

FOR LEASE

2414 W. Ben White

**2414 W BEN WHITE BLVD
AUSTIN, TX 78704**

2414 W. Ben White represents a prime shovel-ready development opportunity. This 20,557 SF tract is permitted for 3,200 SF of retail space with a double-drive thru. This pad site has a 144,309 VPD, is anchored by tenants such as Target with 1MM+ visitors per year within the property, shares a property line with a new 325 unit mixed-use development and sits directly across Lamar Blvd. from the 37-acre Brodie Oaks Development slated to begin construction in 2025 and deliver over 1,700 residential units, 200 hotel rooms, 140,000 sf of retail, and 1.2MM sf of office space. Given its proximity to downtown and frontage along Hwy 71, this opportunity is a perfect fit for a number of users.



Lot Size (acres)	0.47
Daily Traffic	144,309 VPD
Anchor Tenants	Target, Goodwill
Lease Type	Ground Lease
Zoning Type	Commercial
Utilities	On-site
Frontage	214.78 Ft
Parcel ID	040811704

- Located in a busy shopping center, surrounded by national retail brands including: Target, Goodwill, LA Fitness, and many others.
- Sits adjacent to an upcoming 325 unit mixed-use project and across from the massive Brodie Oaks Planned Unit Development.
- Heavy commuter corridor and anchor tenants provide built-in "daily needs" traffic.
- All utilities are located on-site, including an existing grease trap

J A Mueller Properties, LLC
5900 Balcones Drive, STE 5671
Austin, TX 78731
Office: 6196544966

MICHAEL MUELLER
Owner
Mobile: 6196544966
jamuellerproperties@gmail.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
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#Land	Commercial	Negotiable	NNN	20,557 SF	Negotiable
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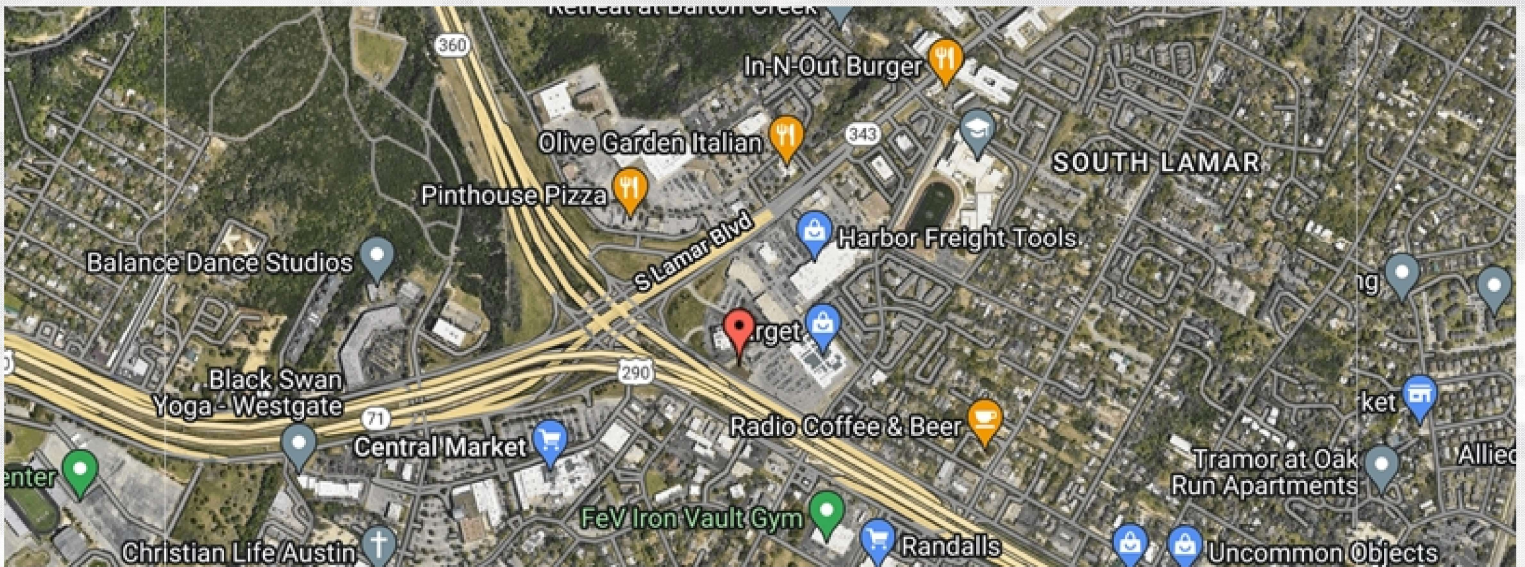
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,550	101,586	268,224
2010 Population	10,583	100,792	290,986
2022 Population	12,571	114,391	344,344
2027 Population	12,947	117,903	360,385
2022-2027 Growth Rate	0.59 %	0.61 %	0.91 %
2022 Daytime Population	14,534	129,616	484,126

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,736	43,692	107,503
2010 Total Households	5,593	46,789	121,841
2022 Total Households	6,924	55,412	156,173
2027 Total Households	7,209	57,602	165,849
2022 Average Household Size	1.74	1.99	2.09
2022 Owner Occupied Housing	2,220	22,060	59,918
2027 Owner Occupied Housing	2,360	23,104	62,602
2022 Renter Occupied Housing	4,704	33,353	96,255
2027 Renter Occupied Housing	4,849	34,498	103,246
2022 Vacant Housing	675	4,533	14,253
2022 Total Housing	7,599	59,945	170,426

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	460	3,183	13,644
\$15000-24999	369	2,459	8,464
\$25000-34999	488	3,041	9,520
\$35000-49999	697	5,346	16,419
\$50000-74999	1,283	9,169	23,797
\$75000-99999	1,008	8,262	20,204
\$100000-149999	1,354	11,207	28,690
\$150000-199999	529	5,641	15,892
\$200000 or greater	737	7,103	19,541
Median HH Income	\$ 78,160	\$ 86,818	\$ 81,309
Average HH Income	\$ 108,468	\$ 121,804	\$ 118,183



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ABOUT AUSTIN

Austin is the capital city of the U.S. state of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. Incorporated on December 27, 1839, it is the 10th-most-populous city in the United States, the fourth-most-populous city in Texas, and the second-most-populous state capital city. It has been one of the fastest growing large cities in the United States since 2010.



CITY OF AUSTIN

COUNTY TRAVIS

AREA

POPULATION

POPULATION	964177 {{INCREASE}}
RANK	11
DENSITY	3,006.36 SQ MI
URBAN	1,809,888

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