

Hotel Site

1.45 Acres

Airport Commerce Park

Ben White & E. Riverside Dr. with Frontage on Discovery Ln., Austin, Texas

Area

Details



Location/Use: The hotel site at Airport Commerce Park is located on the north side of US 71 (Ben White Blvd.) & E. Riverside Drive in Austin, Texas. The expansion and conversion of US 71 into a toll road will provide frontage from 5B to the service road of US 71. Current access to the lot is made from Riverside Drive to Discovery Lane and John Glen Way

Description: The remaining hotel site is approximately 1.45 acres on lot 5B. The site is an ideal location for a hotel due to its proximity to the Austin Bergstrom International Airport. The SE corner of the intersection is occupied by Austin-Bergstrom International Airport, and the property is directly across from the entrance to the Met Center, a high tech/flex center complex with over 1,000,000 SF completed to date. This major intersection is approximately 4 miles from IH-35, a major national transportation and distribution artery. 7700 E. Ben White Blvd. Sites are zoned for restaurant, hotel, conventional retail, major retail, distribution, and light industrial uses. There are currently one hotel site under construction and two other sites that are under consideration for hotels. The demand for hotels at the location is compelling and appears to support additional hotel development at the site.



Topography: Gently rolling with some elevation in the rear for visibility and highly constructable.

Utilities: Lots fully developed with utilities available at each site. Regional Detention is onsite and in place.

Zoning:
 Commercial Services - Conditional Overlay (CS-CO)
 Restricted to a maximum building height of 120 ft,
 Limited Industrial Services - Conditional Overlay

Traffic Counts:

Riverside Drive at Ben White Drive	49,000 vpd
Ben White at Montopolis	38,000 vpd
US 183 North of Ben White Drive	70,000 vpd
Ben White east of US 183	63,000 vpd

Area Demographics:

	1 mile	3 miles	5 miles
Population 2000	4,592	42,495	132,301
Population 2003 (est)	4,875	45,939	142,252
Population 2008 (proj)	5,295	51,920	154,689
Income 2000	\$40,424	\$34,499	\$41,536

Asking Price:

Lot 5B or 1.45 acre hotel site is available at \$12.00 per square foot or approximately \$758,000. The lot size and land parcels are not divisible.

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