



PROPERTY OVERVIEW

Now is the time to secure your ideal space at TPG's **Burleson & 71 Neighborhood Center!** With a complete remodeling effort underway, businesses have a rare opportunity to customize their perfect space from the ground up in one of Austin's most sought-after locations.

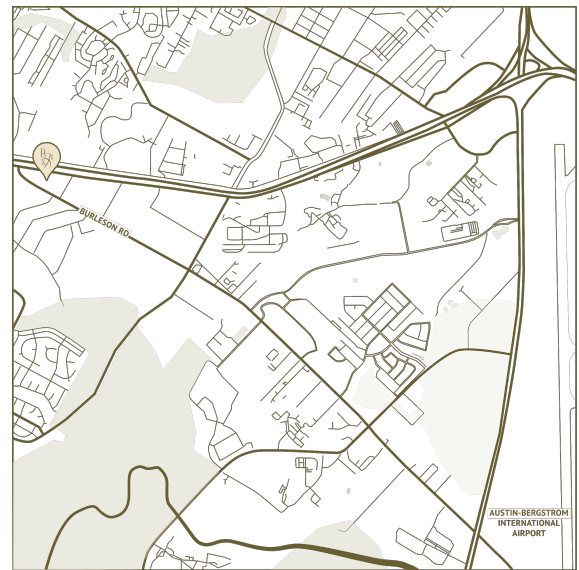
Located at the intersection of Burleson Road and HW71 (Ben White Blvd), this center offers unbeatable access to Downtown Austin, Austin-Bergstrom International Airport, and all major transit arteries in South Austin. With high visibility, your brand will be showcased to more than 50,000 cars passing through Ben White Blvd daily.

OFFERING SUMMARY

Building SqFt	9,493 SqFt
Year Build	1976
Lot Size (acres)	0.65
Parcel ID	0402031013
Zoning Type	Commercial
County	Travis
Coordinates	30.244015,-97.758479

PROPERTY HIGHLIGHTS

- **Remodeling in Progress: Your Vision, Your Space.** This is the perfect time to create a fully customized business space that aligns with your brand and operational needs.
- **Flexible Suite Sizes from 1,200 SF to 30,000 SF** Whether you need a boutique storefront or a spacious fitness facility, our adaptable floor plans give you full creative control.
- **Designed for Maximum Visibility & Access.** Direct frontage on Ben White Blvd, glass storefronts, and prime signage opportunities ensure strong brand presence.
- **A Growing Hub for Active Lifestyle & Wellness Businesses.** With an athletic and health-focused tenant mix, this is the ideal destination for gyms, paddle sports, contrast therapy, wellness centers, and more.
- **Ample Parking & Easy Ingress/Egress.** A seamless experience for customers and tenants alike.



WHY BURLESON & 71?

- Prime location at a high-traffic intersection in one of the fastest-growing areas in Texas.
- Tremendous daily traffic count with unmatched visibility.
- Tall exposed ceilings and many energy efficient improvements.

QUANTITY	SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
1	End cap space	-	\$ 35.00 SF/Yr	\$6.10 NNN	2,700 SF Unit	3-7 YRS
2	Mid building space	-	\$30 SF/Yr	\$6.10 NNN	2,500 SF Unit	-
1	Mid building space	-	\$30 SF/Yr	\$6.10 NNN	5,000 SF Unit	-
1	Mid building space	-	\$30 SF/Yr	\$6.10 NNN	7,500 SF Unit	-





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NEIGHBORS AROUND BURLESON & 71

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,778	132,444	284,027
2010 Population	16,390	135,734	304,189
2024 Population	19,844	165,401	363,993
2029 Population	20,009	172,021	375,488
2024-2029 Growth Rate	0.17 %	0.79 %	0.62 %
2024 Daytime Population	23,756	307,035	548,397

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
Less than \$15000	771	7,792	17,138
\$15000-24999	333	3,124	6,926
\$25000-34999	395	3,918	8,264
\$35000-49999	802	7,565	15,222
\$50000-74999	1,569	13,081	26,951
\$75000-99999	1,467	9,971	20,303
\$100000-149999	1,430	12,031	23,927
\$150000-199999	940	9,142	16,879
\$200000 or greater	3,195	17,645	31,959
Median HH Income	\$ 102,866	\$ 90,198	\$ 84,803
Average HH Income	\$ 168,809	\$ 143,272	\$ 135,703

HOUSEHOLD	1 MILE	3 MILE	5 MILE
2000 Total Households	8,087	57,218	115,926
2010 Total Households	8,186	61,021	125,752
2024 Total Households	10,903	84,269	163,859
2029 Total Households	11,344	91,423	173,787
2024 Average Household Size	1.76	1.82	2.03
2024 Owner Occupied Housing	4,154	24,200	57,137
2029 Owner Occupied Housing	4,330	24,949	58,529
2024 Renter Occupied Housing	6,749	60,069	106,722
2029 Renter Occupied Housing	7,015	66,474	115,258
2024 Vacant Housing	1,285	10,628	18,521
2024 Total Housing	12,188	94,897	182,380

ABOUT AUSTIN



CITY OF AUSTIN	1 MILE
County	Travis
Incorporated	12/26/1839

AREA	
City	326.5 sq mi
Land	319.9 sq mi
Water	6.6 sq mi
Elevation	289 ft

POPULATION	1 MILE
Population	974,447 (increase)
Rank	32
Density	3,006.36 sq mi
Urban	1,809,888

MORE INFO:

