



509 Corral Lane (Building A) 7211 Circle S Road (Building B)

Austin, Texas 78745

Property Features

- Excellent owner/occupant or redevelopment opportunity south of William Cannon Drive
- **Building A**
 - 20,000 SF
 - 6.9 acres
 - ± 3,000 SF courtyard
 - Parking ratio 3.5/1,000
- **Building B**
 - 25,015 SF
 - 7.29 acres
 - Parking ratio 9/1,000
 - 1 Grade
 - 1 Loading dock with double set
 - 1 Ramp

Property Summary

- Building A and Building B can be sold together or separately

Zoning

- LI

Traffic Counts

- 12,000 VPD on Congress
- 152,000 VPD on I-35

Asking Price

- Contact Broker



David Dawkins

512 580 6061
david.dawkins@naipartners.com

David Stojanik

512 643 8069
david.stojanik@naipartners.com

NAI Partners
701 Brazos Street, Suite 320
512 580 6025
www.naipartners.com

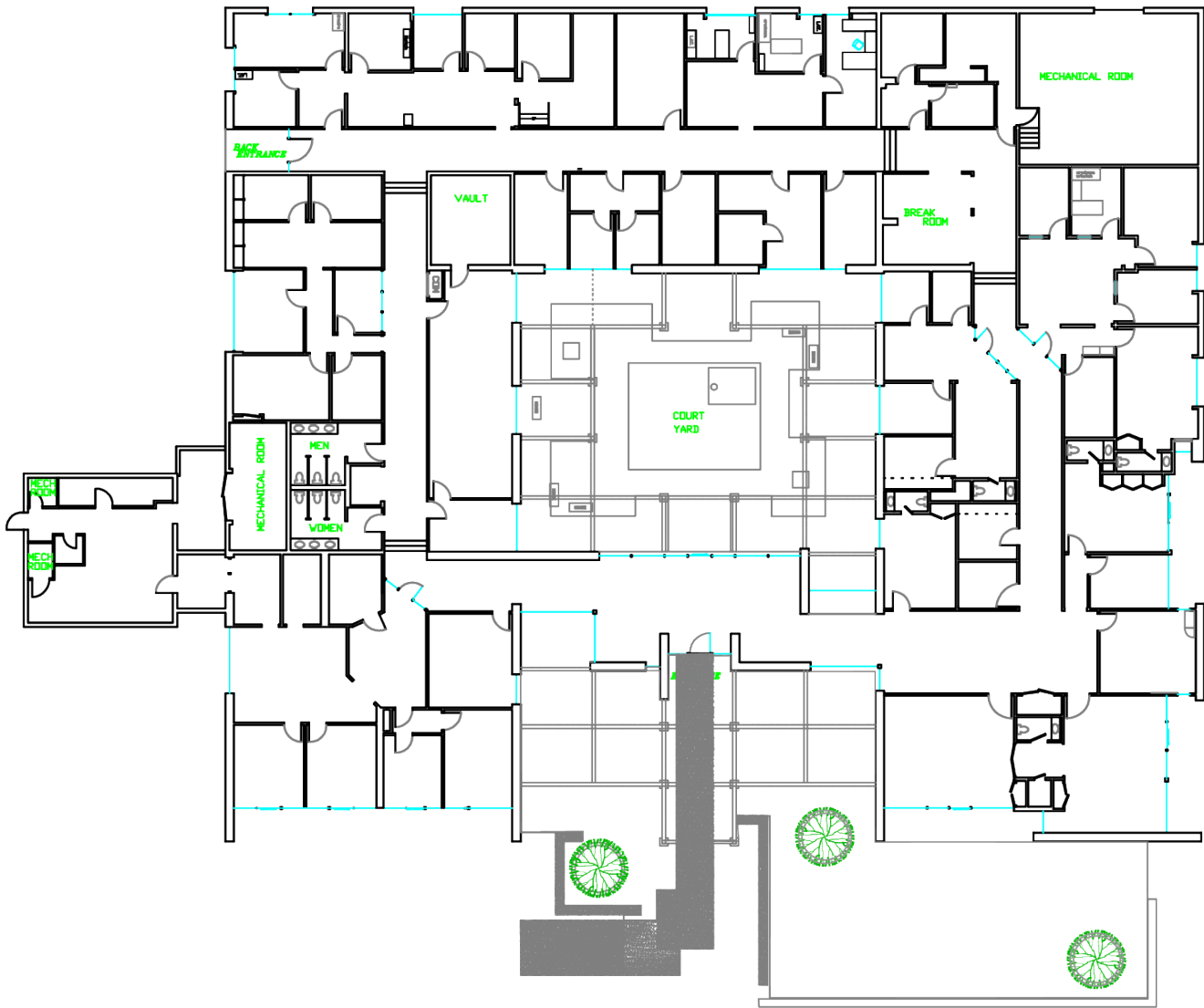
Hilco
Real Estate

For Sale

509 Corral Lane (Building A)

7211 Circle S Road (Building B)

BUILDING A

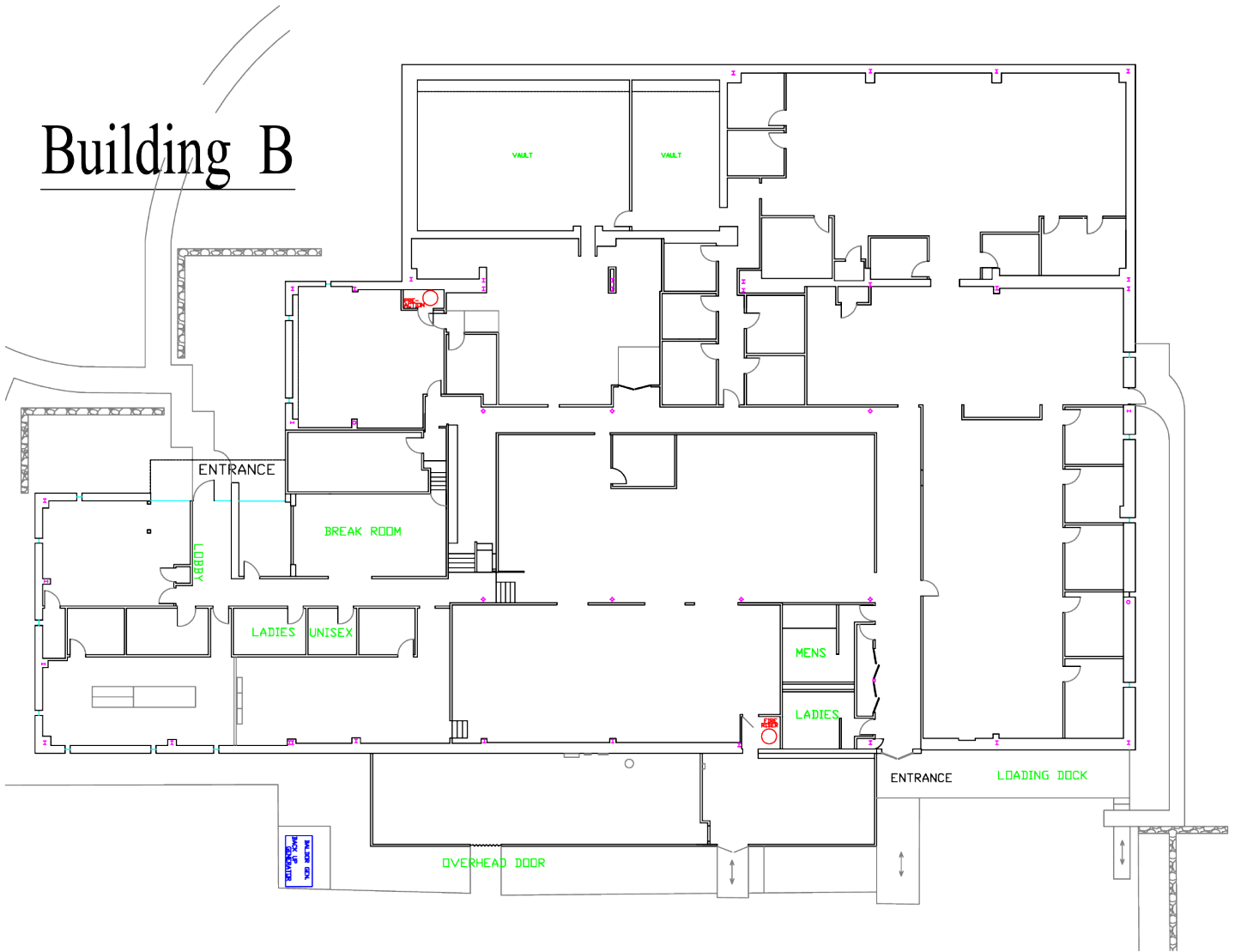


For Sale

509 Corral Lane (Building A)

7211 Circle S Road (Building B)

Building B



For Sale

509 Corral Lane (Building A)

7211 Circle S Road (Building B)

Building A



Building B



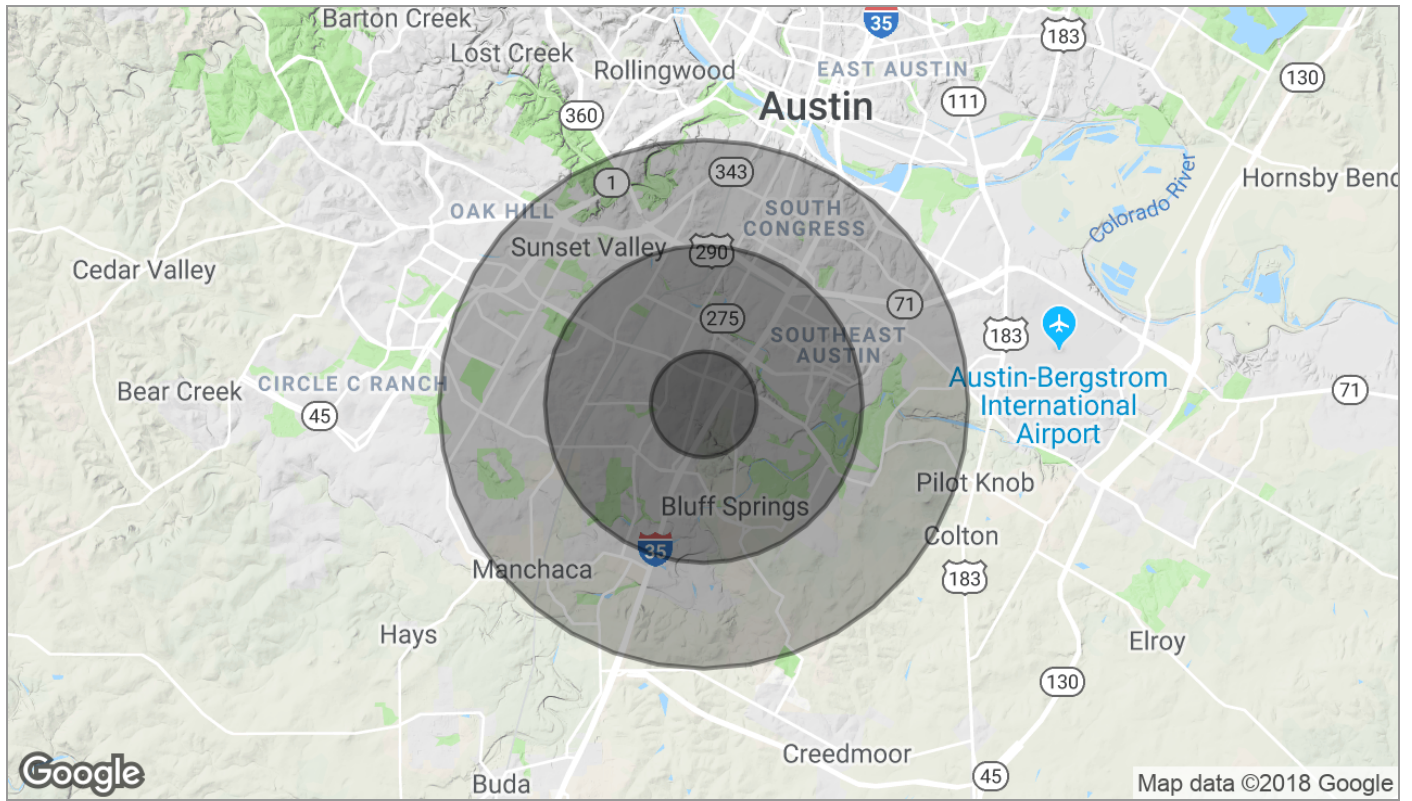
For Sale

509 Corral Lane (Building A)
7211 Circle S Road (Building B)



For Sale

509 Corral Lane (Building A)
7211 Circle S Road (Building B)



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	22,645	145,769	316,491
MEDIAN AGE	33.4	33.0	33.3
MEDIAN AGE (MALE)	33.1	32.3	32.8
MEDIAN AGE (FEMALE)	35.6	33.8	33.9
Households & Income	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS (2018)	9,474	59,258	134,354
PROJECTED HOUSEHOLDS (2023)	10,534	65,863	149,914
AVERAGE HOUSEHOLD SIZE	2.4	2.4	2.3
ESTIMATED AVERAGE HH INCOME (2018)	\$70,371	\$72,683	\$83,503
PROJECTED AVERAGE HH INCOME (2023)	\$75,558	\$77,794	\$90,161
ESTIMATED MEDIAN HH INCOME (2018)	\$56,498	\$60,281	\$70,090
PROJECTED MEDIAN HH INCOME (2023)	\$64,171	\$68,346	\$79,857
Expenditure	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLD EXPENDITURE	\$523 MILLION	\$3.34 BILLION	\$8.31 BILLION
TOTAL NON-RETAIL EXPENDITURE	\$270 MILLION	\$1.73 BILLION	\$4.33 BILLION
TOTAL RETAIL EXPENDITURE	\$254 MILLION	\$1.61 BILLION	\$3.98 BILLION