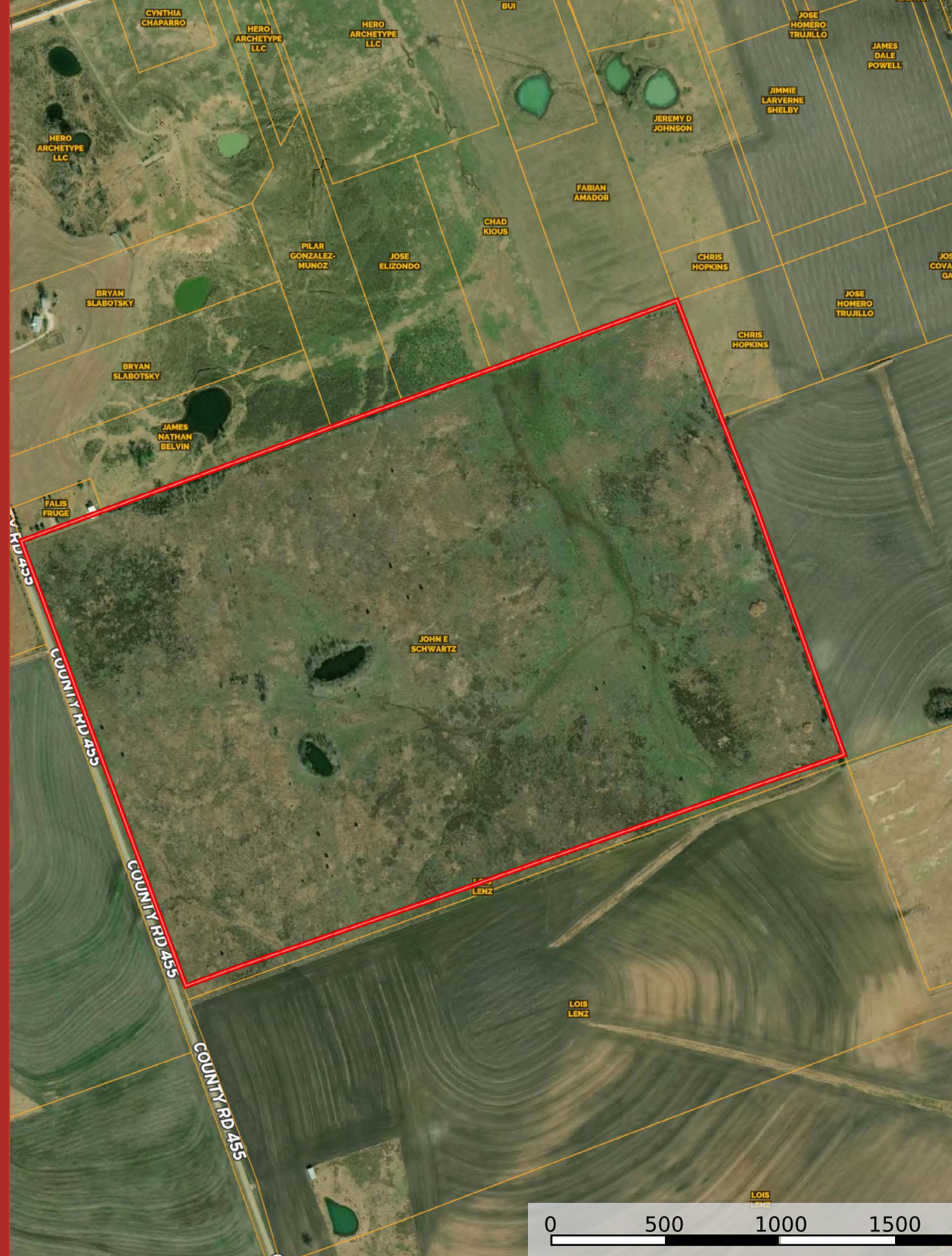
- 150.1 Acres of Raw Land Available for Sale
- Raw land located on CR-455 near Coupland and Taylor, Texas
- Approximately 9 minutes from the new Samsung semiconductor chip plant
- Located a little more than one hour from Austin Bergstrom Airport
- GPS coordinates: 30.4979846, -97.3381668
- Call for Pricing

DEMOGRAPHICS

Radius	2023 Population	2028 Proj. Population	Average HH Income
5-mile	2,085	2,172	\$106,099
10-mile	29,503	31,661	\$90,556
15-mile	163,840	186,281	\$119,567

TRAFFIC COUNTS

Hwy 95 in Coupland: 8,853 VPD (TXDOT 2022)
Hwy 95 in Taylor: 7,558 VPD (TXDOT 2022)





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LOT SIZE
150.1 ACRES

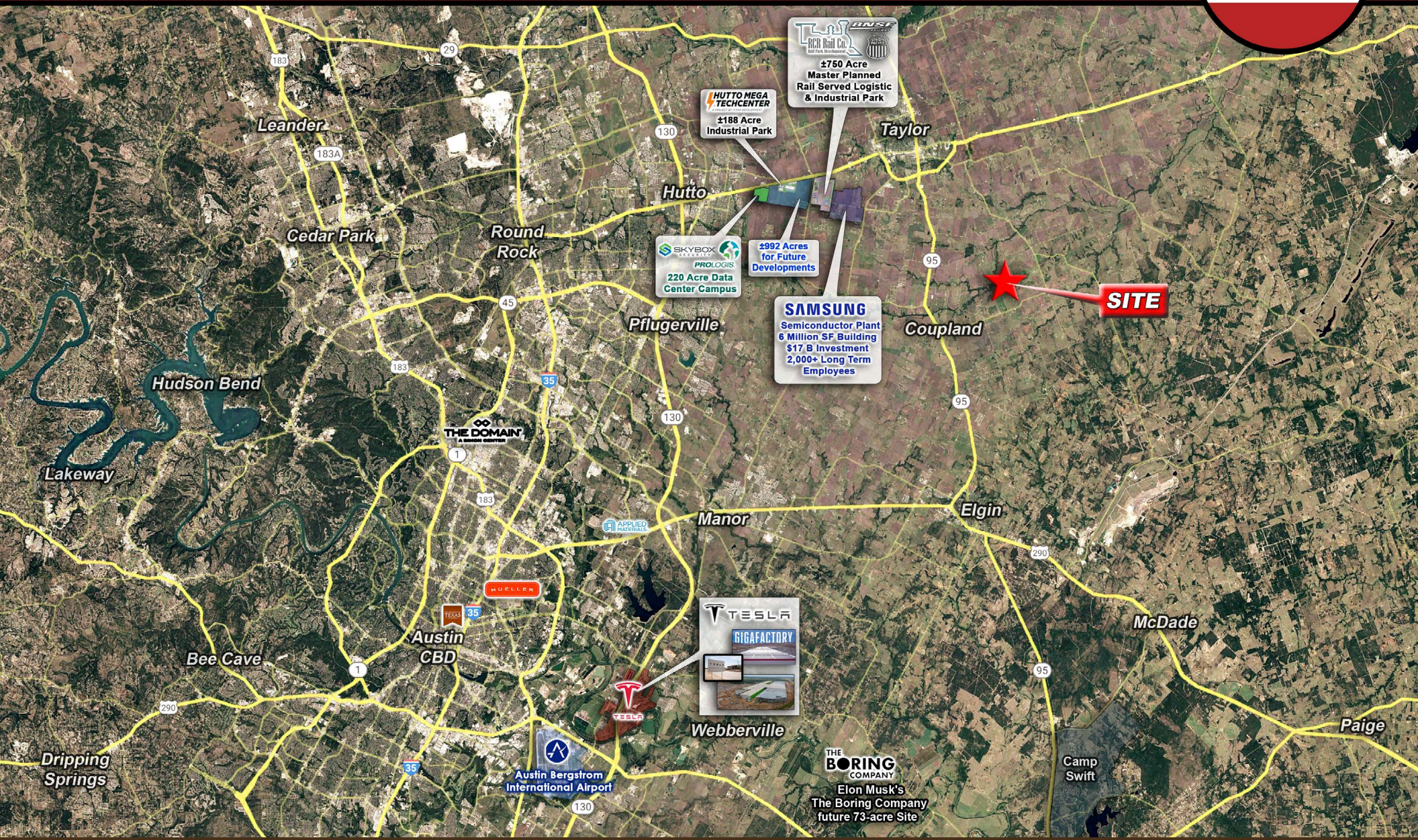


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AUSTIN MSA - DEMOGRAPHICS



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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