

# Free Standing 2,012 SF Convenience Store

4611 E Martin Luther King Jr Blvd, Austin, TX 78721

**FOR SALE**



**Penn Bloxsom**  
Vice President

713.449.1024  
PBloxsom@asterra.com

**Avery Meiteen**  
Associate

512.231.2020  
AMeiteen@asterra.com



# Executive Summary

4611 E MLK Blvd is a free standing 2,012 SF Convenience Store with four gas pumps. The recently redeveloped building sits on 0.40 acres on a hard corner of the highly visible intersection of Springdale and East Martin Luther King Jr Blvd with high-traffic counts along one of East Austin's busiest intersections.

This offering is ideal for an investor seeking long-term stability: the transaction is structured as a 15-year sale-leaseback. The property was redeveloped in 2019 with the building being completely new, existing foundation repaired and tied into a new foundation to expand the C-Store's footprint. An investor will be purchasing a fully leased, creditworthy tenant, securing steady cash flow from a well-located property with high upside.

This Chevron sits on one of the most accessible corners in Austin. The C-store sits a mere 2 minutes from Hwy 183, 7 minutes from the high-density development Mueller and close by to Airport Blvd, Hwy I-35, Hwy 290 and Austin-Bergstrom International Airport. The area has been absorbing significant investment in retail, multifamily, and other commercial projects, and consumer activity is increasing because of it. An investor will likely reap the benefits of a strong uptick in residents and regional commuters. All this combined makes this a very attractive asset for someone looking for reliable returns and long-term upside.

## Highlights

- Buyer Fee Simple opportunity
- Completely redeveloped property and new C-Store building completed in 2019
- Newly installed fuel tanks completed in 2019
- Experienced operator with multiple C-Stores in Central Texas
- Sale lease-back opportunity with proven C-Store developer and operator
- 4 fuel pumps
- High visibility in highly trafficked area
- Located on hard corner of Springdale and E MLK
- Conveniently accessible from Hwy 183, Springdale, and Airport Blvd
- Multiple points of ingress and egress from E MLK Blvd and Heflin Ln
- Close by to many amenities such as: Morris Williams Golf Course, Palomino Coffee, Mica's Burritos and Coffee, and much more

# Listing Details

Sale Price: \$3,500,000

NOI: \$180,000

Cap Rate: 5.14 %

Zoning: GR-NP

Land Area: .40 Acres

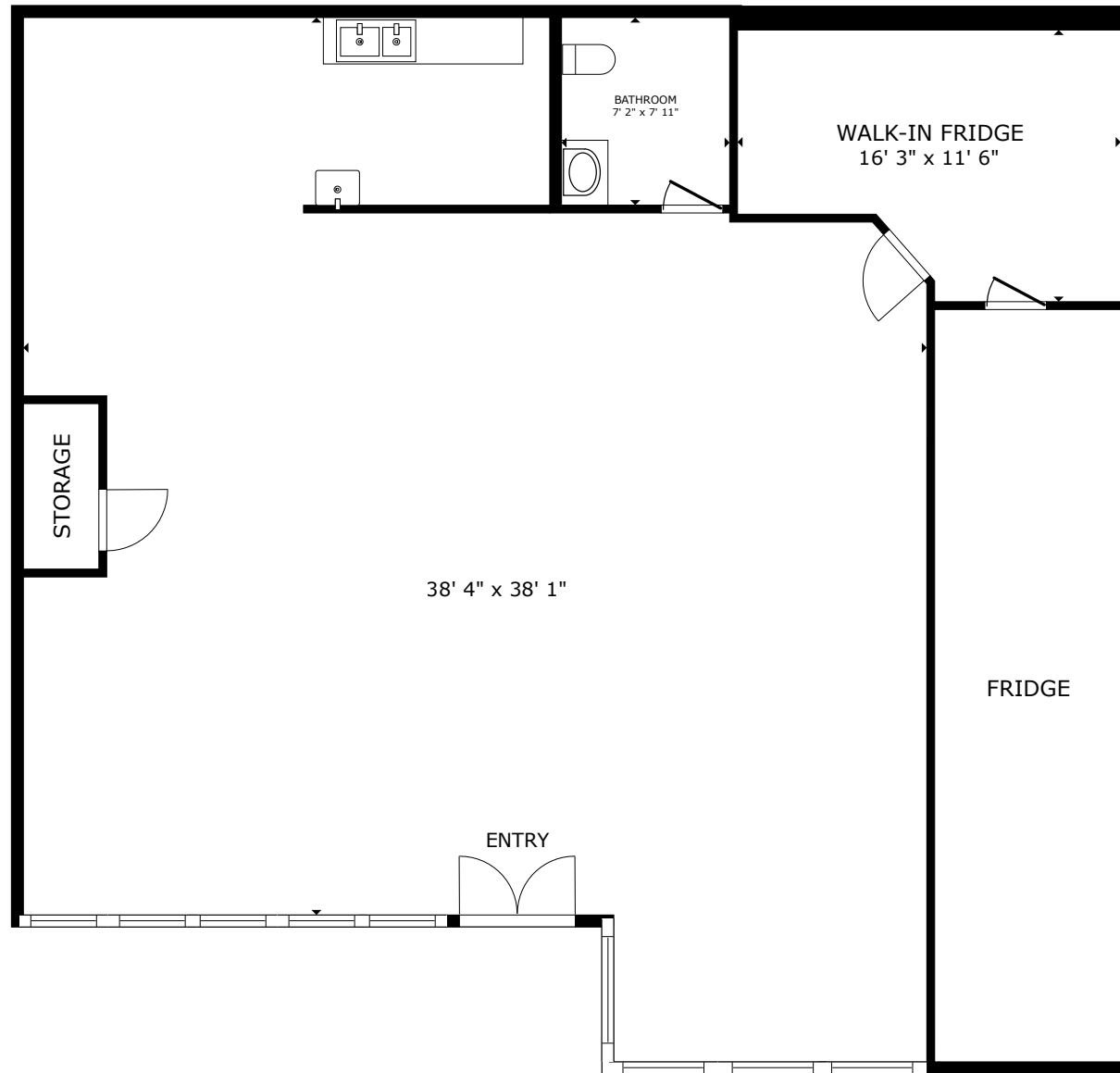
Building: 2,012 SF

Year Built: 1964

Redeveloped: 2019

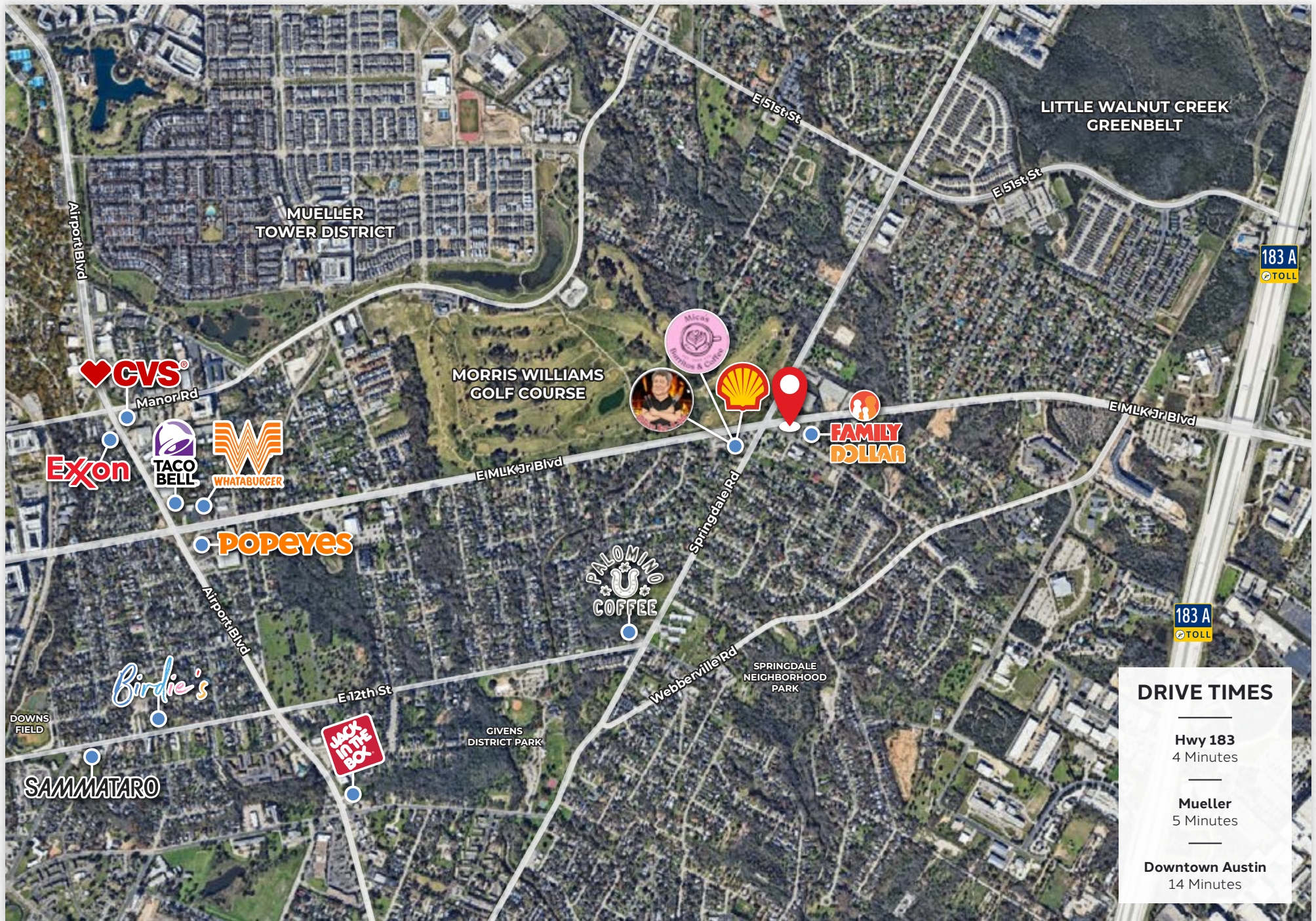






[Click To View Virtual Tour](#)









# Location Demographics



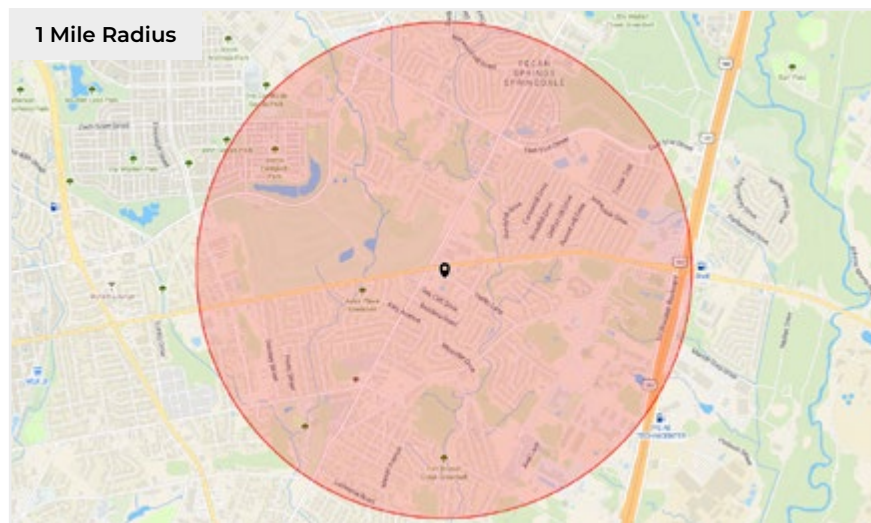
Population

	1 Mile	3 Miles	5 Miles
	11,659	113,976	327,525



Avg Household  
Income

	1 Mile	3 Miles	5 Miles
	\$97,927	\$100,010	\$97,247



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	4,848	47,387	143,233
Households by Marital Status			
Married	1,439	13,974	35,393
Married No Children	918	8,208	21,325
Married w/Children	521	5,766	14,068
Education			
Some High School	13.19%	13.11%	11.63%
High School Grad	18.89%	15.36%	14.22%
Some College	18.35%	18.68%	17.05%
Associate Degree	5.54%	7.23%	8.72%
Bachelor Degree	28.41%	27.85%	29.79%
Advanced Degree	15.62%	17.77%	18.58%
Annual Consumer Spending (\$000)			
Apparel	\$7,873	\$77,701	\$223,649
Entertainment	\$22,061	\$207,983	\$600,736
Food & Alcohol	\$39,195	\$394,503	\$1,157,458
Household	\$26,506	\$246,183	\$680,219
Transportation	\$38,378	\$363,187	\$1,039,738
Health Care	\$6,233	\$61,070	\$173,460
Education/Day Care	\$9,878	\$101,424	\$304,160

# AUSTIN'S 2025 RANKINGS

<b>#1</b> FASTEST GROWING MAJOR METRO EXPLODINGTOPICS.COM	<b>#1</b> BEST PLACE TO START A BUSINESS CNBC	<b>#1</b> BEST METRO FOR STEM PROFESSIONALS WALLETHUB	<b>#5</b> COLLEGE EDUCATED ADULTS CITYLAB
<b>#1</b> PEOPLE WANTING TO RELOCATE MONEY.CO.UK	<b>#6</b> BEST PERFORMING LARGE CITY IN THE US MILKEN INSITUTE	<b>#2</b> BEST MARKET FOR REAL ESTATE WALLETHUB	<b>#7</b> MOST FUN CITY IN THE US WALLETHUB
<b>#1</b> BEST JOB MARKET(2024) WALL STREET JOURNAL	<b>#2</b> BEST CITY FOR YOUNG PROFESSIONALS ROCKET HOMES	<b>#5</b> MOST RECESSION RESISTANT CITY SMARTASSET	<b>#9</b> BEST EDUCATED MAJOR METRO WALLETHUB
<b>#1</b> BEST STATE CAPITAL TO LIVE IN WALLETHUB	<b>#2</b> BEST CITY FOR JOB OPPORTUNITIES BUSINESS INSIDER	<b>#6</b> SAFEST LARGE CITY IN U.S. SAFEWISE	<b>53</b> WORLDS BEST CITIES AUSTINCULTUREMAP

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# Market Overview

AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km<sup>2</sup>), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

## Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

## Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

# Contact



**Penn Bloxsom**  
**Vice President**

713.449.1024

PBloxsom@asterra.com



**Avery Meiteen**  
**Associate**

512.231.2020

AMeiteen@asterra.com

Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.





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## Information About Brokerage Services

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

### 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. **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' 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.

Asterra	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone