

STAND ALONE DRIVE THRU FOR SALE OR LEASE

1815 WEST BEN WHITE BOULEVARD



OFFERING SUMMARY

PRICE:	\$1,890,000
BUILDING SF:	2,452 SF
AVAILABLE SF:	2,452 SF
LEASING	Call for Info
LOT SIZE:	+/- 0.59AC
FRONTAGE:	185' on W Ben White Blvd
YEAR BUILT:	1970
ZONING:	GR-V-NP

PROPERTY OVERVIEW

Located right off Highway 290, this free standing space is a perfect use for any drive-thru operator or franchise. Whether you are an owner-operator, investor or site developer, we have a great offering for you.

GENERAL DETAILS:

- US-290 HWY Frontage
- Great GR-V-NP zoning usage
- +/-0.59 AC Value add opportunity for owner user, investor or development.
- Highly Trafficked Ben White Boulevard
- 2,452 SF of Stand Alone Space with Drive Thru



LOCAL REAL ESTATE GROUP

1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR

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PROPERTY PHOTOS

1815 WEST BEN WHITE BOULEVARD



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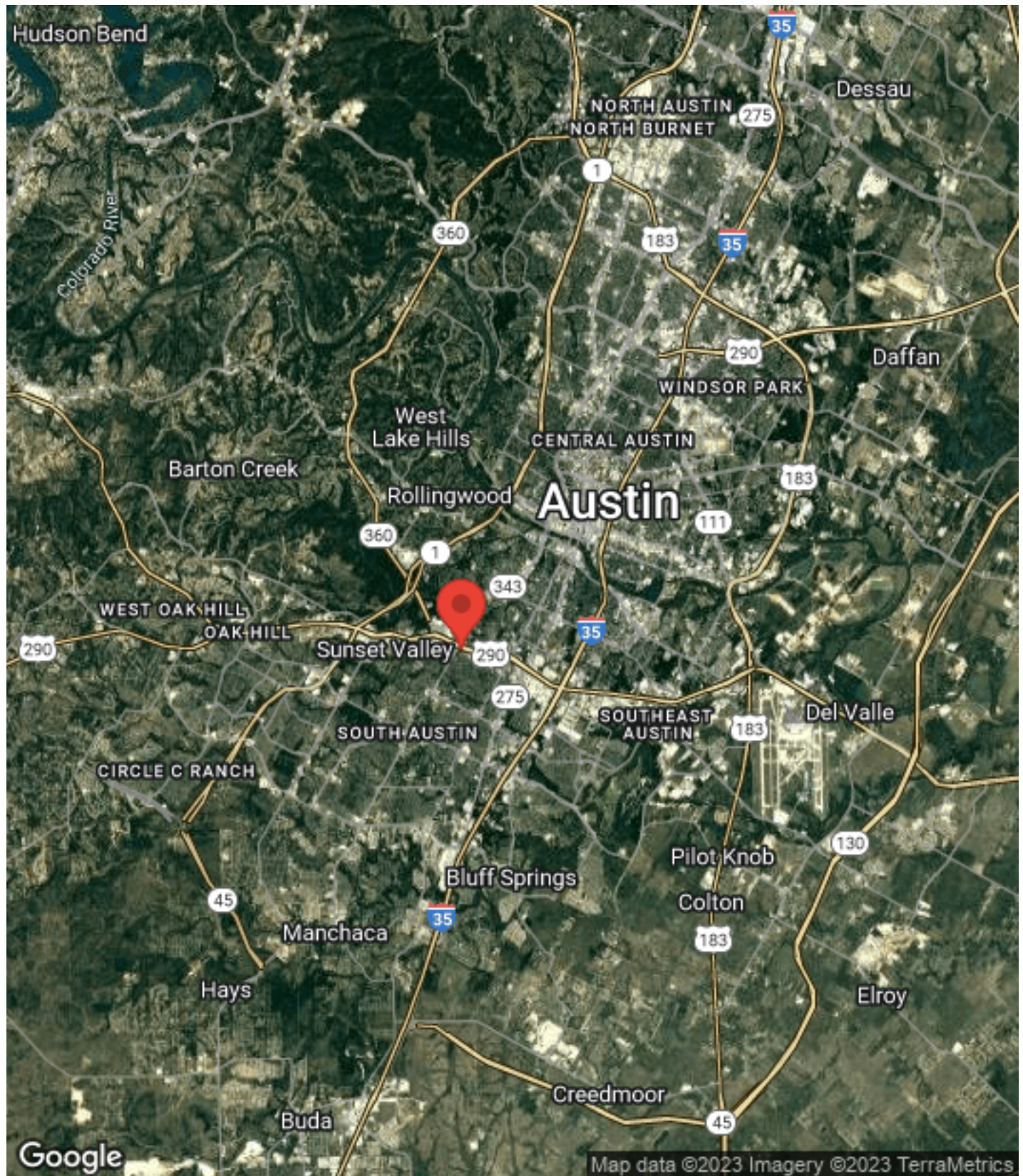


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AERIAL MAP

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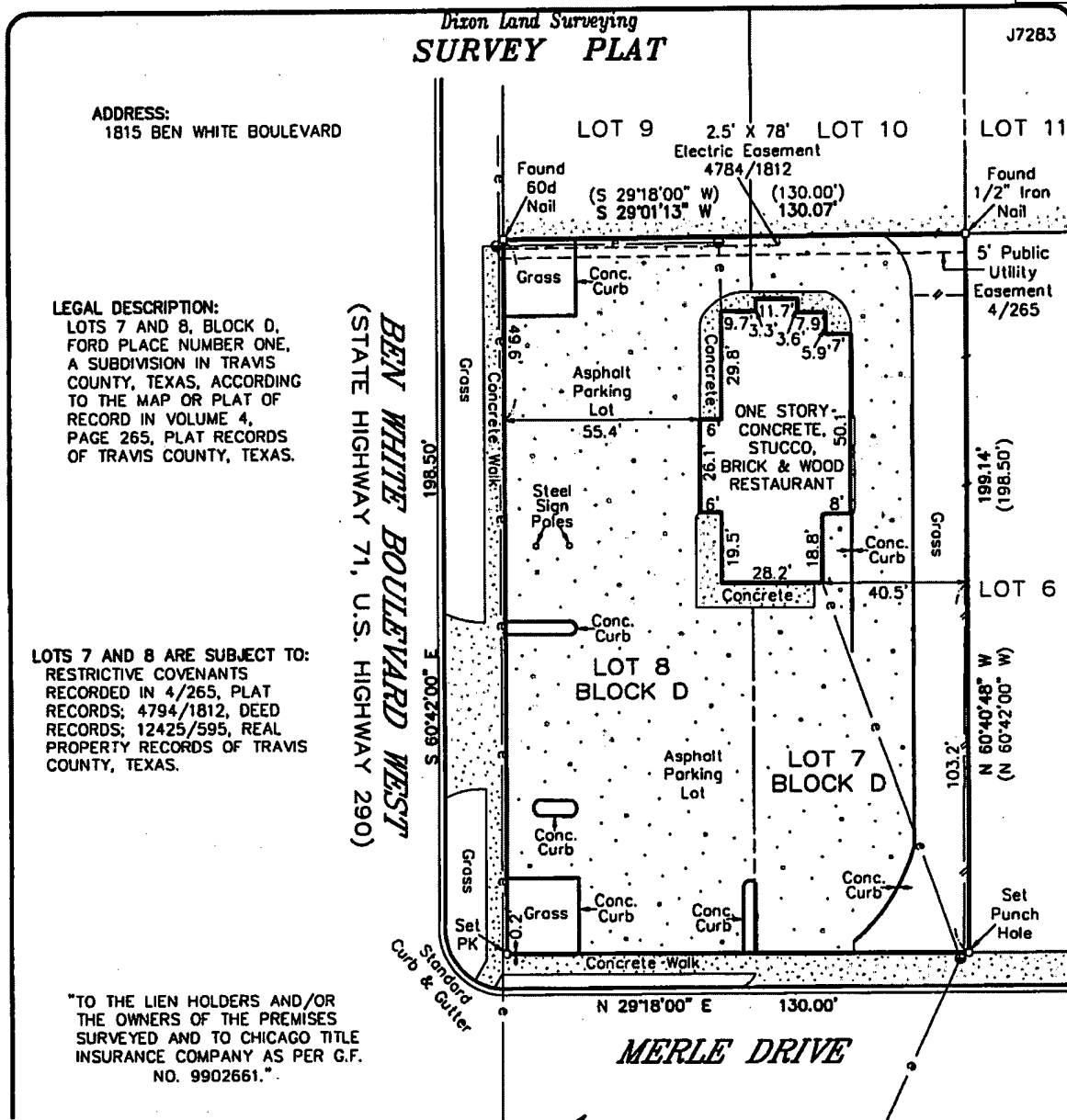


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SURVEY PLAT

1815 WEST BEN WHITE BOULEVARD



A20190322126963PL01SURVEY

SCALE
1"=30'

LEGEND

Iron Rod Found ()
Record ()
Wood Fence ()
Elec. Line/Pole ()

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the ground on the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

Dated this the 28TH day of SEPTEMBER 199 9

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood

hazard boundary map revised as per Map Number: 48453C0210 F

Zone: X Dated: 6/16/93

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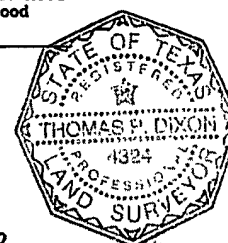
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Thomas P. Dixon R.P.L.S. 4324



1612 West 5th Street, Austin, Texas 78703 Phone: 481-9602

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DEMOGRAPHICS

1815 WEST BEN WHITE BOULEVARD



Income & Spending Demographics

1815 W Ben White Blvd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2022 Households by HH Income	9,410		65,810		163,028		99,933	
<\$25,000	1,349	14.34%	9,160	13.92%	25,957	15.92%	14,049	14.06%
\$25,000 - \$50,000	1,849	19.65%	12,277	18.66%	29,757	18.25%	18,934	18.95%
\$50,000 - \$75,000	1,666	17.70%	11,595	17.62%	26,511	16.26%	17,688	17.70%
\$75,000 - \$100,000	1,396	14.84%	9,606	14.60%	21,402	13.13%	13,130	13.14%
\$100,000 - \$125,000	886	9.42%	5,800	8.81%	14,565	8.93%	8,994	9.00%
\$125,000 - \$150,000	765	8.13%	5,414	8.23%	12,039	7.38%	7,411	7.42%
\$150,000 - \$200,000	674	7.16%	4,736	7.20%	13,640	8.37%	8,269	8.27%
\$200,000+	825	8.77%	7,222	10.97%	19,157	11.75%	11,460	11.47%
2022 Avg Household Income	\$94,784		\$100,578		\$101,755		\$101,918	
2022 Med Household Income	\$72,600		\$74,723		\$74,300		\$73,981	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$274.3M		\$2B		\$5.1B		\$3.1B	
Total Apparel	\$14.2M	5.17%	\$103.8M	5.15%	\$268.9M	5.29%	\$162M	5.30%
Women's Apparel	\$5.5M	2.01%	\$40.5M	2.01%	\$103.7M	2.04%	\$62.4M	2.04%
Men's Apparel	\$3.1M	1.12%	\$22.3M	1.10%	\$57.3M	1.13%	\$34.8M	1.14%
Girl's Apparel	\$924.5K	0.34%	\$6.9M	0.34%	\$18.4M	0.36%	\$11M	0.36%
Boy's Apparel	\$672.1K	0.25%	\$5M	0.25%	\$13.4M	0.26%	\$8M	0.26%
Infant Apparel	\$695.3K	0.25%	\$5.2M	0.26%	\$13.7M	0.27%	\$8M	0.26%
Footwear	\$3.3M	1.19%	\$23.9M	1.19%	\$62.5M	1.23%	\$37.8M	1.24%

Total Entertainment & Hobbies	\$40.1M	14.63%	\$292.7M	14.51%	\$727.2M	14.31%	\$435.6M	14.25%
Entertainment	\$3.3M	1.20%	\$26.2M	1.30%	\$68.5M	1.35%	\$41M	1.34%
Audio & Visual Equipment/Service	\$9.9M	3.62%	\$71.1M	3.52%	\$176.3M	3.47%	\$106.4M	3.48%
Reading Materials	\$514.8K	0.19%	\$3.7M	0.18%	\$9M	0.18%	\$5.2M	0.17%
Pets, Toys, & Hobbies	\$7.1M	2.59%	\$50.8M	2.52%	\$124.9M	2.46%	\$74.7M	2.44%
Personal Items	\$19.3M	7.03%	\$140.9M	6.98%	\$348.4M	6.86%	\$208.2M	6.81%

Total Food and Alcohol	\$77.6M	28.28%	\$559.1M	27.71%	\$1.4B	27.68%	\$852.7M	27.90%
Food At Home	\$36.5M	13.30%	\$263.2M	13.04%	\$670.6M	13.19%	\$406.9M	13.31%
Food Away From Home	\$34.9M	12.72%	\$251.4M	12.46%	\$625.8M	12.31%	\$379.2M	12.41%
Alcoholic Beverages	\$6.2M	2.26%	\$44.5M	2.21%	\$110.2M	2.17%	\$66.6M	2.18%

Total Household	\$44.2M	16.11%	\$335.5M	16.63%	\$841.6M	16.56%	\$501.1M	16.39%
House Maintenance & Repair	\$6.1M	2.24%	\$49.5M	2.45%	\$125M	2.46%	\$73.4M	2.40%
Household Equip & Furnishings	\$17.8M	6.49%	\$132.2M	6.55%	\$333.6M	6.56%	\$199.4M	6.52%
Household Operations	\$14.1M	5.13%	\$106.6M	5.28%	\$266.2M	5.24%	\$158.5M	5.18%
Housing Costs	\$6.2M	2.25%	\$47.2M	2.34%	\$116.9M	2.30%	\$69.8M	2.28%



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GR Community Commercial

Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	75%	Front yard	10 ft
Maximum Impervious Cover	90%	Street side yard	10 ft
Maximum Floor Area Ratio	1:1	Interior side yard	n/a
		Rear yard	n/a

Permitted and Conditional Uses

Residential

Bed and Breakfast Residential (Group I) *

Bed and Breakfast Residential (Group 2) *

Civic

Club or Lodge (c)
College and University Facilities *
Communication Service Facilities *
Community Events *
Community Recreation—Private *
Community Recreation—Public *
Congregate Living
Counseling Services
Cultural Services
Day Care Services—Commercial
Day Care Services—General
Day Care Services—Limited
Family Home *
Group Home Class I—General *

Group Home Class I—Limited *
Group Home Class II *
Guidance Services
Hospital Services—General (c)
Hospital Services—Limited
Local Utility Services
Private Primary Educational Services *
Private Secondary Educational Services *
Public Primary Educational Services *
Public Secondary Educational Services *
Religious Assembly
Residential Treatment
Safety Services
Telecommunication Tower (PC) *

Commercial

Art Gallery
Alternative Financial Services
Art Workshop *
Administrative and Business Offices
Automotive Rentals

Automotive Repair Services
Automotive Sales
Automotive Washing of any type
Bail Bond Services (PC)

GR (continued)

Commercial (continued)

Business or Trade School Business	Medical Offices—exceeding 5,000 sq/ft of gross floor space
Support Services Commercial Off- Street Parking Communications	Off-Site Accessory Parking
Services Consumer Convenience	Outdoor Entertainment (c)
Services Consumer Repair Services	Outdoor Sports and Recreation
Drop-Off Recycling Collection Facility *	Pawn Shop Services
Exterminating Services	Pedicab Storage and Dispatch
Financial Services	Personal Improvement Services
Food Preparation (c)	Personal Services
Food Sales	Pet Services
Funeral Services	Plant Nursery (c)
General Retail Sales—Convenience	Printing and Publishing
General Retail Sales—General	Professional Office
Hotel-Motel	Research Services
Indoor Entertainment	Restaurant—General
Indoor Sports and Recreation	Restaurant—Limited
Medical Offices—not exceeding 5,000 sq/ft of gross floor space	Service Station
	Software Development
	Special use Historic (c)
	Theater

Industrial

Custom Manufacturing (c)

Agricultural

Community Garden

Urban Farm *

DISCLAIMER

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PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joaquin Lopez	0657845	joaquin@localreg.com	512-567-6429
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date