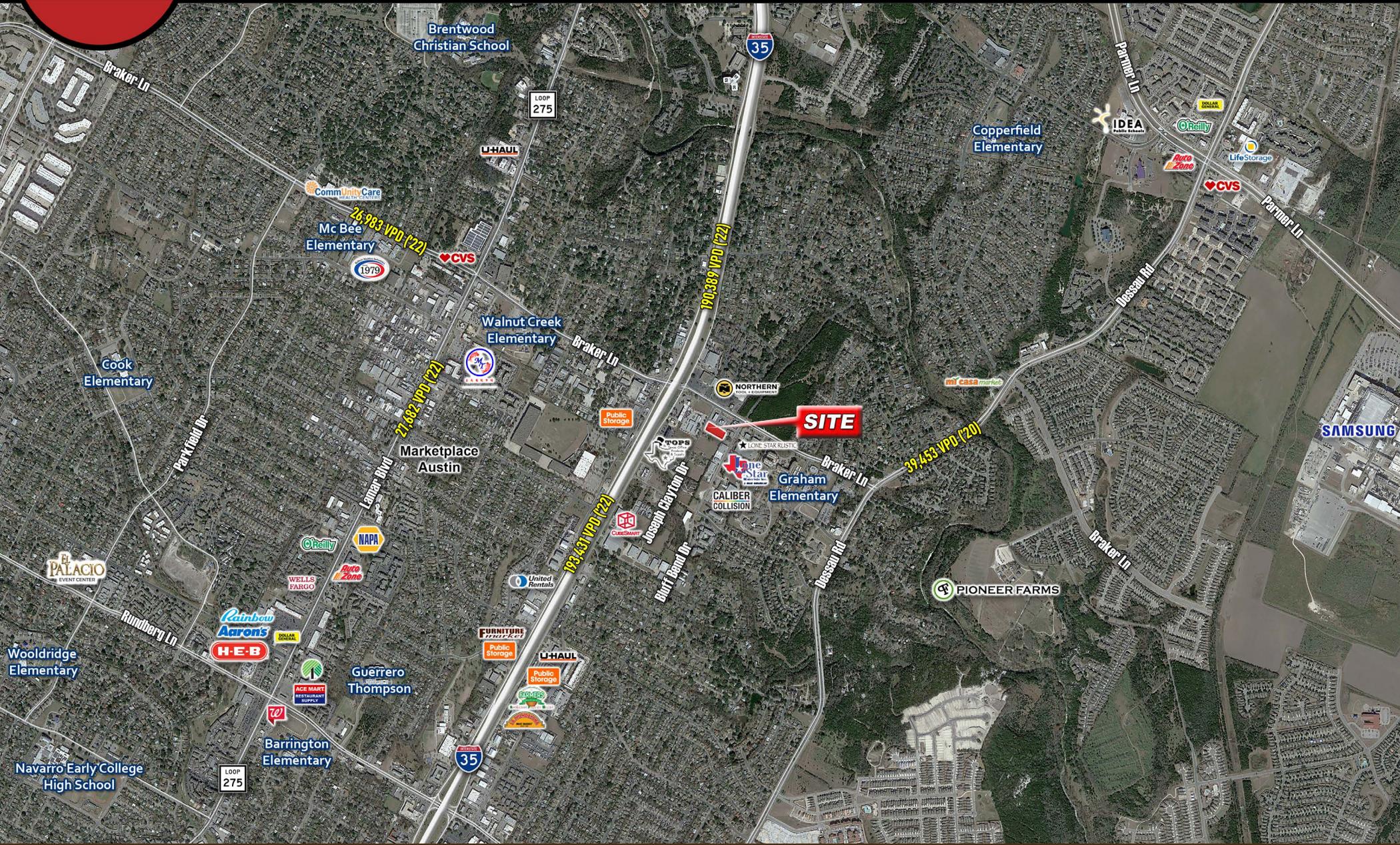




JOSEPH CLAYTON DRIVE AUSTIN, TEXAS 78753



Knight Real Estate Company
P. O. Box 160607, Austin, Texas 78767

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 this 0.9040 acre parcel located on Joseph Clayton Drive in northeast Austin.

PROPERTY FACTS

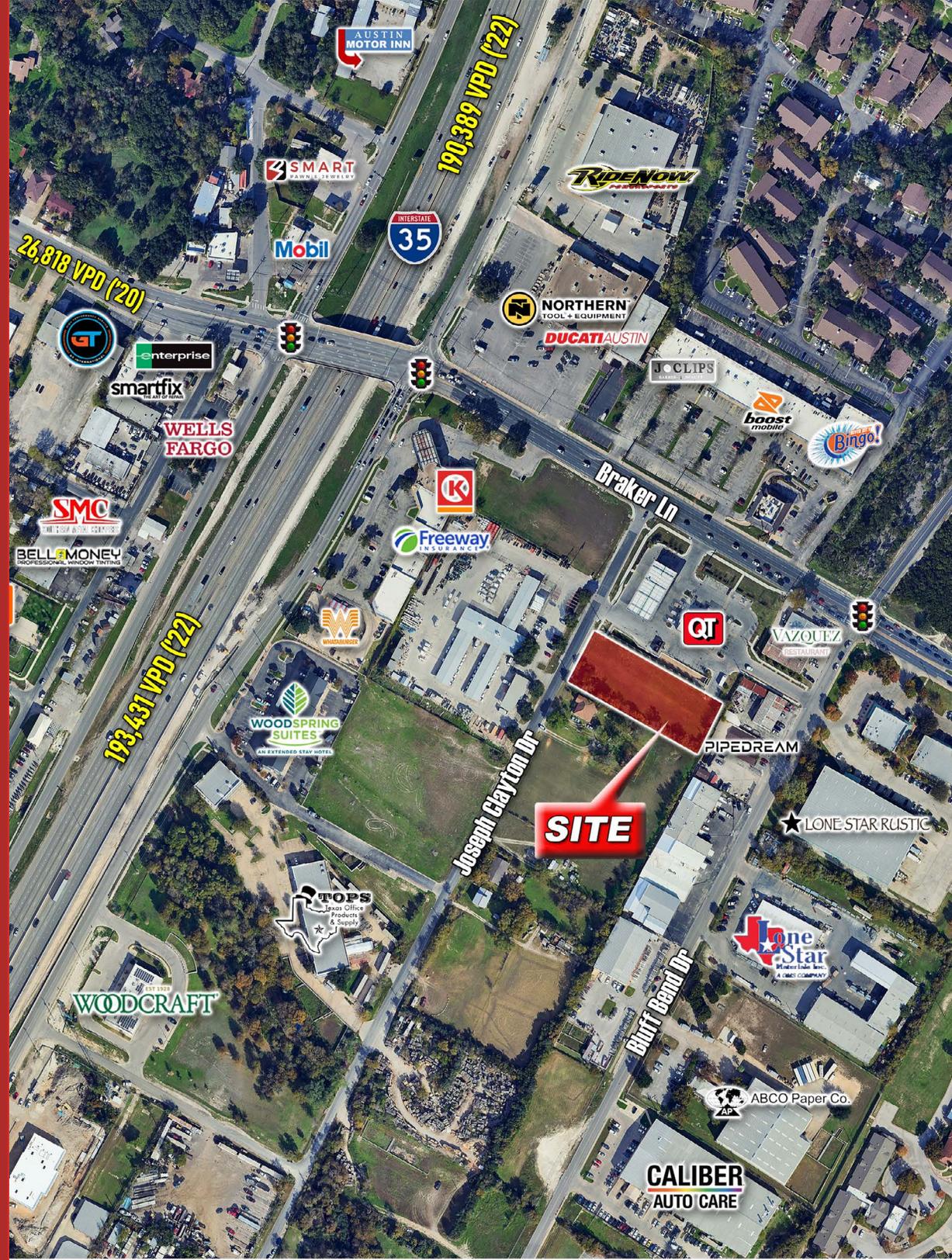
- 0.9040 AC / 39,378.24 SF
- Raw Land
- Located at the southeast quadrant of I-35 & Braker Ln in northeast Austin
- Adjacent to QuikTrip
- Easy access to I-35
- Not in the floodplain
- All utilities available to the site
- CS-NP Zoning

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

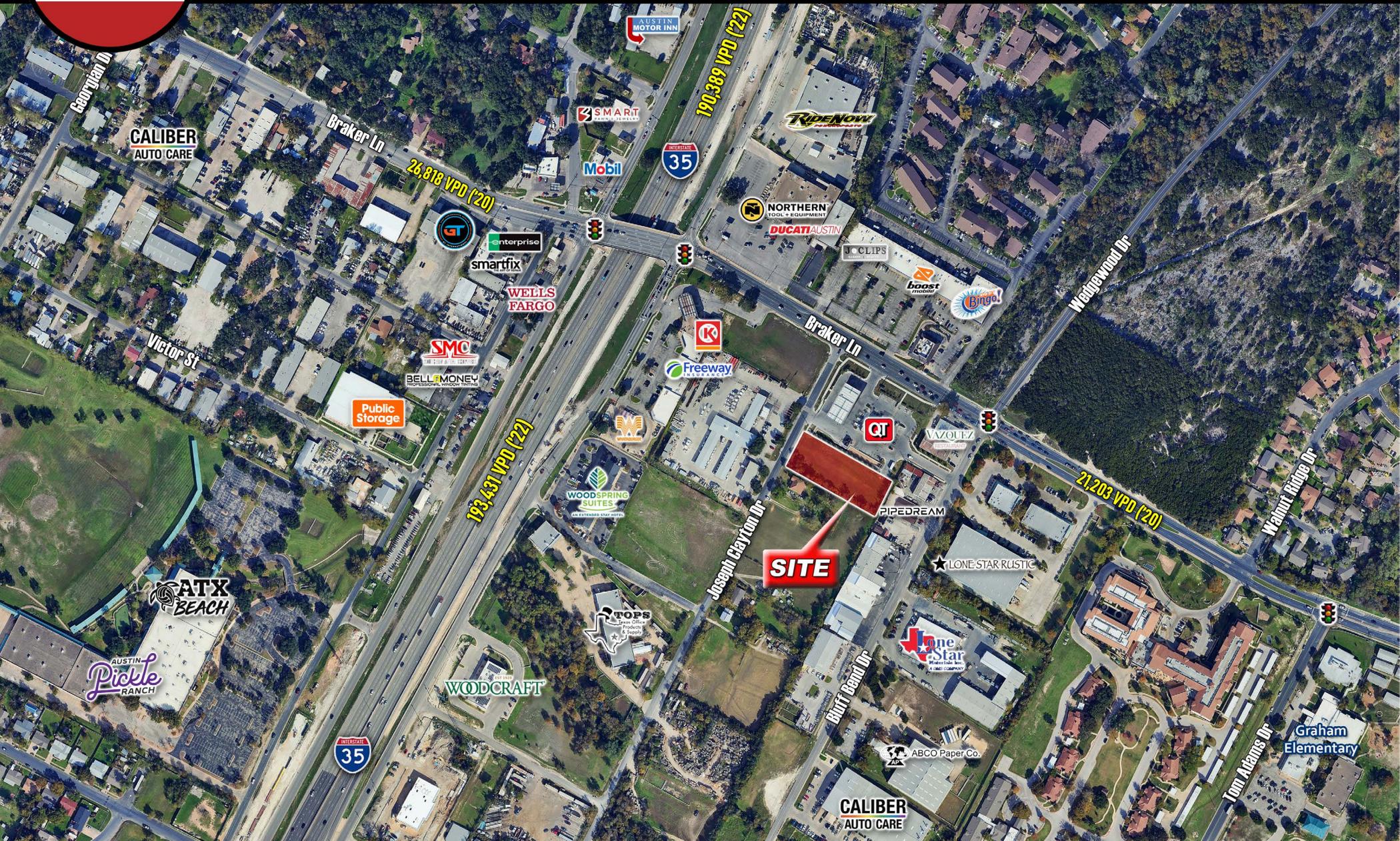
TRAFFIC COUNTS

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





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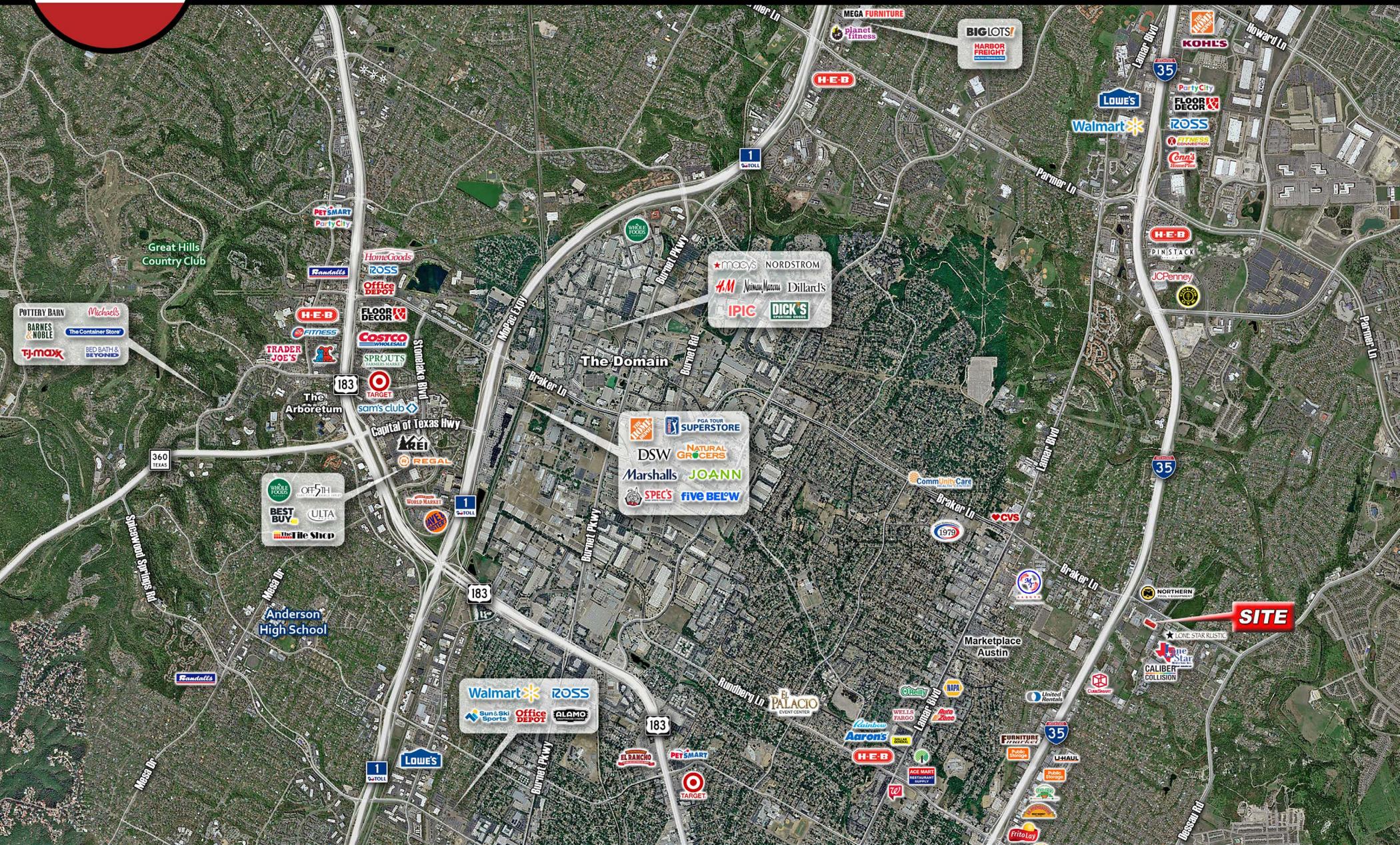
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AUSTIN MSA - DEMOGRAPHICS



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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