



LAND FOR SALE

714 E. BEN WHITE BLVD, AUSTIN, TX 78704



Knight Real Estate Company
PO Box 160607, Austin, TX 78716

Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.

INTRODUCTION

Knight Real Estate Company is pleased to offer this ±1.5 acre parcel at the northwest quadrant of I-35 & Ben White Blvd in Austin, Texas. The property features excellent access to US-290/SH-71/Ben White Blvd and to I-35.

PROPERTY FACTS

- Available: ±1.552 Acres (67,605 SF)
- Property ID: 587734
- Parking: 193 Spaces
- Zoning: Commercial
- Less than 7 miles / approximately 10 minutes from Austin Bergstrom Airport
- Close proximity to Downtown Austin
- Call for Pricing

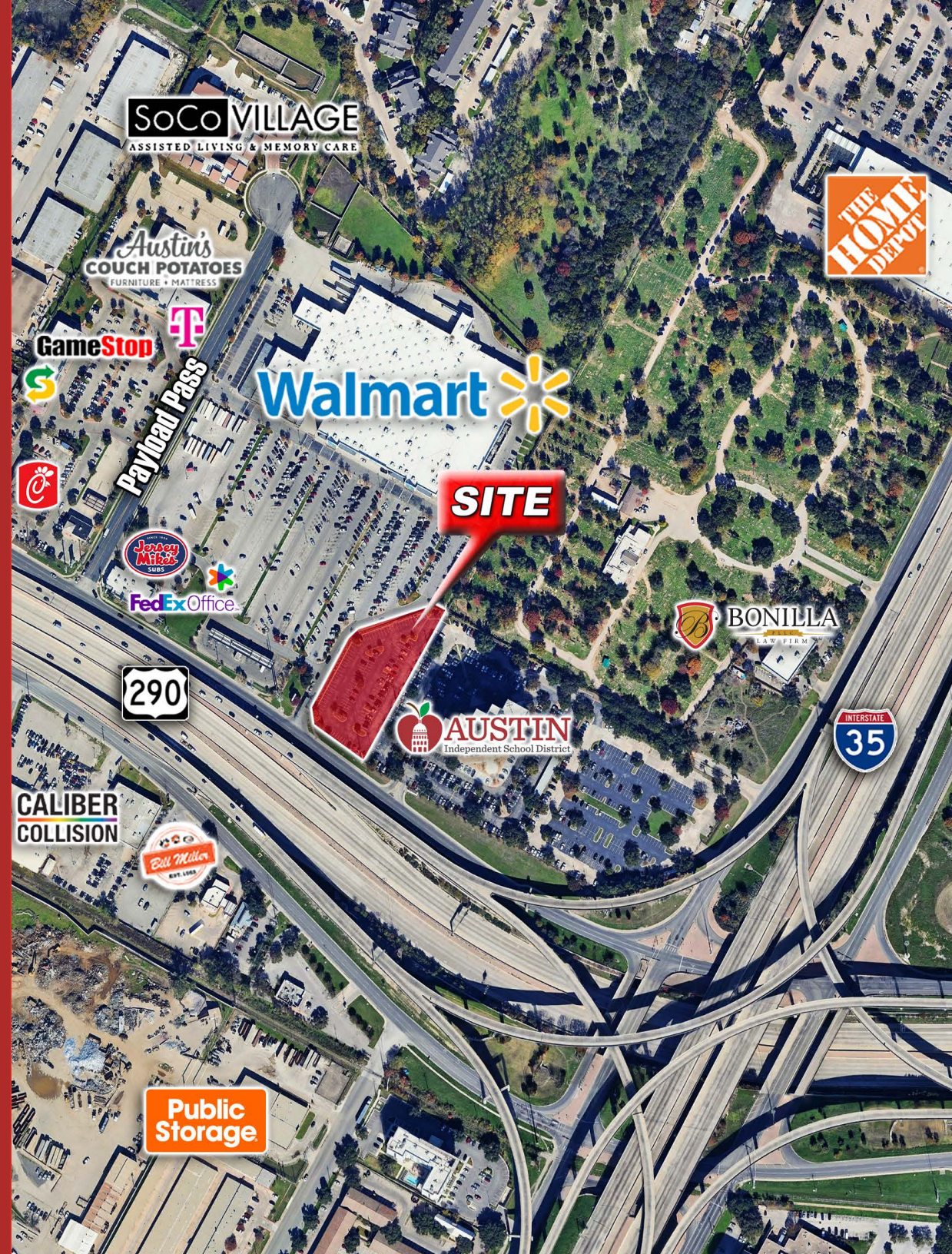
DEMOGRAPHICS

Radius	2023 Population	Daytime Population	Average HH Income
1-mile	12,474	19,383	\$89,622
3-mile	157,489	161,817	\$103,875
5-mile	341,722	487,059	\$113,981

TRAFFIC COUNTS

US-290/Hwy 71: 160,302 VPD (TXDOT 2022)

Interstate 35: 206,645 VPD (TXDOT 2022)





Knight
REAL ESTATE

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Walmart

**MURPHY
USA**

SITE

AUSTIN
Independent School District

290

**71
TEXAS**

Ben White Blvd

160,302 VPD (~22)

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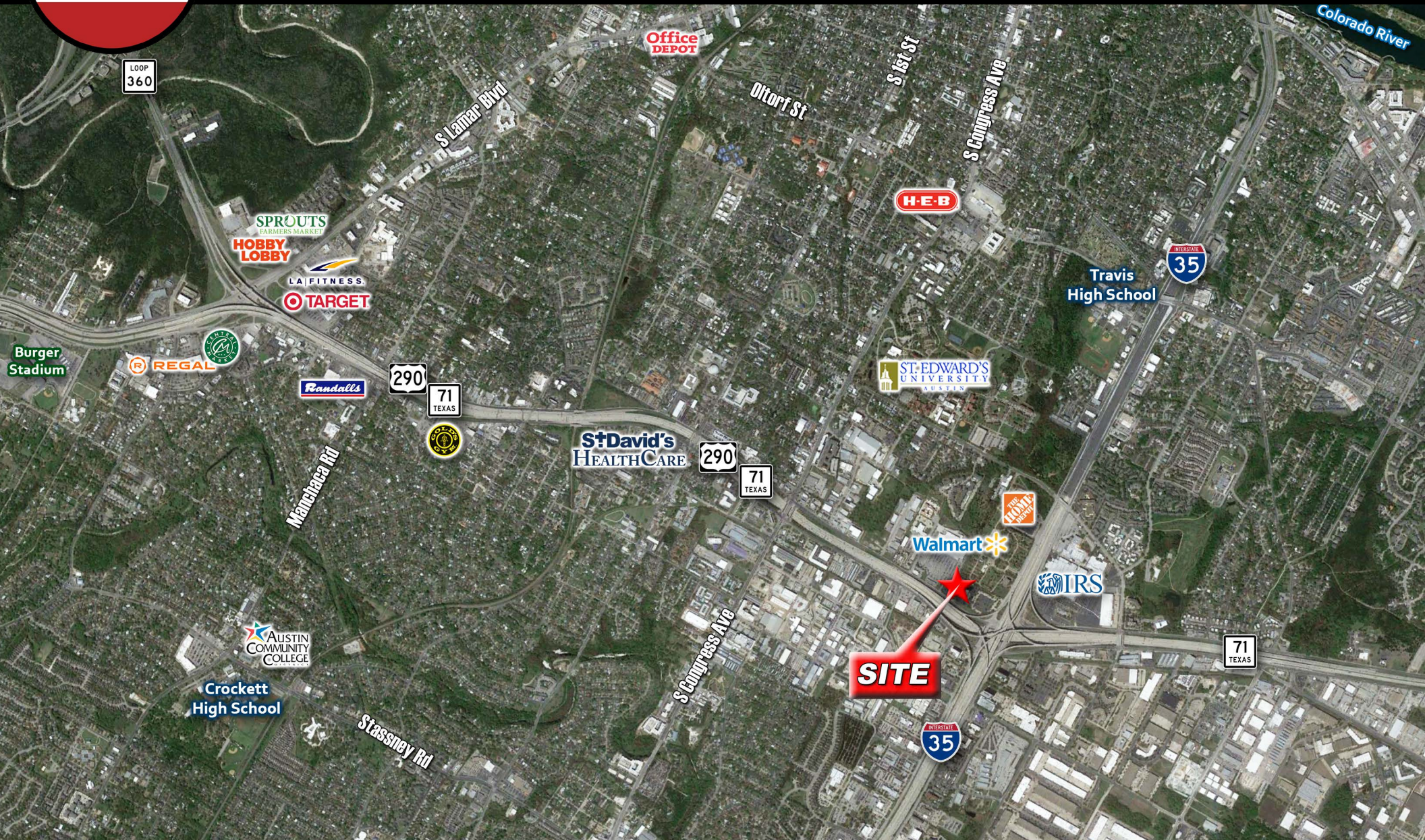
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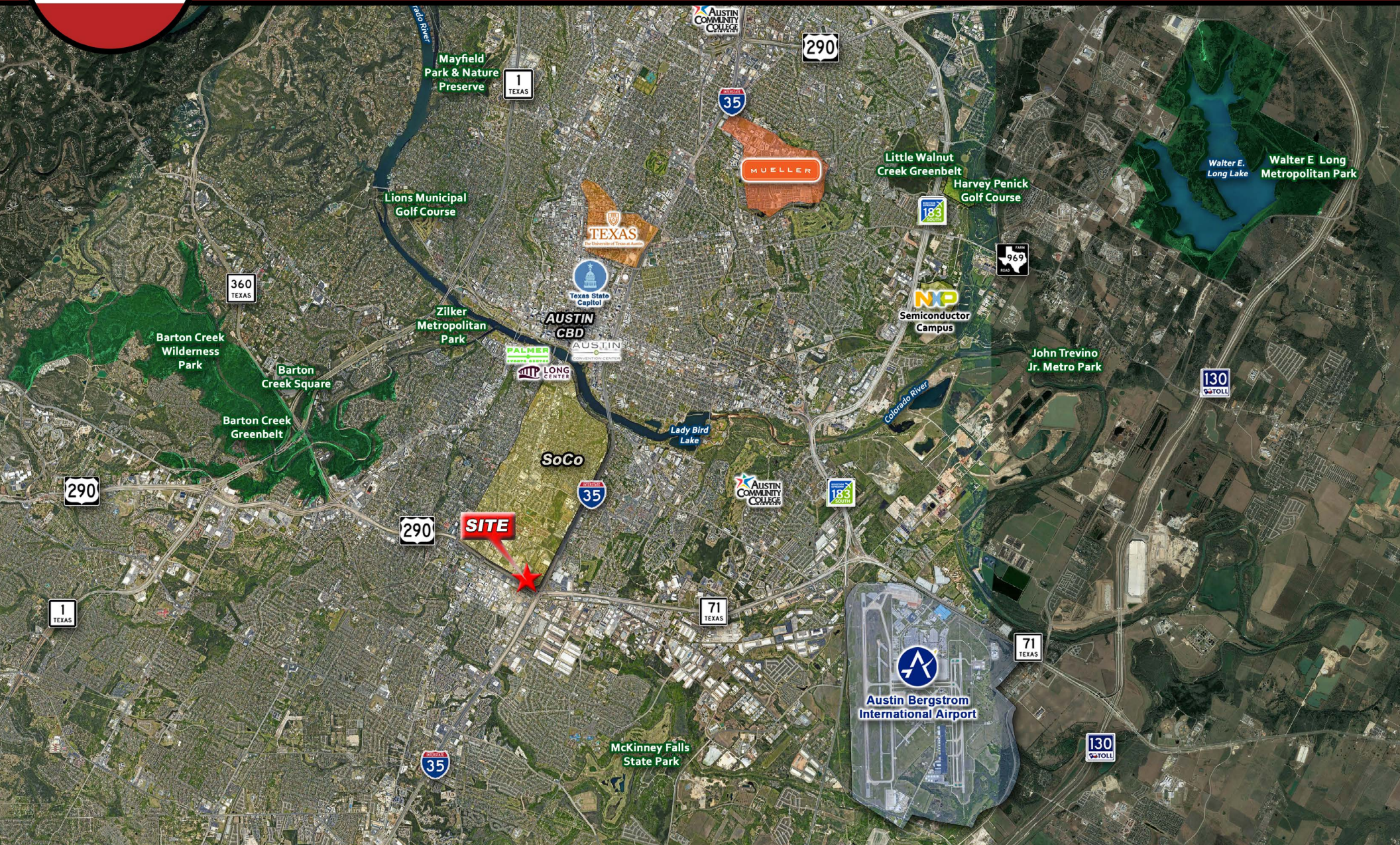
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FOR SALE - WAREHOUSE ROW PARCELS AUSTIN TEXAS

WAREHOUSE ROW AT BEN WHITE BLVD, AUSTIN, TX 78704

AUSTIN MSA - DEMOGRAPHICS

