

2,542 SF Free Standing Convenient Store on .34 AC

1149 Airport Blvd, Austin, TX 78723

**FOR SALE
OR LEASE**



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Executive Summary

Located in the heart of East Austin's rapidly evolving Airport corridor, 1149 Airport Blvd corridor. This freestanding recently renovated convenient store with 2,542 SF of space sits on .34 acres with an additional 1.11 acres being available on Oak Springs Rd. Featuring excellent visibility, flexible zoning, and high traffic counts along Airport Blvd this property offers an attractive opportunity for investors or developers alike.

Well situated along Airport Blvd and Oak Springs Road, this property sits just 9 minutes from Austin-Bergstrom International Airport and 5 minutes from the 711-acre Mueller mixed-use community, 4 minutes from The Springdale General, Springdale Green, Canopy and 979 Springdale Developments. With strong retail demands and multiple new commercial developments and Multifamily developments within walking distance 1149 Airport Rd will benefit in the uptick in consumer growth within the immediate area. The site is well-suited for a variety of future development or redevelopment uses or can be continued to be used as a convenient store with the opportunity to add on to the existing site.

Highlights

- Fee Simple Opportunity
- 1.11 acres available for purchase next to property
- Highly visible property with high volume traffic on Airport Blvd
- Ample parking or opportunity to further develop or add additional income streams
- Strong demand growth with 11% projected growth
- High quality operator with multiple C-Store locations in Central TX
- New 2024 C-Store items: Walk-in fridge, counters, shelves, floors, windows, gaming machines, food truck income and plentiful parking with recently renovated facade and roof
- Good will down does not include inventory but does include gaming machines, food truck income, etc.
- Within minutes of Austin Bergstrom Airport, Mueller development, Springdale Green, Springdale General
- Within walking distance to many amenities such as: Walgreens, Jack in the Box, Beto's Mexican food, Lost Well Bar, Wells Fargo, McDonalds and many more
- In opportunity zone

Listing Details

Sale Price: Contact for Price

NOI: Contact for NOI

Lease Rate: \$47.50/SF

OpEx: \$10.06/SF

Good Will Deposit: Please Contact

Building SF: 2,542 SF

Land Area: .34 AC

Zoning: CS-MU-NP

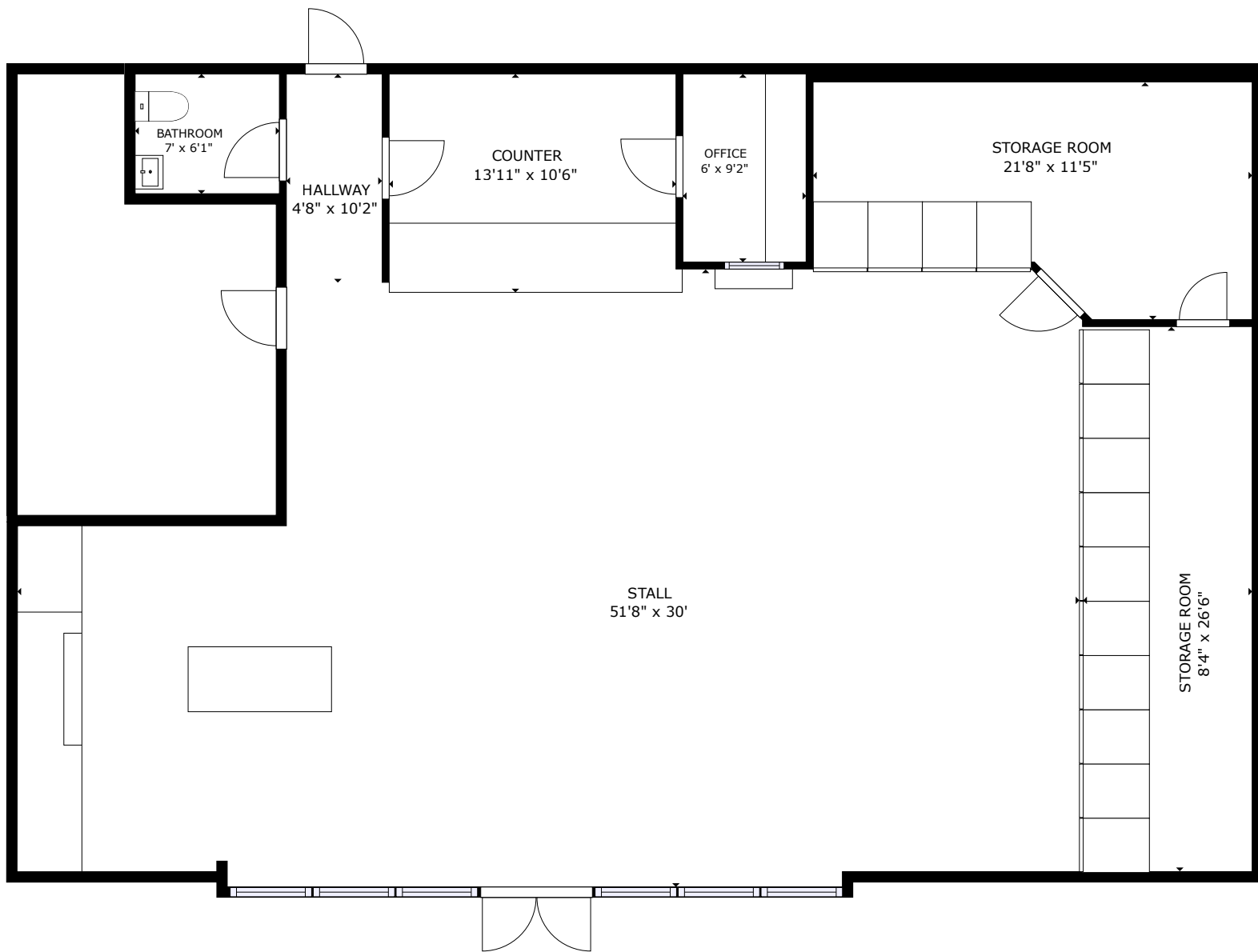
Year Built: 1969

Renovated: 2023

Construction: Steel

Census Tract: 002111





[Click To View Virtual Tour](#)



DRIVE TIMES

I-35

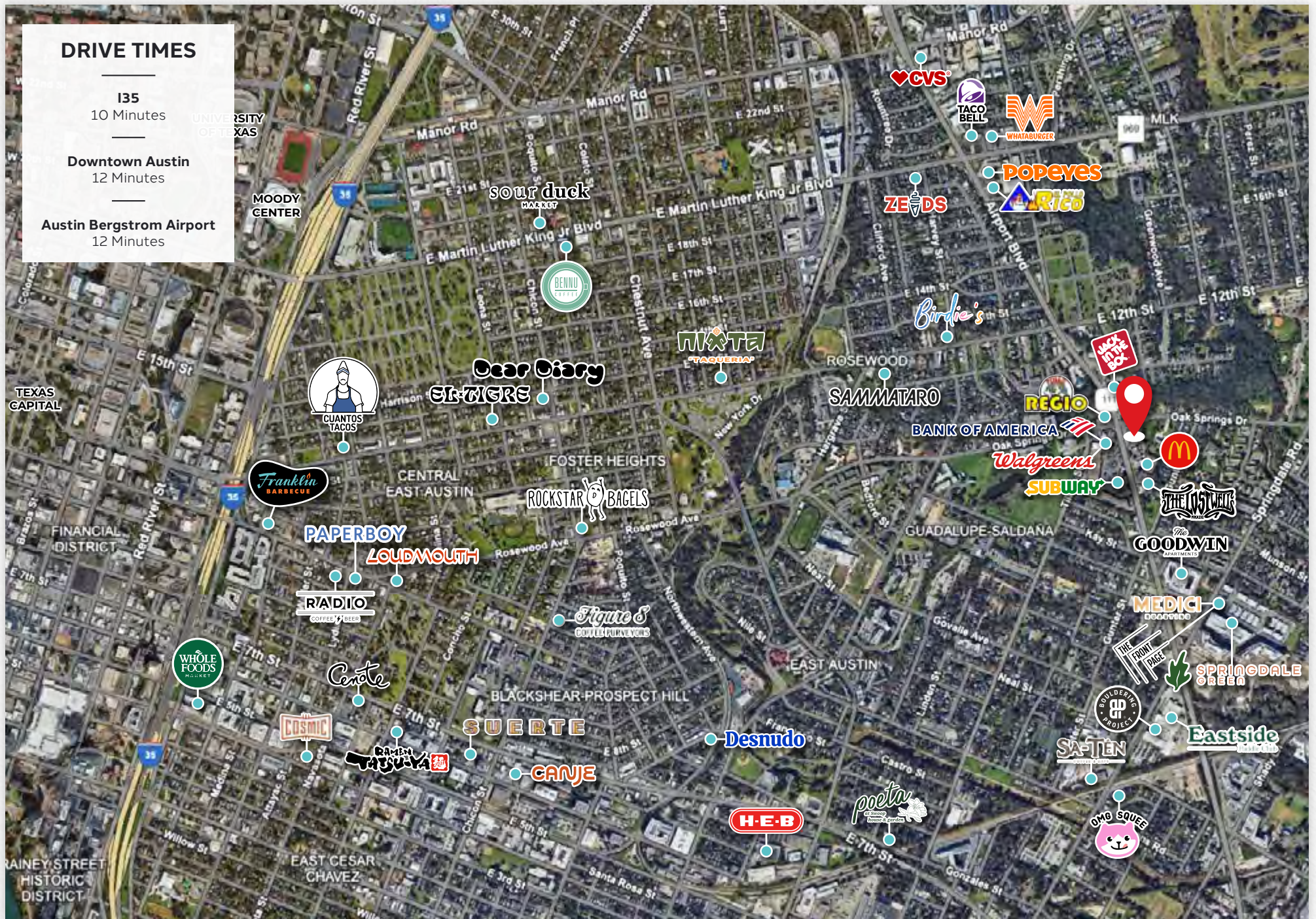
10 Minutes

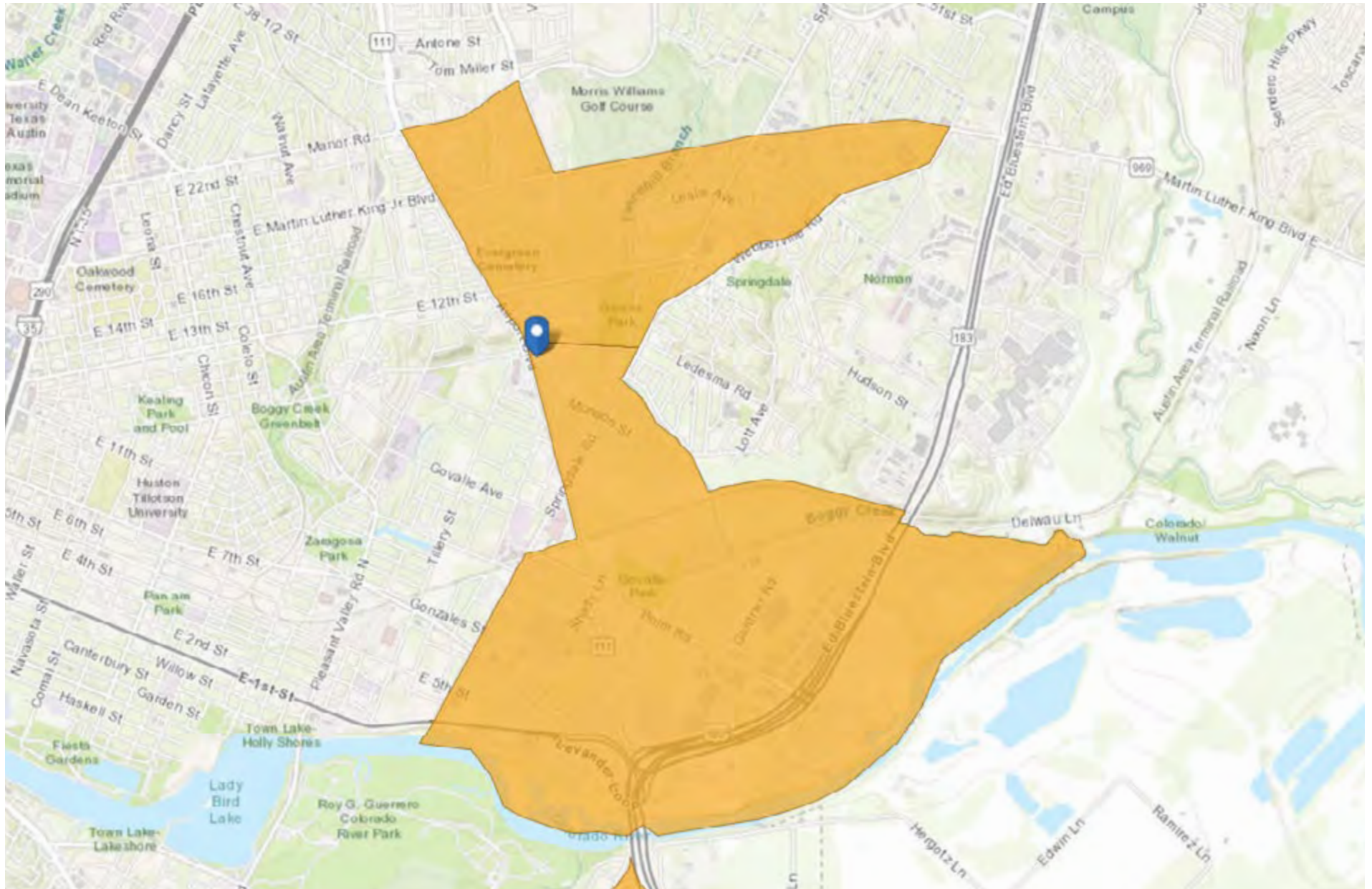
Downtown Austin

12 Minutes

Austin Bergstrom Airport

12 Minutes





Waterloo Surveyors
SURVEY PLAT
Land Title Survey

OWNER:
TRD

ADDRESS:
1149 AIRPORT BOULEVARD
AUSTIN, TEXAS 78702

A1023Ti-Lot 2

NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF
1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS
OBSERVATIONS.

REMAINDER OF LOT 3

N15°47'29"W 149.81'
(N14°15'00"W 150.00')
to a Found Hilti Nail

ARRAH
NEAL HIRSH
SUBDIVISION
LOT 1 (VOL. 19,
PG. 92)

THE UNDERSIGNED DOES HEREBY CERTIFY TO FIRST
AMERICAN TITLE INSURANCE COMPANY AS PER TITLE
COMMITMENT HAVING A GENERAL FILE NUMBER
NCS-1154084-AUST AND AN EFFECTIVE DATE OF
OCTOBER 25, 2022.

LEGAL DESCRIPTION:
LOT 2, ARRAH NEAL HIRSH SUBDIVISION
SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 19, PAGE 92 OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS.

AS PER GF No. NCS-1154084-AUST, THE PROPERTY
SURVEYED IS SUBJECT TO:

[1] ALL ITEMS, CONDITIONS AND STIPULATIONS SET OUT IN THE ABOVE REFERENCED TITLE COMMITMENT.

[10g] ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN THE RECORDED PLAT.

[10h] UTILITIES AS RECORDED IN VOLUME 414, PAGE 79, DEED RECORDS. DOES NOT EFFECT.

[10i] UTILITIES AS RECORDED IN VOLUME 414, PAGE 87. DEED RECORDS. DOES NOT EFFECT.

[10j] DEED RECORDED IN VOLUME 2041, PAGE 247,
DEED RECORDS. DOES NOT EFFECT.

ALL RECORDS, TRAVIS COUNTY, TEXAS

LEGEND

RECORD CALL

FOUND IRON ROD

SET IRON ROD WITH CAP

FOUND IRON RO

WATER METER

UTILITY POLE/G

UTILITY LINE

SPOT ELEVATION

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0465K, Zone: X,
Dated: 1/22/2020.

Dated this the 28th day of NOVEMBER, 2022.

Thomas P. Dixon R.P.L.S. 4324

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602 FIRM #10124400

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Location Demographics



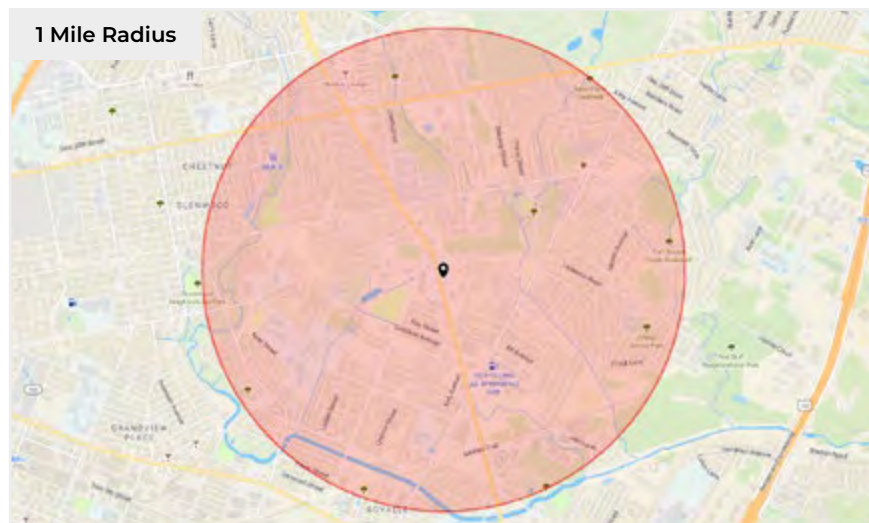
Population

	1 Mile	3 Miles	5 Miles
	17,653	144,105	350,231



Avg Household
Income

	1 Mile	3 Miles	5 Miles
	\$107,728	\$103,484	\$101,977



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	7,301	62,498	156,696
Households by Marital Status			
Married	1,968	14,254	38,646
Married No Children	1,273	9,320	23,829
Married w/Children	696	4,934	14,818
Education			
Some High School	1,889	10,840	27,640
High School Grad	2,040	14,297	35,571
Some College	2,743	18,237	46,085
Associate Degree	1,178	8,664	24,128
Bachelor Degree	4,282	34,887	85,593
Advanced Degree	2,067	22,597	53,069
Annual Consumer Spending (\$000)			
Apparel	\$1,715	\$1,591	\$1,566
Entertainment	\$4,658	\$4,359	\$4,309
Food & Alcohol	\$8,528	\$8,210	\$8,200
Household	\$5,656	\$5,048	\$4,938
Transportation	\$8,269	\$7,435	\$7,345
Health Care	\$1,308	\$1,238	\$1,251
Education/Day Care	\$2,293	\$2,269	\$2,227

AUSTIN'S 2025 RANKINGS

#1

FASTEST GROWING
MAJOR METRO
EXPLODINGTOPICS.COM

#1

BEST PLACE TO START
A BUSINESS
CNBC

#1

BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB

#5

COLLEGE EDUCATED
ADULTS
CITYLAB

#1

PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK

#6

BEST PERFORMING
LARGE CITY IN THE US
MILKEN INSITUTE

#2

BEST MARKET FOR
REAL ESTATE
WALLETHUB

#7

MOST FUN CITY IN
THE US
WALLETHUB

#1

BEST JOB
MARKET(2024)
WALL STREET JOURNAL

#2

BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES

#5

MOST RECESSION
RESISTANT CITY
SMARTASSET

#9

BEST EDUCATED
MAJOR METRO
WALLETHUB

#1

BEST STATE CAPITAL
TO LIVE IN
WALLETHUB

#2

BEST CITY FOR JOB
OPPORTUNITIES
BUSINESS INSIDER

#6

SAFEST LARGE
CITY IN U.S.
SAFEWISE

53

WORLDS BEST CITIES
AUSTINCULTUREMAP

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Market Overview

AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

Contact



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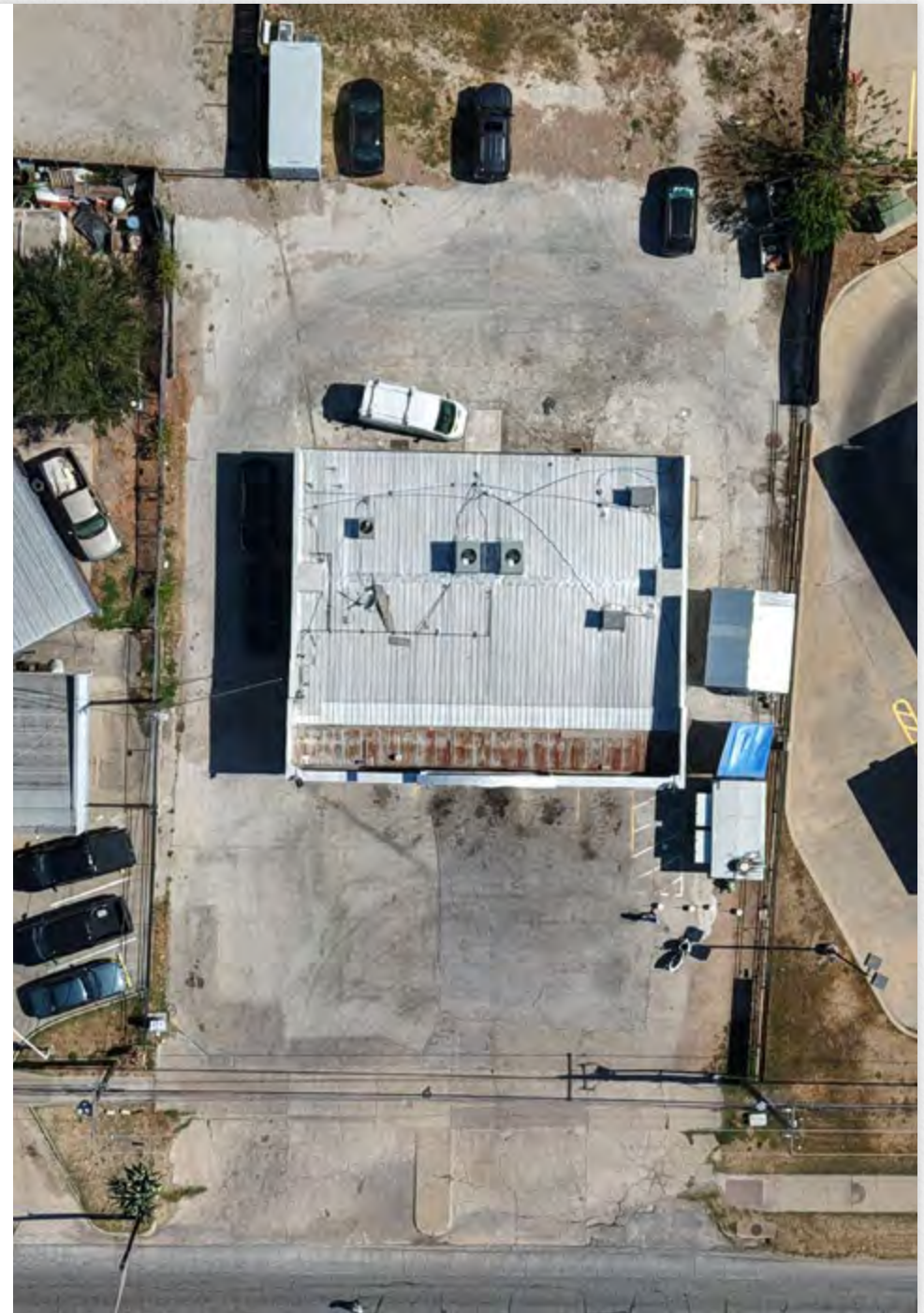
AMeiteen@asterra.com

Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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Information About Brokerage Services

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

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' 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.

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