



LA FITNESS OUTPARCEL AVAILABLE

NEC OF SLAUGHTER LANE & MANCHACA ROAD | AUSTIN, TEXAS

FOR SALE, BUILD-TO-SUIT OR GROUND LEASE

SITE CONTEXT MAP



FEATURES:

- 0.86 acres (37,503 Sq. Ft.)
- \$800,000 (\$21.33/SF)
- Tax ID # - 861460
- +/- 125,000 VPD Combined Traffic Count
- Water Quality Ponds in Place
- 80% Impervious Cover Limit

2014 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:	16,494	112,581	237,688
HOUSEHOLDS:	6,664	45,094	93,400
GROWTH 2010-2017:	18.18%	17.96%	17.04%
AVERAGE HOUSEHOLD INCOME:	\$81,798	\$86,238	\$87,267

TRAFFIC COUNTS

SLAUGHTER LN. (EAST OF MANCHACA RD.)	38,000 VPD
SLAUGHTER LN. (WEST OF MANCHACA RD.)	35,000 VPD
MANCHACA RD. (NORTH OF SLAUGHTER LN.)	29,000 VPD
MANCHACA RD. (SOUTH OF SLAUGHTER LN.)	25,000 VPD

Source: CoStar and SitesUSA 2014

FOR MORE INFORMATION, PLEASE CONTACT:

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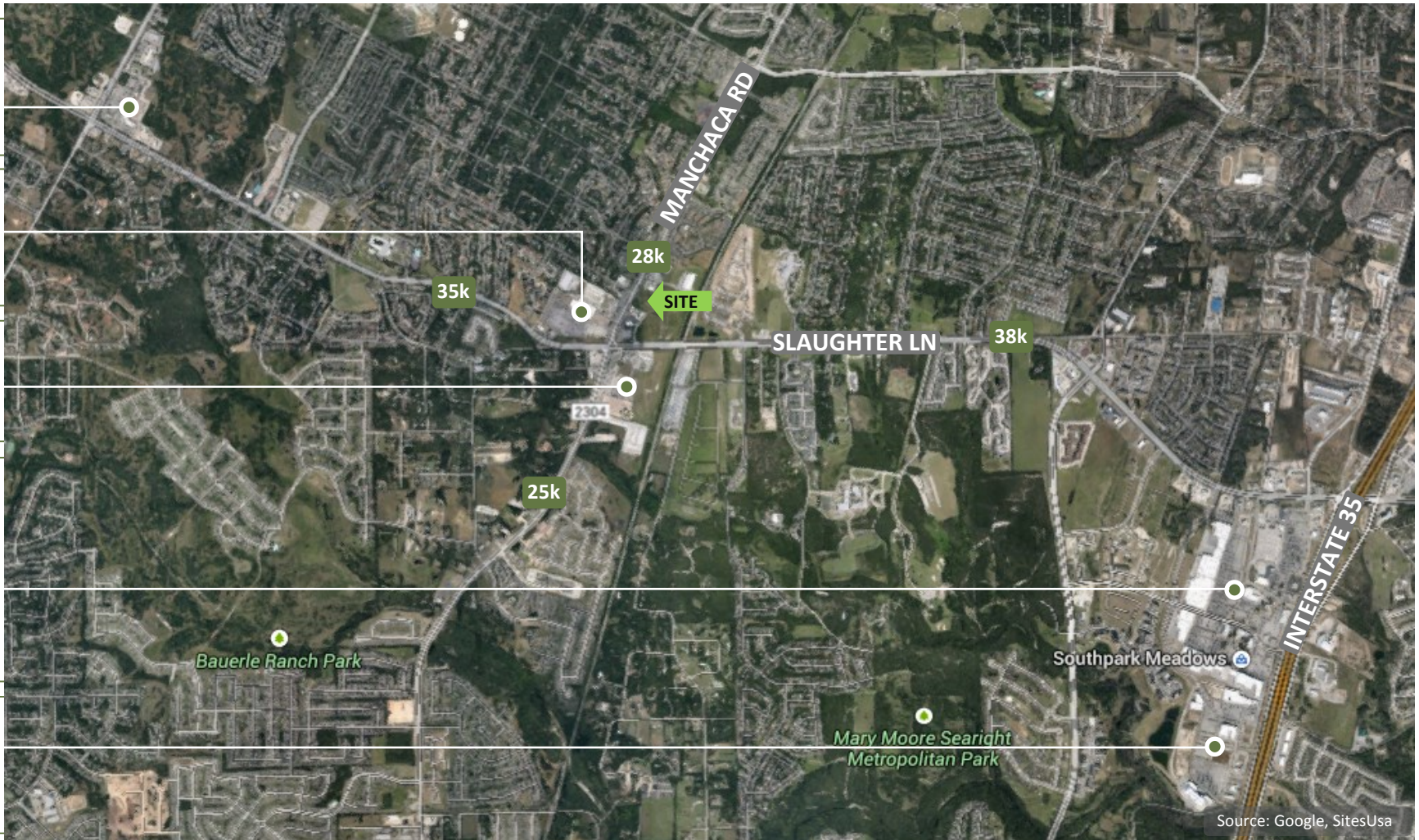
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AREA CONTEXT MAP



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