

FOR LEASE

Meadows Crossing

IH-35 & Slaughter Lane | Austin, TX



Overview

LAND SIZE	PAD B 1.18 AC
	PAD C 1.25 AC
PRICE	Contact Broker



Description

- IH 35 Frontage
- High traffic counts
- Across from Southpark Meadows Shopping Center

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
2020 Population	14,419	120,941	230,757
Total Households	6,294	48,508	90,796
Average Household Income	\$77,173	\$86,824	\$91,501

Year: 2020 | Source: Esri

Contact

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Traffic Counts

IH 35 N	185,301 VPD
IH 35 S	158,679 VPD
W Slaughter Ln	39,058 VPD

Year: 2019 | Source: TxDot

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This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



JCPenney TARGET WOODROW'S
 DOLLAR TREE BROOKLYN PIE CO. H&R BLOCK
 lash JASON MILES KAY ULTA
 ANYLABTEST NOW FedEx SMOOTHIE KING

WATERLOO MOD Haiku
 Teapicalounge
 MASSAGE HEIGHTS orange leaf
 Mama Fu's Jason's deli

Marshalls BEST BUY Bath & Body Works HOBBY LOBBY
 Justice Southwest & Western Office DEPOT
 LANE BRYANT LESLIE'S SWIMMING POOL SUPPLIES
 Party City NOTHING BUT CAKES M
 WINGSTON James Avery JEWELRY tandi
 crumbl cookies TwiSt SportClips HAIRCUTS

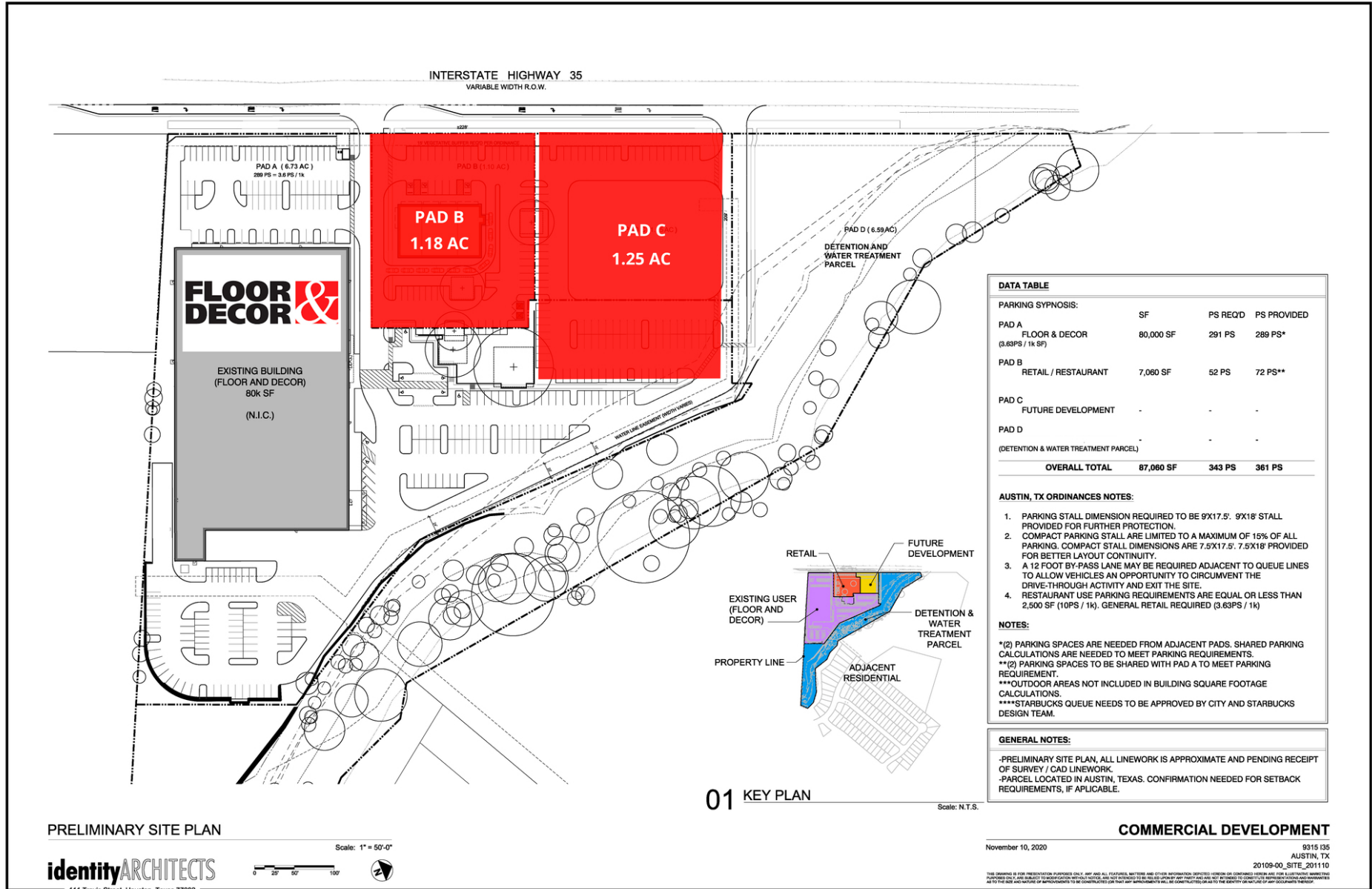
ASHLEY FURNITURE HOMEDECOR BOOT BARN at&t PAPA JOHN'S
 FACTORY MATTRESS Armstrong McCall Conn's HomePlus
 Massage Envy SPA LA BOY sleep number
 gatti town OneMain SPEC'S
 Lending Made Personal WINES-SPIRITS-FINER FOODS

MATTRESS FIRM PETSMART supercuts.
 GameStop SUBWAY GNC
 JACK in the box PALM BEACH TAN Phenix SALON SUITES RBFCU
 Velocity FRED LOYA INSURANCE TWIN LIQUORS
 CASH STORE UBREAKIFIX STARBUCKS COFFEE

PHO WITH US IBC BANK Amaya's Taco Village
 GREEN Merquite Austin's Pizza CINEMARK

Meadows Crossing

IH-35 & Slaughter Lane | Austin, TX



	1 mile	3 miles	5 miles
Population			
2000 Population	4,646	65,607	144,433
2010 Population	8,484	90,698	184,729
2020 Population	14,419	120,941	230,757
2025 Population	16,784	135,675	258,323
2000-2010 Annual Rate	6.21%	3.29%	2.49%
2010-2020 Annual Rate	5.31%	2.85%	2.19%
2020-2025 Annual Rate	3.08%	2.33%	2.28%
2020 Male Population	48.9%	49.6%	49.8%
2020 Female Population	51.1%	50.4%	50.2%
2020 Median Age	32.5	33.9	34.0

In the identified area, the current year population is 230,757. In 2010, the Census count in the area was 184,729. The rate of change since 2010 was 2.19% annually. The five-year projection for the population in the area is 258,323 representing a change of 2.28% annually from 2020 to 2025. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 32.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	70.3%	68.6%	68.1%
2020 Black Alone	7.3%	5.7%	5.6%
2020 American Indian/Alaska Native Alone	0.8%	0.9%	1.0%
2020 Asian Alone	4.1%	3.5%	3.8%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	12.7%	16.9%	17.3%
2020 Two or More Races	4.6%	4.3%	4.1%
2020 Hispanic Origin (Any Race)	44.6%	47.6%	47.1%

Persons of Hispanic origin represent 47.1% of the population in the identified area compared to 18.8% 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 76.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	56	75	83
2000 Households	1,686	24,310	52,754
2010 Households	3,748	35,904	72,090
2020 Total Households	6,294	48,508	90,796
2025 Total Households	7,347	54,644	101,643
2000-2010 Annual Rate	8.32%	3.98%	3.17%
2010-2020 Annual Rate	5.19%	2.98%	2.28%
2020-2025 Annual Rate	3.14%	2.41%	2.28%
2020 Average Household Size	2.29	2.49	2.53

The household count in this area has changed from 72,090 in 2010 to 90,796 in the current year, a change of 2.28% annually. The five-year projection of households is 101,643, a change of 2.28% annually from the current year total. Average household size is currently 2.53, compared to 2.55 in the year 2010. The number of families in the current year is 52,253 in the specified area.

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	16.5%	15.6%	15.7%
Median Household Income			
2020 Median Household Income	\$65,190	\$69,651	\$72,336
2025 Median Household Income	\$68,135	\$74,437	\$76,720
2020-2025 Annual Rate	0.89%	1.34%	1.18%
Average Household Income			
2020 Average Household Income	\$77,173	\$86,824	\$91,501
2025 Average Household Income	\$82,227	\$93,601	\$99,469
2020-2025 Annual Rate	1.28%	1.51%	1.68%
Per Capita Income			
2020 Per Capita Income	\$33,528	\$34,617	\$35,864
2025 Per Capita Income	\$35,802	\$37,409	\$38,977
2020-2025 Annual Rate	1.32%	1.56%	1.68%

Households by Income

Current median household income is \$72,336 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$76,720 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$91,501 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$99,469 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$35,864 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$38,977 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	120	129	128
2000 Total Housing Units	1,712	25,188	54,709
2000 Owner Occupied Housing Units	1,348	14,700	30,018
2000 Renter Occupied Housing Units	337	9,610	22,736
2000 Vacant Housing Units	27	878	1,955
2010 Total Housing Units	4,115	38,308	76,536
2010 Owner Occupied Housing Units	1,375	19,093	37,703
2010 Renter Occupied Housing Units	2,373	16,811	34,387
2010 Vacant Housing Units	367	2,404	4,446
2020 Total Housing Units	6,607	50,764	95,000
2020 Owner Occupied Housing Units	2,521	24,977	47,046
2020 Renter Occupied Housing Units	3,773	23,530	43,750
2020 Vacant Housing Units	313	2,256	4,204
2025 Total Housing Units	7,712	57,002	105,995
2025 Owner Occupied Housing Units	2,892	28,106	53,043
2025 Renter Occupied Housing Units	4,455	26,538	48,600
2025 Vacant Housing Units	365	2,358	4,352

Currently, 49.5% of the 95,000 housing units in the area are owner occupied; 46.1%, renter occupied; and 4.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 76,536 housing units in the area - 49.3% owner occupied, 44.9% renter occupied, and 5.8% vacant. The annual rate of change in housing units since 2010 is 10.08%. Median home value in the area is \$272,625, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.99% annually to \$300,907.

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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Carson Hawley	641709	carson.hawley@srsre.com	512.236.4620
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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