

± 48,311 SF BUILDING FOR SALE | \$7,500,000

211 EAST ALPINE ROAD, AUSTIN, TEXAS 78703



ABOUT THE PROPERTY



BUILDING

±/- 48,311 SF



LAND AREA

±/- 81,380 SF
(±/- 1.8682 Acres)



ZONING

LI-CO-NP



MONTHLY NOI

± \$49,501



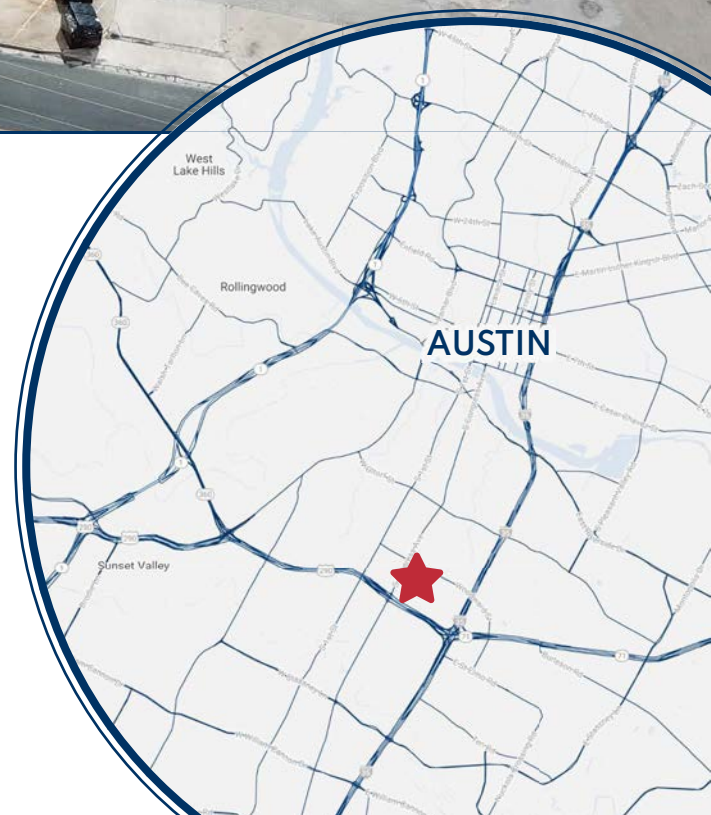
MONTHLY NNN

± \$9,775



ANNUAL TAXES

±/- \$78,791.25



FOR MORE INFORMATION, CONTACT:

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NEARBY RETAILERS



78704 NEARBY AMENITIES/DEVELOPMENTS



MARKET OVERVIEW

Austin, Texas, has emerged as a dynamic and rapidly growing city with a flourishing commercial real estate market. At the heart of Austin's appeal is its vibrant economy, which has been a magnet for businesses of all sizes. The city boasts a diverse range of industries, including technology, healthcare, and entertainment, making it an attractive destination for companies seeking to establish or expand their presence. This economic diversity has not only bolstered the demand for office space but also contributed to the growth of retail and industrial properties. Austin's unemployment rate has consistently been below the national average, creating a steady influx of talent and workers to the region, further fueling the need for commercial real estate. Moreover, Austin's favorable business-friendly policies and the absence of a state income tax make it a cost-effective choice for companies, driving more interest in the local commercial real estate market.



Texas has maintained its position as the foremost U.S. exporter, boasting \$375 billion in exports, a record it has upheld for 19 consecutive years. Furthermore, the Lone Star State experienced a 3% GDP growth from Q4 2022 through Q1 2023 and ranks 6th in job growth post-pandemic. Texas is home to 55 Fortune 500 corporate headquarters, more than any other states. Notably, Austin houses three of these giants: Dell, Tesla, and Oracle. In addition to these achievements, Texas clinches the top spot in the nation for population growth and is also the leading destination for companies relocating from other states.

TEXAS BY THE NUMBERS

#1

US Exporter for
20 Years in a Row
(\$375B in 2021)

#10th

Largest Economy
in the World
(If Texas were a Nation)

90%

Graduation Rate
(Among the Top 5
in the Nation)

14 Million

People in the
Workforce

2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	16,377	161,002	358,021
Households	7,639	80,247	161,465
Families	2,679	29,490	66,052
Average Household Size	1.87	1.94	2.09
Owner Occupied Housing Units	2,293	24,623	56,752
Renter Occupied Housing Units	5,346	55,624	104,713
Median Age	32.0	33.3	31.3
Median Household Income	\$73,683	\$77,405	\$76,157
Average Household Income	\$114,275	\$116,907	\$115,529

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