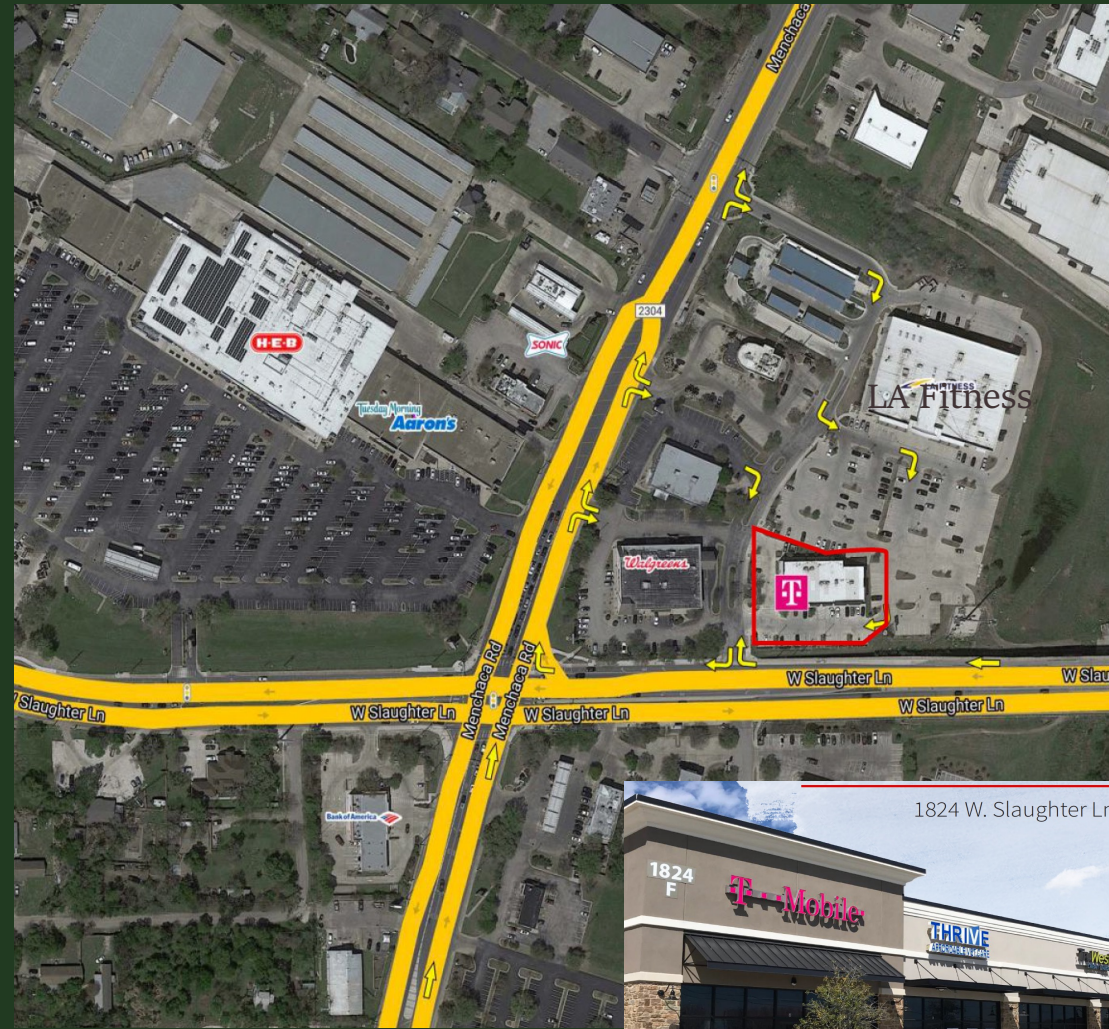
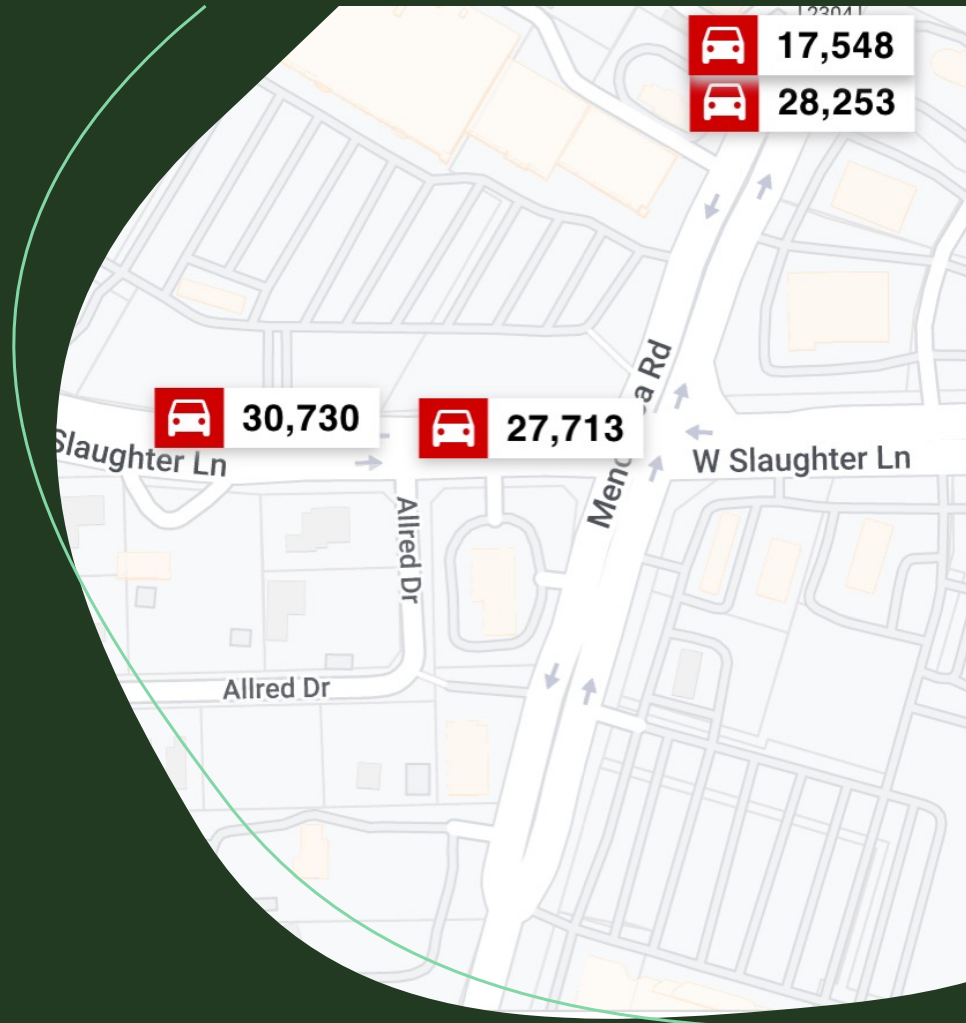


1824 F. West Unit 3
Slaughter Dr.
Austin, TX 78748



- At the high traffic corner of W Slaughter Ln and Menchaca Rd.
- Available within 1 months after lease signed
- Price \$39.90 PSF per year
- Unit 300 with 2410 square feet (former Tmobile)
- NNN estimation \$13 PSF Per Year
- Plenty of Parking Space, over 5 space per 1000 SF
- WTL Investment Group (512-7059046)



Current Property Summary

Property Summary

PROPERTY :	Laurelwood Commons
LOCATION:	1824 W. Slaughter Ln. Austin, TX 78748
ZONING:	CS
YEAR BUILT:	2017
NUMBER OF BUILDINGS:	1
GROSS LEASABLE AREA:	9,380 SF
LAND AREA:	1.00 Ac
OCCUPANCY:	100%

Tenant Summary

MULTI-TENANT RETAIL BUILDING

TENANT	GLA	% OF GLA
T MOBILE	1,820 SF	19.4%
THRIVE VET CARE	2,000 SF	21.3%
TRUWEST CREDIT UNION	2,410 SF	25.7%
FLOORING WAREHOUSE	3,150 SF	33.6%
TOTAL:	9,380 SF	100%

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2010 Census	13,400	90,297	197,502
2021 Estimate	16,565	114,728	243,336
2026 Projection	18,143	125,438	267,494
Projected Population Growth (2021 to 2026)	1.84%	1.80%	1.91%
Daytime Population	13,401	94,967	214,008
Bachelors Degree or Higher	45.8%	49.0%	47.9%
Average Household Income	\$90,756	\$99,525	\$102,073
Median Income	\$76,738	\$83,346	\$82,120

