

INTRODUCTION

Knight Real Estate Company is pleased to offer this 0.9040 acre parcel located on Joseph Clayton Drive in northeast Austin.

PROPERTY FACTS

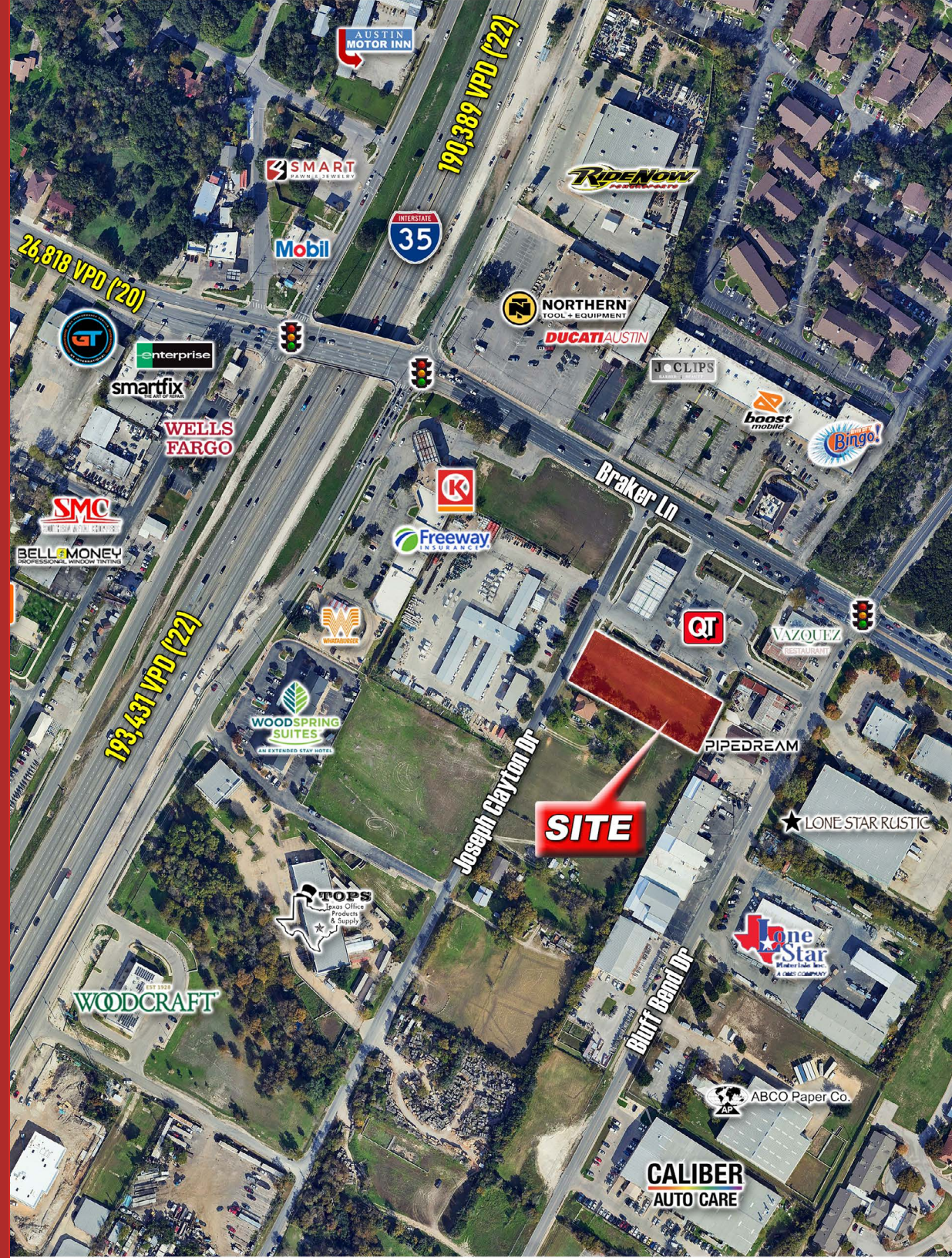
- 0.9040 AC / 39,378.24 SF
- Raw Land
- Located at the southeast quadrant of I-35 & Braker Ln in northeast Austin
- Adjacent to QuikTrip
- Easy access to I-35
- Not in the floodplain
- All utilities available to the site
- CS-NP Zoning

DEMOGRAPHICS

Radius	2023 Population	Daytime Population	Average HH Income
1-mile	12,290	11,086	\$96,897
3-mile	124,067	139,407	\$85,768
5-mile	310,932	351,061	\$99,846

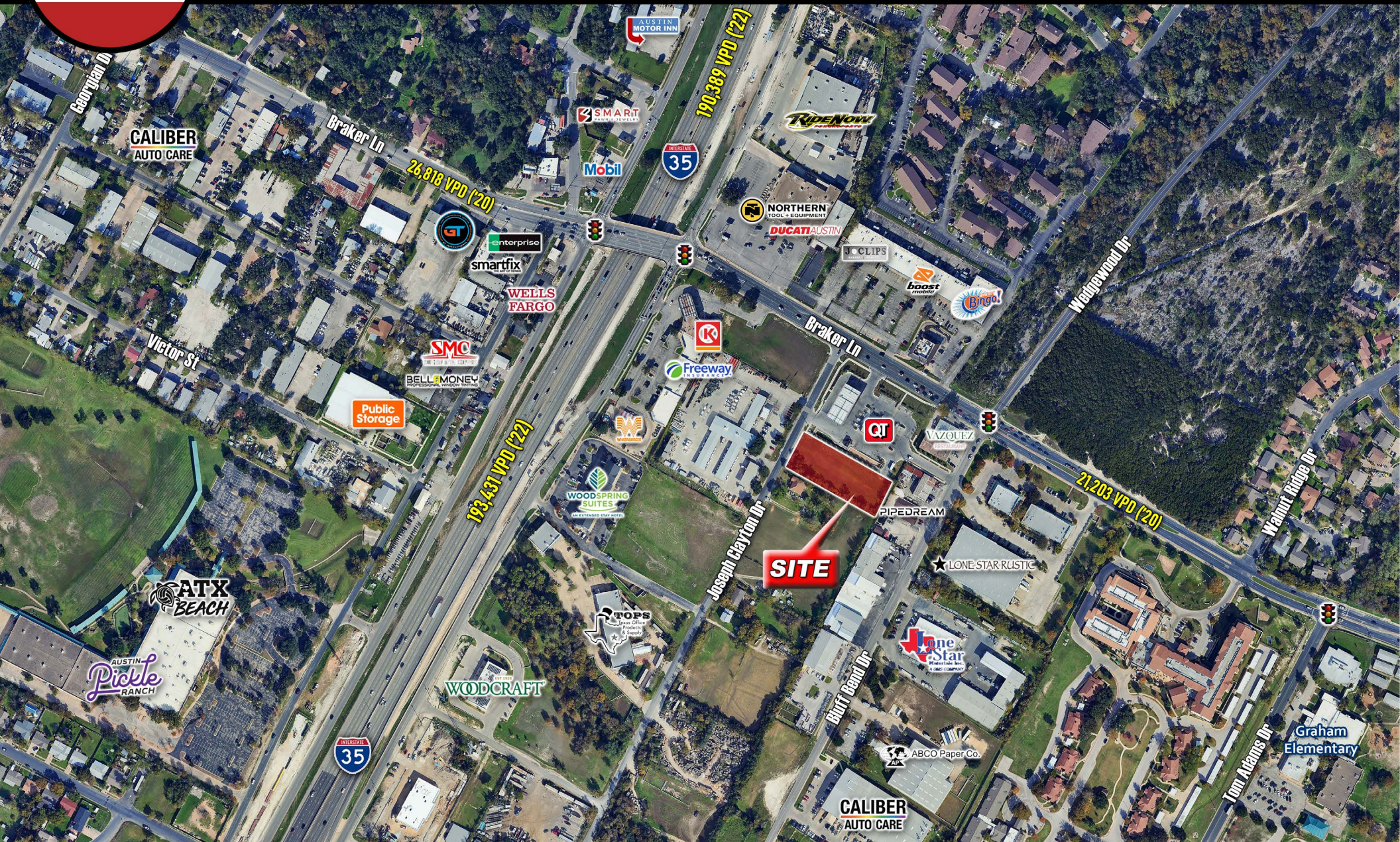
TRAFFIC COUNTS

Braker Lane: 21,203 VPD (TXDOT 2020)
Interstate 35: 193,431 VPD (TXDOT 2022)





JOSEPH CLAYTON DRIVE AUSTIN, TEXAS 78753



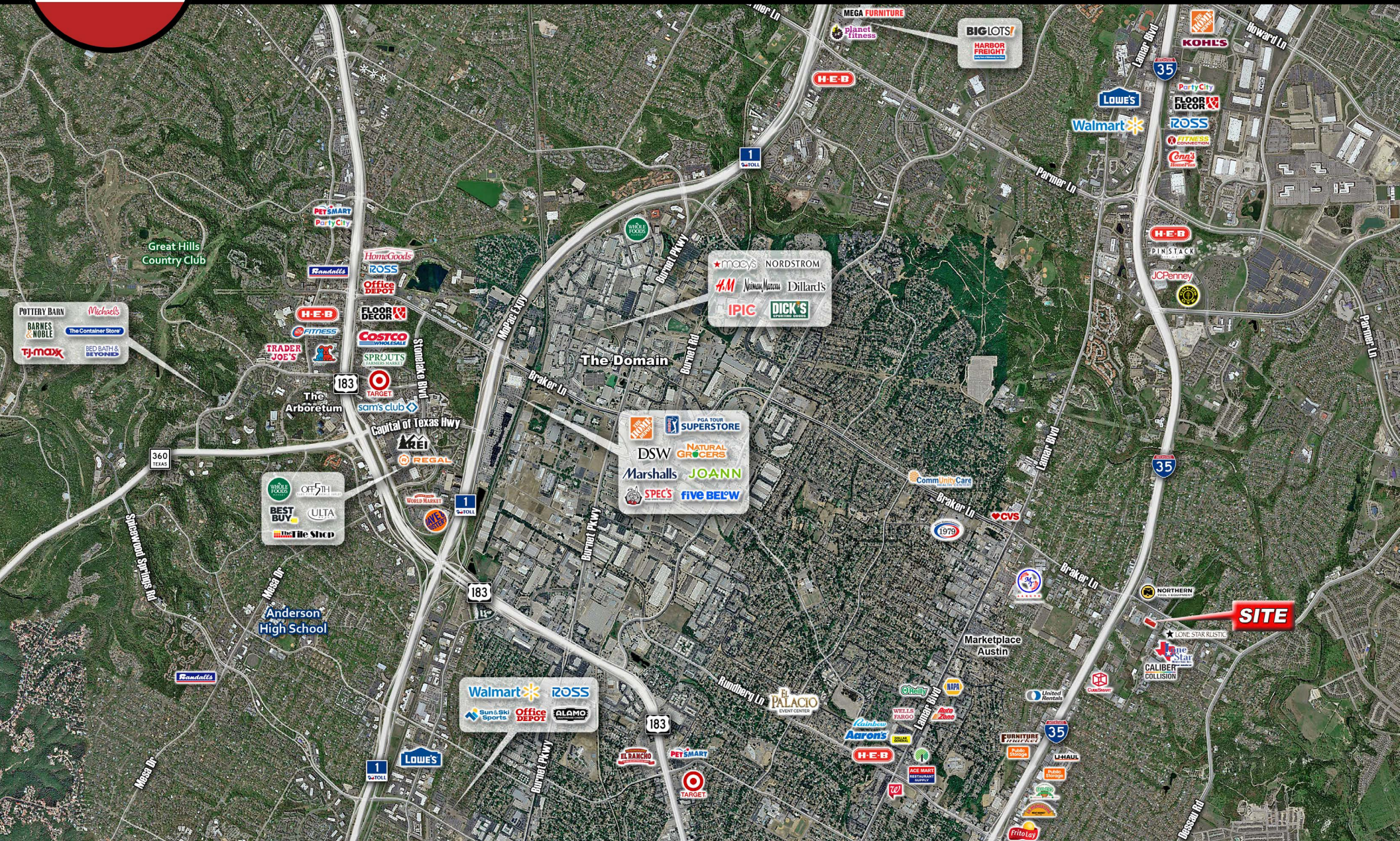
Knight Real Estate Company
PO Box 160607, Austin, TX 78716

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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

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)