

Austin West Campus

By Wenyu

Austin Population growth

Population in 2017: 950,715 (99% urban, 1% rural).

Population change since 2000: **+44.8%**

Read more: <http://www.city-data.com/city/Austin-Texas.html>

78705 Population growth

Zip code population in 2000: 26,825

Estimated zip code population in 2017: 33,560 **Growth: +25%**

Data from: <http://www.city-data.com/zip/78705.html>

Austin Job Opportunities

2010 - 2019: **40%+**

Unemployment rate: **-2.61%**

Unemployment at 78705: **7.3%**

Total Employment for Austin, Texas

CES employment for Austin peaked in February 2020 at 1,139,700. Since then 45,600 jobs have been lost in Austin according to the employer survey. From a trough of 1,007,200 in April 2020, Austin has gained 86,900 jobs according to CES employment figures.

CPS employment reached a maximum of 1,223,645 for Austin in December 2019. 48,799 jobs have been lost in Austin since then according to the household survey. From a April 2020 low of 986,143, Austin has added 188,703 jobs according to the CPS survey.

Employment: CES, CPS

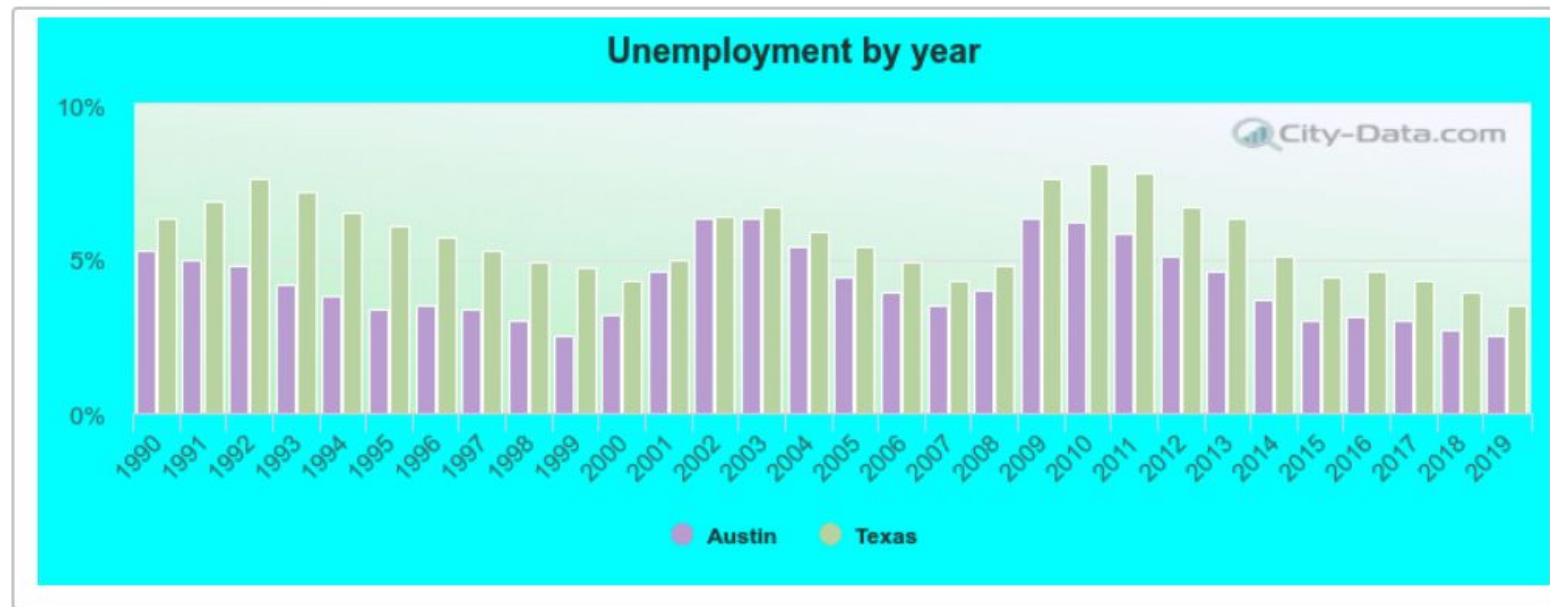


Unemployment rate

Unemployment in March 2019:

Here: 2.5%

Texas: 3.5%



78705 mean house & rent price

Estimated median house or condo value in 2017: **\$469,836**

Median gross rent in 2017: **\$1,235** (<http://www.city-data.com/zip/78705.html>)

1b1b: **\$972** (https://www.rentometer.com/analysis/1-bed/2201-leon-street-austin-texas-78705/wa_IUfbgDPA/quickview)

78705 Household income

Average Adjusted Gross Income (AGI) in 2012: **\$51,304** (State: \$65,384)

Education Levels

Master's degree or higher

27%

Bachelor's degree

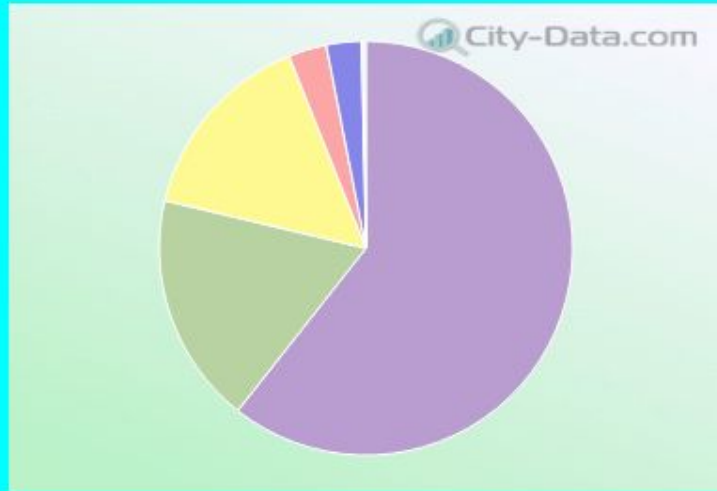
42%

Some college or associate's degree

20%

78705 Population by Race

Races in zip code 78705 (2017)



- White (70.9%)
- Hispanic (17.8%)
- 2+ races (3.2%)
- Other (0.2%)
- Asian (21.1%)
- Black (3.5%)
- American Indian (0.2%)

Austin Crime Rate

Crime rates in Austin by year														
Type	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Murders (per 100,000)	26 (3.8)	20 (2.8)	30 (4.2)	23 (3.1)	22 (2.9)	38 (4.8)	28 (3.5)	31 (3.7)	26 (3.0)	32 (3.5)	23 (2.5)	39 (4.1)	25 (2.6)	32 (3.3)
Rapes (per 100,000)	312 (45.0)	319 (44.9)	328 (45.8)	273 (36.2)	265 (34.5)	265 (33.3)	211 (26.1)	209 (25.1)	217 (25.3)	571 (63.2)	487 (51.9)	751 (78.5)	834 (85.8)	787 (80.9)
Robberies (per 100,000)	1,182 (170.6)	1,358 (191.3)	1,457 (203.3)	1,333 (176.9)	1,415 (184.0)	1,231 (154.6)	1,106 (137.0)	978 (117.4)	763 (88.8)	873 (96.6)	929 (99.0)	1,048 (109.5)	987 (101.5)	1,021 (104.9)
Assaults (per 100,000)	1,873 (270.3)	1,961 (276.3)	2,056 (286.8)	2,306 (306.0)	2,322 (302.0)	2,256 (283.3)	2,126 (263.4)	2,187 (262.6)	2,117 (246.4)	2,105 (232.9)	2,058 (219.2)	2,065 (215.8)	2,186 (224.9)	1,880 (193.1)
Burglaries (per 100,000)	7,285 (1,051)	7,467 (1,052)	8,031 (1,120)	8,586 (1,139)	8,753 (1,138)	8,749 (1,099)	7,042 (872.6)	7,244 (869.7)	6,550 (762.4)	5,733 (634.2)	5,000 (532.6)	5,232 (546.8)	4,380 (450.6)	4,549 (467.4)
Thefts (per 100,000)	31,835 (4,594)	31,562 (4,447)	34,461 (4,808)	33,582 (4,457)	37,054 (4,819)	34,827 (4,374)	33,069 (4,098)	33,913 (4,072)	32,948 (3,835)	29,423 (3,255)	28,068 (2,990)	26,125 (2,730)	24,542 (2,525)	26,568 (2,730)
Auto thefts (per 100,000)	2,548 (367.7)	2,544 (358.4)	2,961 (413.1)	2,633 (349.4)	2,219 (288.6)	2,250 (282.6)	2,139 (265.0)	2,315 (277.9)	2,169 (252.5)	2,288 (253.1)	2,331 (248.3)	2,188 (228.7)	2,079 (213.9)	2,538 (260.8)
Arson (per 100,000)	115 (16.6)	88 (12.4)	116 (16.2)	87 (11.5)	96 (12.5)	122 (15.3)	127 (15.7)	121 (14.5)	105 (12.2)	95 (10.5)	91 (9.7)	74 (7.7)	76 (7.8)	56 (5.8)
City-Data.com crime index (higher means more crime, U.S. average = 274.0)	435.5	434.4	467.1	435.3	444.4	413.7	367.8	361.2	329.1	328.0	296.7	312.7	298.9	304.1

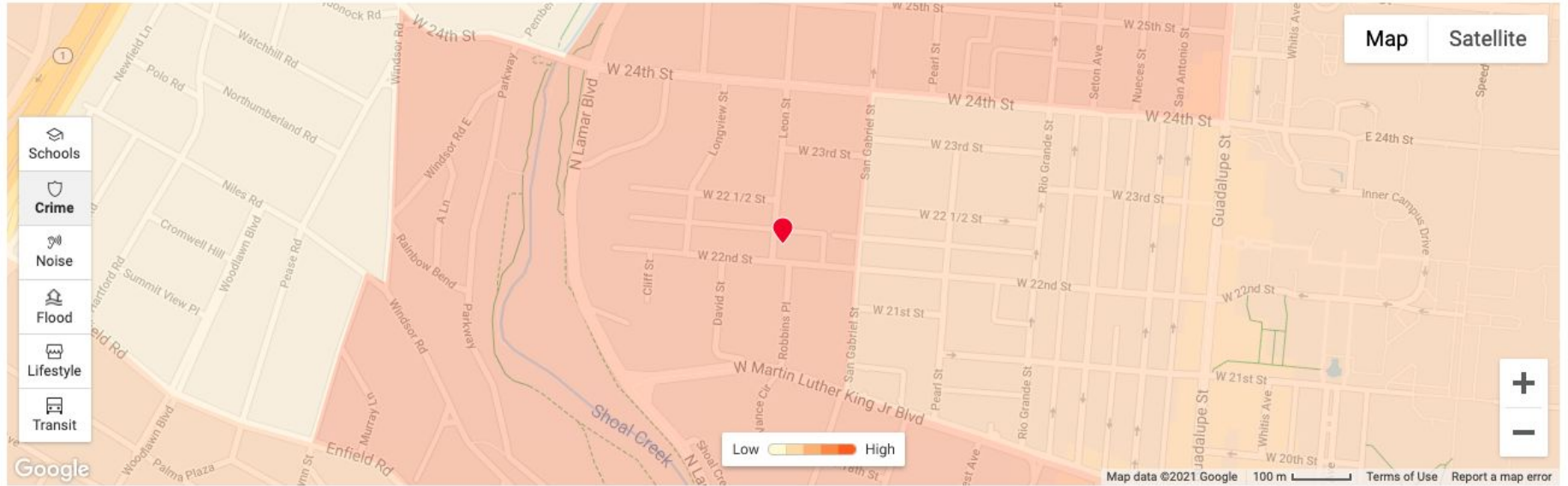
78705 Crime Rate

Date & Last Updated: This data reflects the 2019 calendar year and was released from the [FBI](#) in September, 2020; this is the most current data available.

Statistic	Hancock /100k people	Austin /100k people	Texas /100k people	National /100k people
Total crime	10,237 (estimate)	4,111	2,810	2,489
Murder	n/a	3.2	4.9	5.0
Rape	n/a	54.2	51.1	42.6
Robbery	n/a	98.5	100.0	81.6
Assault	n/a	245.0	263.0	250.2
Violent crime	873 (estimate)	401	419	379
Burglary	n/a	440.5	392.8	340.5
Theft	n/a	2,962.9	1,730.6	1,549.5

78705 crime rate

Explore Schools, Safety, Noise and Lifestyle around Leon St



Industries

Fastest growing industries in Austin:

High tech

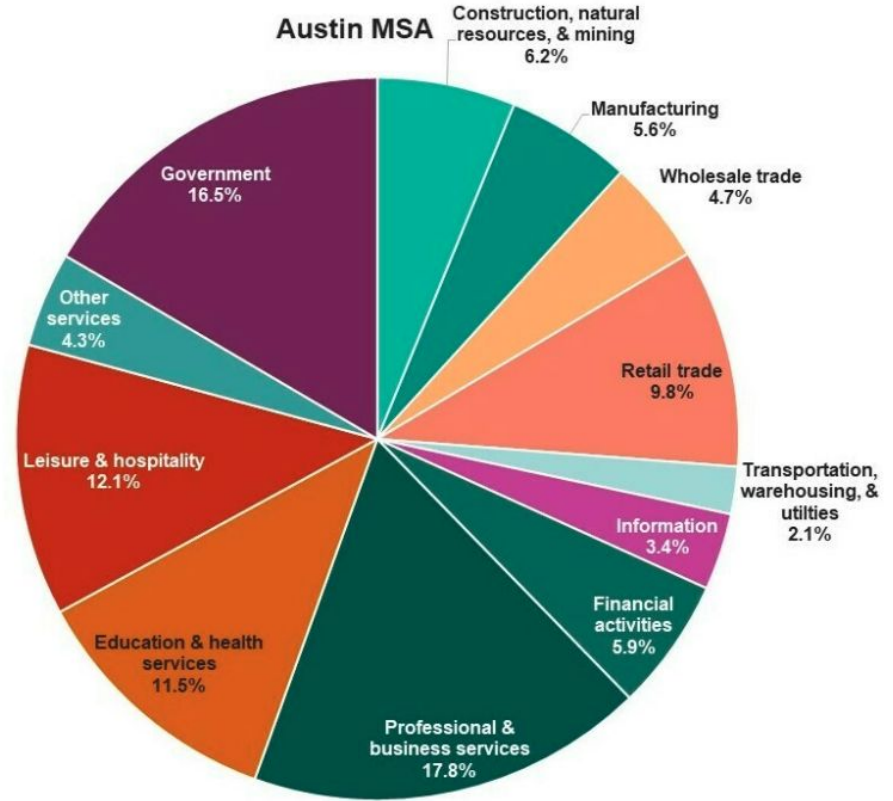
Healthcare

Education

Insurance

Source:

<https://smartcitylocating.com/blog/fastest-growing-companies-and-industries-in-austin/>



Major employers:

Company	Industry	Website
Austin ISD	Public Education	austinisd.org
City of Austin	Local Government	austintexas.gov
Dell	Computers & Other Technology	dell.com
Federal Government	Government	usa.gov
IBM	Computers systems	ibm.com
Round Rock ISD	Public Education	roundrockisd.org
Seton Healthcare Family	Healthcare	seton.net
State of Texas	Government	texas.gov
St. David's Healthcare	Healthcare	stdavids.com

Airport:

- Austin-Bergstrom International Airport

University:

- The University of Texas at Austin
- Southwestern University
- Texas State University
- Saint Edward's University

Hospitals:

- Heart Hospital of Austin
- St. David's North Austin Medical Center
- Dell Seton Medical Center at The University of Texas
- St. David's Medical Center
- St. David's South Austin Medical Center
- Austin State Hospital

Avg Rent

1b1b: \$972

https://www.rentometer.com/analysis/1-bed/2201-leon-street-austin-texas-78705/wa_IUfbgDPA/quickview

Surrounding commercial constructions

Hilltop: The 0.92-acre site will have 138 multifamily residential units.

Nine at Austin: The 1.06-acre site will have 109 multifamily residential units.

Twenty Four Zero One: The 0.407-acre site will have 66 multifamily residential units.

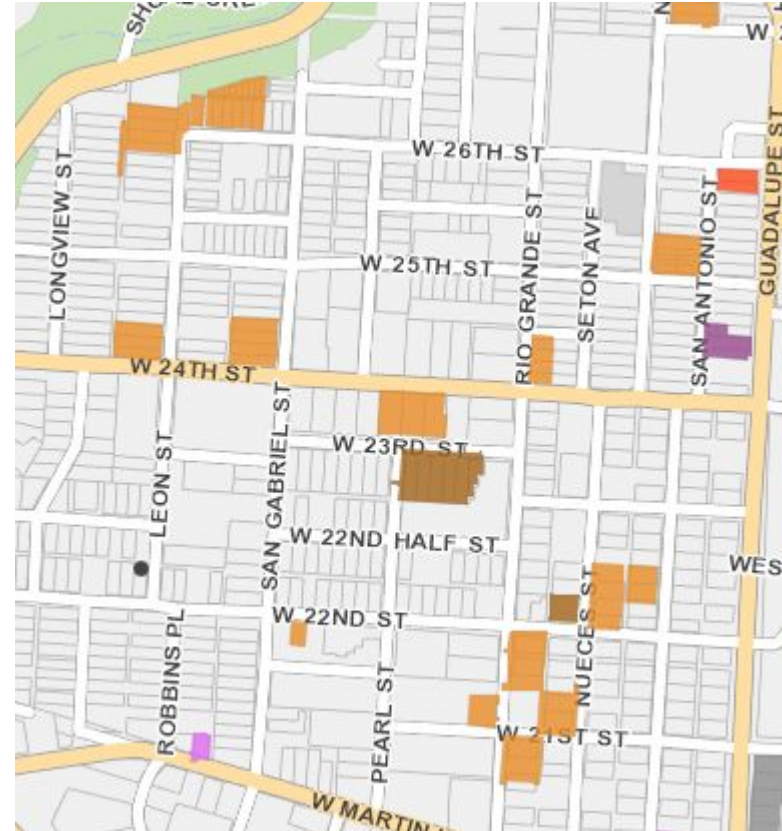
Standard at Austin: The parking garage on the 1.2-acre site will be replaced by a 17-story tower with 287 multifamily residential units; 5,200 sq.ft of retail space; and 3 stories of below grade parking.

Kappa Sigma House - Austin: The 1.07-acre site will be rebuilt into a 36-bed group residential house

AVON at 22nd: The 0.15-acre site will have 20 multifamily residential units

Ref:

<https://austin.maps.arcgis.com/apps/webappviewer/index.html?id=d684faefff9f40d0b2149dfba7ca892e>



Cap Rate

- 4.10% Cap Rate for 2201 Leon St.

Comp:

- 5413 Guadalupe St & 508 Nelray St - **cap rate: 4.87%**
- Avenue C - Hyde Park - **cap rate: 3.60%**
- 307 E 31st St - The Palisades - **cap rate: 3.84%**
- 8901 Tronewood Dr - **cap rate: 5.33%**