



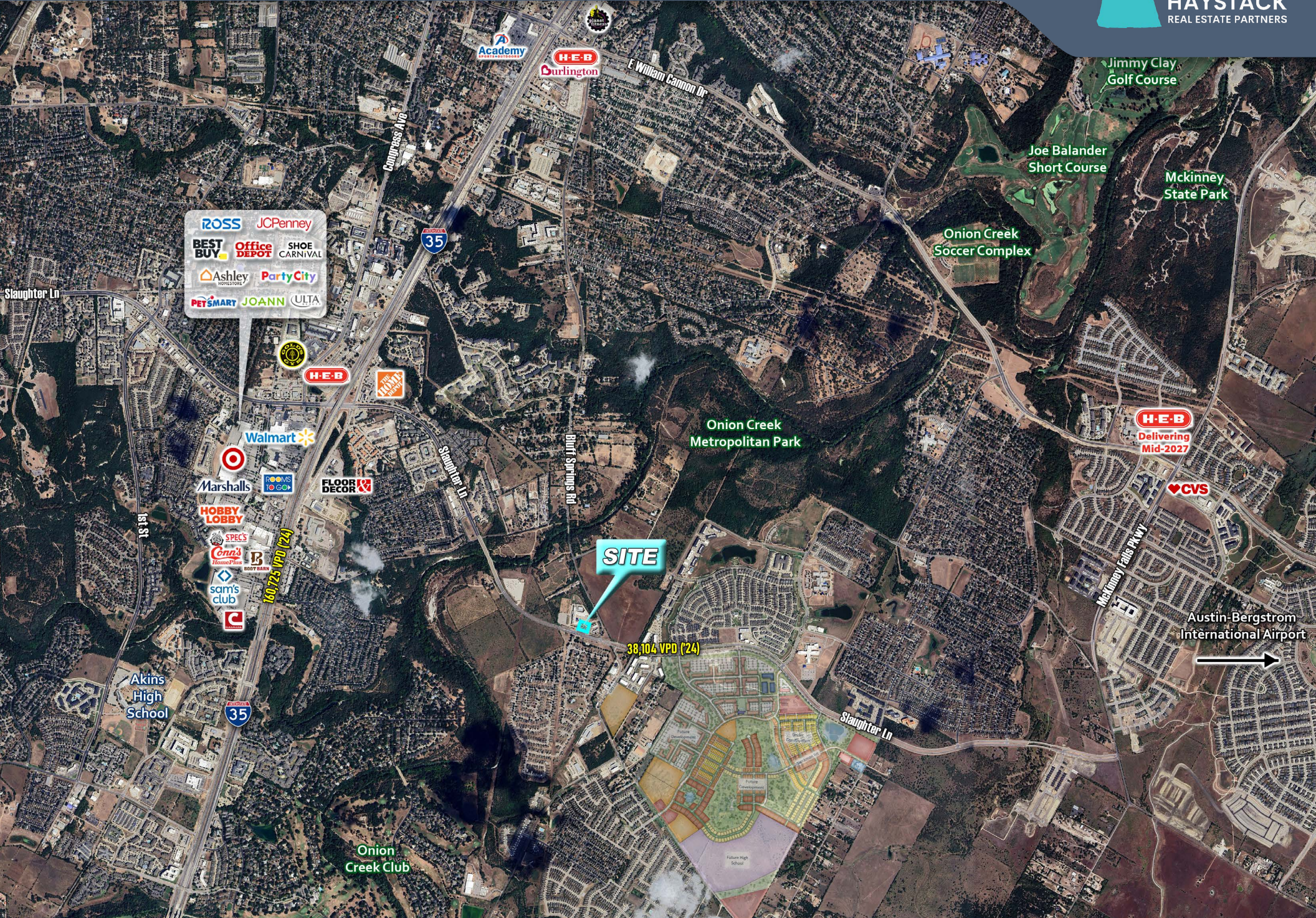
**AUSTIN
TEXAS**

PAD SITE FOR SALE

SLAUGHTER LANE REDEVELOPMENT

1716 E SLAUGHTER LN, AUSTIN, TX 78747

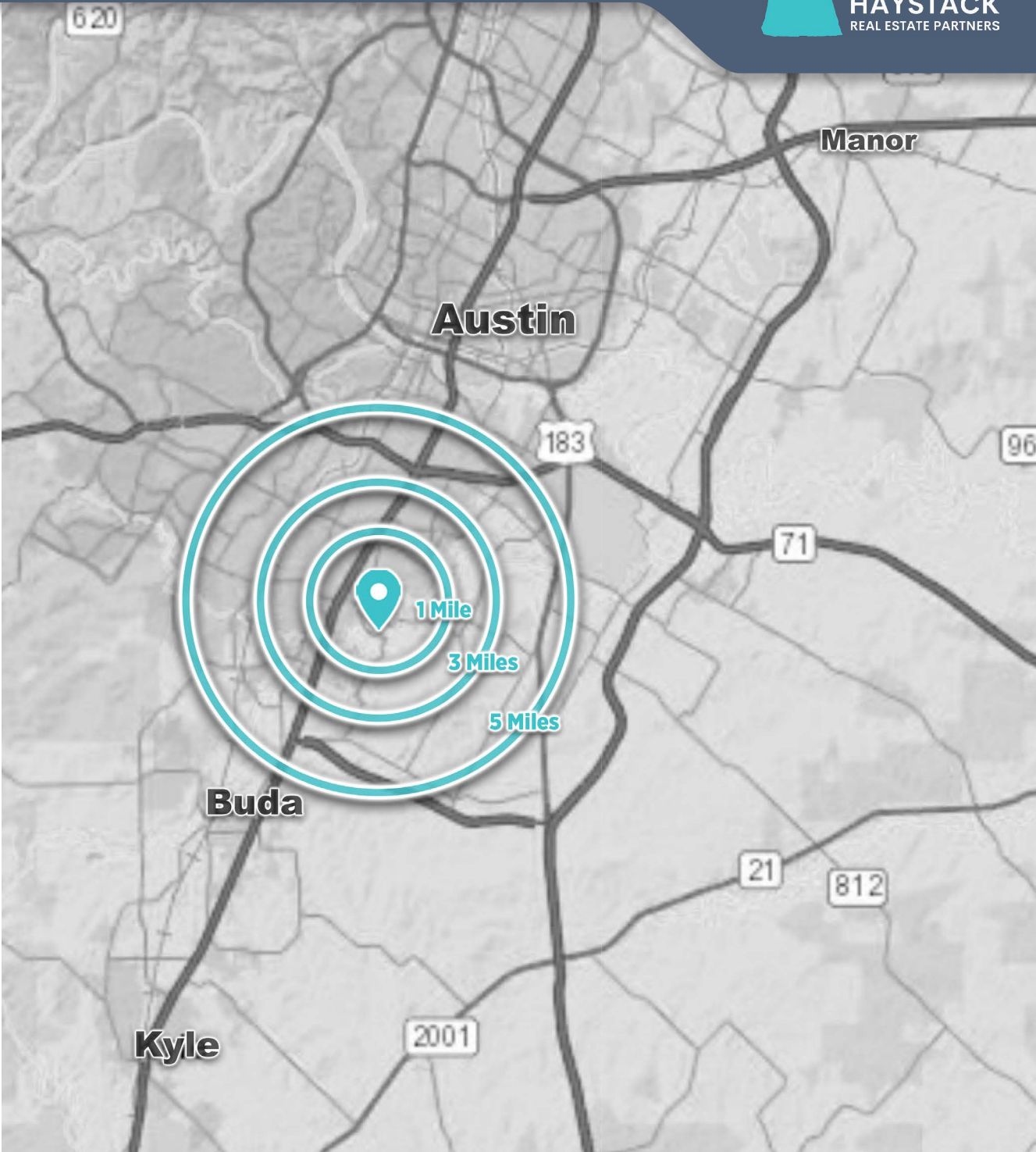
SIZE	1.31 Acres
CURRENT USE:	Duke’s Adventure Golf - Business is currently operating, do not disturb employees or patrons
SALE PRICE	\$1,550,000 - \$27.16 PSF
LOCATION	The property is located at the Northeast quadrant of E Slaughter Ln and Bluff Springs Rd in the Austin, TX ETJ and Travis County.
UTILITIES	All utilities to the site
TOPOGRAPHY	Flat, previously developed lot
ZONING	None - Austin ETJ
RESTRICTIONS	Some minor retail/commercial uses restricted, ask broker for details
DETENTION	In Place
FRONTAGE	Approximately 253.43’ along E Slaughter Ln
TRAFFIC COUNTS	E Slaughter Ln: 38,104 VPD (‘24)





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 POPULATION	11,707	92,373	196,452
2030 PROJECTED POP.	13,966	100,037	207,517
TOTAL HOUSEHOLDS	4,666	38,116	82,027
MEDIAN AGE	32.9	34.0	35.1
AVG HH INCOME	\$103,749	\$114,020	\$125,254
MEDIAN HH INCOME	\$87,364	\$86,528	\$93,029

TRAFFIC COUNTS	
E Slaughter Ln	38,104 VPD ('24)
I-35	160,725 VPD ('24)



Austin is the capital city of the U.S. state of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas and the second-most-populous state capital city.

WORKFORCE Austin has become a center for technology and business. A number of Fortune 500 companies have headquarters or regional offices in Austin, including **3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments,** and **Whole Foods Market.** Dell's worldwide headquarters is located in the nearby suburb of Round Rock.

EDUCATION Austin is the home of the **University of Texas at Austin**, which is one of the largest universities in the U.S., with over **50,000 students.** Other institutions of higher learning in Austin include **St. Edward's University, Huston-Tillotson University, Austin Community College, Concordia University,** and several more.

ACCOLADES

- ◇ Austin is America's Pickleball Capital in 2024 according to analysis produced by in-person leisure learning marketplace TeachMe.To.
- ◇ Austin is one of the Top 10 Best Cities for Singles in 2025 based on comparison more than 180 U.S. cities across 35 key indicators of datingfriendliness. (WalletHub, 12/3/24)
- ◇ Austin is No. 3 on ranking of the Top 100 Cities Where America's Happiest Workers Thrive based on survey of 3,000 workers across the nation on job satisfaction. (resume.io, 11/19/24)
- ◇ OpenTable's Top 100 Restaurants of 2024 list includes 10 in Texas and 7 of those are in Austin. (OpenTable, 11/19/24)
- ◇ Austin is No. 1 on WalletHub's list of the Best Cities for Veterans to Live (WalletHub, 11/7/24)
- ◇ Austin is the No. 2 City with the Healthiest Population (Forbes Advisor, 10/28/24)
- ◇ Austin is the Best College Town in America according to ranking of 400 U.S. cities (WalletHub, 10/28/24)
- ◇ Austin is one of the Top Innovation Hubs to Watch positioning (Business Facilities, 10/16/24)
- ◇ Austin is the U.S. metro area with the highest share (nearly one-quarter) of remote/hybrid workers in 2023. (Coworking Mag, 10/1/24)
- ◇ The University of Texas at Austin ties for 7th in Top Public Schools 2025 (U.S. News & World Report, 9/23/24)
- ◇ Austin is the 16th best city in the world for entrepreneurs and the 6th best in the U.S. (SumUp, 8/22/24)
- ◇ Austin is the best city in the U.S. to start a business (USA Today, 7/24/24)

