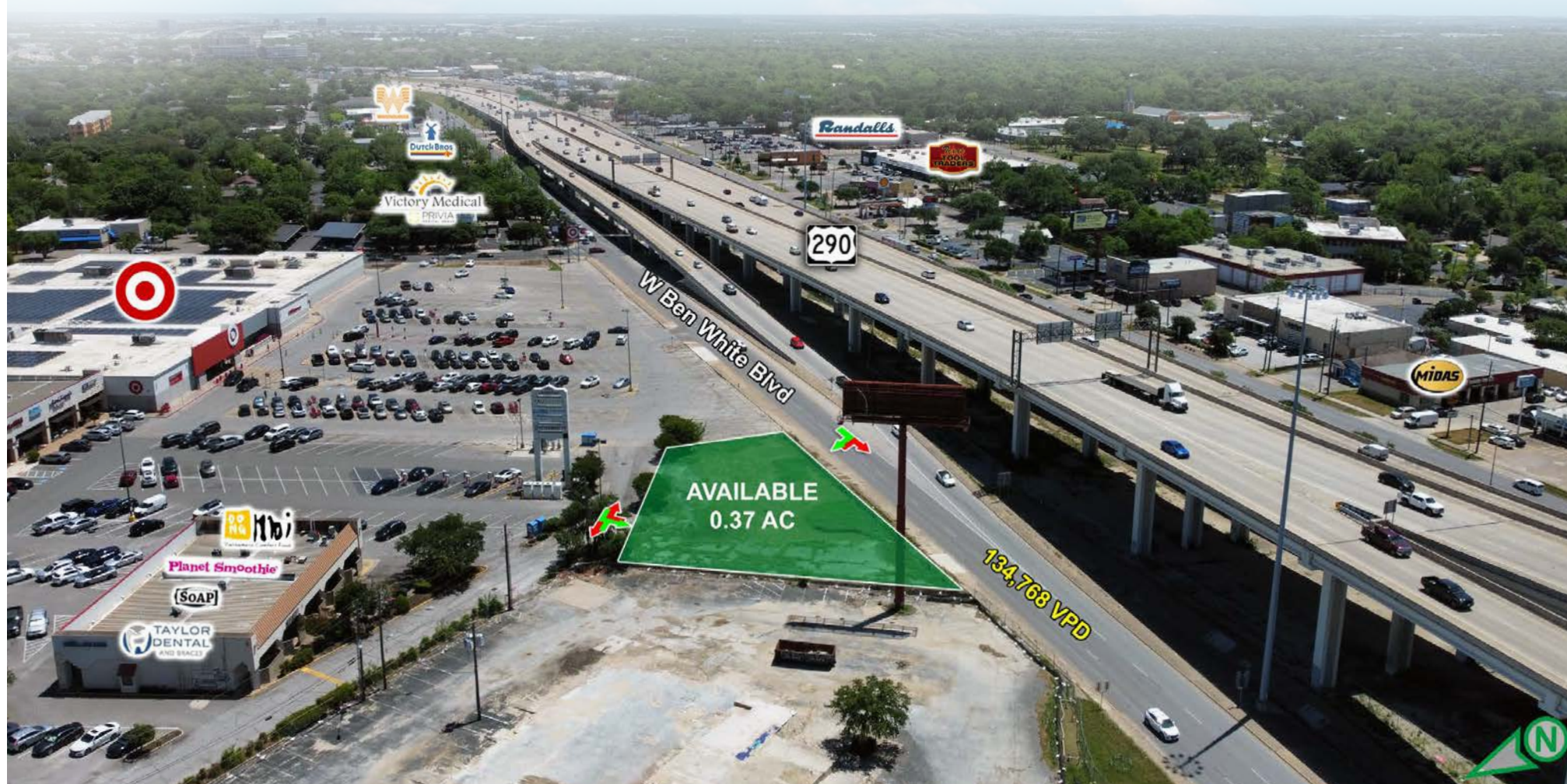


# 2414 W BEN WHITE BLVD

SEC OF US-183 & SPICEWOOD SPRINGS

2414 West Ben White Boulevard, Austin, TX, 78704



**FOR SALE  
OR LEASE**

**AVAILABLE SPACE**  
0.37 AC

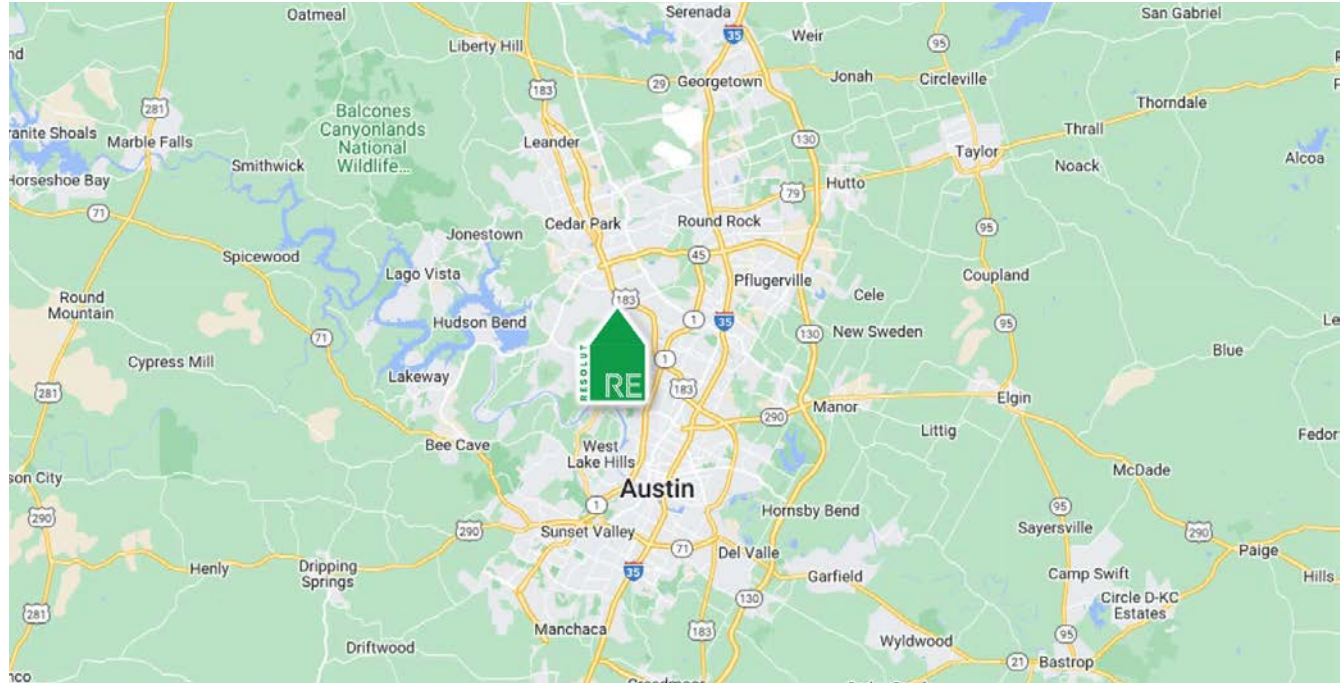
**SALE PRICE**  
Call for Pricing  
**LEASE RATE**  
\$135,000/Year

**Zach Roesinger**  
zroesinger@resolutre.com  
512.474.5557



## PROPERTY HIGHLIGHTS

- Infill lot in booming South Austin
- Adjacent to CSW South Lamar Multifamily (2428 W Ben White)
- Unmatched visibility from SH-71 / Ben White Blvd
- Easy ingress/egress with dedicated curb cuts
- Minutes to Brodie Oaks Redevelopment & Barton Springs Greenbelt
- Rapidly growing area with high-income demographics
- Surrounded by national retailers including Target, LA Fitness, H-E-B
- High demand for QSR tenants in trade area



## AREA TRAFFIC GENERATORS



**Zach Roesinger**

zroesinger@resolutre.com | 512.474.5557

## DEMOGRAPHIC SNAPSHOT 2024



**94,091**  
**POPULATION**  
3-MILE RADIUS



**\$157,043.00**  
**AVG HH INCOME**  
3-MILE RADIUS



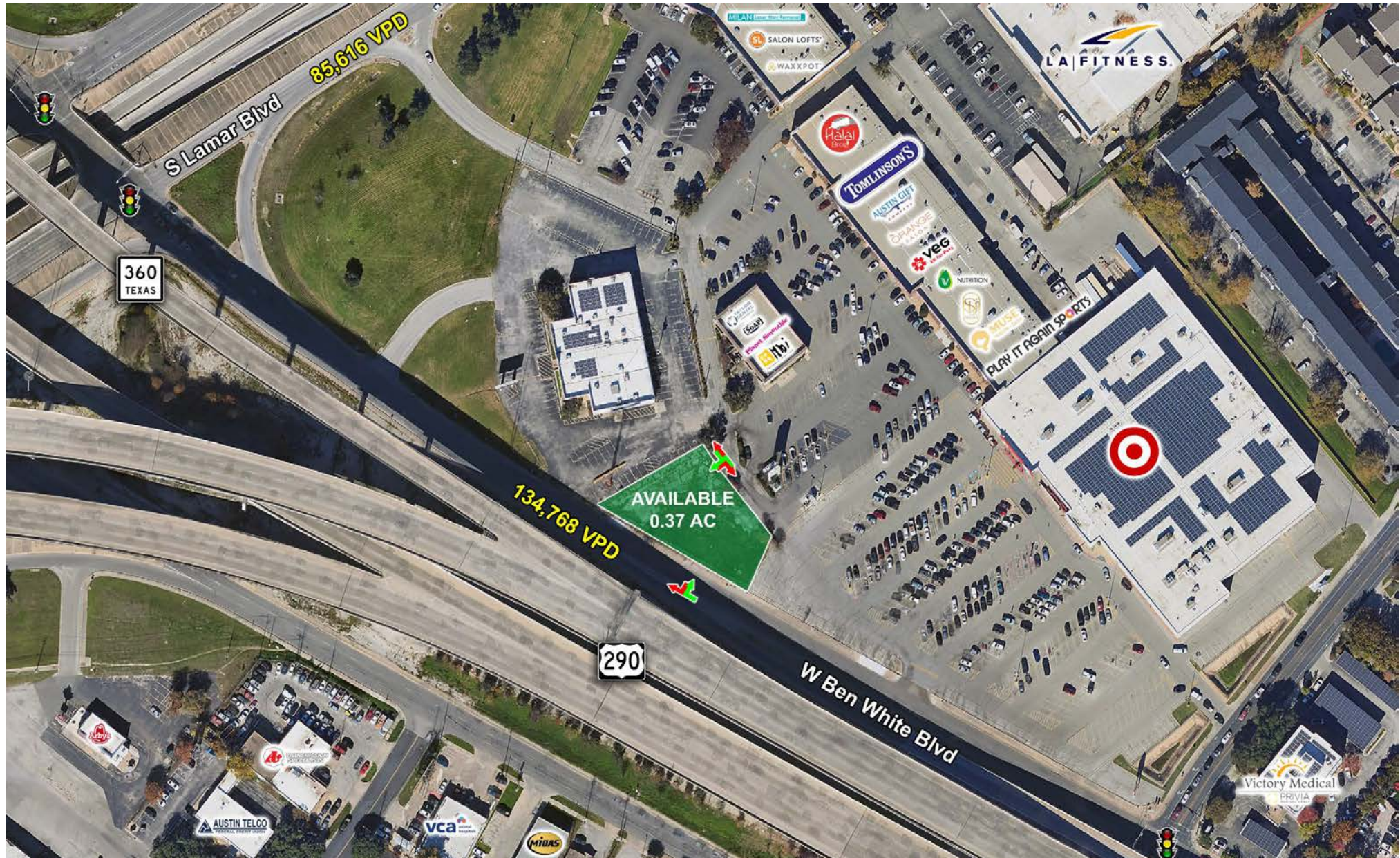
**62,795**  
**DAYTIME POPULATION**  
3-MILE RADIUS



## TRAFFIC COUNTS

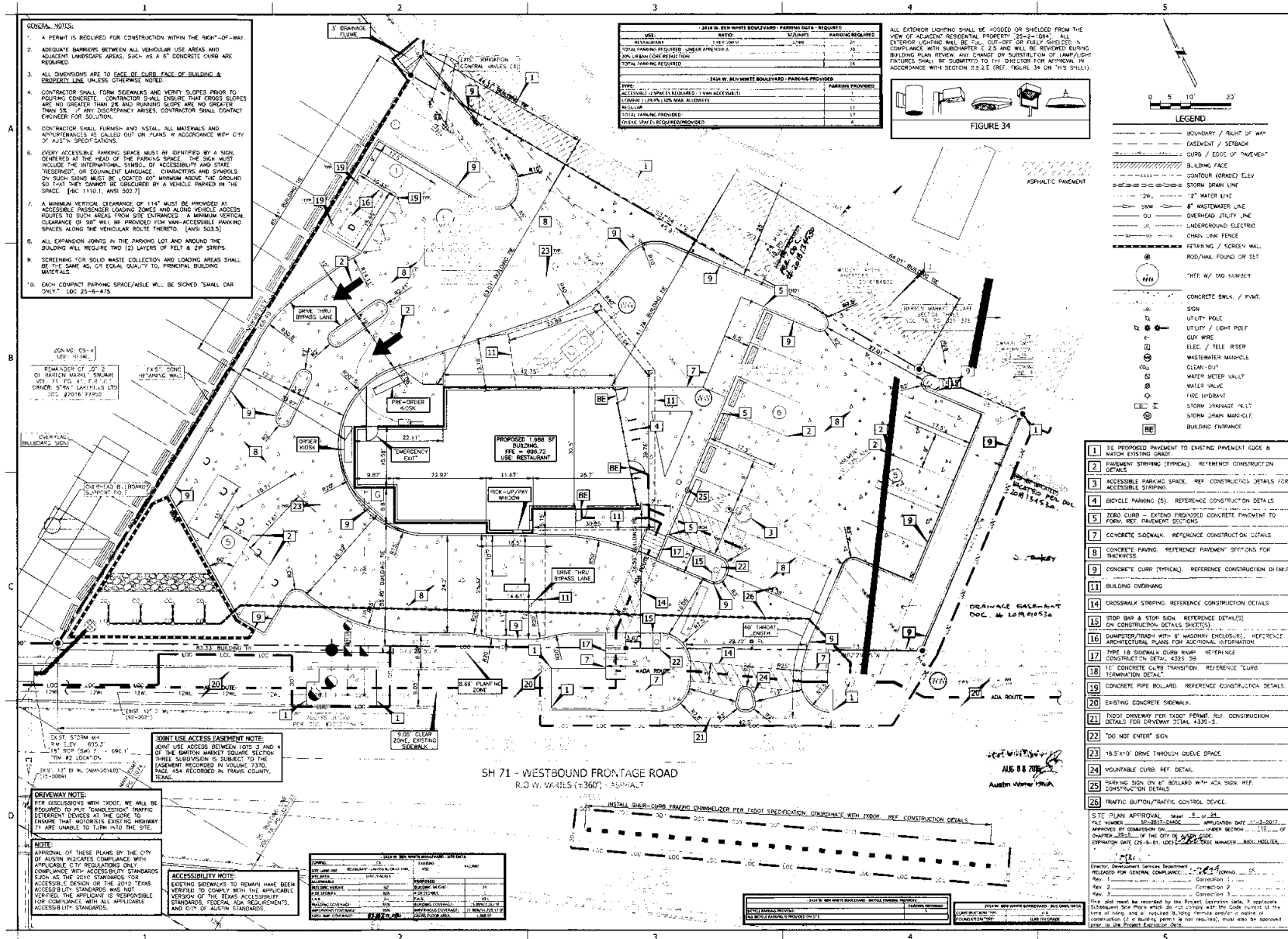
W Ben White Blvd: 134,768 VPD  
(SitesUSA 2025)  
S Lamar Blvd: 85, 616 VPD  
(SitesUSA 2025)







## Proposed Site Plan











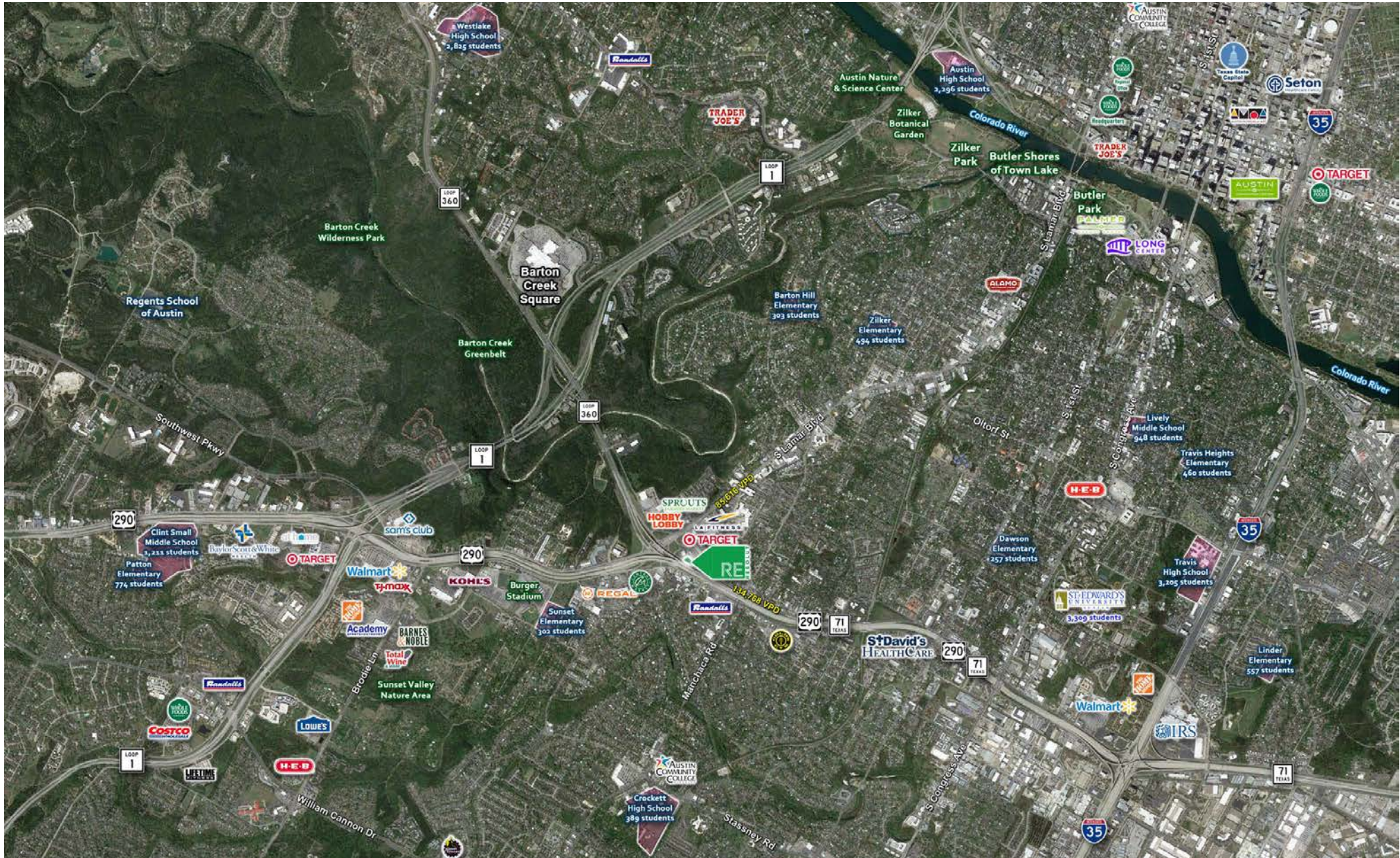














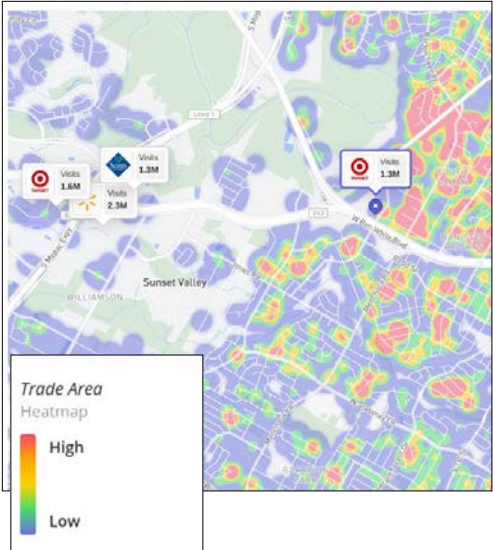
METRICS

<div> <div>Target</div> <div>2300 W Ben White Blvd, Austin, T...</div> <div># 96</div> </div>			
Visits	1.3M	Avg. Dwell Time	28 min
Visits / sq ft	13.17	Visits YoY	-6.1%
Size - sq ft	101.6K	Visits Yo2Y	-12.2%
Visitors	420.7K	Visits Yo3Y	-7.5%
Visit Frequency	3.18		

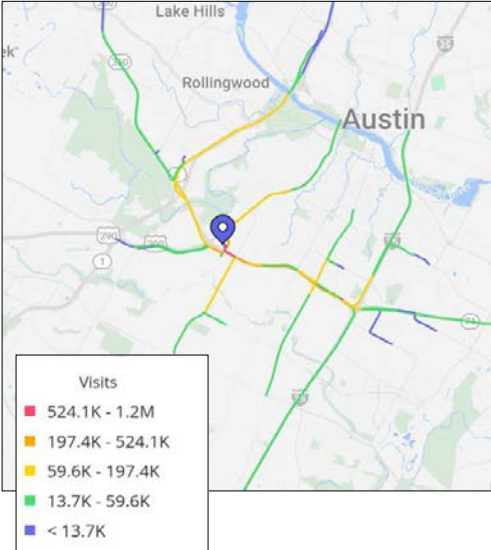
DAILY VISITS



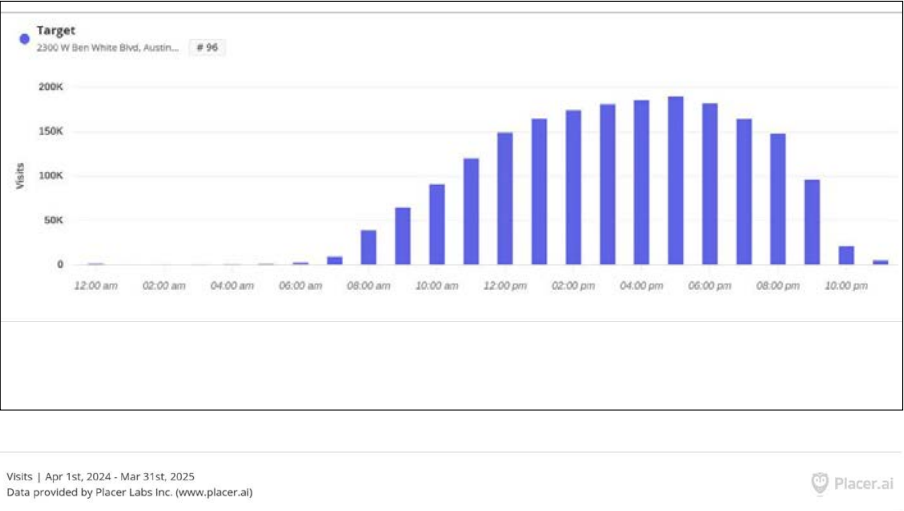
TRADE AREA - HOME LOCATION



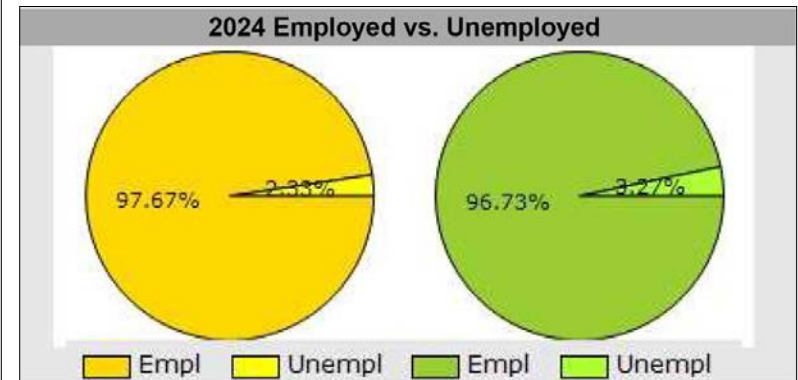
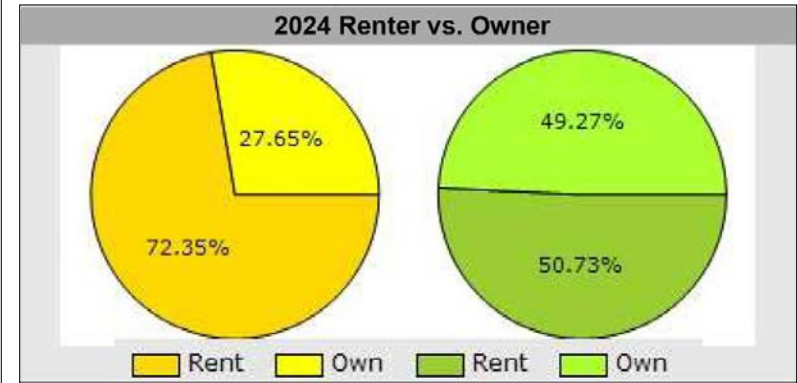
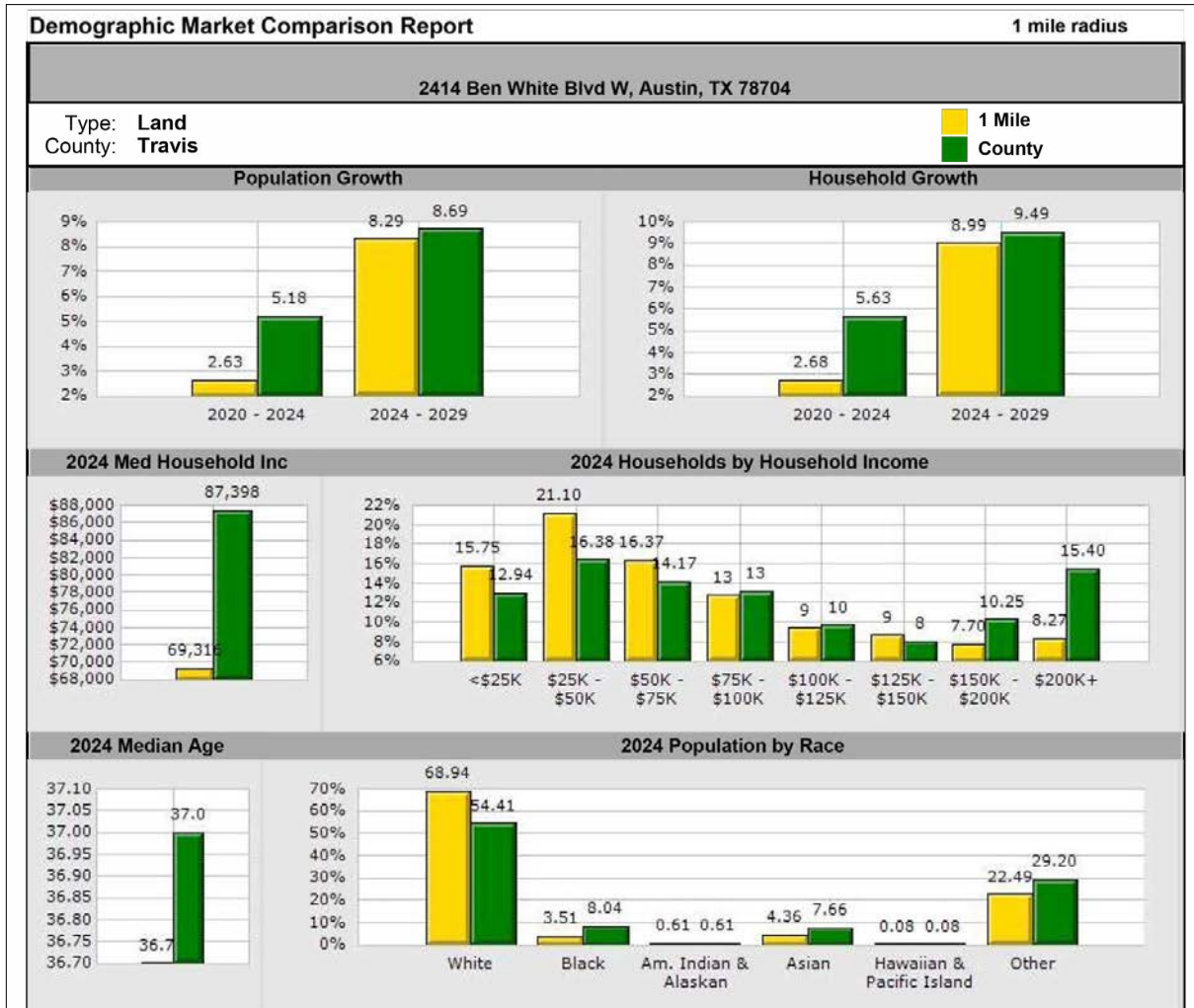
CUSTOMER JOURNEY ROUTES



HOURLY VISITS









## ZONABILITY



Current Zoning	
Zoning Abbreviation(s) and Name(s)	<b>V-MU</b> Vertical Mixed Use Overlay District
	<b>CS (DBETOD)</b> Commercial Service (Density Bonus 90 optional)
	<b>NPA</b> Neighborhood Planning Area
	<b>NPA</b> South Lamar Combined "Suspended" NPA
	<b>WUI</b> Wildland Urban Interface Code
	<b>RDS</b> Residential Design Standards (excludes commercial)
	<b>NP</b> Neighborhood Plan (separate document)
	<b>H</b> Historic Overlay
	<b>DBETOD</b> NEW Option! Density Bonus ETOD (DBETOD) Combining District
	<b>CO</b> Conditional Overlay (separate document)
Regulatory Entity	<b>City</b> City Limits Austin, TX

## Zotential

Estimated Potential by District <a href="#">Visit our FAQs to learn more</a>			
<b>V-MU</b> Vertical Mixed Use Overlay District		<b>CS (DBETOD)</b> Commercial Service (Density Bonus 90 optional)	
Height	varies - bonus height may apply	Height	60 feet
Improvements	not available	Improvements	2:1 FAR; 95% bldg coverage; 95% impervious coverage
Setbacks	Front Side Back	Setbacks	Front Side Back
Density	varies - bonus density may apply	Density	not applicable
Lot requirements	not available	Lot requirements	5,750 sf (50' lot width)
Estimated Uses	<div>  Apartments            Mixed use         </div>		
Estimated Uses	<div>  Drive-thru            Self-storage            Commercial         </div>		

Property			
Assessor Address	2414 W BEN WHITE BLVD, AUSTIN, TX 78704	Mailing Address	5900 BALCONES DR, AUSTIN, TX 78731-4298
Owner(s) of Record	J A MUELLER PROPERTIES LLC		
County Property ID	509242	Ownership in Years	3 years
Additional ID	0408111704	Appraised Value	\$475,000
Year Built	not available	County	Travis, TX
Lot Size	16,026 SF	Incorporated City Status	Inside City Limits
Building Size Estimate	not available	Legal Description	LOT 3 *LESS .411A BARTON MARKET SQUARE SEC 3
Existing Use (per assessor)	RESIDENTIAL LOT		



ZONABILITY

<b>V-MU</b>	<b>Mixed</b> Vertical Mixed Use Overlay District	Zonability recognizes this is unique district with having the power to create a "combining district" like "MU" which acts like a base zoning district while having the "V" for "vertical" overlay element allowing for bonus height for more housing that meets the city's program. The purpose of a vertical mixed use (VMU) overlay district is to allow the development of vertical mixed use (VMU) buildings. Zonability note: this overlay zoning district has an opt-in or opt-out character with a focus on adding more housing units "vertically." The city's affordability program looks to offer bonuses for working with zoning benefits for projects that meet their requirements. A neighborhood (NP) "may request that the Council amend the boundaries of the VMU overlay district to remove a property from the overlay district." The VMU overlay district does not apply to properties zoned H (Historic) and properties that are "contributing" structures to a local or National Register historic district.
<b>CS DB90</b>	<b>Commercial</b> Commercial Service (Density Bonus 90 optional)	General commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. Density Bonus 90 (DB90) is optional. If an owner wants to rezone to allow for the optional DB90 to be added to their property, it means accepting requirements set by City of Austin for Affordability Requirements. DB90 allows for taller buildings and reduced setbacks. As part of HOME initiative, compatibility rules have been reduced making it easier to build taller buildings near adjacent/nearby residential. Please use this link to learn more: <a href="https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-22O_SUBCHAPTER_CUSDERE_ART3ADRECELD_DIV5COOVDLS25-2-652DEB090DBCODIRE">https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-22O_SUBCHAPTER_CUSDERE_ART3ADRECELD_DIV5COOVDLS25-2-652DEB090DBCODIRE</a>
<b>NPA</b>	<b>Overlay</b> Neighborhood Planning Area	Per The City of Austin, "...the community began to create neighborhood plans for the core areas of the City in the 1990's. The Council reviews boundaries at the beginning of a new planning process for each area. Staff can not change boundaries for neighborhood plans without a Council approval process. The original neighborhood planning program only considered the core City neighborhoods. Most neighborhoods outside the core, or almost 70% of the City, do not have a neighborhood plan. However, these areas are part of the Imagine Austin comprehensive plan that covers the entire City jurisdiction. Imagine Austin designates Growth Concept Centers or Corridors in selected areas. In addition, some areas also have site plans, planned unit developments, and similar specific plans." NOTE: Within a NPA are one or more Neighborhood Plan(s). This link provides additional information on the origins of NPAs including the status such as "Suspended" or "Future": <a href="https://www.austintexas.gov/sites/default/files/files/Planning/Neighborhood_Planning/npstatus_tab.pdf">https://www.austintexas.gov/sites/default/files/files/Planning/Neighborhood_Planning/npstatus_tab.pdf</a>
<b>NPA</b>	<b>Overlay</b> South Lamar Combined "Suspended" NPA	This Neighborhood Planning Area is shown to be "suspended" by the City of Austin. Please verify. This link goes to the City of Austin's Neighborhood Plan details: <a href="https://www.austintexas.gov/page/neighborhood-plans-and-resources">https://www.austintexas.gov/page/neighborhood-plans-and-resources</a> . It is identified for purposes of understanding the area's history relative to planning and zoning.
<b>WUI</b>	<b>Overlay</b> Wildland Urban Interface Code	On April 9, 2020, the Austin City Council voted to approve the new 2015 International Wildland Urban-Interface (WUI) Code, making Austin the first major city in the state of Texas to adopt such a code; implementation is slated to begin on January 1, 2021. A Wildland-Urban Interface (WUI) Code means the Austin Fire Department has authority to enforce building construction and vegetation maintenance standards, etc. Please email <a href="mailto:FireWildfire@austintexas.gov">FireWildfire@austintexas.gov</a> for specifics on your location. For properties interested in subdividing a lot to meet the Small-Lot Single-Family Residential Use option to subdivide to 1,800 sf per lot for a home, the effective date for properties with this overlay may be delayed 6 months in contrast to locations not impacted this overlay.
<b>RDS</b>	<b>Overlay</b> Residential Design Standards (excludes commercial)	It intended to minimize the impact of new construction, remodeling, and additions to existing buildings on surrounding properties in residential neighborhoods by defining an acceptable buildable area for each lot within which new development may occur. Per the code, "The maximum amount of development permitted on a property subject to this Subchapter is limited to the greater of 0.4 to 1.0 floor-to-area ratio or 2,300 square feet of gross floor area." The sidewalk "may not extend in an unbroken plane for more than 36 feet along a side lot without a sidewalk articulation." Zonability note: this overlay zoning district changed with new residential zoning, effective February 5, 2024, and may not apply to SF-1, SF-2 and SF-3 zoning districts when two or three units are being developed. Please check with the city for specifics on a potential remodel or new development.
<b>NP</b>	<b>Overlay</b> Neighborhood Plan (separate document)	NOTE: Within a NPA are one or more Neighborhood Plan(s). The purpose of a neighborhood plan (NP as a standalone or as a combining district) is to allow infill development by implementing a neighborhood plan that has been adopted by the council as an amendment to the comprehensive plan. Each plan may have additional rules to know about regarding property potential especially for non-residentially zoned properties. To find more information, copy/paste the following link into a browser and use the name shown to help identify the plan: <a href="https://www.austintexas.gov/page/neighborhood-plans-and-resources">https://www.austintexas.gov/page/neighborhood-plans-and-resources</a> .
<b>H</b>	<b>Overlay</b> Historic Overlay	The purpose of a historic landmark (H) combining district is to protect, enhance, and preserve individual structures or sites that are of architectural, historical, archaeological, or cultural significance.
<b>DBETOD</b>	<b>Overlay</b> NEW Option! Density Bonus ETOD (DBETOD) Combining District	NEW District! Combining District allows residential uses, preserves certain existing residential and non-residential uses, modifies compatibility standards and site development regulations, and grants additional building height in exchange for income-restricted housing. NOTE: This new district works with the district ETOD and form a complicated set of rules. Please use these links to learn more: <a href="https://services.austintexas.gov/edims/document.cfm?id=430919">https://services.austintexas.gov/edims/document.cfm?id=430919</a> and <a href="https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-22O_SUBCHAPTER_CUSDERE_ART3ADRECELD_DIV5COOVDLS25-2-654DEB0ETDBCODIRE">https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-22O_SUBCHAPTER_CUSDERE_ART3ADRECELD_DIV5COOVDLS25-2-654DEB0ETDBCODIRE</a>

**CO** **Overlay**  
Conditional Overlay (separate document)

NEW information: IF the property has "CO" but also has "DB90" the new zoning district DB90 supersedes the CO requirements. The purpose of a conditional overlay (CO) combining district is to modify use and site development regulations to address the specific circumstances presented by a site. Use and site development regulations imposed by a CO combining district must be more restrictive than the restrictions otherwise applicable to the property. NOTE: a separate agreement by a property owner and the governing body is likely applicable for this location because it has a "CO" designation. It is important to know the "CO" agreement may change restrictions. To find the document, either contact city with property address or use the online tool which should link to the document - here is a link: <https://maps.austintexas.gov/GIS/PropertyProfile/> This email address may be useful to send inquiries: [developmentprocessteam@austintexas.gov](mailto:developmentprocessteam@austintexas.gov) for making inquiries.

Contact

**City** City Limits Austin, TX

City limits determine whether a property is subject to zoning. While there are exceptions (like some government owned properties), most properties within a city limit boundary are zoned. Keep in mind, an address may note a city that is different. Contact the city planning-zoning department to get your specific questions answered and conduct your due diligence. City of Austin has changed its zoning and subdividing requirements for most of the city. Here are a few of the changes in effect: Small Lot Single Family Use as an option on 1,800 sf lots for SF1-SF-3 zoning districts with maximum home size 1,650 sf. Changes to requirements for "compatibility" protects SF1 up to SF5 zoned properties with 1-3 homes from more intense zoning districts by 75 feet. Private deed restrictions still apply and supersede city zoning if properly written and enforced. New overlay along the rail Project Connect and includes affordable housing bonus sizes. If a property is located in a location impacted by the Wildland Urban Interface Code (WUI), anticipate a delay for the HOME 2 rules to go into effect. To learn more either call 512-974-2000 and/or visit their website <https://www.austintexas.gov/departments/planning-department>

About This Report

Data Limitations

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Zonability provides some district level insights but there are many potential factors beyond this report to consider.

Please see [www.zonability.com/tos](http://www.zonability.com/tos) for Zonability's terms of service.

**Disclaimer**

The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Consider hiring experts for a complete study.

**DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED. DO NOT SEPARATE REPORT PAGES.**





## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and **works with** clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"</b>	<b>603091 OR 9003193</b>	<b>leads@resolutre.com</b>	<b>512-474-5557</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>David J. Simmonds OR Gavin Fite</b>	<b>459263 OR 438039</b>	<b>leads@resolutre.com</b>	<b>512-474-5557</b>
Designated Broker of Firm	License No.	Email	Phone
<b>David J. Simmonds OR Gavin Fite</b>	<b>459263 OR 438039</b>	<b>leads@resolutre.com</b>	<b>512-474-5557</b>
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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