

Retail Site 1.00 Acre

Airport Commerce Park - Lot 3A

Ben White Blvd. (US 71) & E. Riverside Dr., Austin, Texas



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

Access:

E. Riverside Dr. Airport Commerce Park Dr. & US 71

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

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 3A to the service road of US 71. Current access to the lot is made from E. Riverside Drive from US 71, with frontage on Riverside Dr. & Airport Commerce Park Dr.

Description: The retail service center site 1.0 acre on lot 3A. The site is an ideal location for a service station due to its frontage on E. Riverside Dr. and proximity to the Austin Bergstrom International Airport (ABIA). The SE corner of the intersection is occupied by ABIA, 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 approx. 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.

Asking Price:

Lot 3A or 1.00 acre retail site is available at \$12.00 per square foot or approximately \$523,000. The lot size and land parcels are not divisible.

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