

DEVELOPMENT OPPORTUNITY

4.477 +/- ACRE DEVELOPMENT OPPORTUNITY JUST MINUTES FROM AUSTIN, OAK HILL & DRIPPING SPINGS, TX

8701 W. US HIGHWAY 290 AUSTIN, TX 78736

CALL FOR PRICING



DETAILS

- TYPE: LAND
- 4.477 +/- ACRES
- TRAVIS COUNTY
- ZONED: UNRESTRICTED
- ~320 +/- FRONTAGE ON HWY 290
- ELECTRICITY AVAILABLE
- SEPTIC & WELL ONSITE
- WATER & SEWAGE LINES NEARBY
- IMPERVIOUS COVERAGE - 25%
- POSSIBLE HB 1704 EXEMPTION

LOCATION

OAKHILL - 5.5 MILES
DRIPPING SPRINGS - 11 MILES
DOWNTOWN AUSTIN - 11 MILES

This prime 4.477 +/- acre development site is located just outside of Austin with approximately 320 feet of frontage along the frontage road of Hwy 290 between Oakhill and Dripping Springs. The site is not zoned or deed restricted. Existing utilities include electric, telephone and cable. The current onsite improvements are being serviced by well and septic. Water and sewage lines are located nearby.

This site is at street grade with the frontage road and no portion of the property is located in a 100-year FEMA floodplain.

The property is currently located in the Barton Springs SOS ordinance area, with 25% impervious cover. Property may qualify for (HB) 1704 exemption which would increase impervious coverage area to 75%.

D|R
DEVORA REALTY

COMMERCIAL
ACQUISITION
DISPOSITION &
DEVELOPMENT

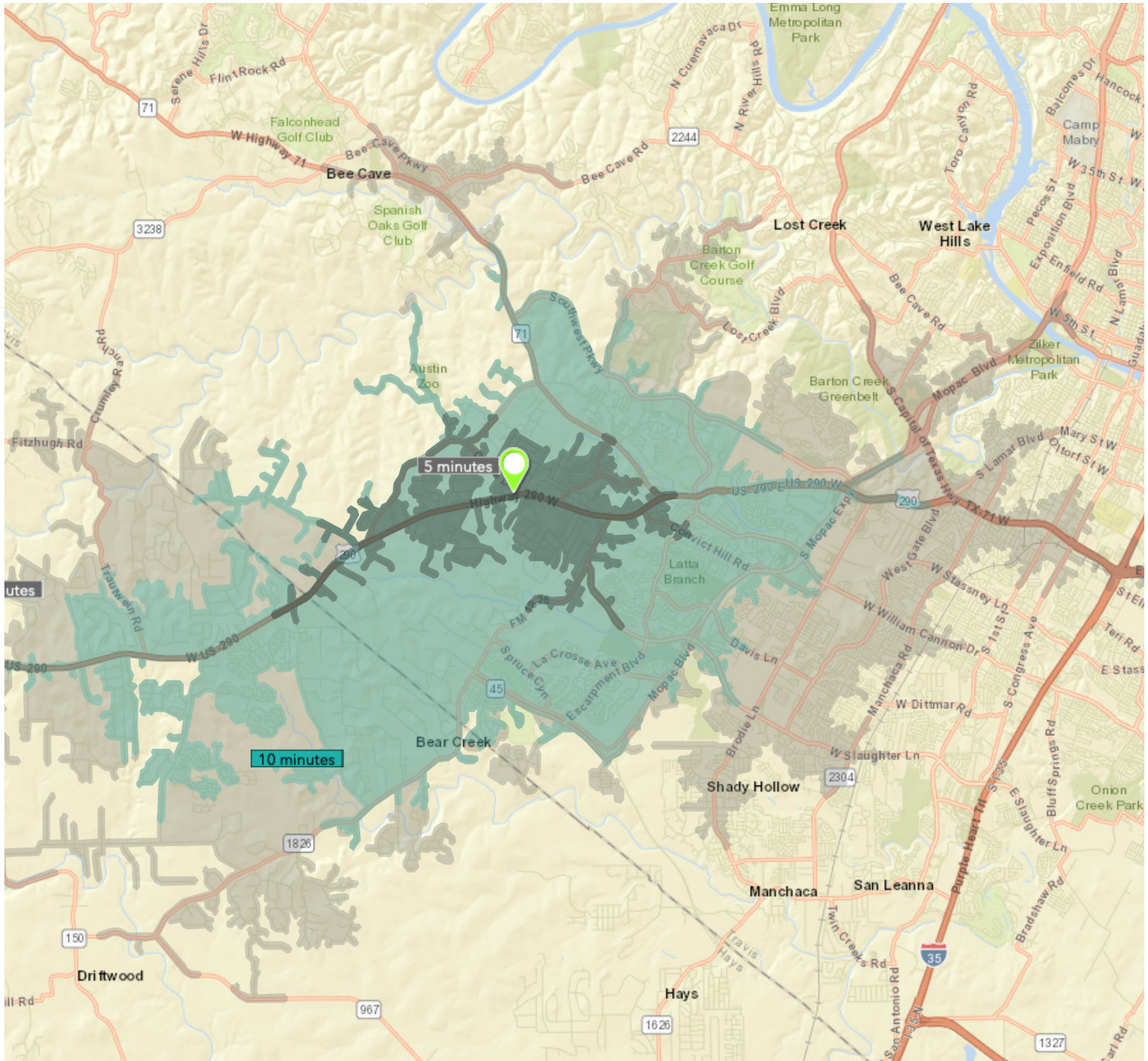
JOHNNY DEVORA, CCIM
512.961.9084

JOHNNYDEVORA@DEVORAREALTY.COM



LOCATION

5, 10 & 15 MIN DRIVE TIME



FOR MORE INFORMATION, CALL JOHNNY DEVORA AT (512) 961-9084
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DEMOGRAPHICS

5 MIN DRIVE TIME

KEY FACTS

9,721

Population



Average
Household Size

42.2

Median Age

\$98,514

Median Household
Income

EDUCATION

4%

No High
School
Diploma



13%

High School
Graduate



24%

Some College



59%

Bachelor's/Grad/Pro/ Degree

BUSINESS



238

Total Businesses



1,721

Total Employees

EMPLOYMENT



80%

White Collar



11%

Blue Collar



9%

Services

2.0%

Unemployment
Rate

INCOME



\$98,514

Median Household
Income



\$49,115

Per Capita Income



\$288,455

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (22.3%)

The smallest group: \$15,000 - \$24,999 (2.8%)

Indicator	Value	Difference	
<\$15,000	4.1%	-7.0%	
\$15,000 - \$24,999	2.8%	-5.1%	
\$25,000 - \$34,999	6.4%	-1.2%	
\$35,000 - \$49,999	8.0%	-3.3%	
\$50,000 - \$74,999	14.1%	-2.9%	
\$75,000 - \$99,999	15.3%	+2.1%	
\$100,000 - \$149,999	22.3%	+4.9%	
\$150,000 - \$199,999	11.6%	+4.2%	
\$200,000+	15.4%	+8.4%	

Bars show deviation from
Hays County

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DEMOGRAPHICS

10 MIN DRIVE TIME

KEY FACTS

70,839

Population



Average Household Size

38.0

Median Age

\$102,933

Median Household Income

EDUCATION

3%

No High School Diploma



10%

High School Graduate



23%

Some College



64%

Bachelor's/Grad/Prof Degree

BUSINESS



1,797

Total Businesses



18,244

Total Employees

EMPLOYMENT



White Collar

85%



Blue Collar

7%



Services

8%

2.6%

Unemployment Rate

INCOME



\$102,933

Median Household Income



\$49,853

Per Capita Income



\$257,621

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (22.5%)

The smallest group: \$15,000 - \$24,999 (3.3%)

Indicator	Value	Difference	
<\$15,000	4.8%	-6.3%	
\$15,000 - \$24,999	3.3%	-4.6%	
\$25,000 - \$34,999	4.4%	-3.2%	
\$35,000 - \$49,999	8.4%	-2.9%	
\$50,000 - \$74,999	14.3%	-2.7%	
\$75,000 - \$99,999	12.8%	-0.4%	
\$100,000 - \$149,999	22.5%	+5.1%	
\$150,000 - \$199,999	13.2%	+5.8%	
\$200,000+	16.3%	+9.3%	

Bars show deviation from
Hays County

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DEMOGRAPHICS

15 MIN DRIVE TIME

KEY FACTS

161,994

Population



Average Household Size

37.3

Median Age

\$83,094

Median Household Income

EDUCATION

5%

No High School Diploma



12%

High School Graduate



25%

Some College



58%

Bachelor's/Grad/Prof Degree

BUSINESS



6,166

Total Businesses



67,287

Total Employees

EMPLOYMENT



81%

White Collar



8%

Blue Collar



12%

Services

2.7%

Unemployment Rate

INCOME



\$83,094

Median Household Income



\$46,455

Per Capita Income



\$137,939

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (19.4%)

The smallest group: \$15,000 - \$24,999 (5.1%)

Indicator	Value	Difference	
<\$15,000	6.0%	-5.1%	
\$15,000 - \$24,999	5.1%	-2.8%	
\$25,000 - \$34,999	6.2%	-1.4%	
\$35,000 - \$49,999	10.7%	-0.6%	
\$50,000 - \$74,999	16.8%	-0.2%	
\$75,000 - \$99,999	13.5%	+0.3%	
\$100,000 - \$149,999	19.4%	+2.0%	
\$150,000 - \$199,999	10.1%	+2.7%	
\$200,000+	12.3%	+5.3%	

Bars show deviation from
Hays County

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Housing Profile

Subject
8701 W Highway 290, Austin, Texas, 78736
Drive Time: 5 minute radius

Prepared by Esri
Latitude: 30.23407
Longitude: -97.91400

Population		Households	
2010 Total Population	7,415	2018 Median Household Income	\$98,514
2018 Total Population	9,721	2023 Median Household Income	\$104,184
2023 Total Population	11,134	2018-2023 Annual Rate	1.13%
2018-2023 Annual Rate	2.75%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,838	100.0%	3,706	100.0%	4,249	100.0%
Occupied	2,770	97.6%	3,642	98.3%	4,178	98.3%
Owner	2,296	80.9%	2,663	71.9%	3,125	73.5%
Renter	474	16.7%	979	26.4%	1,053	24.8%
Vacant	68	2.4%	63	1.7%	70	1.6%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	2,664	100.0%	3,125	100.0%
<\$50,000	18	0.7%	8	0.3%
\$50,000-\$99,999	15	0.6%	7	0.2%
\$100,000-\$149,999	54	2.0%	33	1.1%
\$150,000-\$199,999	223	8.4%	171	5.5%
\$200,000-\$249,999	493	18.5%	472	15.1%
\$250,000-\$299,999	380	14.3%	431	13.8%
\$300,000-\$399,999	819	30.7%	1,055	33.8%
\$400,000-\$499,999	331	12.4%	523	16.7%
\$500,000-\$749,999	211	7.9%	286	9.2%
\$750,000-\$999,999	111	4.2%	129	4.1%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	9	0.3%	10	0.3%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$318,193		\$341,754	
Average Value	\$354,026		\$375,432	

Census 2010 Housing Units	Number	Percent
Total	2,838	100.0%
In Urbanized Areas	2,346	82.7%
In Urban Clusters	0	0.0%
Rural Housing Units	492	17.3%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Housing Profile

Subject
8701 W Highway 290, Austin, Texas, 78736
Drive Time: 5 minute radius

Prepared by Esri
Latitude: 30.23407
Longitude: -97.91400

Census 2010 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	2,296	100.0%
Owned with a Mortgage/Loan	1,741	75.8%
Owned Free and Clear	555	24.2%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	84	100.0%
For Rent	28	33.3%
Rented- Not Occupied	2	2.4%
For Sale Only	21	25.0%
Sold - Not Occupied	3	3.6%
Seasonal/Recreational/Occasional Use	10	11.9%
For Migrant Workers	1	1.2%
Other Vacant	19	22.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units	Number	% of Occupied
Total	2,770	2,296		82.9%
15-24	45	9		20.0%
25-34	341	214		62.8%
35-44	578	468		81.0%
45-54	744	644		86.6%
55-64	621	558		89.9%
65-74	265	249		94.0%
75-84	128	118		92.2%
85+	48	36		75.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership	Occupied Units	Owner Occupied Units	Number	% of Occupied
Total	2,771	2,297		82.9%
White Alone	2,491	2,083		83.6%
Black/African American	34	27		79.4%
American Indian/Alaska	13	11		84.6%
Asian Alone	106	98		92.5%
Pacific Islander Alone	2	1		50.0%
Other Race Alone	77	44		57.1%
Two or More Races	48	33		68.8%
Hispanic Origin	306	229		74.8%

Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units	Owner Occupied Units	Number	% of Occupied
Total	2,771	2,297		82.9%
1-Person	582	430		73.9%
2-Person	1,021	886		86.8%
3-Person	505	417		82.6%
4-Person	438	382		87.2%
5-Person	141	119		84.4%
6-Person	55	42		76.4%
7+ Person	29	21		72.4%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Housing Profile

Subject
8701 W Highway 290, Austin, Texas, 78736
Drive Time: 10 minute radius

Prepared by Esri
Latitude: 30.23407
Longitude: -97.91400

Population		Households	
2010 Total Population	59,737	2018 Median Household Income	\$102,933
2018 Total Population	70,839	2023 Median Household Income	\$108,738
2023 Total Population	78,643	2018-2023 Annual Rate	1.10%
2018-2023 Annual Rate	2.11%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	23,812	100.0%	27,831	100.0%	30,838	100.0%
Occupied	22,922	96.3%	27,209	97.8%	30,175	97.9%
Owner	16,344	68.6%	18,606	66.9%	21,131	68.5%
Renter	6,578	27.6%	8,603	30.9%	9,044	29.3%
Vacant	890	3.7%	622	2.2%	663	2.1%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	18,607	100.0%	21,129	100.0%
<\$50,000	102	0.5%	49	0.2%
\$50,000-\$99,999	52	0.3%	25	0.1%
\$100,000-\$149,999	220	1.2%	137	0.6%
\$150,000-\$199,999	1,086	5.8%	842	4.0%
\$200,000-\$249,999	2,738	14.7%	2,577	12.2%
\$250,000-\$299,999	2,921	15.7%	2,940	13.9%
\$300,000-\$399,999	5,041	27.1%	5,943	28.1%
\$400,000-\$499,999	3,569	19.2%	5,079	24.0%
\$500,000-\$749,999	2,108	11.3%	2,658	12.6%
\$750,000-\$999,999	616	3.3%	680	3.2%
\$1,000,000-\$1,499,999	62	0.3%	89	0.4%
\$1,500,000-\$1,999,999	35	0.2%	42	0.2%
\$2,000,000+	57	0.3%	68	0.3%
Median Value	\$343,335		\$367,214	
Average Value	\$383,577		\$403,024	

Census 2010 Housing Units	Number	Percent
Total	23,812	100.0%
In Urbanized Areas	20,091	84.4%
In Urban Clusters	739	3.1%
Rural Housing Units	2,982	12.5%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Housing Profile

Subject
8701 W Highway 290, Austin, Texas, 78736
Drive Time: 10 minute radius

Prepared by Esri
Latitude: 30.23407
Longitude: -97.91400

Census 2010 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	16,344	100.0%
Owned with a Mortgage/Loan	13,401	82.0%
Owned Free and Clear	2,943	18.0%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	897	100.0%
For Rent	402	44.8%
Rented- Not Occupied	34	3.8%
For Sale Only	192	21.4%
Sold - Not Occupied	40	4.5%
Seasonal/Recreational/Occasional Use	112	12.5%
For Migrant Workers	2	0.2%
Other Vacant	115	12.8%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	22,922	16,344	71.3%
15-24	753	61	8.1%
25-34	4,275	1,940	45.4%
35-44	5,741	4,289	74.7%
45-54	5,432	4,400	81.0%
55-64	4,008	3,409	85.1%
65-74	1,633	1,447	88.6%
75-84	782	637	81.5%
85+	298	161	54.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	22,923	16,344	71.3%
White Alone	19,656	14,410	73.3%
Black/African American	479	289	60.3%
American Indian/Alaska	114	70	61.4%
Asian Alone	1,546	1,008	65.2%
Pacific Islander Alone	19	9	47.4%
Other Race Alone	719	342	47.6%
Two or More Races	390	216	55.4%
Hispanic Origin	3,010	1,782	59.2%

Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	22,922	16,343	71.3%
1-Person	5,423	2,652	48.9%
2-Person	7,500	5,587	74.5%
3-Person	4,088	3,154	77.2%
4-Person	3,926	3,368	85.8%
5-Person	1,398	1,140	81.5%
6-Person	389	298	76.6%
7+ Person	198	144	72.7%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Housing Profile

Subject
8701 W Highway 290, Austin, Texas, 78736
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 30.23407
Longitude: -97.91400

Population		Households	
2010 Total Population	134,038	2018 Median Household Income	\$83,094
2018 Total Population	161,994	2023 Median Household Income	\$91,376
2023 Total Population	180,494	2018-2023 Annual Rate	1.92%
2018-2023 Annual Rate	2.19%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	59,225	100.0%	69,937	100.0%	77,707	100.0%
Occupied	56,186	94.9%	67,505	96.5%	75,047	96.6%
Owner	33,713	56.9%	39,634	56.7%	45,284	58.3%
Renter	22,473	37.9%	27,871	39.9%	29,763	38.3%
Vacant	3,039	5.1%	2,432	3.5%	2,661	3.4%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	39,624	100.0%	45,269	100.0%
<\$50,000	222	0.6%	112	0.2%
\$50,000-\$99,999	195	0.5%	107	0.2%
\$100,000-\$149,999	1,211	3.1%	830	1.8%
\$150,000-\$199,999	4,555	11.5%	3,929	8.7%
\$200,000-\$249,999	6,518	16.4%	6,642	14.7%
\$250,000-\$299,999	5,926	15.0%	6,397	14.1%
\$300,000-\$399,999	8,674	21.9%	10,583	23.4%
\$400,000-\$499,999	6,097	15.4%	8,677	19.2%
\$500,000-\$749,999	3,975	10.0%	5,075	11.2%
\$750,000-\$999,999	1,372	3.5%	1,672	3.7%
\$1,000,000-\$1,499,999	504	1.3%	725	1.6%
\$1,500,000-\$1,999,999	147	0.4%	195	0.4%
\$2,000,000+	228	0.6%	325	0.7%

Median Value	\$313,662	\$343,631
Average Value	\$376,780	\$403,766

Census 2010 Housing Units	Number	Percent
Total	59,225	100.0%
In Urbanized Areas	52,834	89.2%
In Urban Clusters	980	1.7%
Rural Housing Units	5,411	9.1%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Housing Profile

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Drive Time: 15 minute radius

Prepared by Esri
Latitude : 30.23407
Longitude : -97.91400

Census 2010 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	33,713	100.0%
Owned with a Mortgage/Loan	27,008	80.1%
Owned Free and Clear	6,705	19.9%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	3,024	100.0%
For Rent	1,417	46.9%
Rented- Not Occupied	115	3.8%
For Sale Only	637	21.1%
Sold - Not Occupied	118	3.9%
Seasonal/Recreational/Occasional Use	313	10.4%
For Migrant Workers	2	0.1%
Other Vacant	422	14.0%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units	Number	% of Occupied
Total	56,186	33,712	60.0%	
15-24	2,978	186	6.2%	
25-34	12,639	4,307	34.1%	
35-44	12,489	8,041	64.4%	
45-54	11,877	8,718	73.4%	
55-64	9,132	7,162	78.4%	
65-74	3,896	3,235	83.0%	
75-84	2,169	1,621	74.7%	
85+	1,006	442	43.9%	

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership	Occupied Units	Owner Occupied Units	Number	% of Occupied
Total	56,186	33,713	60.0%	
White Alone	47,806	29,877	62.5%	
Black/African American	1,557	689	44.3%	
American Indian/Alaska	322	151	46.9%	
Asian Alone	2,537	1,505	59.3%	
Pacific Islander Alone	41	20	48.8%	
Other Race Alone	2,738	942	34.4%	
Two or More Races	1,185	529	44.6%	
Hispanic Origin	9,763	4,490	46.0%	

Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units	Owner Occupied Units	Number	% of Occupied
Total	56,188	33,713	60.0%	
1-Person	16,682	6,613	39.6%	
2-Person	18,944	12,202	64.4%	
3-Person	8,966	6,117	68.2%	
4-Person	7,449	5,854	78.6%	
5-Person	2,794	2,034	72.8%	
6-Person	881	602	68.3%	
7+ Person	472	291	61.7%	

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

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