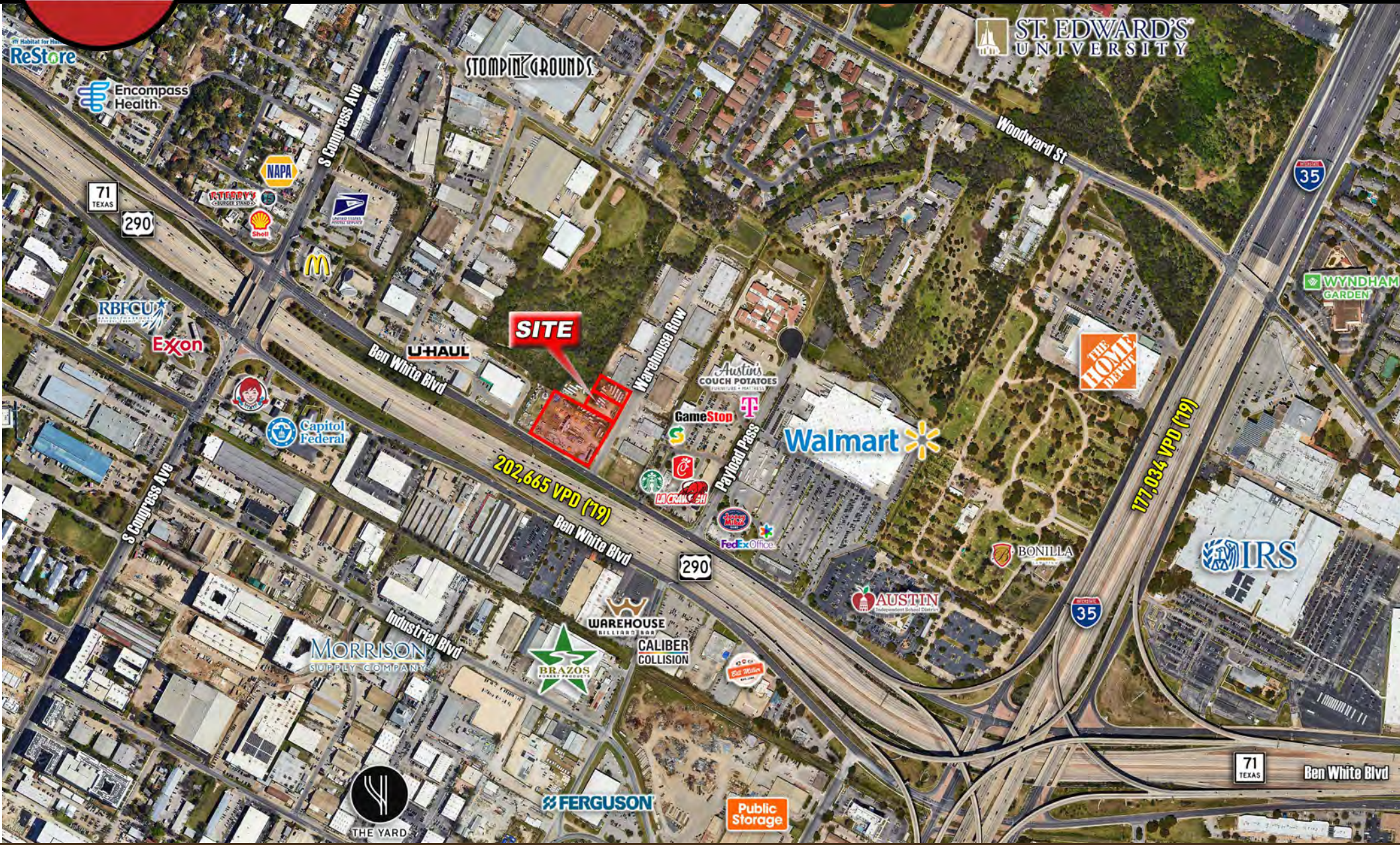




FOR SALE - WAREHOUSE ROW AUSTIN TEXAS WAREHOUSE ROW AT BEN WHITE BLVD, AUSTIN, TX 78704



Knight Real Estate Company
PO Box 160607, Austin, TX 78716

Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.

INTRODUCTION

Knight Real Estate Company is pleased to offer this industrial property in Austin, Texas. The property features excellent access to US-290/SH-71/Ben White Blvd and to I-35.

PROPERTY FACTS

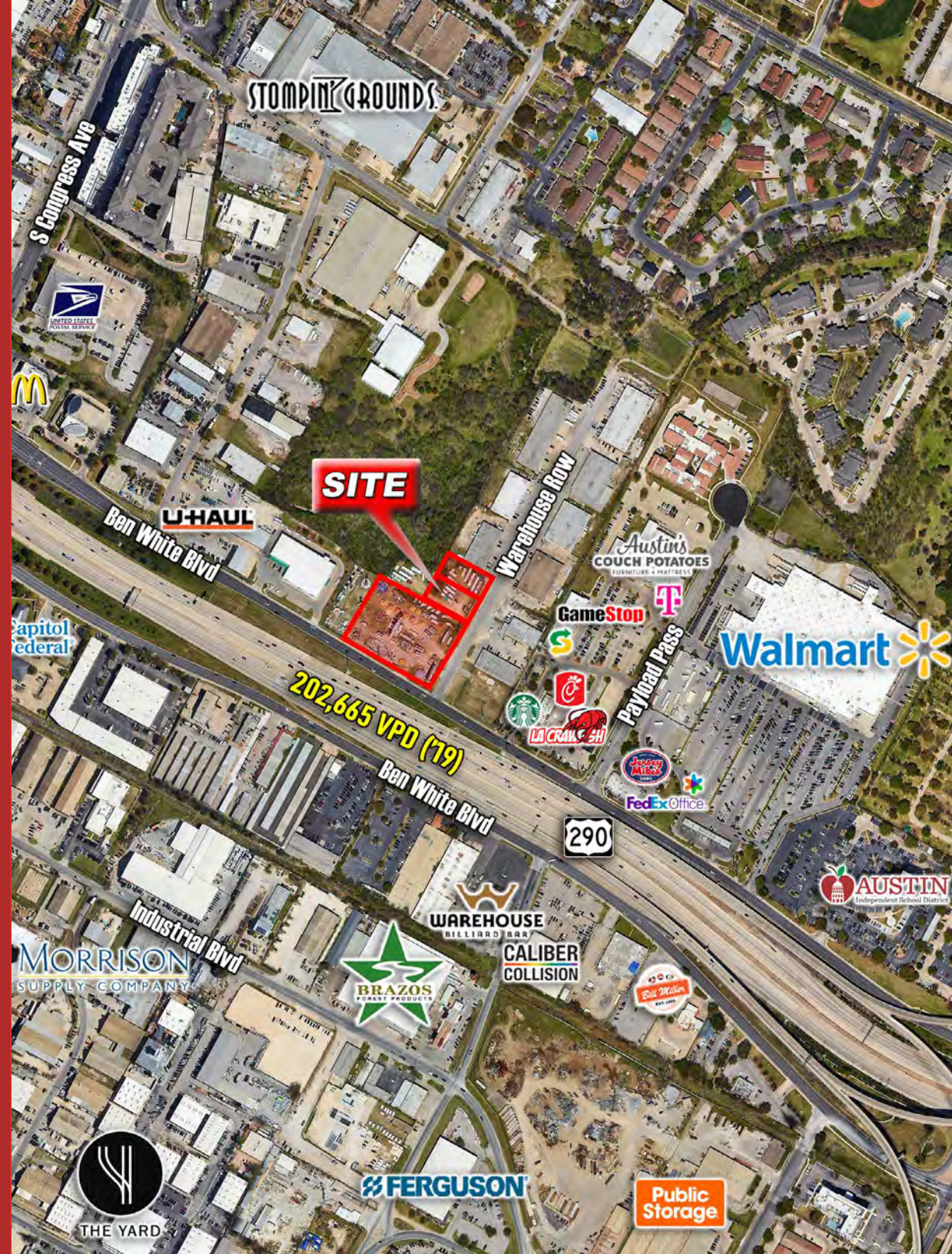
- Approximately 149,914 SF (3.44 Acres) available
- LI-CO-NP Zoning
- Less than 7 miles / approximately 10 minutes from Austin Bergstrom Airport
- Close proximity to Downtown Austin
- Call for Pricing

DEMOGRAPHICS

Radius	2022 Population	Daytime Population	Average HH Income
1-mile	13,853	21,625	\$87,440
3-mile	162,511	168,865	\$103,317
5-mile	347,898	484,589	\$108,040

TRAFFIC COUNTS

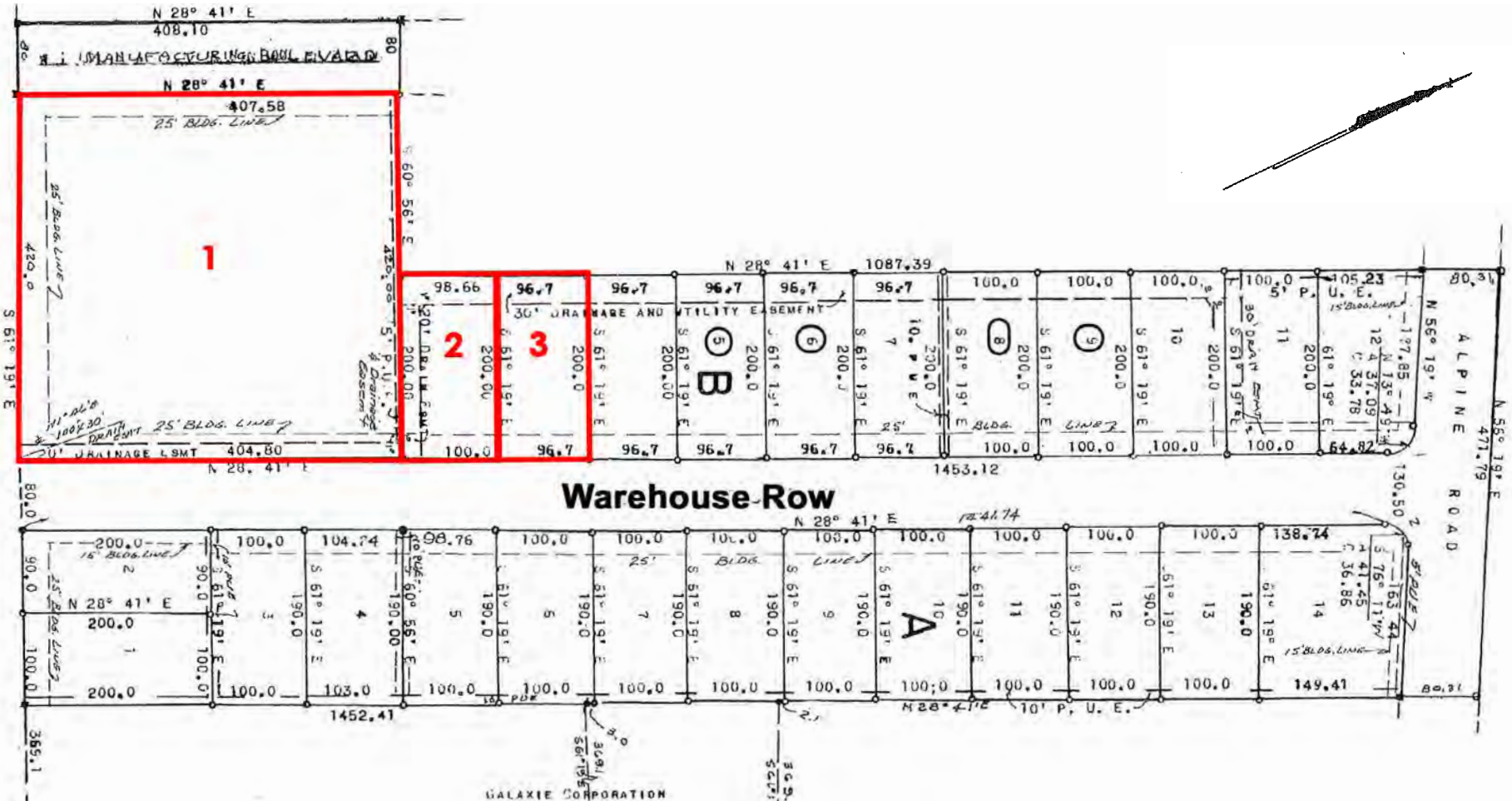
US-290/Hwy 71: 202,665 VPD (TXDOT 2019)
Interstate 35: 177,034 VPD (TXDOT 2019)



#	Parcel ID	Legal	Address	Size (SF)
1	315615	2.543 AC OF LOT 1 BLK B TWIN OAKS INDUSTRIAL SUBD PLUS 20FT OF VAC MFG BLVD	412 E BEN WHITE BLVD TX 78704	110,774
2	315614	LOT 2 BLK B TWIN OAKS INDUSTRIAL SUBD	3918 WAREHOUSE ROW TX 78704	19,800
3	315613	LOT 3 BLK B TWIN OAKS INDUSTRIAL SUBD	WAREHOUSE ROW TX 78704	19,340
				149,914 SF
				3.44 AC



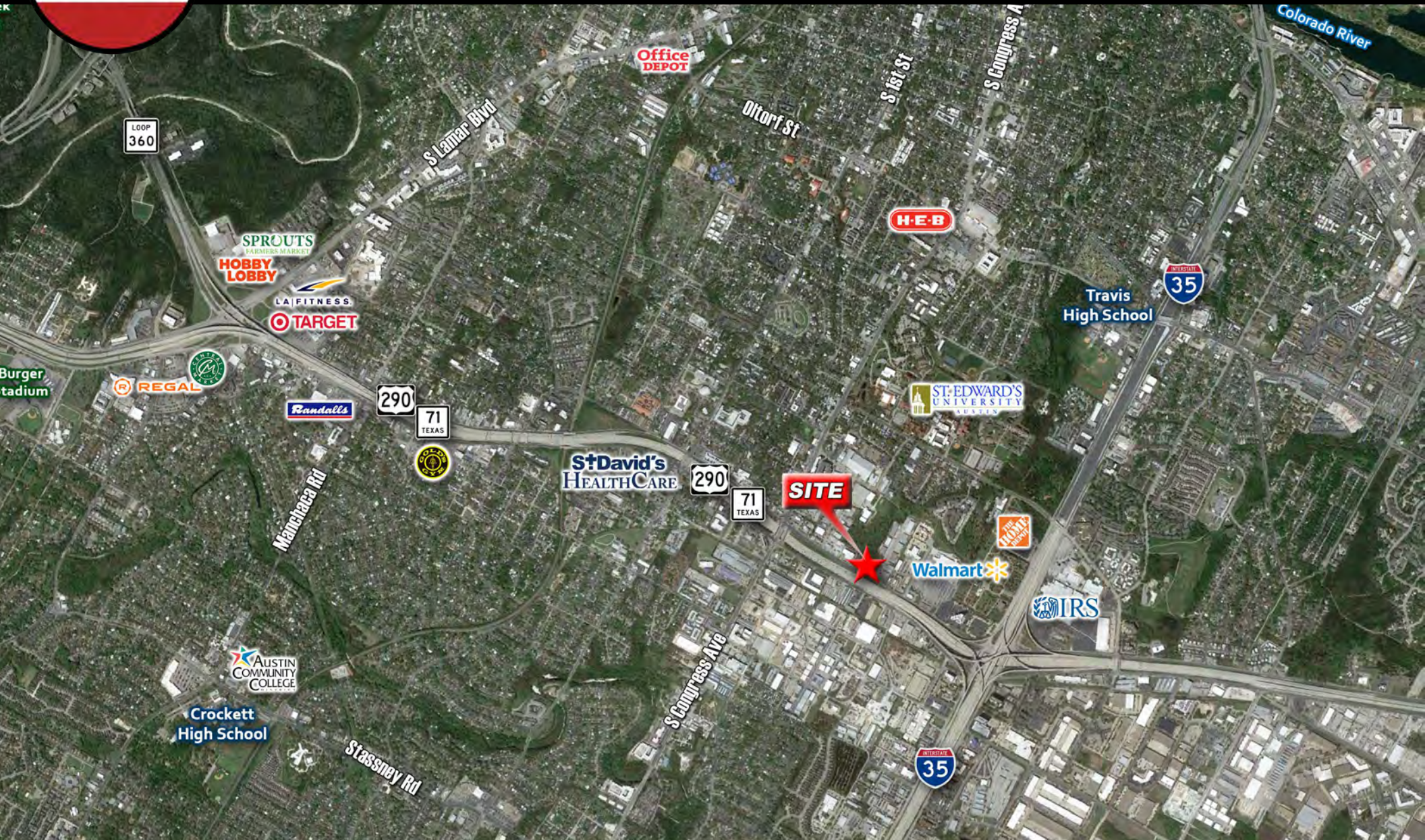
Ben White Blvd





FOR SALE - WAREHOUSE ROW PARCELS AUSTIN TEXAS

WAREHOUSE ROW AT BEN WHITE BLVD, AUSTIN, TX 78704



Knight Real Estate Company
PO Box 160607, Austin, TX 78716

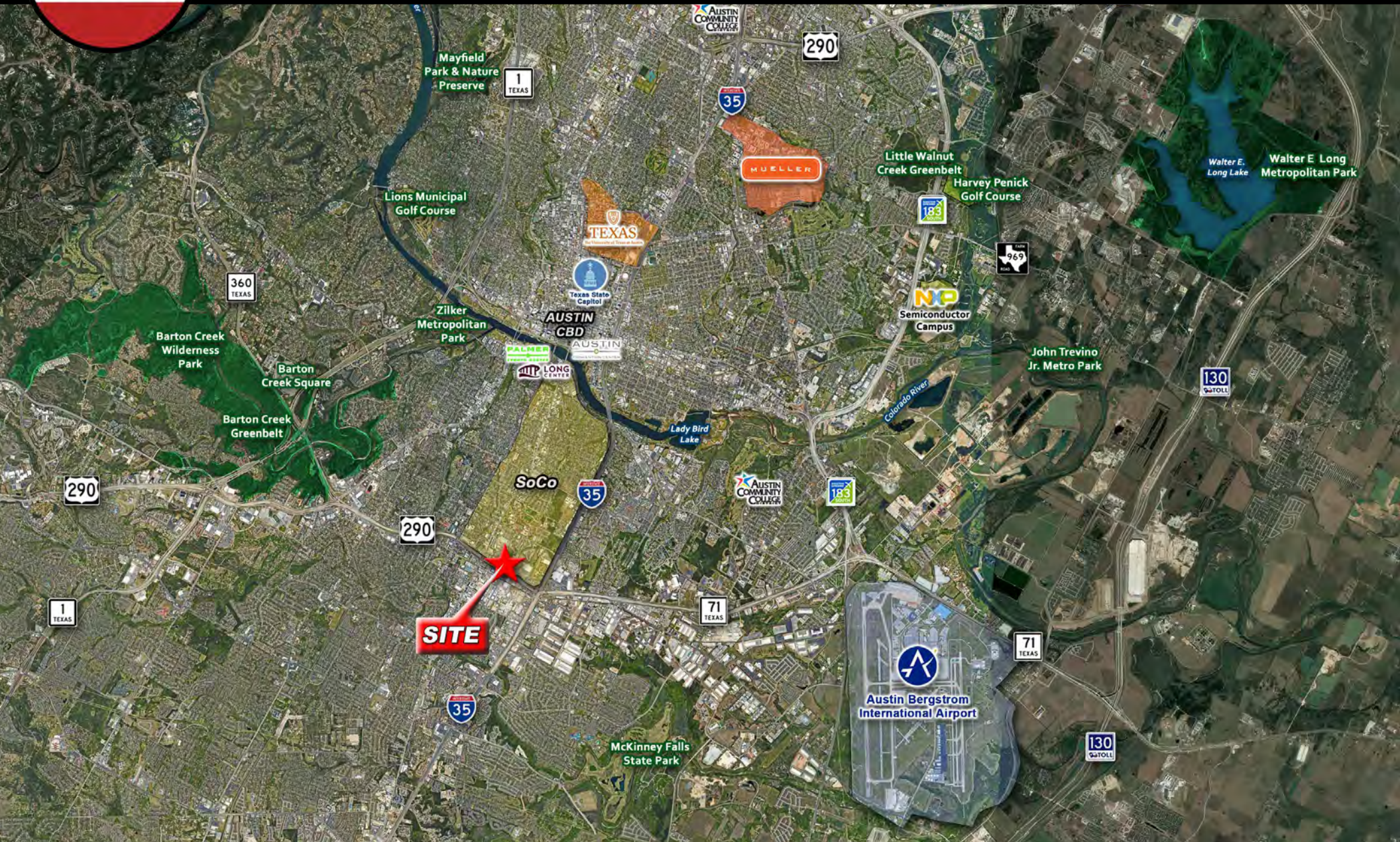
Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.



FOR SALE - WAREHOUSE ROW PARCELS AUSTIN TEXAS

WAREHOUSE ROW AT BEN WHITE BLVD, AUSTIN, TX 78704



Knight Real Estate Company
PO Box 160607, Austin, TX 78716

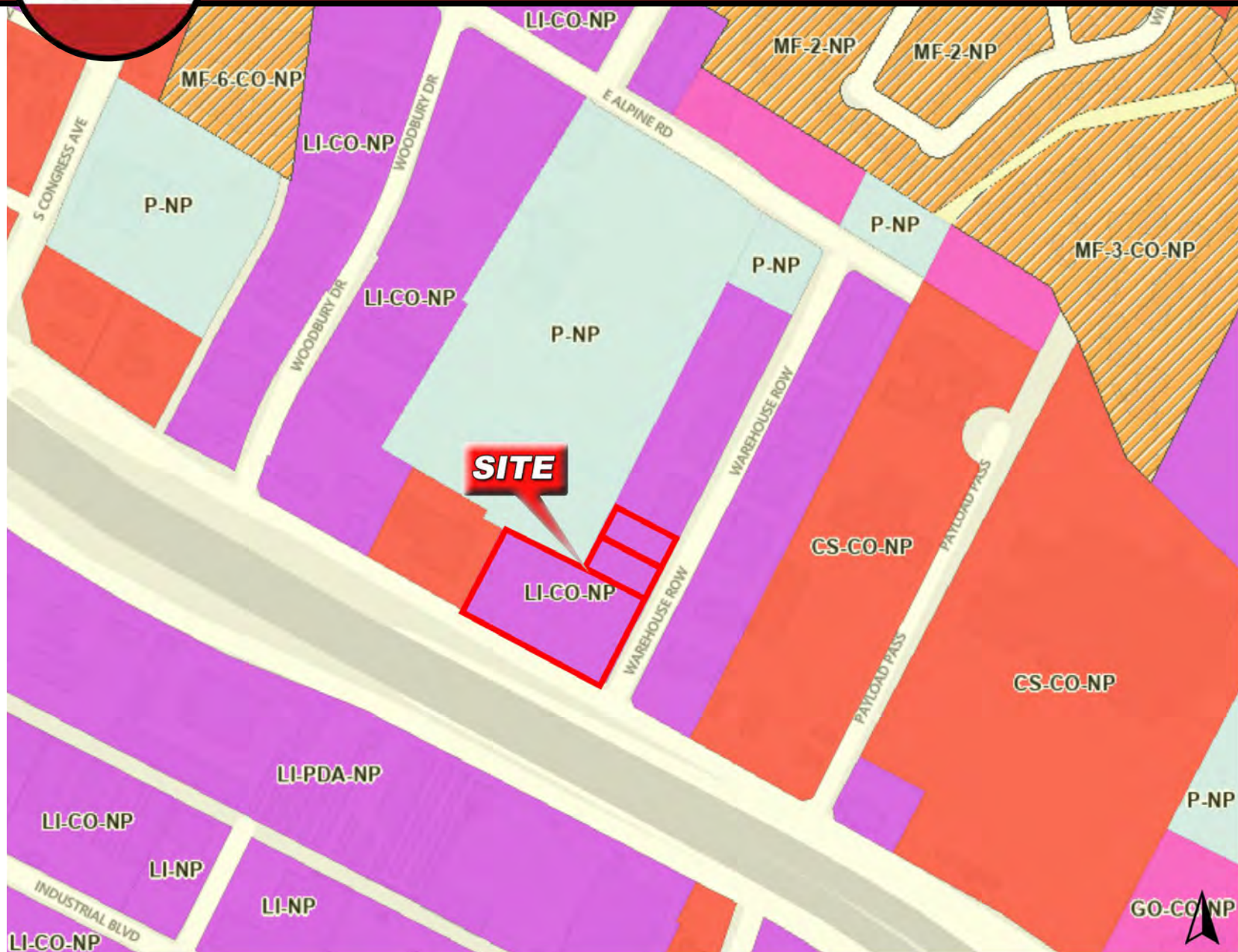
Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.



FOR SALE - WAREHOUSE ROW PARCELS AUSTIN TEXAS

WAREHOUSE ROW AT BEN WHITE BLVD, AUSTIN, TX 78704



Legend

Property

Jurisdictions (No Fill)

- FULL PURPOSE

Jurisdictions Fill

Jurisdiction

- FULL PURPOSE

Zoning 1

Zoning

- CS
- GO
- GR
- LI
- LO
- LR
- MF
- P
- RR

Zoning Text

-

Knight Real Estate Company
PO Box 160607, Austin, TX 78716

Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.



FOR SALE - WAREHOUSE ROW PARCELS AUSTIN TEXAS

WAREHOUSE ROW AT BEN WHITE BLVD, AUSTIN, TX 78704

CITY OF AUSTIN DEMOGRAPHICS

