

SAGE
COMMERCIAL



Retail Property For Sale & Lease

525 W. Ben White Blvd.

525 W Ben White Blvd Svrd Eb, Austin, TX 78704

JIM ROURKE
Principal & Broker
512.921.1234
jim@sagecommercialtx.com

SAGE
COMMERCIAL

525 W. BEN WHITE BLVD.

525 W Ben White Blvd Svrd Eb, Austin, TX 78704

FOR LEASE

Property Summary



VIDEO

PROPERTY DESCRIPTION

Opportunity to lease a convenience store with gas pumps on the 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 and W. Ben White Blvd., and just blocks away from iconic S. Congress Ave. and St. David's South Austin Medical Center. This property features approximately 1,000 SF convenience store, and an additional automotive building that is about 800 SF. There are 6 gas pumps below a 912 SF canopy, sitting on a 0.264 acre lot. This is a great opportunity for an existing operator.. There are no leases or gas contracts in place. ***DO NOT SHOW UP TO PROPERTY AND DISCUSS SALE WITH EMPLOYEES*** Please contact broker for further details or to schedule a showing.

LOCATION DESCRIPTION

Located on the hard corner of W. Ben White Blvd. and South 1st Street, in 78704, in the heart of South Austin.

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 exceeding 100,000 gallons per month
- Very strong visibility
- Easy Access

OFFERING SUMMARY

Lease Rate:	\$13,500.00 per month (NNN)
Available SF:	1,800 SF
Lot Size:	0.264 Acres
Building Size:	1,800 SF

The information contained herein was obtained from sources deemed reliable. SAGE 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
Principal & Broker
512.921.1234
jim@sagecommercialtx.com

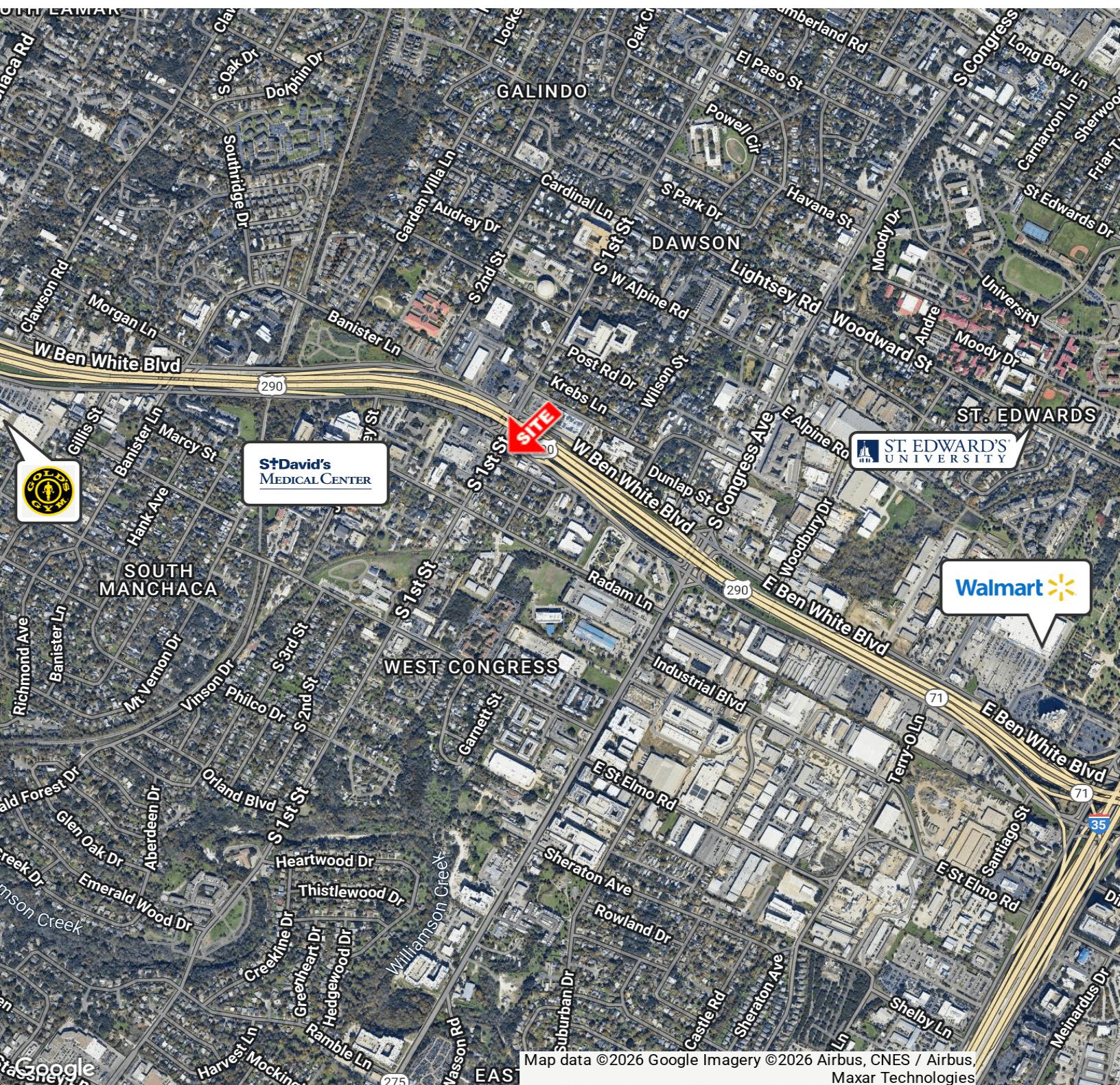
SAGE
COMMERCIAL

525 W. BEN WHITE BLVD.

525 W Ben White Blvd Svrd Eb, Austin, TX 78704

FOR LEASE

Aerial Overview



The information contained herein was obtained from sources deemed reliable. SAGE 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
Principal & Broker
512.921.1234
jim@sagecommercialtx.com

SAGE
COMMERCIAL

525 W. BEN WHITE BLVD.

525 W Ben White Blvd Svrd Eb, Austin, TX 78704

FOR LEASE

Site Plan



The information contained herein was obtained from sources deemed reliable. SAGE 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
Principal & Broker
512.921.1234
jim@sagecommercialtx.com

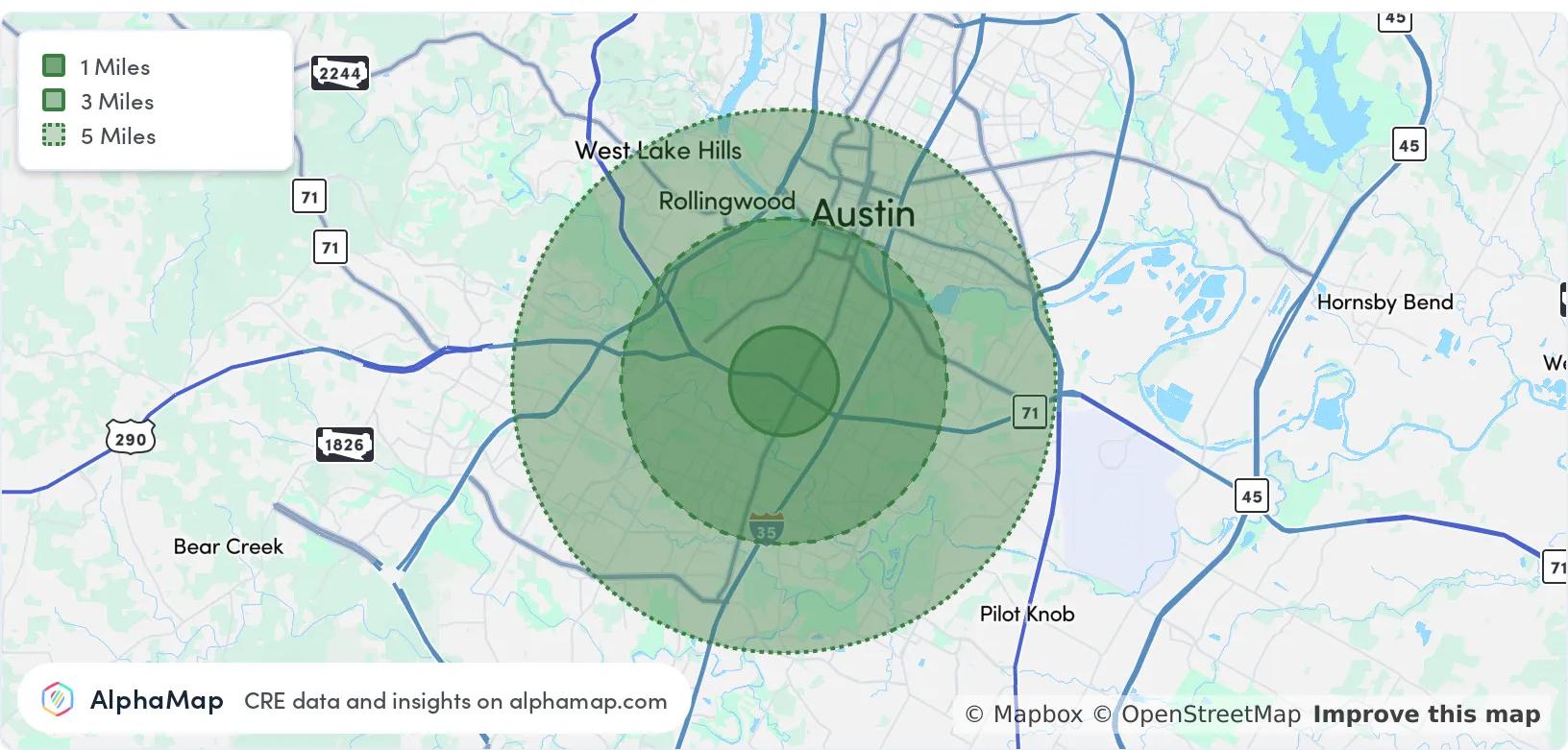
SAGE
COMMERCIAL

525 W. BEN WHITE BLVD.

525 W Ben White Blvd Svrd Eb, Austin, TX 78704

FOR LEASE

Area Analytics



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,100	152,637	361,629
Average Age	36	37	36
Average Age (Male)	37	37	35
Average Age (Female)	36	37	36

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,554	74,120	163,620
Persons per HH	2.1	2.1	2.2
Average HH Income	\$108,898	\$111,027	\$112,979
Average House Value	\$678,068	\$646,337	\$640,339
Per Capita Income	\$51,856	\$52,870	\$51,354

Map and demographics data derived from AlphaMap

The information contained herein was obtained from sources deemed reliable. SAGE 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
Principal & Broker
512.921.1234
jim@sagecommercialtx.com

SAGE
COMMERCIAL



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

SAGE COMMERCIAL

512.921.1234

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jim Rourke	TX #9015061	jim@sagecommercialtx.com	512.921.1234
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date