

FOR SALE

908 SOUTH PACE BEND ROAD, SPICEWOOD, TEXAS 78669 | AUSTIN, MSA



PRICING: \$875,000

- EXCELLENT OWNER/USER OPPORTUNITY
- IMMEDIATE OCCUPANCY AVAILABLE
- PREVIOUSLY OCCUPIED BY LOCAL DISTILLERY
- HIGH FINISHED SPACE WITH OFFICES, CONDITIONED AND UNCONDITIONED STORAGE
- OUTDOOR STORAGE AREAS WITH 8 FOOT SECURITY FENCING
- ADDITIONAL DEVELOPMENT CAPACITY

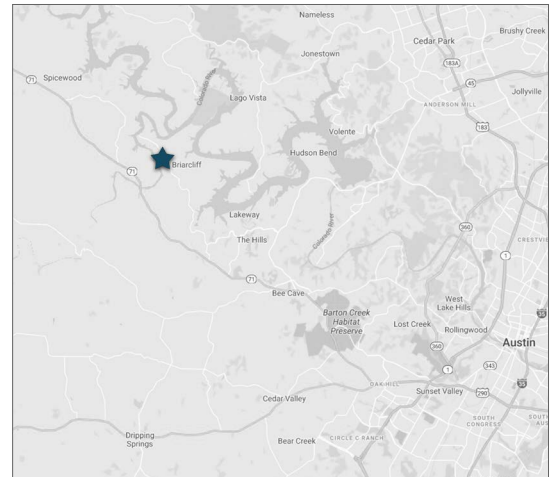
BUILDINGS: 3,600 SQUARE FEET (TOTAL)
POTENTIAL RETAIL STOREFRONT
EXCELLENT POTENTIAL WITH IMPROVED OUTDOOR SPACE

LAND: 4.34 ACRES

ZONING: TRAVIS COUNTY
NO ZONING

FRONTAGE: PACE BEND ROAD, JUST NORTH OF HWY 71

2019 POPULATION: 4,302 (3 mi) 15,544 (5 mi) 41,650 (7 mi)
AVG. HH INCOME: \$147,865 (3 mi) \$145,477 (5 mi) \$159,504(7 mi)



TRAFFIC COUNTS:

Pace Bend Rd: 4,867 VPD @ Hwy 71 ('18)
Hwy 71 West: 15,560 VPD ('18)

ARMSTRONG
COMMERCIAL PARTNERS

FOR MORE INFORMATION:
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4.34 ACRE PROPERTY- FOR SALE

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SURROUNDING AMENITIES

- THE SITE IS LOCATED ON PACE BEND, ON THE WAY TO LAKE TRAVIS, OFFERING A GREAT MARKETING WINDOW AND VISIBILITY.
- THIS PROPERTY HAS THE ULTIMATE POTENTIAL TO SERVE THE STRONG DEMOGRAPHICS AND VALUES LOCATED IN THE LAKE TRAVIS AND WESTERN TRAVIS COUNTY.
- UTILITIES:
 - CITY OF BRIARCLIFF WATER, 2 WATER METERS
 - ONSITE SEPTIC FOR WASTEWATER
 - WATER TANK ONSITE FOR FIRE HYDRANT, 19,000 GALLON
 - PEDERNALES ELECTRIC COOP POWER, TWO ELECTRIC METERS



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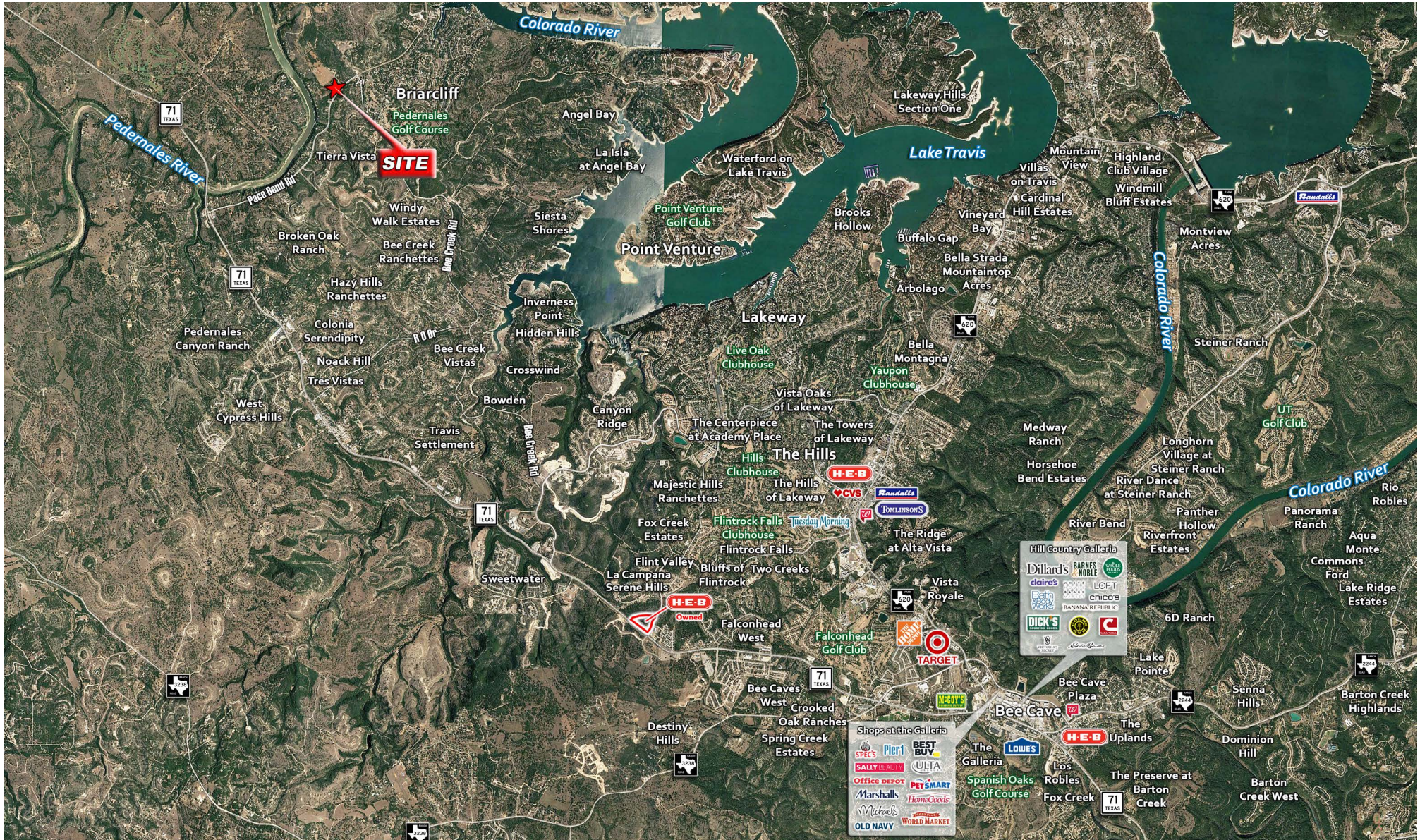
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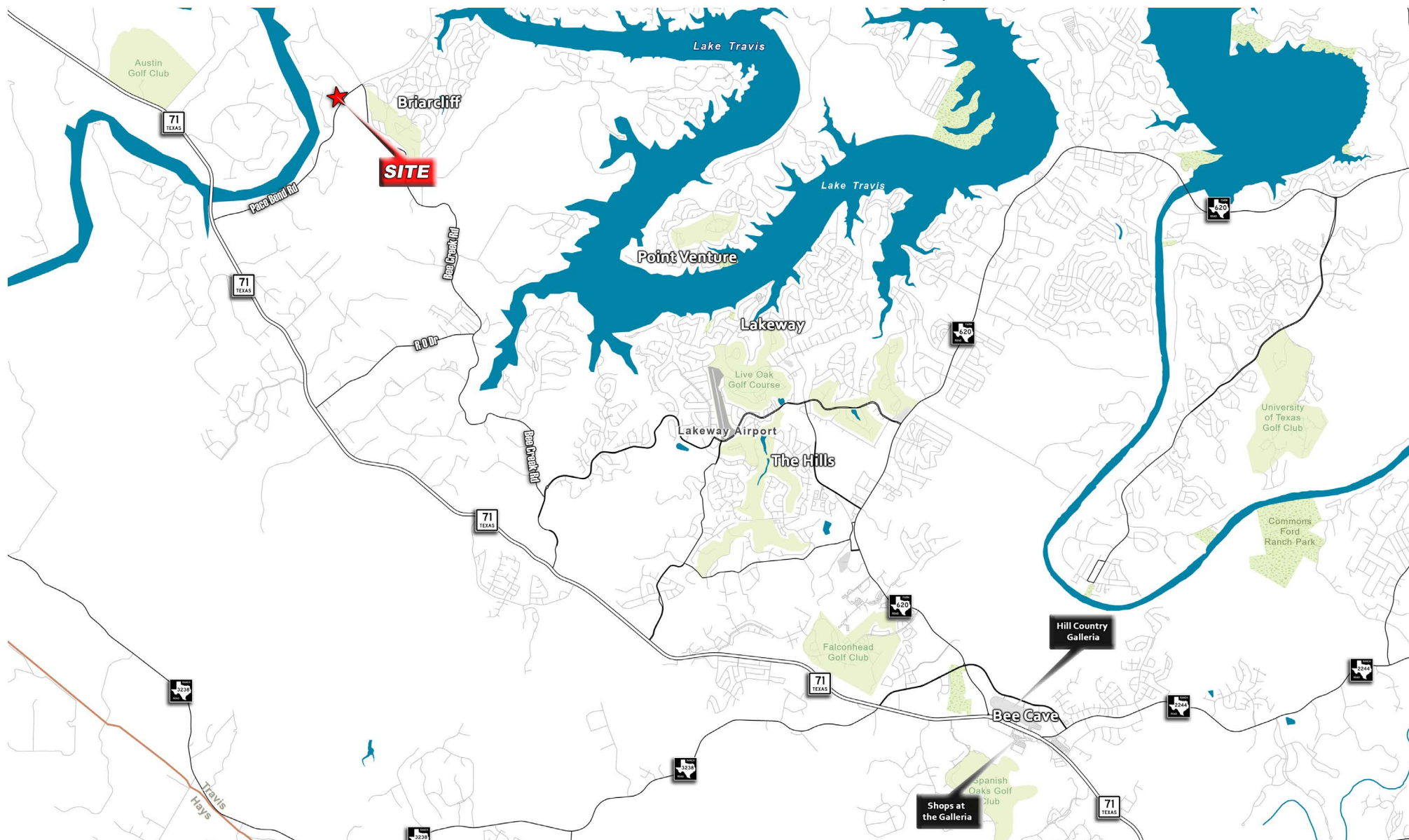
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	3 miles	5 miles	7 miles
Population Summary			
2000 Total Population	2,824	8,443	20,869
2010 Total Population	3,904	11,796	28,311
2019 Total Population	4,302	15,544	41,650
2019 Group Quarters	0	0	57
2024 Total Population	4,888	17,890	47,489
2019-2024 Annual Rate	2.59%	2.85%	2.66%
2019 Total Daytime Population	3,142	11,212	32,085
Workers	894	2,827	10,149
Residents	2,248	8,385	21,936
Household Summary			
2000 Households	1,189	3,548	8,453
2000 Average Household Size	2.38	2.38	2.46
2010 Households	1,676	4,983	11,784
2010 Average Household Size	2.33	2.37	2.40
2019 Households	1,858	6,486	17,025
2019 Average Household Size	2.32	2.40	2.44
2024 Households	2,117	7,480	19,436
2024 Average Household Size	2.31	2.39	2.44
2019-2024 Annual Rate	2.64%	2.89%	2.68%
2010 Families	1,217	3,643	8,667
2010 Average Family Size	2.71	2.74	2.78
2019 Families	1,323	4,691	12,431
2019 Average Family Size	2.72	2.79	2.85
2024 Families	1,499	5,374	14,115
2024 Average Family Size	2.72	2.79	2.85
2019-2024 Annual Rate	2.53%	2.76%	2.57%
Housing Unit Summary			
2000 Housing Units	1,614	4,557	10,083
Owner Occupied Housing Units	64.3%	65.0%	69.3%
Renter Occupied Housing Units	9.4%	12.8%	14.6%
Vacant Housing Units	26.3%	22.1%	16.2%
2010 Housing Units	2,298	6,853	14,801
Owner Occupied Housing Units	62.6%	62.2%	66.7%
Renter Occupied Housing Units	10.3%	10.6%	12.9%
Vacant Housing Units	27.1%	27.3%	20.4%
2019 Housing Units	2,502	8,485	20,315
Owner Occupied Housing Units	65.7%	67.1%	71.8%
Renter Occupied Housing Units	8.6%	9.3%	12.0%
Vacant Housing Units	25.7%	23.6%	16.2%
2024 Housing Units	2,824	9,626	22,909
Owner Occupied Housing Units	66.5%	68.8%	73.5%
Renter Occupied Housing Units	8.5%	9.0%	11.3%
Vacant Housing Units	25.0%	22.3%	15.2%
Median Household Income			
2019	\$115,312	\$107,320	\$117,197
2024	\$131,162	\$118,579	\$129,038
Median Home Value			
2019	\$453,472	\$406,398	\$439,545
2024	\$491,879	\$450,849	\$468,188
Per Capita Income			
2019	\$61,592	\$61,070	\$65,795
2024	\$70,365	\$68,425	\$72,602
Median Age			
2010	46.4	47.4	47.4
2019	50.0	51.2	49.5
2024	51.5	52.9	50.8

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