

AVAILABLE

Oak Hill Centre

6705 US-290 | Austin, TX



Overview

SUITE C-2	2,180 SF
SUITE 103	1,500 SF
SUITE 501	1,800 SF
SUITE 601	3,600 SF
SUITE 607	1,000 SF
SUITE 609	1,200 SF
PARKING	292 Spaces

Contact

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Description

- Lighted intersection at the corner of William Cannon Drive and US-290
- Immediate Access to some of Austin's Major Thoroughfares: U.S Hwy 71, U.S Hwy 290, Southwest Parkway & MoPac (Loop 1)

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
2021 Population	9,777	64,841	163,461
Total Households	4,349	27,770	68,476
Average Household Income	\$125,671	\$134,722	\$136,317

Year: 2021 | Source: Esri

Traffic Counts

71	69,491 VPD
W William Cannon Dr	22,187 VPD

Year: 2019 | Source: TxDot

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	1 mile	3 miles	5 miles
Population			
2000 Population	6,029	41,637	114,766
2010 Population	6,823	54,129	138,616
2021 Population	9,777	64,841	163,461
2026 Population	10,754	69,722	175,119
2000-2010 Annual Rate	1.24%	2.66%	1.91%
2010-2021 Annual Rate	3.25%	1.62%	1.48%
2021-2026 Annual Rate	1.92%	1.46%	1.39%
2021 Male Population	48.7%	49.2%	49.2%
2021 Female Population	51.3%	50.8%	50.8%
2021 Median Age	39.4	37.6	38.4

In the identified area, the current year population is 163,461. In 2010, the Census count in the area was 138,616. The rate of change since 2010 was 1.48% annually. The five-year projection for the population in the area is 175,119 representing a change of 1.39% annually from 2021 to 2026. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 39.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	81.0%	79.3%	79.4%
2021 Black Alone	2.6%	2.5%	2.8%
2021 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2021 Asian Alone	8.2%	9.0%	7.5%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	4.5%	5.1%	6.1%
2021 Two or More Races	3.2%	3.5%	3.6%
2021 Hispanic Origin (Any Race)	17.4%	19.5%	21.9%

Persons of Hispanic origin represent 21.9% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.1 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	135	142	149
2000 Households	2,303	16,034	44,551
2010 Households	2,844	22,639	57,317
2021 Total Households	4,349	27,770	68,476
2026 Total Households	4,847	30,009	73,559
2000-2010 Annual Rate	2.13%	3.51%	2.55%
2010-2021 Annual Rate	3.85%	1.83%	1.59%
2021-2026 Annual Rate	2.19%	1.56%	1.44%
2021 Average Household Size	2.21	2.32	2.37

The household count in this area has changed from 57,317 in 2010 to 68,476 in the current year, a change of 1.59% annually. The five-year projection of households is 73,559, a change of 1.44% annually from the current year total. Average household size is currently 2.37, compared to 2.40 in the year 2010. The number of families in the current year is 40,689 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	15.7%	15.3%	16.2%
Median Household Income			
2021 Median Household Income	\$100,408	\$108,750	\$105,404
2026 Median Household Income	\$106,699	\$117,097	\$113,908
2021-2026 Annual Rate	1.22%	1.49%	1.56%
Average Household Income			
2021 Average Household Income	\$125,671	\$134,722	\$136,317
2026 Average Household Income	\$138,097	\$148,376	\$150,061
2021-2026 Annual Rate	1.90%	1.95%	1.94%
Per Capita Income			
2021 Per Capita Income	\$53,706	\$58,055	\$57,086
2026 Per Capita Income	\$59,746	\$64,235	\$63,023
2021-2026 Annual Rate	2.15%	2.04%	2.00%
Households by Income			

Current median household income is \$105,404 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$113,908 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$136,317 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$150,061 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$57,086 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$63,023 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	126	131	124
2000 Total Housing Units	2,418	16,799	46,484
2000 Owner Occupied Housing Units	1,893	11,330	28,612
2000 Renter Occupied Housing Units	410	4,705	15,939
2000 Vacant Housing Units	115	764	1,933
2010 Total Housing Units	2,962	23,549	60,284
2010 Owner Occupied Housing Units	2,095	13,715	35,488
2010 Renter Occupied Housing Units	749	8,924	21,829
2010 Vacant Housing Units	118	910	2,967
2021 Total Housing Units	4,465	28,449	70,775
2021 Owner Occupied Housing Units	2,400	15,408	41,647
2021 Renter Occupied Housing Units	1,948	12,362	26,829
2021 Vacant Housing Units	116	679	2,299
2026 Total Housing Units	4,965	30,679	75,856
2026 Owner Occupied Housing Units	2,625	16,632	45,218
2026 Renter Occupied Housing Units	2,221	13,377	28,341
2026 Vacant Housing Units	118	670	2,297

Currently, 58.8% of the 70,775 housing units in the area are owner occupied; 37.9%, renter occupied; and 3.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 60,284 housing units in the area - 58.9% owner occupied, 36.2% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2010 is 7.39%. Median home value in the area is \$407,327, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.23% annually to \$432,949.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner or buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyers Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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