



BEN WHITE PAD | 5202 E BEN WHITE BLVD., AUSTIN, TX 78741

Features

- 2.6 Acres available on Ben White Blvd.
- Zoning: LI-NP
- Excellent access between westbound off ramp and on ramp
- Located in an opportunity zone
- Utilities readily accessible along frontage
- Located on main thoroughfare from downtown Austin to Austin Bergstrom International Airport

FOR SALE

TOTAL ACRES: 2.6
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2021	1 MILE	3 MILE	5 MILE
E Ben White Blvd	121,175 VPD	Total Population		10,114	127,239	297,486
		Daytime Population		10,941	121,283	351,242
		Average HH Income		\$65,245	\$75,527	\$93,689
		Total Households		4,573	48,649	121,189

Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





SITE

Public Storage

1,200 Employees

Proposed Mixed-Use
37 acres

97 acres

Proposed Office Development
325k - 1m SF

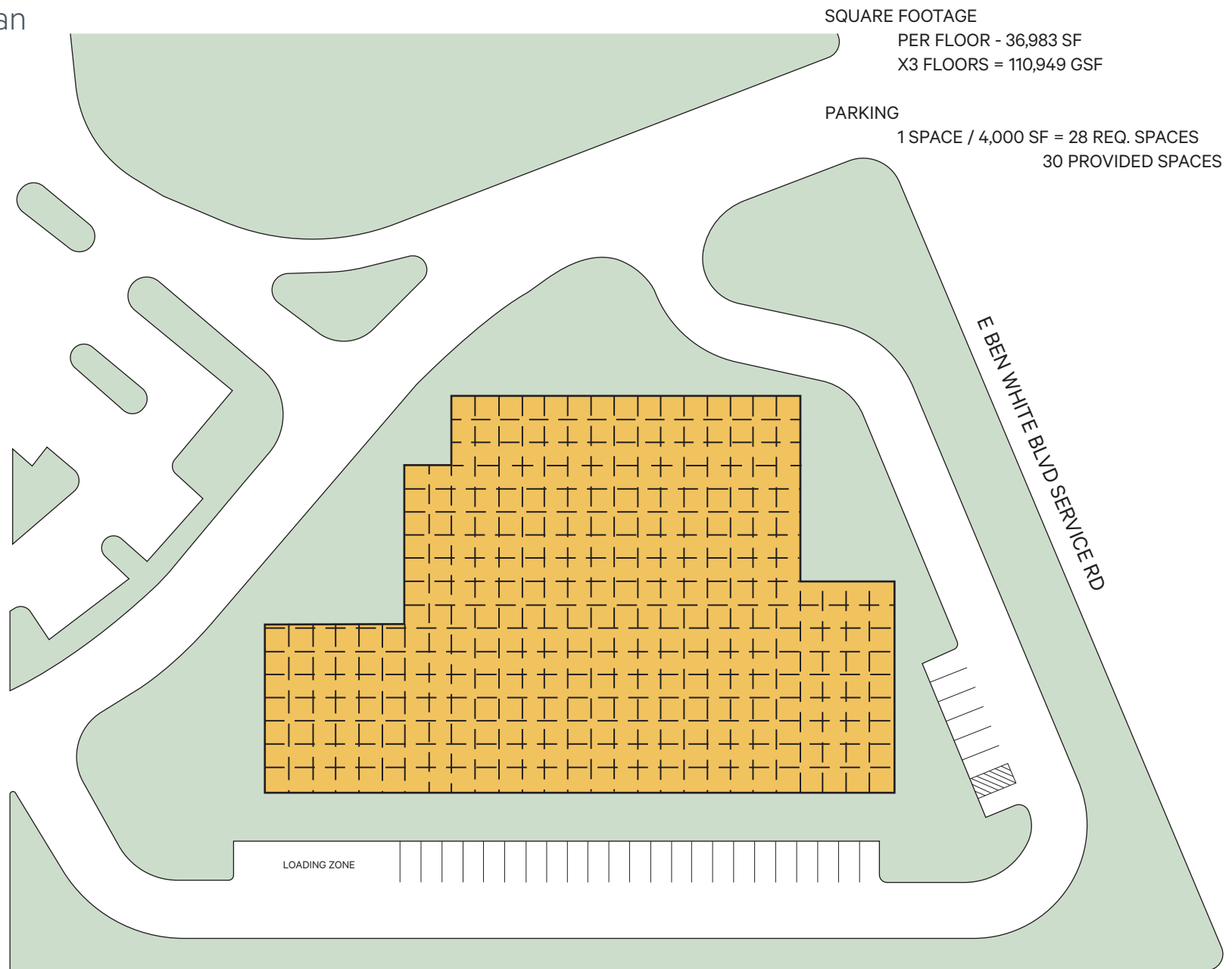
71 TEXAS
121,175 VPD

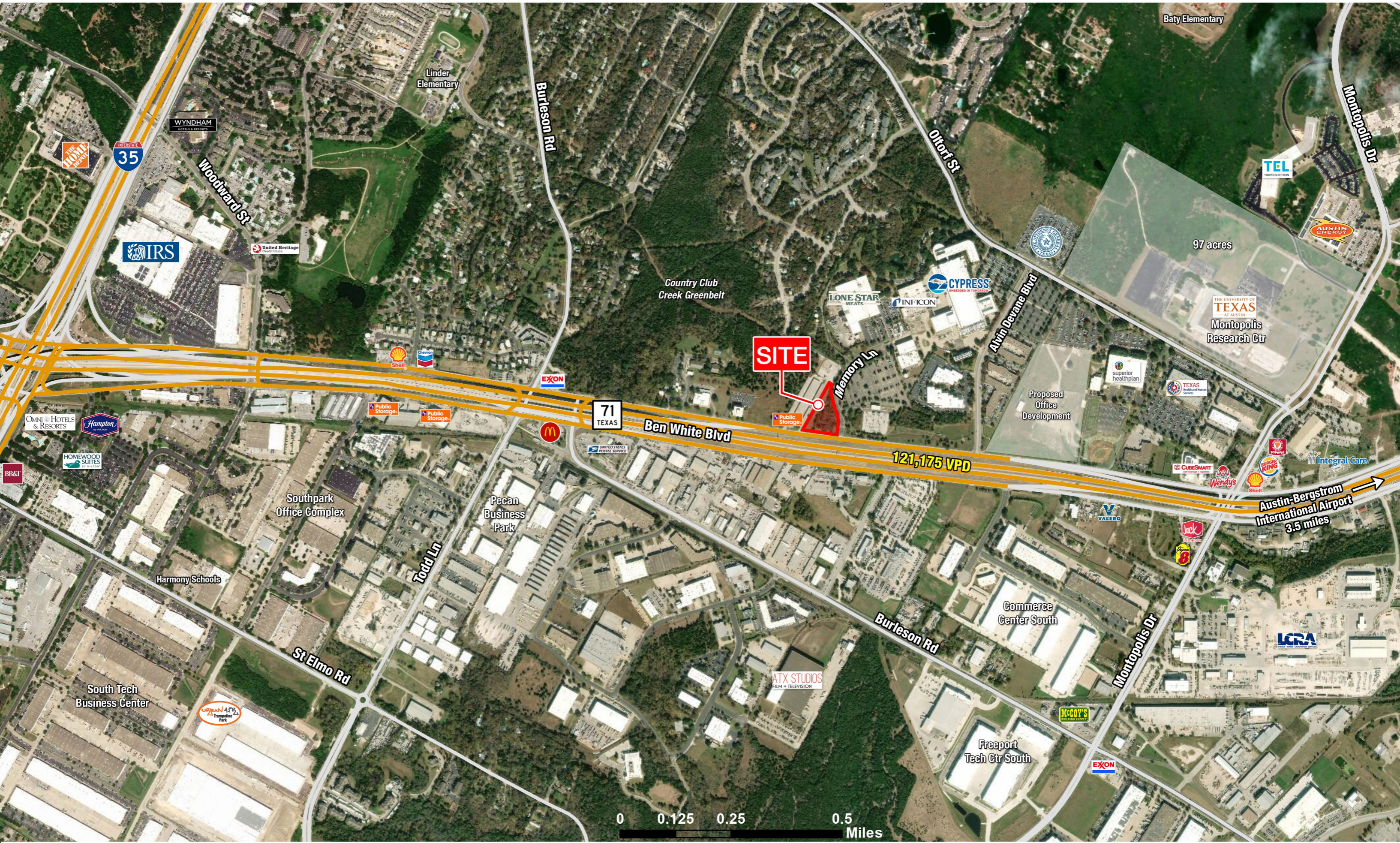
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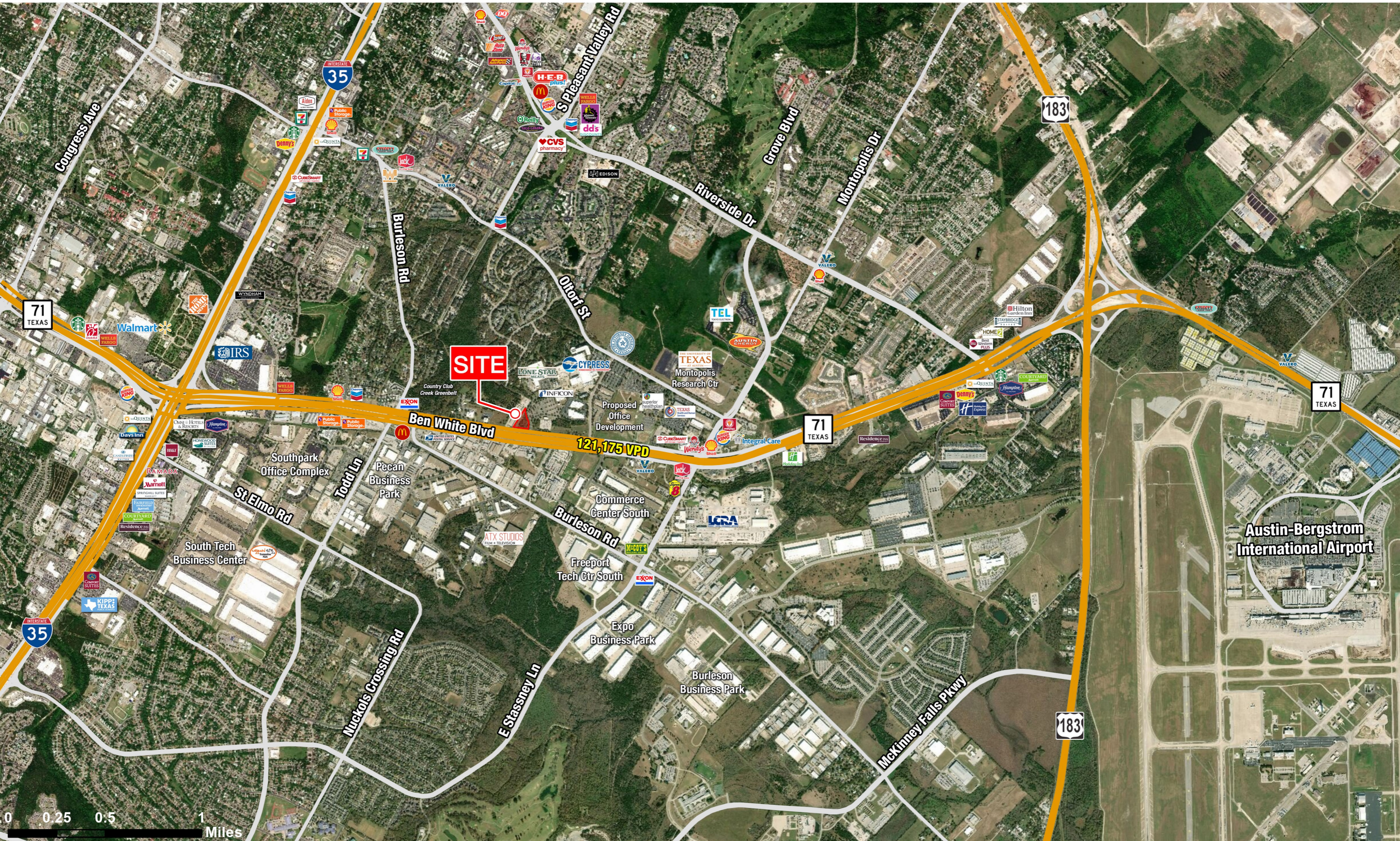
Conceptual Site Plan



Conceptual Site Plan







SITE

Ben White Blvd
121,175 VPD

Austin-Bergstrom International Airport