

RETAIL PROPERTY FOR LEASE

525 W. BEN WHITE

525 W BEN WHITE BLVD. AUSTIN, TX 78704



BECK-REIT
COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Contact Broker For Details
Building Size:	1,800 SF
Available SF:	1,000 SF
Lot Size:	0.264 Acres
Price / SF:	-
Year Built:	1991
Zoning:	GR
Market:	Austin Retail
Submarket:	South

PROPERTY OVERVIEW

For Lease - Convenience store with gas on heavily traveled W. Ben White Blvd service road, in one of Austin's most desirable zip codes - 78704. Located on the hard corner of the highly visible intersection of S. 1st Street & W. Ben White Blvd, and just blocks away from iconic S. Congress Ave. and St. David's South Austin Medical Center. This property features an 870 square foot convenience store, and an additional warehouse building, which is currently being used for vehicle inspections. There are 6 gas pumps below a 912 square foot canopy, siting on a 0.2640 Acres lot. Please contact broker for further details.

DO NOT DISCUSS WITH EMPLOYEES

AERIAL VIDEO: <https://youtu.be/c6Rpo6k7bBY>

PROPERTY HIGHLIGHTS

- 152,657 vehicles per day on W. Ben White Blvd.
- Rare 78704 location, on hard corner of S. 1st & W. Ben White Blvd.
- Current gas sales of 100,000 gallons per month
- Very strong visibility

The information contained herein was obtained from sources deemed reliable. Beck-Reit Commercial, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

JIM ROURKE

Broker

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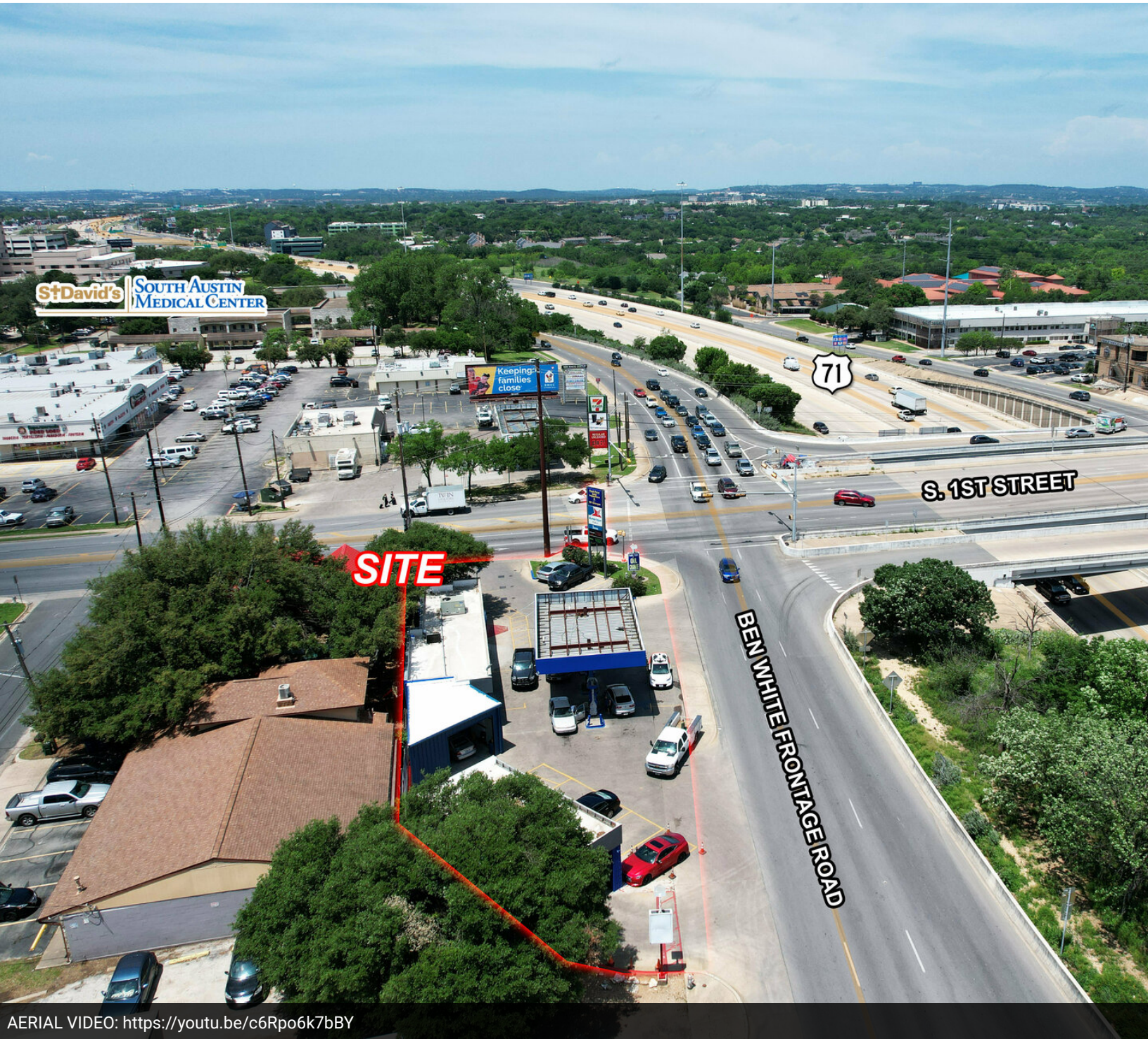


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SITE OVERVIEW



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BECK-REIT
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RETAIL PROPERTY FOR SALE

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SUITE 100 – SITE PLAN



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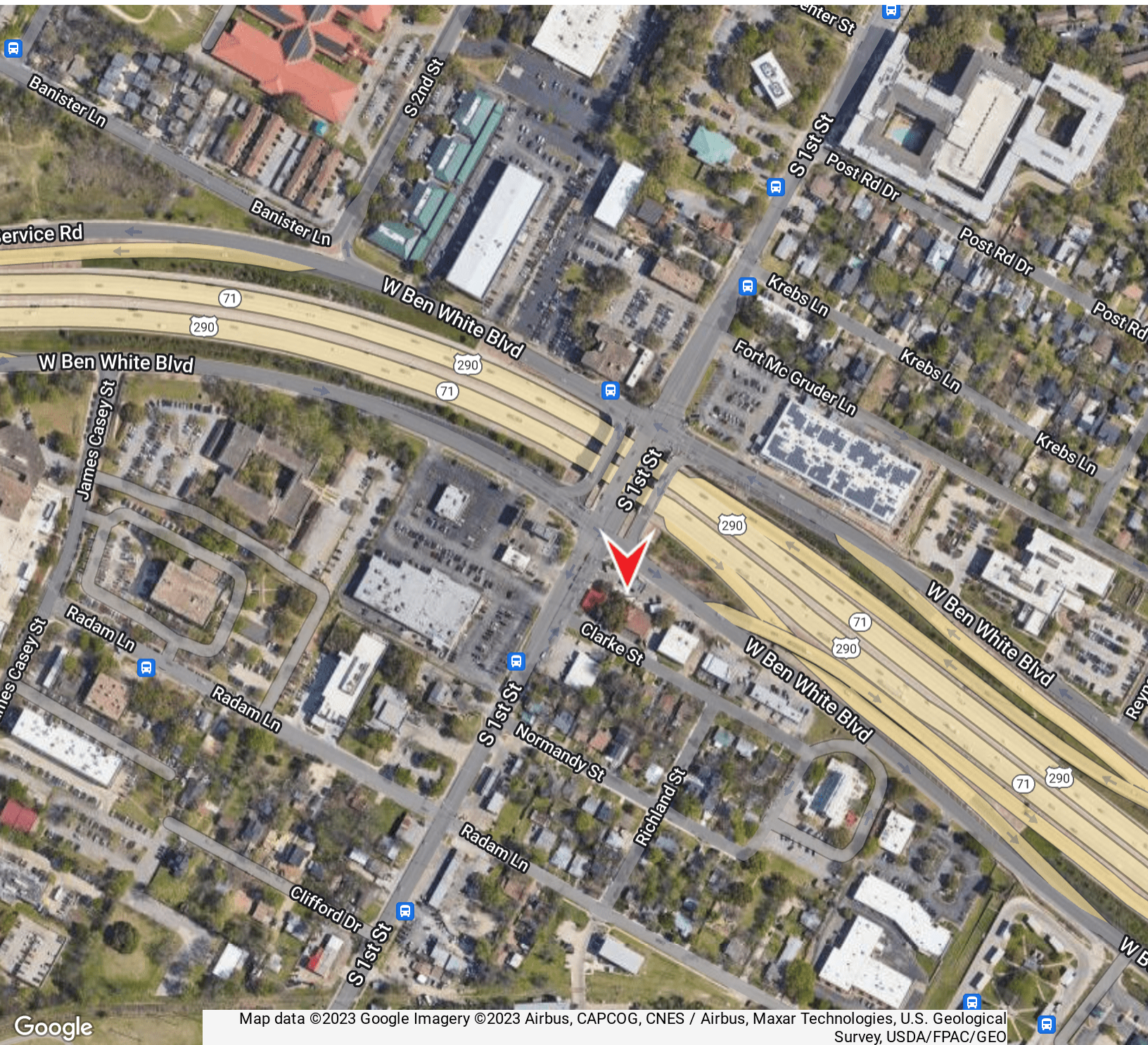
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AERIAL MAP



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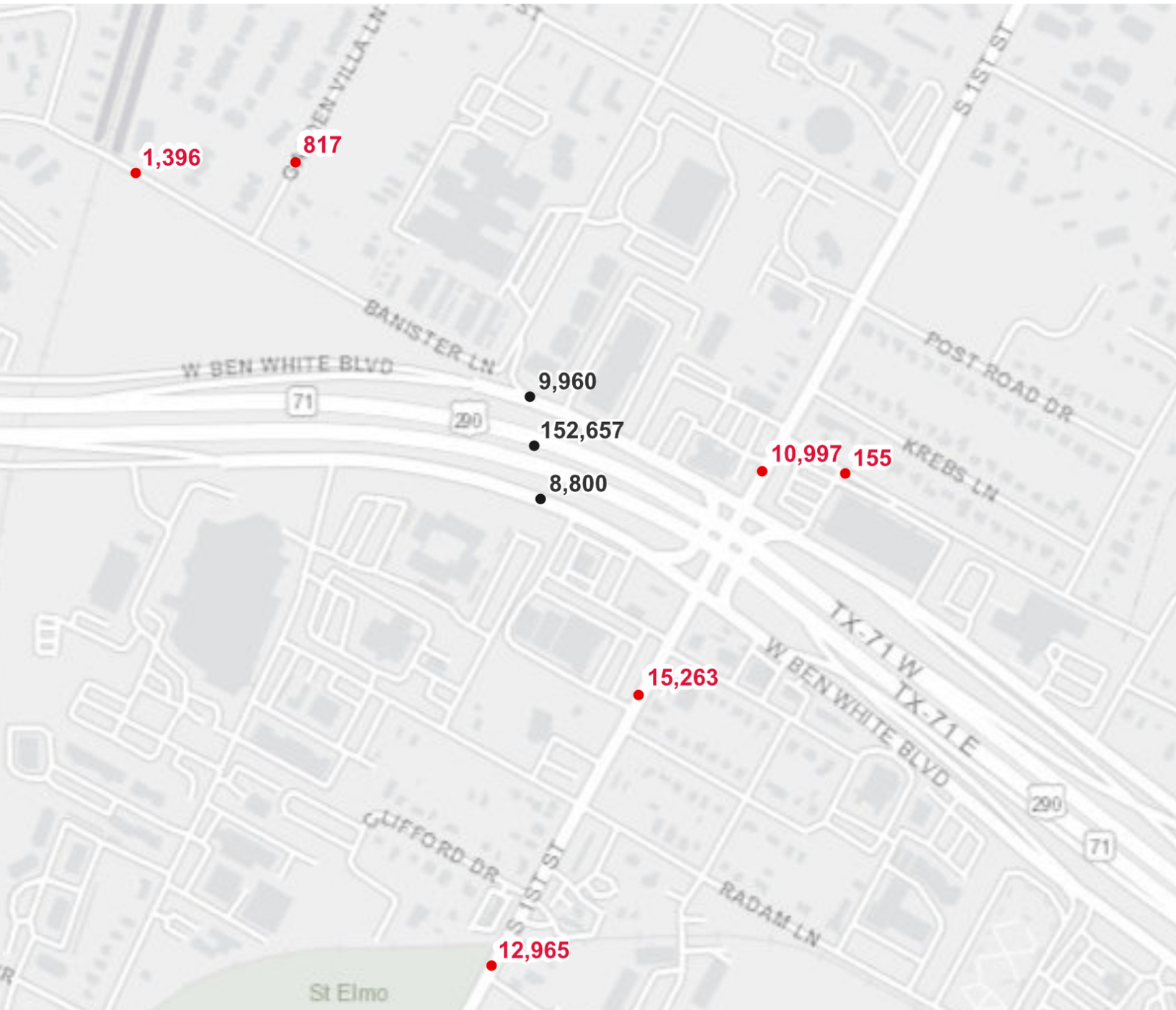
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TRAFFIC COUNTS



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Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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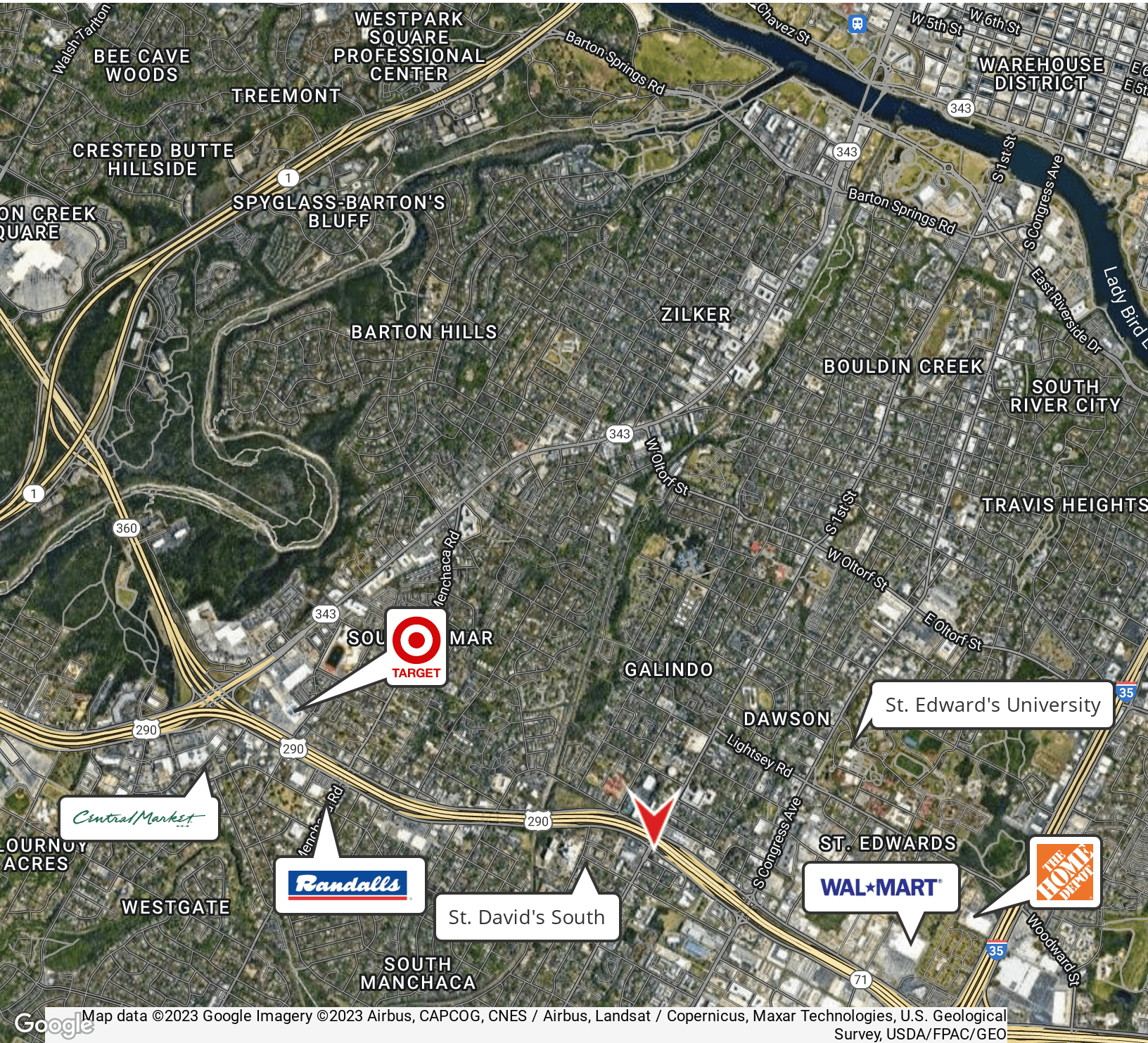
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RETAILER MAP



Map data ©2023 Google Imagery ©2023 Airbus, CAPCOG, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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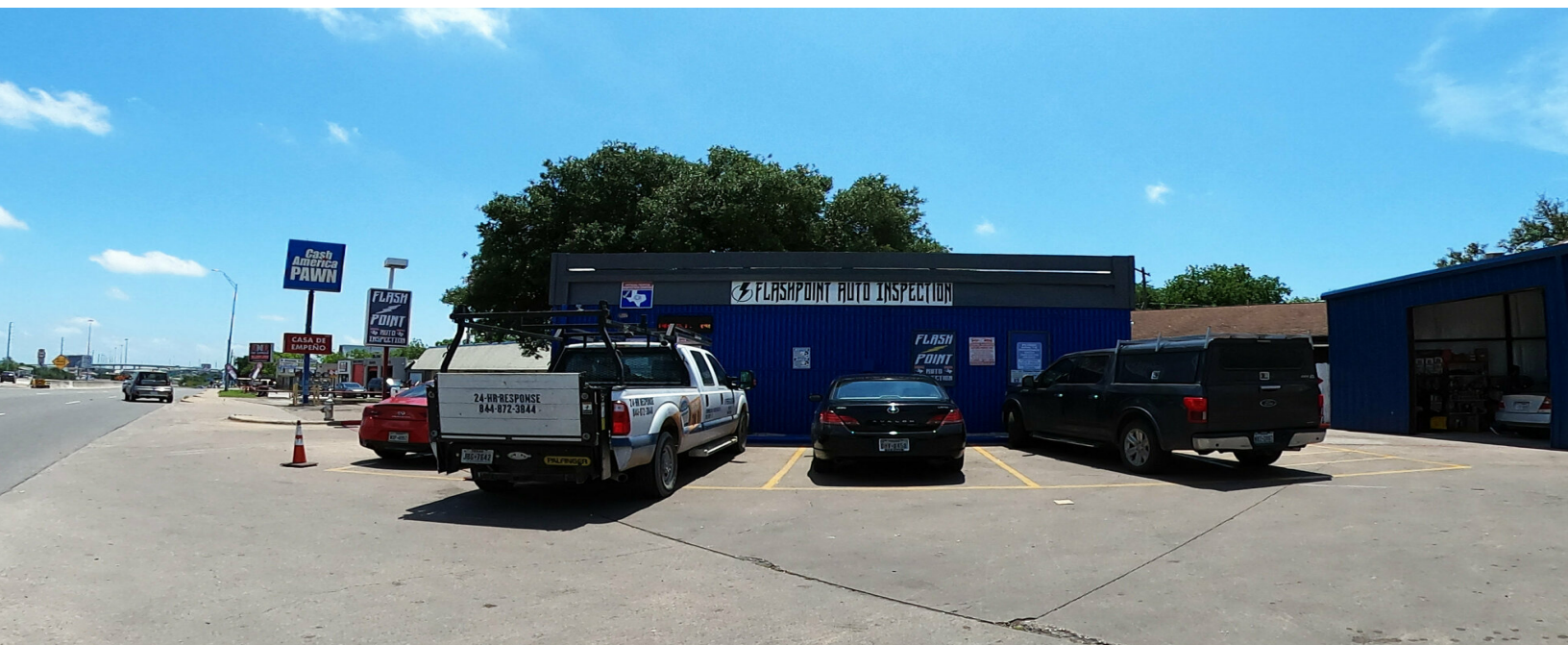
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ADDITIONAL PHOTOS



AERIAL VIDEO: <https://youtu.be/c6Rpo6k7bBY>



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,846	152,528	342,346
Average Age	31.8	34.1	34.0
Average Age (Male)	31.2	34.5	34.1
Average Age (Female)	32.1	34.0	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,178	76,381	157,259
# of Persons per HH	2.1	2.0	2.2
Average HH Income	\$96,532	\$89,238	\$93,577
Average House Value	\$337,451	\$344,351	\$350,096

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BECK-REIT COMMERCIAL REAL ESTATE, LLC	9005902	delea@beckreit.com	(512) 472-8833
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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JAMES ROURKE	559994	jim@beckreitcre.com	(512) 921-1234
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date