

FOR LEASE

1901 National Park

1901 National Park Boulevard

Austin, TX 78747

OFFICE SPACE

4,559 SF
AVAILABLE

\$23.00
SF/YR



Andrew Phillips

Broker/Owner

8302375356 (Direct)

andrew@Stonecrestrealestate.net

SRE Commercial

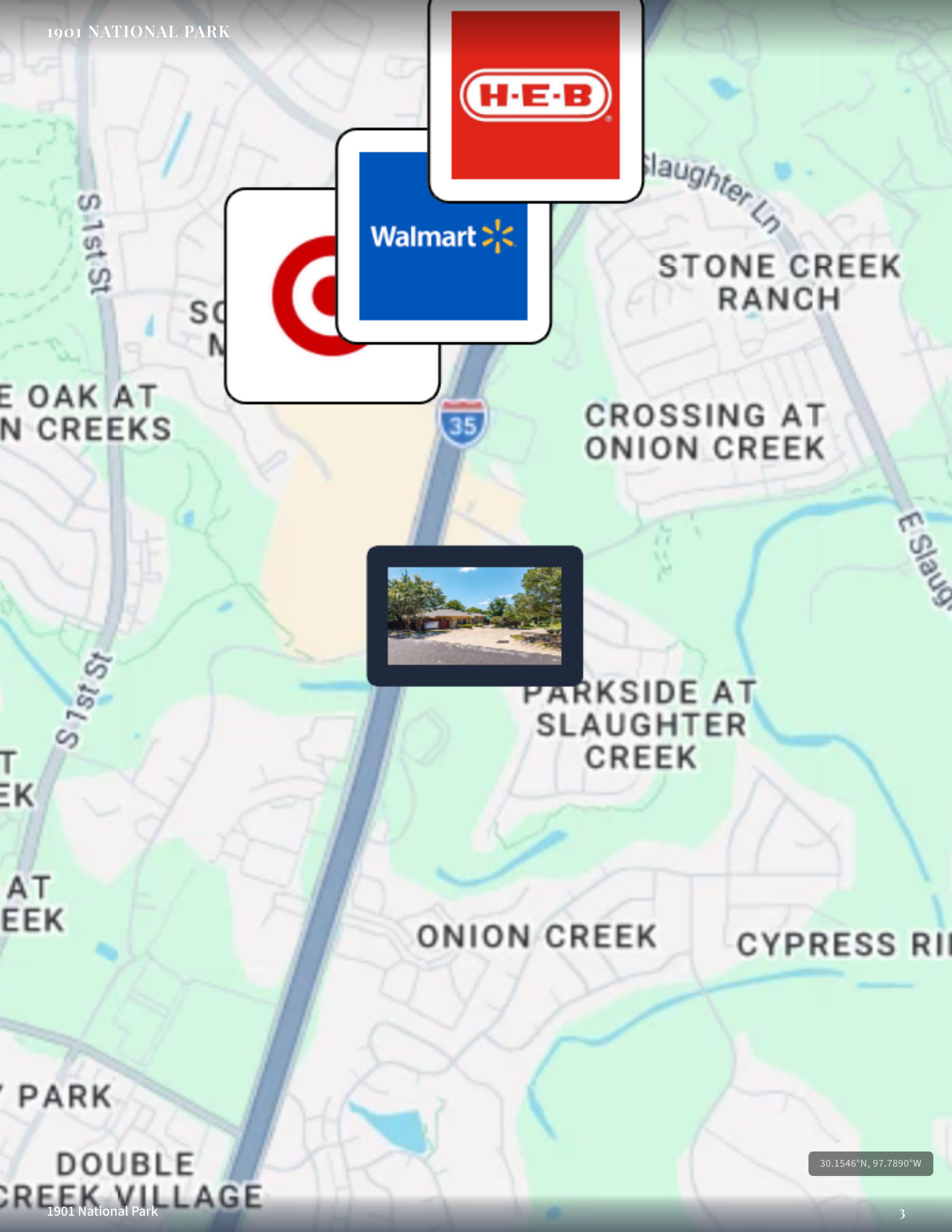
PO Box 642
Martindale, TX 78655
8302375356

SC

Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
—	4,559 SF	\$23 SF/Yr	NNN	Office, Medical	2 – 5 Yrs

: Entire building

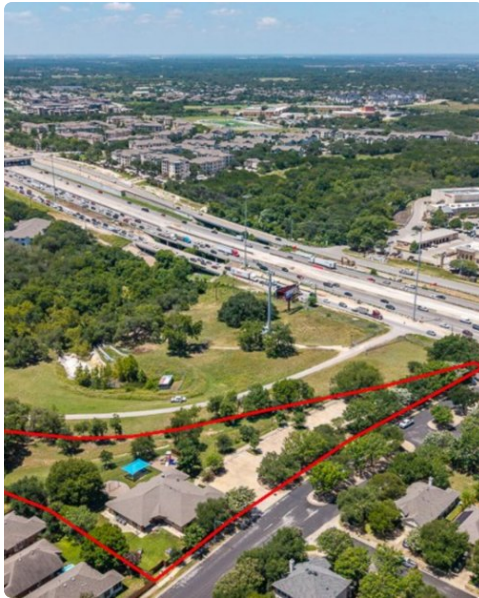
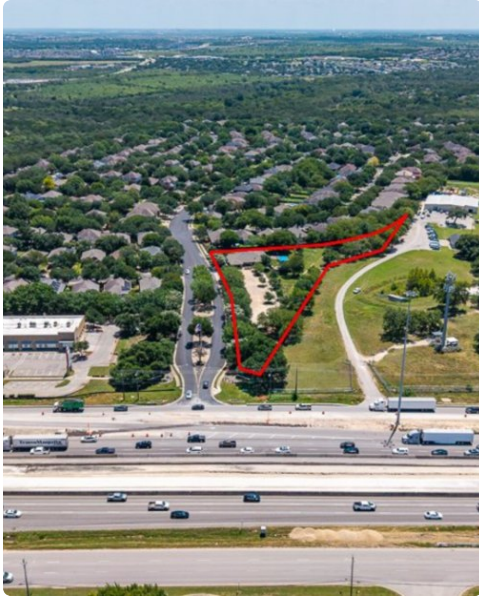


H-E-B

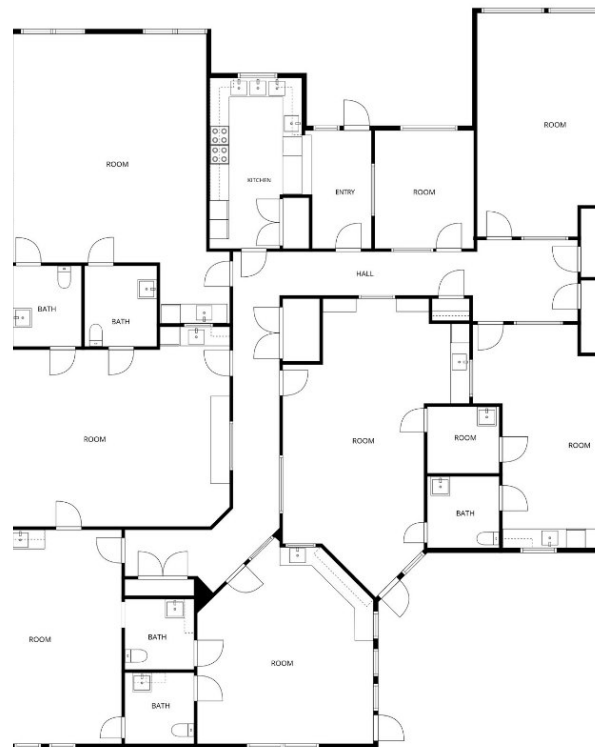
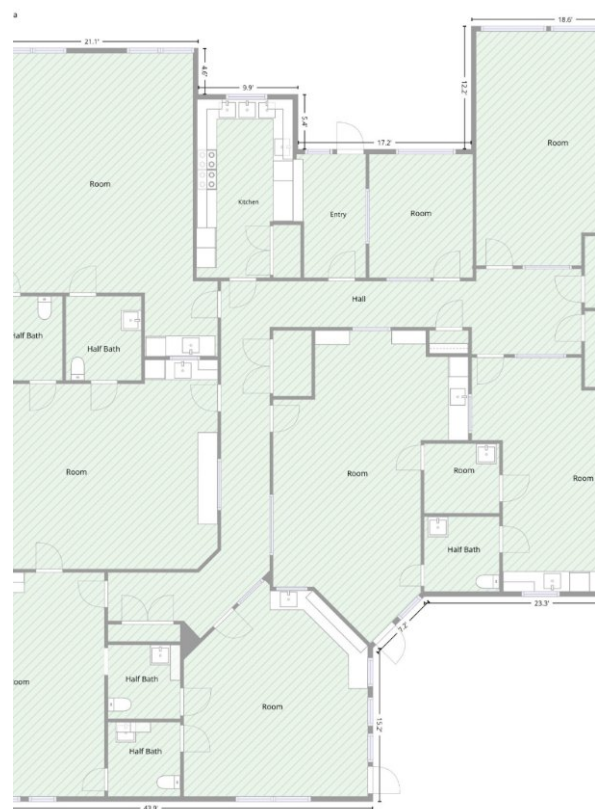
Walmart



Photo Gallery



Layouts



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Market Overview

Market Overview: Austin, TX

Austin (AW-stin) is the capital city of the U.S. state of Texas. With a population of 961,855 at the 2020 census, it is the 12th-most populous city in the U.S., fifth-most populous city in Texas, and second-most populous U.S. state capital (after Phoenix, Arizona), while the Austin metro area with an estimated 2.55 million residents is the 25th-largest metropolitan area in the nation. Austin is the county seat and most populous city of Travis County, with portions extending into Hays and Williamson counties. Incorporated on December 27, 1839, it has been one of the fastest-growing large cities in the United States since 2010. Located in Central Texas within the greater Texas Hill Country, it is home to numerous lakes, rivers, and waterways, including Lady Bird Lake and Lake Travis on the Colorado River, Barton Springs, McKinney Falls, and Lake Walter E. Long. Austin and San Antonio are approximately 80 miles (129 km) apart, and both fall along the I-35 corridor. This combined metropolitan region of San Antonio–Austin has approximately 5 million people. Austin is the southernmost state capital in the contiguous United States and is considered a Gamma + level global city as categorized by the Globalization and World Cities Research Network.



KEY FACTS

Population	961,855
Area	305.1 sq mi
Elevation	489 ft
County	Travis County
Time Zone	Central Time Zone
Incorporated	January 1, 1835
State	Texas

DEMOGRAPHIC SNAPSHOT

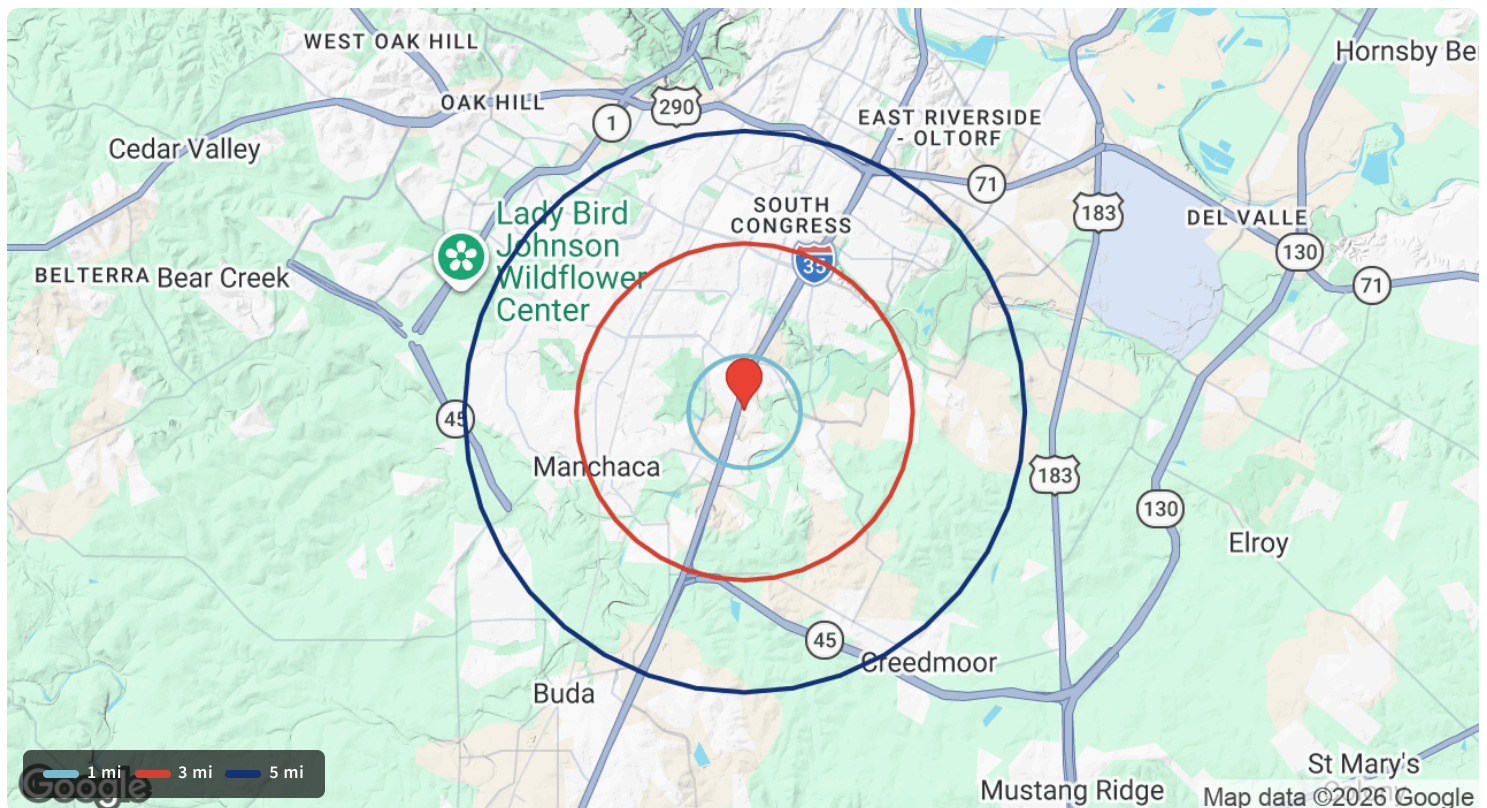
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	13,665	Population	100,140	Population	215,609
Median HH Income	\$83,871	Median HH Income	\$89,907	Median HH Income	\$96,759
Households	6,929	Households	43,973	Households	92,173

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,744	41,492	124,298
2010 Population	8,113	65,322	160,973
2026 Population	13,665	100,140	215,609
2031 Population	13,564	106,192	226,021
2026-2031 Growth Rate	-0.15 %	1.18 %	0.95 %
2026 Daytime Population	11,485	70,630	166,661

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	723	15,016	44,206	less than \$15,000	283	2,050	4,417
2010 Total Households	3,574	24,846	60,994	\$15,000-\$24,999	105	1,350	2,903
2026 Total Households	6,929	43,973	92,173	\$25,000-\$34,999	315	2,126	4,238
2031 Total Households	7,080	48,035	99,334	\$35,000-\$49,999	639	4,167	8,176
2026 Avg. Household Size	1.94	2.23	2.28	\$50,000-\$74,999	1,570	7,724	14,715
2026 Owner Occupied Housing	2,077	19,790	46,080	\$75,000-\$99,999	1,270	6,875	12,959
2031 Owner Occupied Housing	2,106	22,379	50,024	\$100,000-\$149,999	1,276	8,016	17,191
2026 Renter Occupied Housing	4,852	24,183	46,093	\$150,000-\$199,999	739	5,078	10,468
2031 Renter Occupied Housing	4,975	25,657	49,310	\$200,000 or greater	732	6,588	17,106
2026 Vacant Housing	625	3,857	7,055	Median HH Income	\$83,871	\$89,907	\$96,759
2026 Total Housing	7,554	47,830	99,228	Average HH Income	\$112,114	\$126,618	\$139,249



Source: ESRI / ArcGIS Business Analyst

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FOR MORE INFORMATION



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Lic# 672721

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Martindale, TX 78655

8302375356

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