

RR 620 Retail Sites

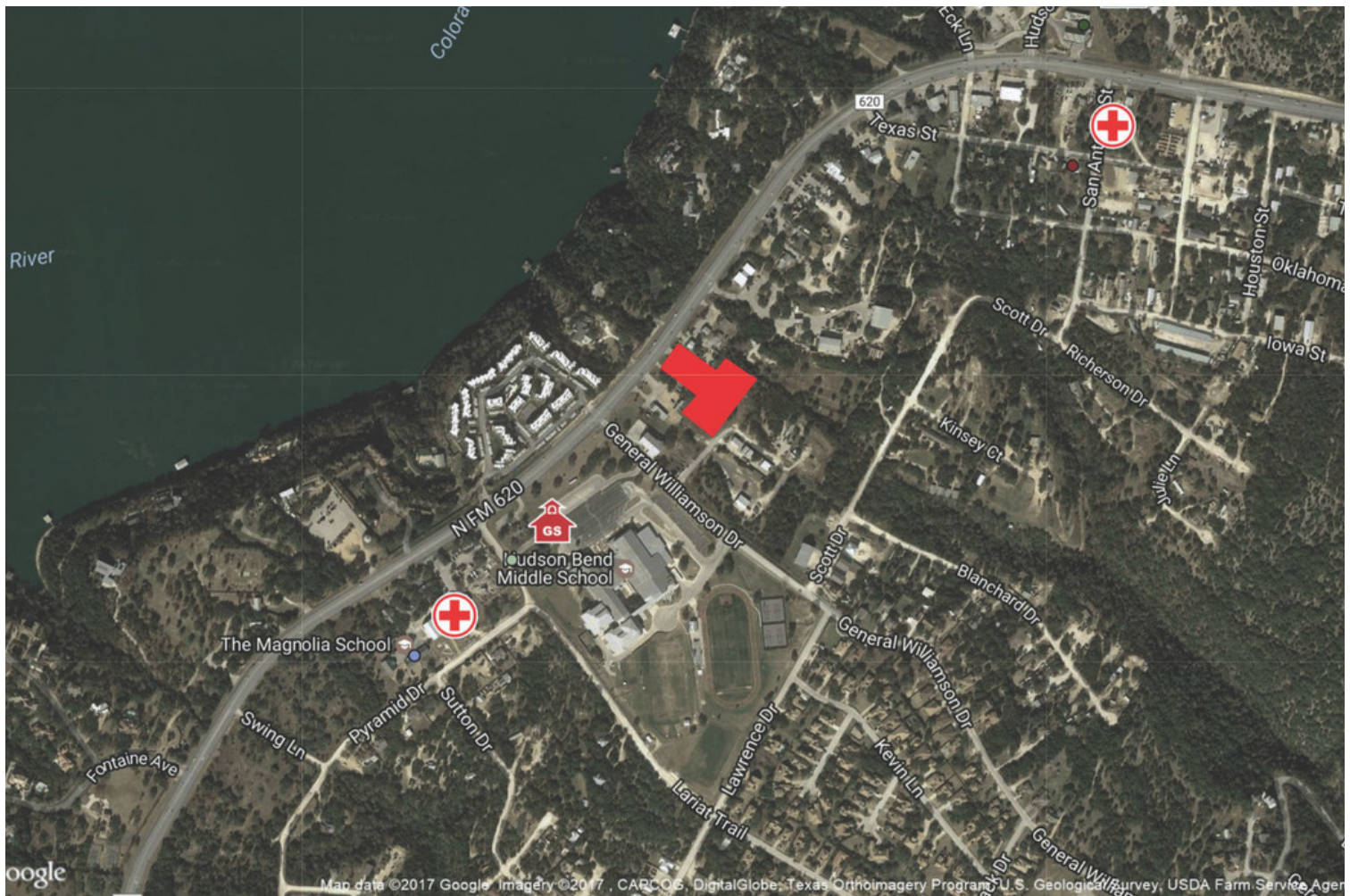
+/- 2.481 acres

3213 & 3217 RR 620 close to General Williamson
Austin, TX

+/- 2.481 contiguous acres w/ bldgs
along frontage plus .3411 acre single lot

Pricing: \$12 / sq ft for frontage, various
pricing for land in the back

- No zoning - within Travis County
- High traffic count
- Frontage on RR 620
- Travis Co WCID #17 - 8" water line
along RR 620 across the street; no sewer



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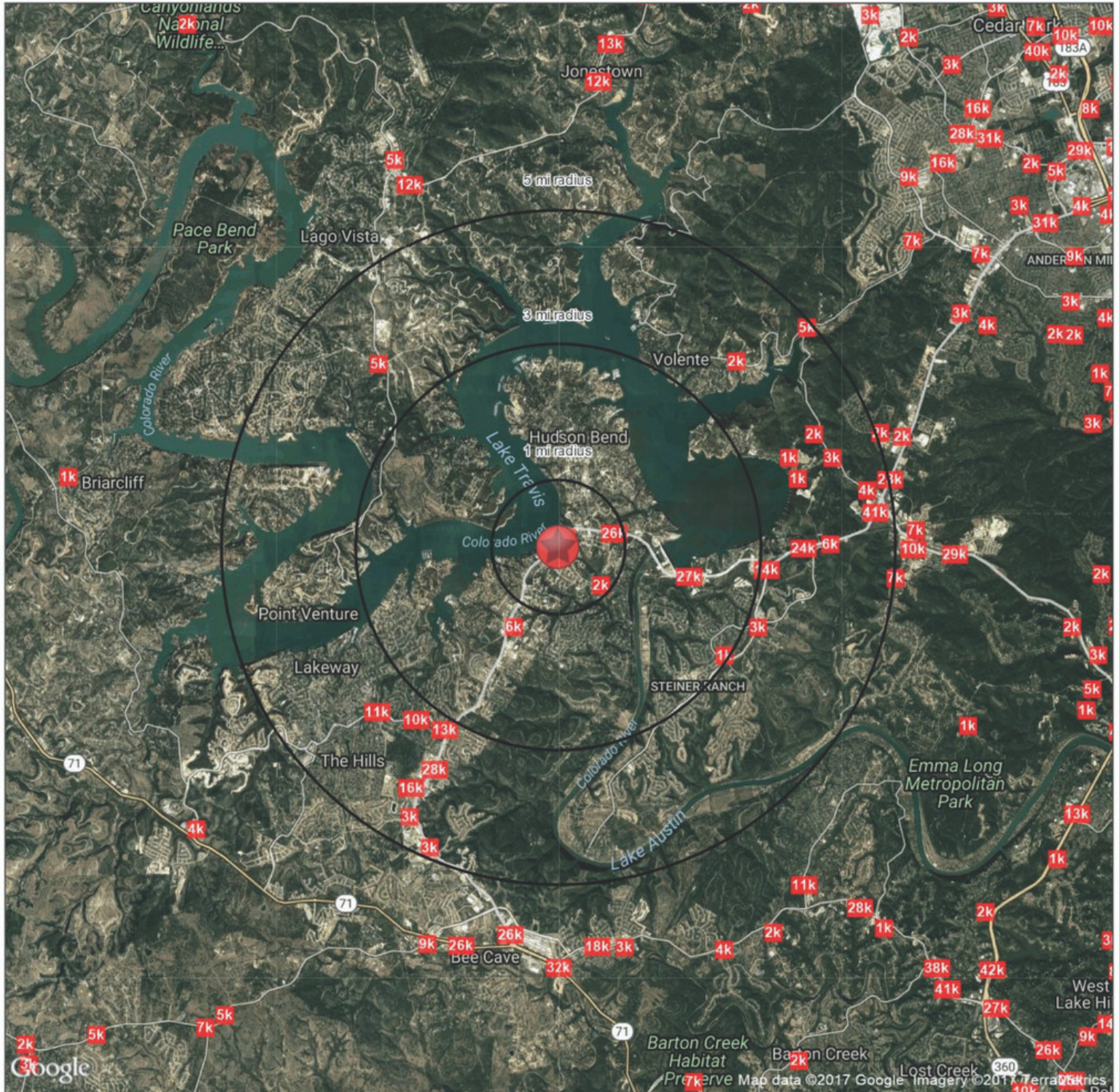
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Demographics

	1 MILE	3 MILE	5 MILE
2016 population	1,722	21,325	51,892
Average HH Income	\$127,312	\$158,657	\$156,824
Traffic Count	26,000 vehicles per day (2016)		

RR 620 RETAIL SITE

Austin, TX 78734



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	1,722	21,325	51,892
Households	669	7,902	19,987
Population Median Age	38.6	41.0	41.4
5 Yr Pop Growth (Total%)	9.2%	10.5%	10.7%

Contact Information

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Prepared By

Prepared For

FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.3938/-97.9345

RF1

Ranch Road 620 Retail

Austin, TX 78734

1 mi radius 3 mi radius 5 mi radius

POPULATION	2017 Estimated Population	1,417	20,978	51,443
	2022 Projected Population	1,550	23,171	56,927
	2010 Census Population	1,117	19,124	43,392
	2000 Census Population	676	10,708	23,263
	Projected Annual Growth 2017 to 2022	1.9%	2.1%	2.1%
	Historical Annual Growth 2000 to 2017	6.4%	5.6%	7.1%
HOUSEHOLDS	2017 Estimated Households	555	7,797	19,829
	2022 Projected Households	621	8,722	22,173
	2010 Census Households	439	7,078	16,580
	2000 Census Households	261	4,177	9,121
	Projected Annual Growth 2017 to 2022	2.4%	2.4%	2.4%
	Historical Annual Growth 2000 to 2017	6.6%	5.1%	6.9%
AGE	2017 Est. Population Under 10 Years	13.2%	14.9%	14.5%
	2017 Est. Population 10 to 19 Years	12.3%	12.7%	12.6%
	2017 Est. Population 20 to 29 Years	8.2%	5.2%	5.3%
	2017 Est. Population 30 to 44 Years	26.3%	25.2%	24.5%
	2017 Est. Population 45 to 59 Years	24.3%	22.5%	21.7%
	2017 Est. Population 60 to 74 Years	13.3%	15.4%	16.7%
	2017 Est. Population 75 Years or Over	2.5%	4.1%	4.6%
	2017 Est. Median Age	39.3	41.1	41.4
MARITAL STATUS & GENDER	2017 Est. Male Population	53.0%	50.8%	50.0%
	2017 Est. Female Population	47.0%	49.2%	50.0%
	2017 Est. Never Married	20.1%	17.3%	18.7%
	2017 Est. Now Married	57.5%	66.0%	66.3%
	2017 Est. Separated or Divorced	17.5%	12.0%	10.5%
	2017 Est. Widowed	4.9%	4.7%	4.6%
INCOME	2017 Est. HH Income \$200,000 or More	15.4%	22.7%	24.5%
	2017 Est. HH Income \$150,000 to \$199,999	9.7%	11.3%	12.1%
	2017 Est. HH Income \$100,000 to \$149,999	14.6%	21.8%	19.9%
	2017 Est. HH Income \$75,000 to \$99,999	16.0%	12.2%	11.7%
	2017 Est. HH Income \$50,000 to \$74,999	17.1%	11.4%	11.4%
	2017 Est. HH Income \$35,000 to \$49,999	11.0%	7.4%	7.8%
	2017 Est. HH Income \$25,000 to \$34,999	4.8%	3.9%	3.8%
	2017 Est. HH Income \$15,000 to \$24,999	5.1%	3.6%	4.1%
	2017 Est. HH Income Under \$15,000	6.3%	5.7%	4.8%
	2017 Est. Average Household Income	\$127,312	\$158,657	\$156,824
	2017 Est. Median Household Income	\$91,173	\$111,896	\$115,903
	2017 Est. Per Capita Income	\$49,908	\$58,978	\$60,453
	2017 Est. Total Businesses	192	751	2,255
	2017 Est. Total Employees	1,620	6,309	16,920

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1 mi radius 3 mi radius 5 mi radius

RACE	2017 Est. White	79.7%	85.1%	86.3%
	2017 Est. Black	1.3%	1.2%	1.6%
	2017 Est. Asian or Pacific Islander	3.8%	6.1%	5.8%
	2017 Est. American Indian or Alaska Native	0.5%	0.4%	0.4%
	2017 Est. Other Races	14.6%	7.2%	5.9%
HISPANIC	2017 Est. Hispanic Population	365	2,936	6,436
	2017 Est. Hispanic Population	25.7%	14.0%	12.5%
	2022 Proj. Hispanic Population	27.0%	15.4%	14.0%
	2010 Hispanic Population	28.7%	14.5%	11.6%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	1,013	14,811	36,515
	2017 Est. Elementary (Grade Level 0 to 8)	5.7%	2.1%	1.5%
	2017 Est. Some High School (Grade Level 9 to 11)	9.1%	3.2%	1.9%
	2017 Est. High School Graduate	23.6%	14.4%	12.5%
	2017 Est. Some College	17.7%	18.4%	17.5%
	2017 Est. Associate Degree Only	3.0%	5.0%	5.9%
	2017 Est. Bachelor Degree Only	28.4%	36.2%	38.3%
	2017 Est. Graduate Degree	12.5%	20.7%	22.3%
HOUSING	2017 Est. Total Housing Units	597	8,435	21,527
	2017 Est. Owner-Occupied	71.9%	74.9%	72.2%
	2017 Est. Renter-Occupied	21.0%	17.5%	19.9%
	2017 Est. Vacant Housing	7.0%	7.6%	7.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.8%	1.3%	1.7%
	2010 Homes Built 2000 to 2004	47.4%	42.7%	45.0%
	2010 Homes Built 1990 to 1999	19.7%	24.4%	26.9%
	2010 Homes Built 1980 to 1989	17.3%	18.3%	17.2%
	2010 Homes Built 1970 to 1979	13.9%	10.7%	11.0%
	2010 Homes Built 1960 to 1969	4.4%	2.9%	3.3%
	2010 Homes Built 1950 to 1959	1.5%	2.4%	2.8%
	2010 Homes Built Before 1949	4.0%	2.4%	1.8%
HOME VALUES	2010 Home Value \$1,000,000 or More	2.3%	2.4%	2.7%
	2010 Home Value \$500,000 to \$999,999	18.8%	26.9%	29.8%
	2010 Home Value \$400,000 to \$499,999	7.4%	13.1%	16.2%
	2010 Home Value \$300,000 to \$399,999	12.6%	22.6%	23.9%
	2010 Home Value \$200,000 to \$299,999	38.8%	26.6%	25.9%
	2010 Home Value \$150,000 to \$199,999	11.5%	6.7%	8.1%
	2010 Home Value \$100,000 to \$149,999	6.6%	4.2%	4.5%
	2010 Home Value \$50,000 to \$99,999	6.6%	3.0%	2.8%
	2010 Home Value \$25,000 to \$49,999	2.2%	1.2%	1.0%
	2010 Home Value Under \$25,000	2.6%	2.2%	1.8%
	2010 Median Home Value	\$293,475	\$354,552	\$366,850
	2010 Median Rent	\$1,159	\$1,451	\$1,323

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	1,120	16,017	39,450
	2017 Est. Civilian Employed	62.9%	64.5%	62.9%
	2017 Est. Civilian Unemployed	3.3%	2.2%	1.8%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	33.9%	33.4%	35.3%
	2017 Labor Force Males	52.8%	50.5%	49.6%
	2017 Labor Force Females	47.2%	49.5%	50.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	629	10,622	25,230
	2010 Mgmt, Business, & Financial Operations	22.6%	27.6%	28.4%
	2010 Professional, Related	17.8%	28.9%	29.1%
	2010 Service	15.5%	11.6%	9.8%
	2010 Sales, Office	24.7%	21.9%	23.5%
	2010 Farming, Fishing, Forestry	-	-	0.1%
	2010 Construction, Extraction, Maintenance	15.0%	6.8%	5.6%
	2010 Production, Transport, Material Moving	4.3%	3.2%	3.5%
	2010 White Collar Workers	65.1%	78.4%	81.0%
	2010 Blue Collar Workers	34.9%	21.6%	19.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	77.2%	75.6%	74.5%
	2010 Drive to Work in Carpool	5.8%	7.8%	6.3%
	2010 Travel to Work by Public Transportation	0.5%	0.8%	0.9%
	2010 Drive to Work on Motorcycle	0.1%	0.5%	0.4%
	2010 Walk or Bicycle to Work	0.2%	1.0%	1.0%
	2010 Other Means	0.1%	0.5%	0.7%
	2010 Work at Home	16.2%	13.8%	16.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	29.6%	17.7%	15.6%
	2010 Travel to Work in 15 to 29 Minutes	21.4%	22.0%	22.4%
	2010 Travel to Work in 30 to 59 Minutes	34.9%	42.8%	41.7%
	2010 Travel to Work in 60 Minutes or More	4.4%	6.9%	7.3%
	2010 Average Travel Time to Work	24.6	30.1	31.2
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$46.1 M	\$770 M	\$1.92 B
	2017 Est. Apparel	\$1.63 M	\$27.3 M	\$68.3 M
	2017 Est. Contributions, Gifts	\$3.55 M	\$63.3 M	\$161 M
	2017 Est. Education, Reading	\$2.01 M	\$36.3 M	\$91.4 M
	2017 Est. Entertainment	\$2.62 M	\$44.0 M	\$110 M
	2017 Est. Food, Beverages, Tobacco	\$6.79 M	\$111 M	\$276 M
	2017 Est. Furnishings, Equipment	\$1.65 M	\$28.0 M	\$70.0 M
	2017 Est. Health Care, Insurance	\$3.86 M	\$62.7 M	\$157 M
	2017 Est. Household Operations, Shelter, Utilities	\$14.2 M	\$238 M	\$595 M
	2017 Est. Miscellaneous Expenses	\$653 K	\$10.7 M	\$26.7 M
	2017 Est. Personal Care	\$593 K	\$9.85 M	\$24.6 M
	2017 Est. Transportation	\$8.50 M	\$139 M	\$345 M

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