

## AUSTIN, TX

The Austin Metropolitan Area is located in central Texas and is the capital of Texas as well as the seat of Travis County. The population is 1.6 million. This central location is within 200 miles of three Texas metropolitan area. Dallas/Ft. Worth is 200 miles to the north, San Antonio is 75 miles to the south, and Houston is 200 miles southeast.

### Population

Austin Metro: 1.9 Million

Source: Site to do Business

### Unemployment Rate

Austin Metro:	7.4%	▲
United States:	9.0%	▲
Texas:	8.5%	▲

Source: U.S. Department of Labor

### Avg. Household Income

Austin Metro:	\$80,604
United States:	\$70,173
Texas:	\$67,464

Source: Site to do Business

For more information contact:

Randy A. Williams, MAI, SR/WA, FRICS  
Managing Director

**Integra Realty Resources - Austin**

11675 Jollyville Road, Suite 205

Austin, TX 78759

P: 512.459.3440 Ext 15 F: 512-459-4423

Email: [rawilliams@irr.com](mailto:rawilliams@irr.com)

## Metro Area Vital Signs

Inventory	42.3 M SF	↔
Vacancy Rate	16.4%	↓
Rental Rate Per SF	\$26.00	↑
Annual Absorption	980 K SF	↑
Average Op. Expense/SF	\$ 11.00	↔
Cap Rate – Class A	7.50%	↔
Cap Rate – Class B	8.00%	↔

Inventory	162 K	↑
Vacancy Rate	5.0%	↓
Average Monthly Rent	\$845	↑
Annual Absorption	4184 Units	↑
Operating Expense	50%	↔
Cap Rate – Class A	6.00%	↔
Cap Rate – Class B	6.50%	↔

Inventory	40.5 M SF	↔
Vacancy Rate	8.0%	↓
Avg. Rental Rate Per SF	\$25.00 Net	↔
Annual Absorption	59 K SF	↑
Average Op. Expense/SF	\$6.00	↔
Cap Rate – Class A	7.50%	↔
Cap Rate – Class B	8.00%	↔

Inventory	38.4 M SF	↔
Vacancy Rate	16.3%	↓
Rental Rate Per SF	\$6.50	↔
Annual Absorption Rate	87 K SF	↑
Cap Rate – Class A	8.25%	↔
Cap Rate – Class B	8.75%	↔

Office

Multi-Family

Retail

Industrial