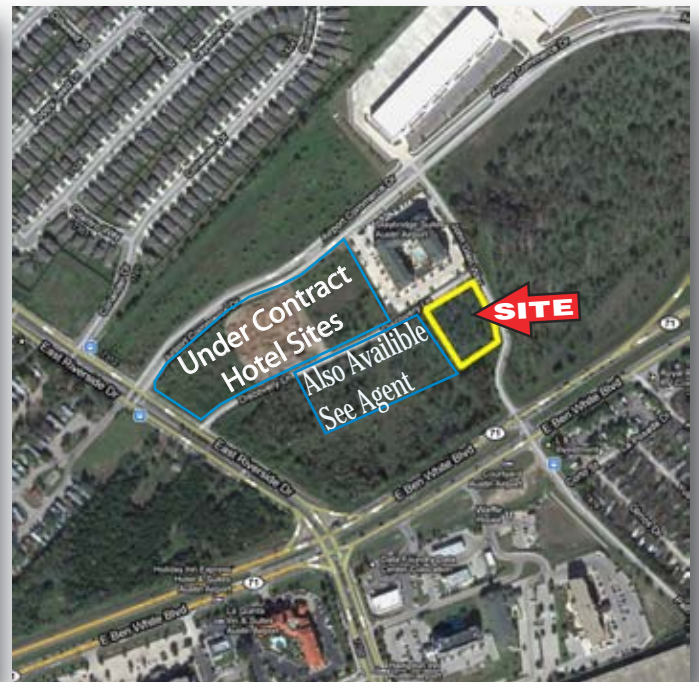


# FOR SALE - APPROXIMATELY 1.4 ACRES

## 7812 East Ben White, Austin, Texas



**LOCATION:** The Property is located just east of the intersection of East Ben White and Riverside drive.

**TAXES:** \$8,403.67

**SIZE:** +/- 1.4060

**PRICE:** ~~Lot 6 \$918,680~~  
**Reduced to \$650,000**

**UTILITIES:** COA

**COMMENTS:** This is a great C-Store/restaurant/retail tract near Austin's Bergstrom International Airport! New Staybridge hotel is completed and sits directly across discovery lane, from the tract and three other hotel tracts are currently under contract.  
Motivated owner - Submit offers.

**ZONING:** CS-CO-NP

**TOPOGRAPHY:** Basically flat

**CONTACT** **Josie Marshman**

Cell (512)913-9109

[jmarshman@matexas.com](mailto:jmarshman@matexas.com)

or

**CONTACT** **Todd Daily**

Cellular (512)529-3844

[todd@matexas.com](mailto:todd@matexas.com)

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

[www.mcallistertexas.com](http://www.mcallistertexas.com)