

# Burleson & 71



Presented By:  
Transilience Property Group LLC

4606 Burleson Rd, Austin, TX 78744



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## Property Details

Coming Soon: Newly Renovated Industrial/Flex Suites at Burleson & 71

Position your business for success at Burleson & 71, a soon-to-be reimagined industrial/flex property at 4606 Burleson Road, Austin, TX. Under new management and currently undergoing a full exterior and common-area refresh, this project will deliver white-box suites designed for an easy, customizable buildout.

Suite sizes range from approximately 1,200 SF up to 30,000 SF contiguous, making the property a strong fit for both growing local concepts and larger regional users.

### Property Highlights:

Direct frontage on Ben White Blvd / SH-71

Easy ingress/egress in the high-traffic Burleson corridor

Ample on-site surface parking

White-box delivery

Glass storefronts with aluminum framing

Flexible demising options

### Ideal Uses

Great for fitness and training, wellness/spa, paddle sports, contrast therapy, retail, boutique, restaurant concepts, and other service-forward users looking for visibility and access.

### Location & Visibility

Just 5 miles from Downtown Austin and Austin-Bergstrom International Airport (ABIA), Burleson & 71 offers excellent connectivity to South Austin and the region. The property's prominent frontage and signage along Ben White Blvd / SH-71 provide strong exposure to approximately 62,730 vehicles per day.

Create your next location in one of South Austin's most active commercial corridors. Burleson & 71 delivers flexibility, visibility, and access in a refreshed setting.

**Price: \$35.00 /SF/YR**

Strategically positioned in the Burleson node at a high-performing intersection within a bustling South

Rental Rate:	\$35.00 /SF/YR
Total Space Available:	40,650 SF
Min. Divisible:	1,200 SF
Max. Contiguous:	36,950 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	70,650 SF
Walk Score ®:	48 (Car-Dependent)
Transit Score ®:	27 (Some Transit)
Rental Rate Mo:	\$2.92 /SF/MO

Austin business corridor.

- Noteworthy building signage opportunities and visibility along heavily traveled SH-71/Ben White Blvd in front of 62,730 VPD maximizing brand exposure.
- Newly remodeled 1,200 SF to 30,000 SF of combinable shell condition suites available for pre-lease under new management ideally offered build-to-suit.
- Synergetic tenant mix primarily curated with athletic-focused businesses with available units offering premier customization for many industry uses.
- Modern glass storefronts with durable aluminum frames and convenient access with easy ingress/egress and ample on-site parking.

View the full listing here: <https://www.loopnet.com/Listing/4606-Burleson-Rd-Austin-TX/35251130/>

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## Listing spaces

1st Floor

Space Available:	1,200 - 36,950 SF
Rental Rate:	\$35.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Flex
Lease Term:	3 - 10 Years

End cap space in Burleson & 71, flexible space for any business in the healthy lifestyle and athletics sector, including gyms, spas, paddle sports, contrast therapy, retail store, boutique shop, smoothie shop, or any similar business.

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Space Available:	1,200 - 3,700 SF
Rental Rate:	\$35.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Retail
Lease Term:	3 - 10 Years

Highly flexible space with tall exposed ceilings, solar tubes, and other energy efficient improvements. Boasting high visibility and close proximity to downtown, Austin-Bergstrom International Airport (ABIA), and all major arteries of transportation of South Austin. Come take advantage of the current renovation efforts to build out your perfect space.

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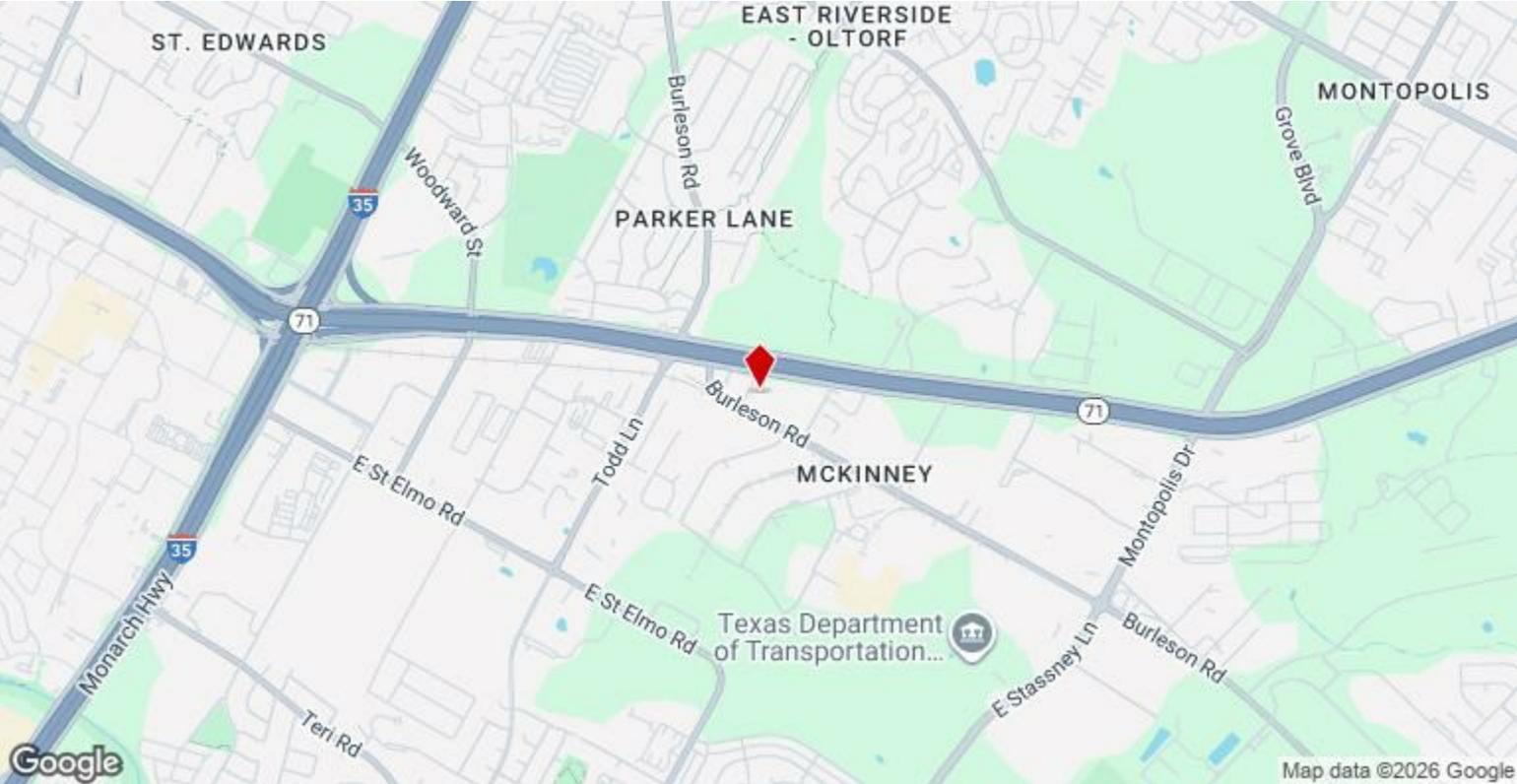
## Major Tenant Information

Tenant	SF Occupied	Lease Expired
AMW	-	
Bella Donna Subs	-	
Catfish Parlour	-	
El Famoso	-	

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## Location



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## Property Photos



Premier High-End Finishes



Desirable New Aesthetics

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## Property Photos



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breezeway entry

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## Property Photos



20250807\_Catfish Wall



Burleson & 71 Façade 2025

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## Property Photos



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**Brett Zadlo**

[brett@tpg-atx.com](mailto:brett@tpg-atx.com)

(512) 404-9111

**Transilience Property  
Group LLC**

4901 Springdale Rd, Suite 104  
Austin, TX 78723

