



6900 E Ben White Blvd | Austin, TX 78751

+/- 6,000 - 207,000 SF Available
For Lease or Build to Suit

Infill Location | Major Highway Frontage



■ **Luke Watson** | 806.543.0320
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■ **Will Hall** | 210.284.7184
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STREAM

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STREAM

HILLTOP
71

The Project

+/- 6,000 - 207,000 SF Available

Hilltop 71

Hilltop 71 sets your business up at the intersection of access, visibility, and growth, offering a rare infill opportunity along Highway 71, with phenomenal frontage and direct connectivity to key Central Texas hubs. With seven buildings and space options ranging from $\pm 6,000$ SF to $\pm 207,000$ SF, the development is built for flexibility, whether you're growing logistics, expanding distribution, or scaling manufacturing.

Key Value Factor

Infill Location |
Major Highway
Frontage



Click
to Watch
Location
Video

Click for
360° Views

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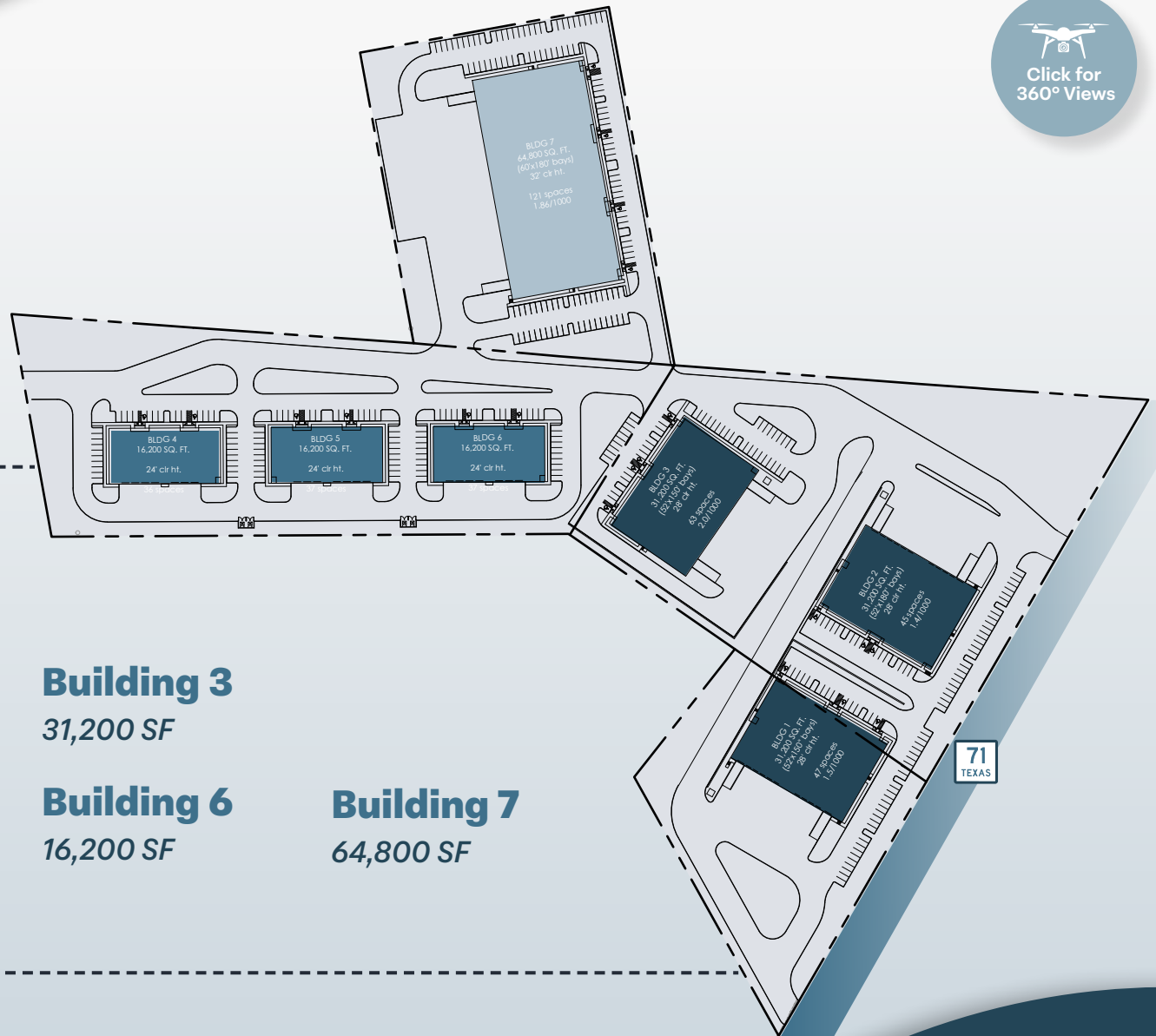




Click for
360° Views

Site Plan

**+/- 6,000 - 207,000
SF Available**



Building Breakdown

Building 1*

31,200 SF

Building 2*

31,200 SF

Building 3

31,200 SF

Building 4

16,200 SF

Building 5

16,200 SF

Building 6

16,200 SF

Building 7

64,800 SF

* Direct HWY 71 Frontage

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Buildings 1, 2, 3

Building 1 - 31,200 SF

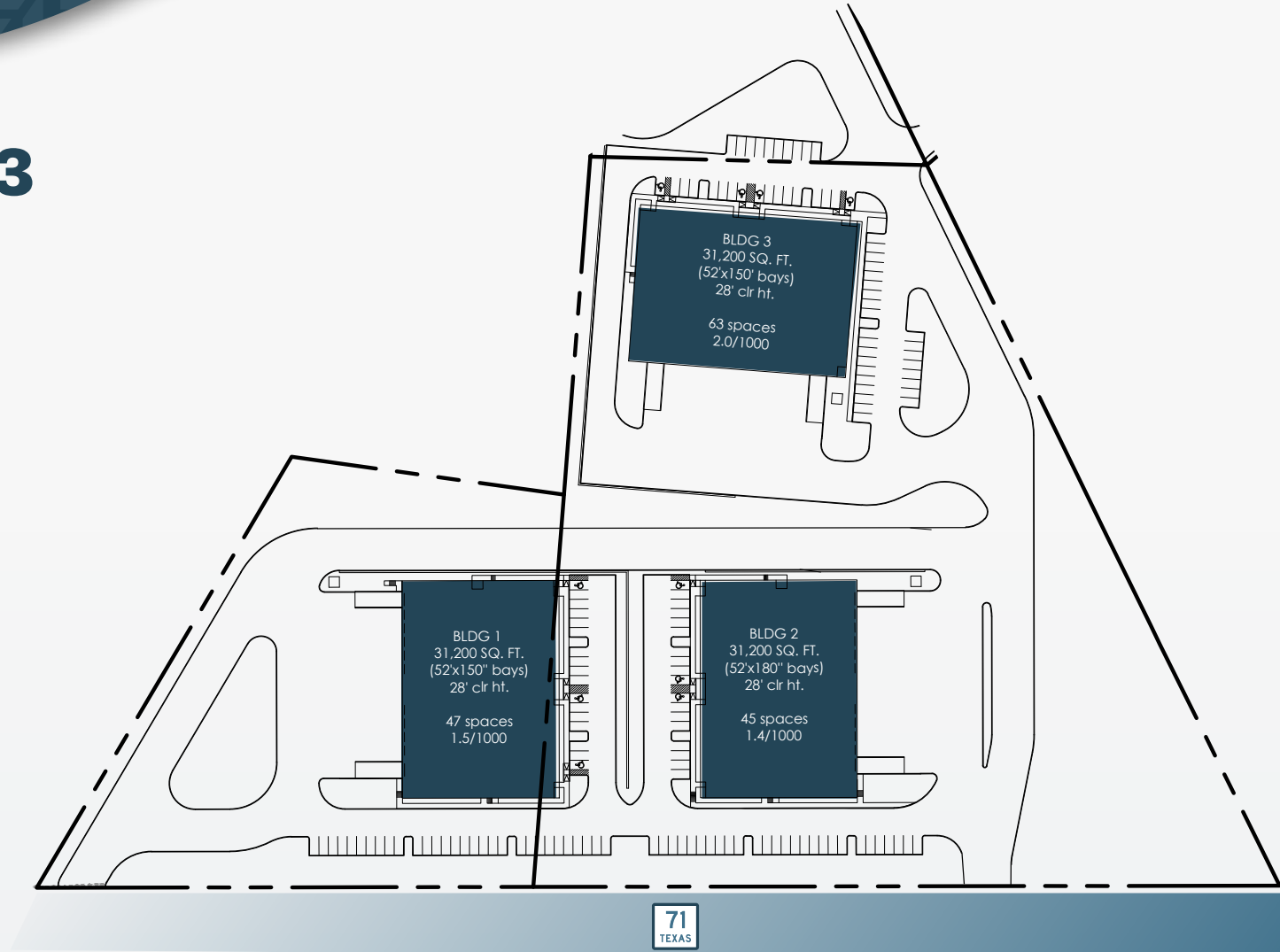
CLEAR HEIGHT	28'
LOADING	Dock High & Grade Level
TYPICAL BAY	52 x 150
PARKING	47 Spaces – 1.5/1,000
LOCATION	Highway 71 Frontage

Building 2 - 31,200 SF

CLEAR HEIGHT	28'
LOADING	Dock High & Grade Level
TYPICAL BAY	52 x 180
PARKING	45 Spaces – 1.4/1,000
LOCATION	Highway 71 Frontage

Building 3 - 31,200 SF

CLEAR HEIGHT	28'
LOADING	Dock High & Grade Level
TYPICAL BAY	52 x 150
PARKING	63 Spaces – 2.0/1,000



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Buildings 4, 5, 6

Building 4 - 16,200 SF

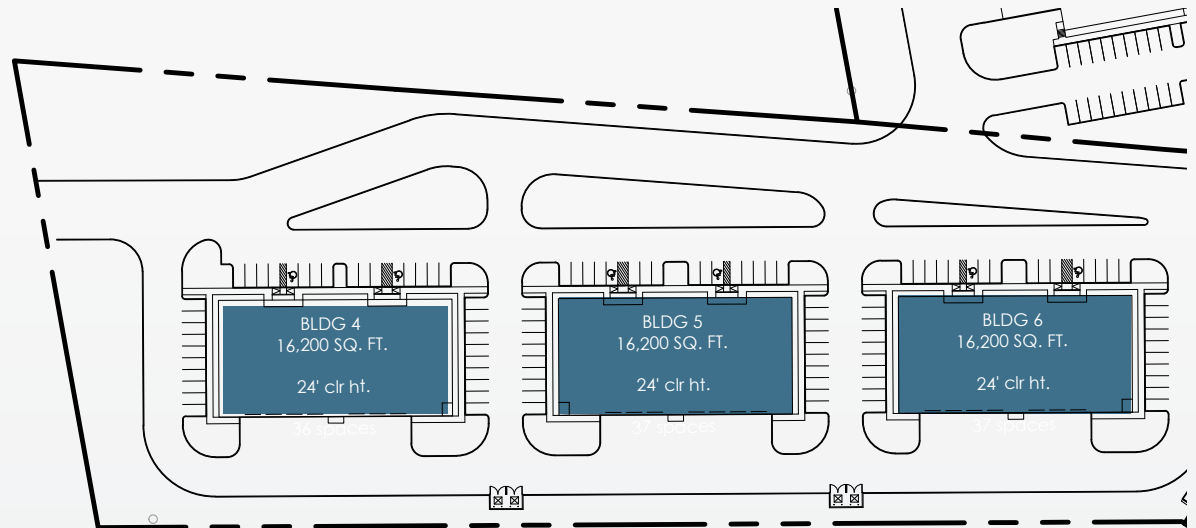
CLEAR HEIGHT	24'
LOADING	Grade Level
PARKING	36 Spaces – 2.2/1,000

Building 5 - 16,200 SF

CLEAR HEIGHT	24'
LOADING	Grade Level
PARKING	36 Spaces – 2.2/1,000

Building 6 - 16,200 SF

CLEAR HEIGHT	24'
LOADING	Grade Level
PARKING	36 Spaces – 2.2/1,000



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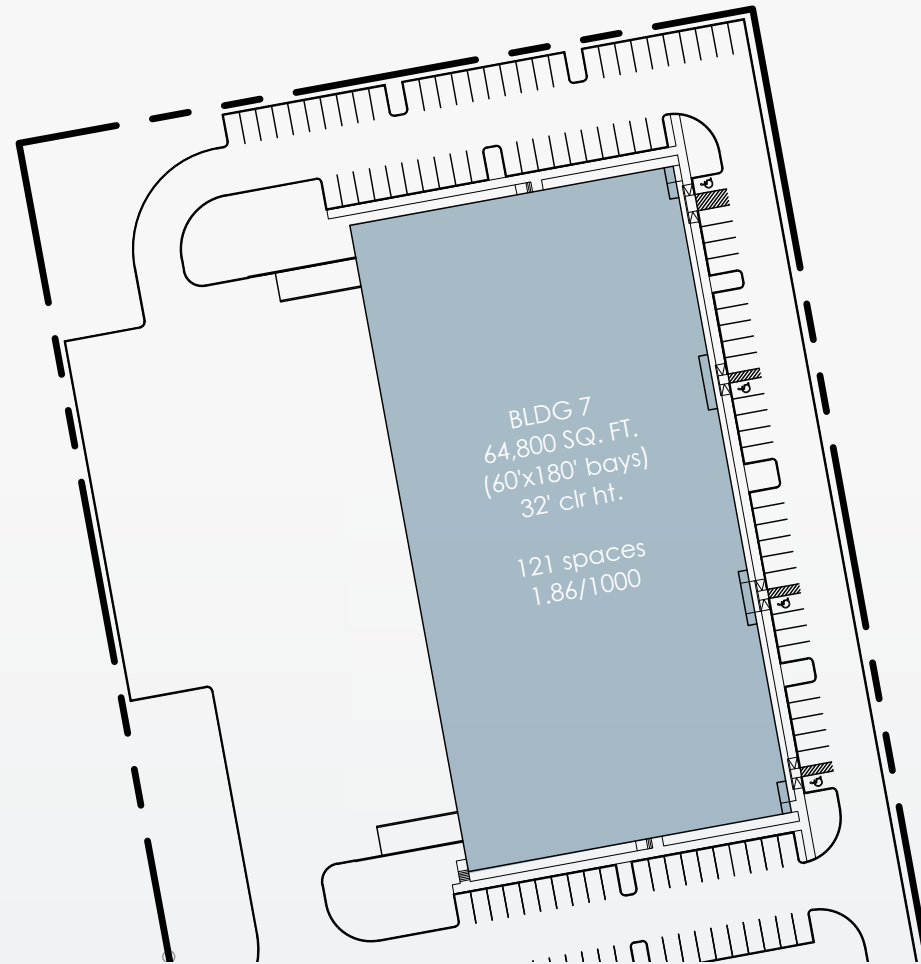
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Building 7

Building 4 - 64,800 SF

CLEAR HEIGHT	32"
LOADING	Dock High & Grade Level
TYPICAL BAY	60 x 180
PARKING	121 Spaces - 1.86/1,000 Trailer Parking



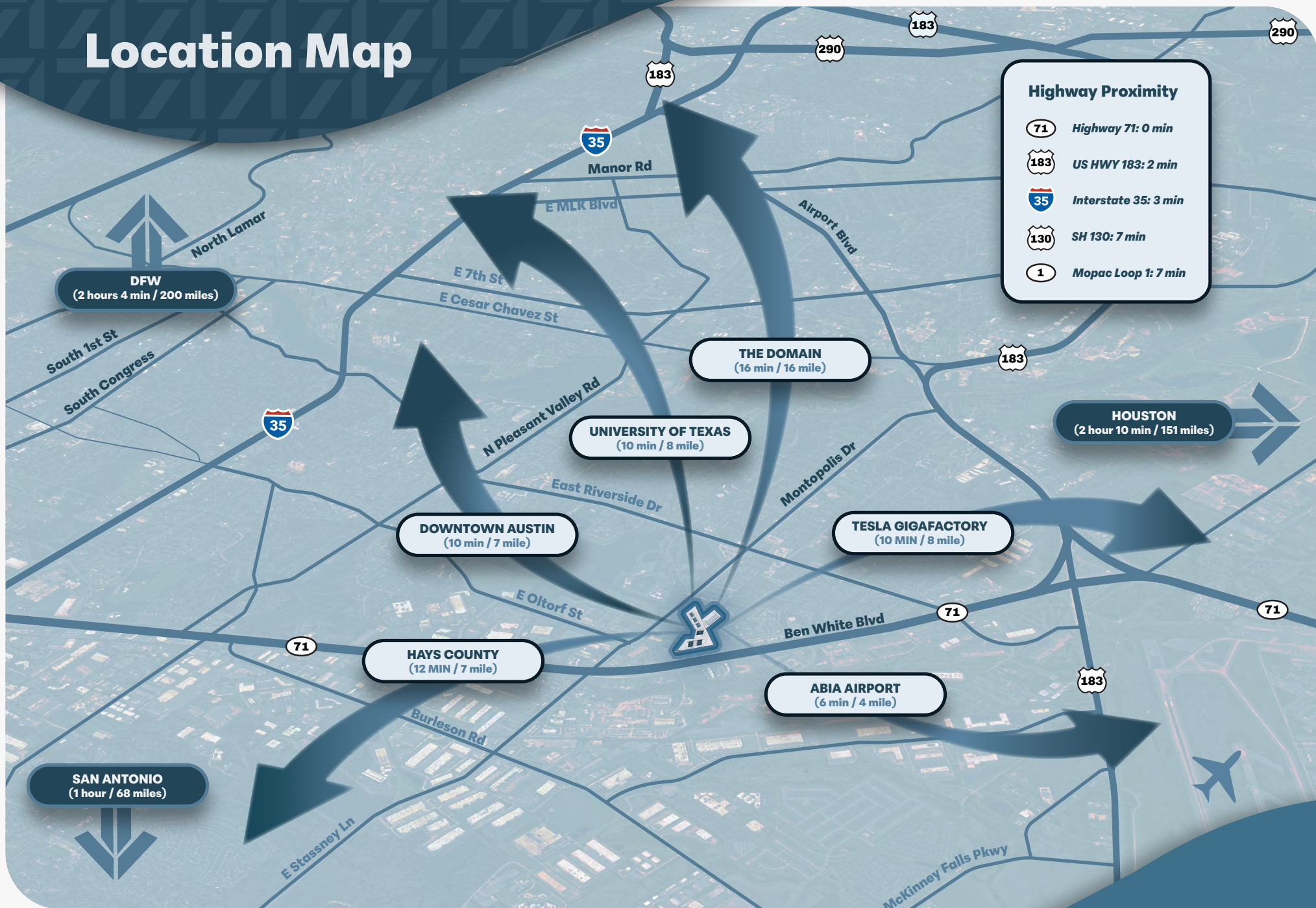
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Location Map



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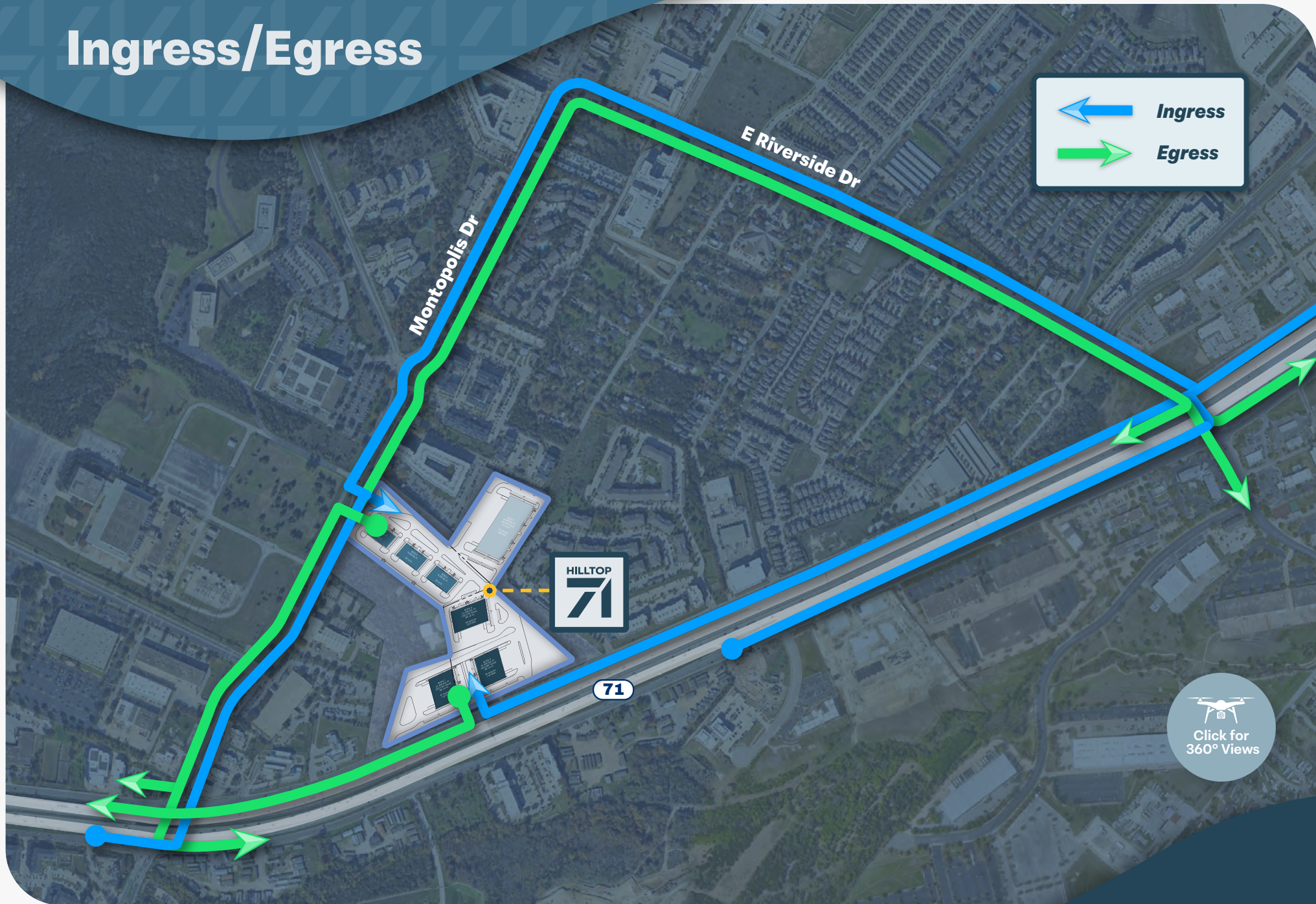
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Ingress/Egress



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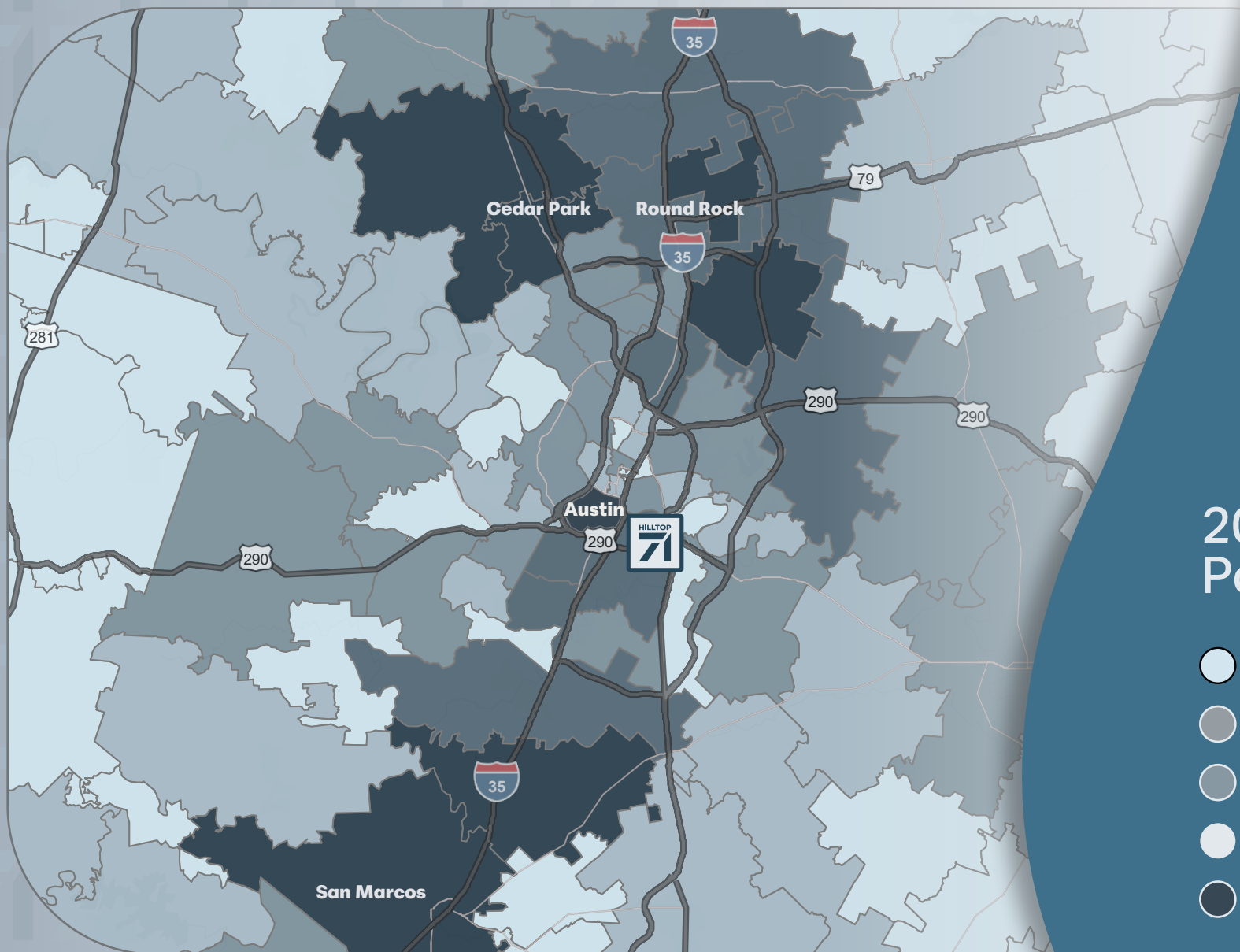
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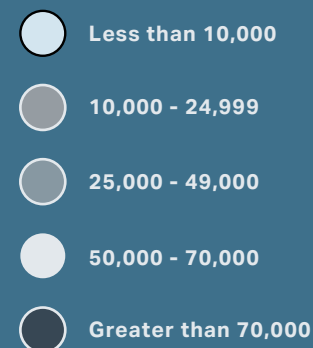
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Austin Population

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6900 E Ben White Blvd, Austin, TX 78751



2025 Total Population



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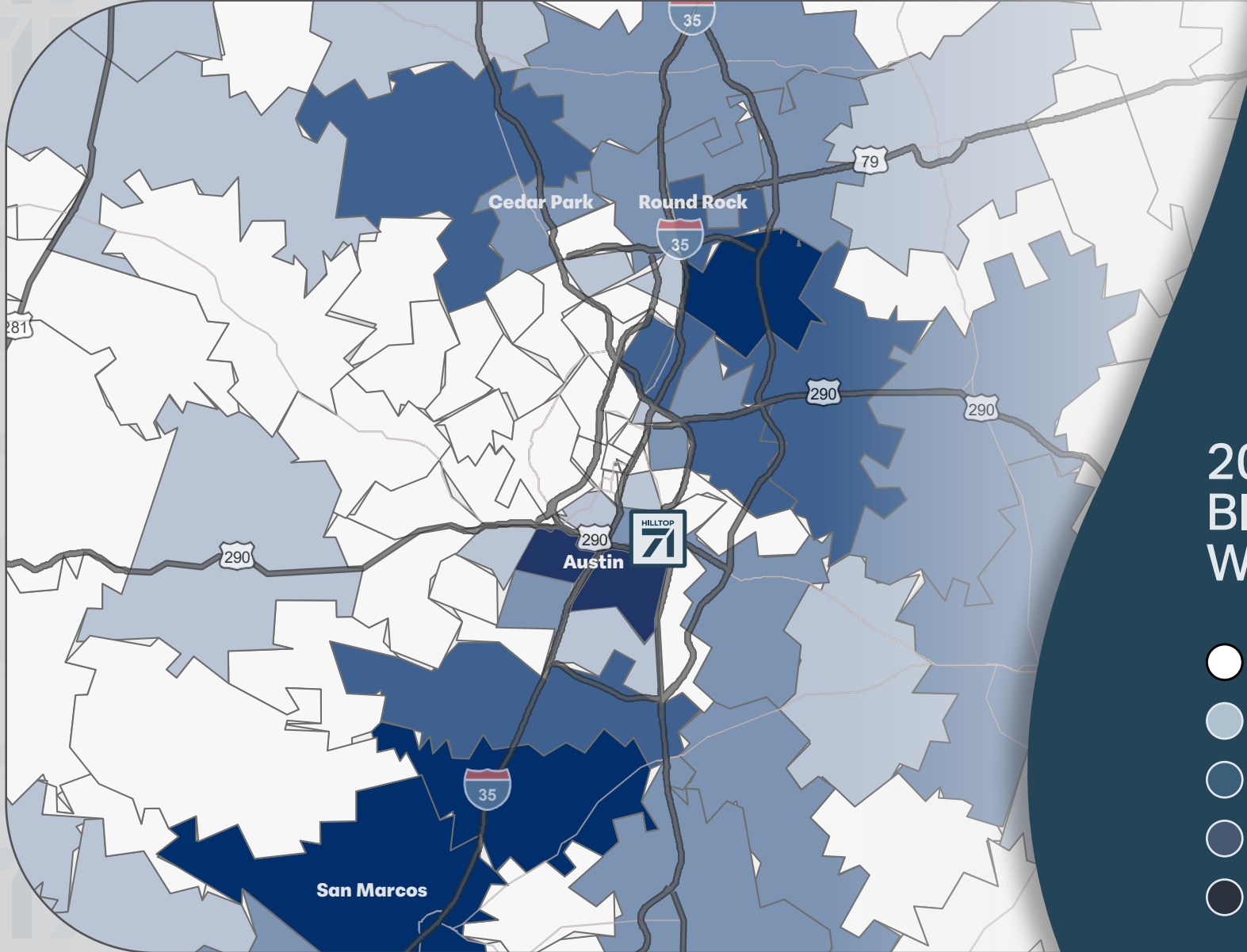
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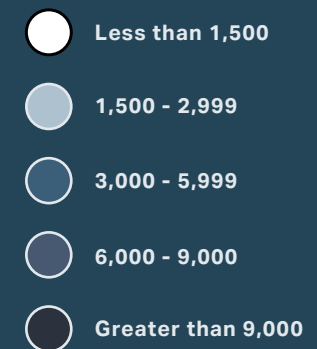
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Abundant Labor

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2025 Blue Collar Workforce



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