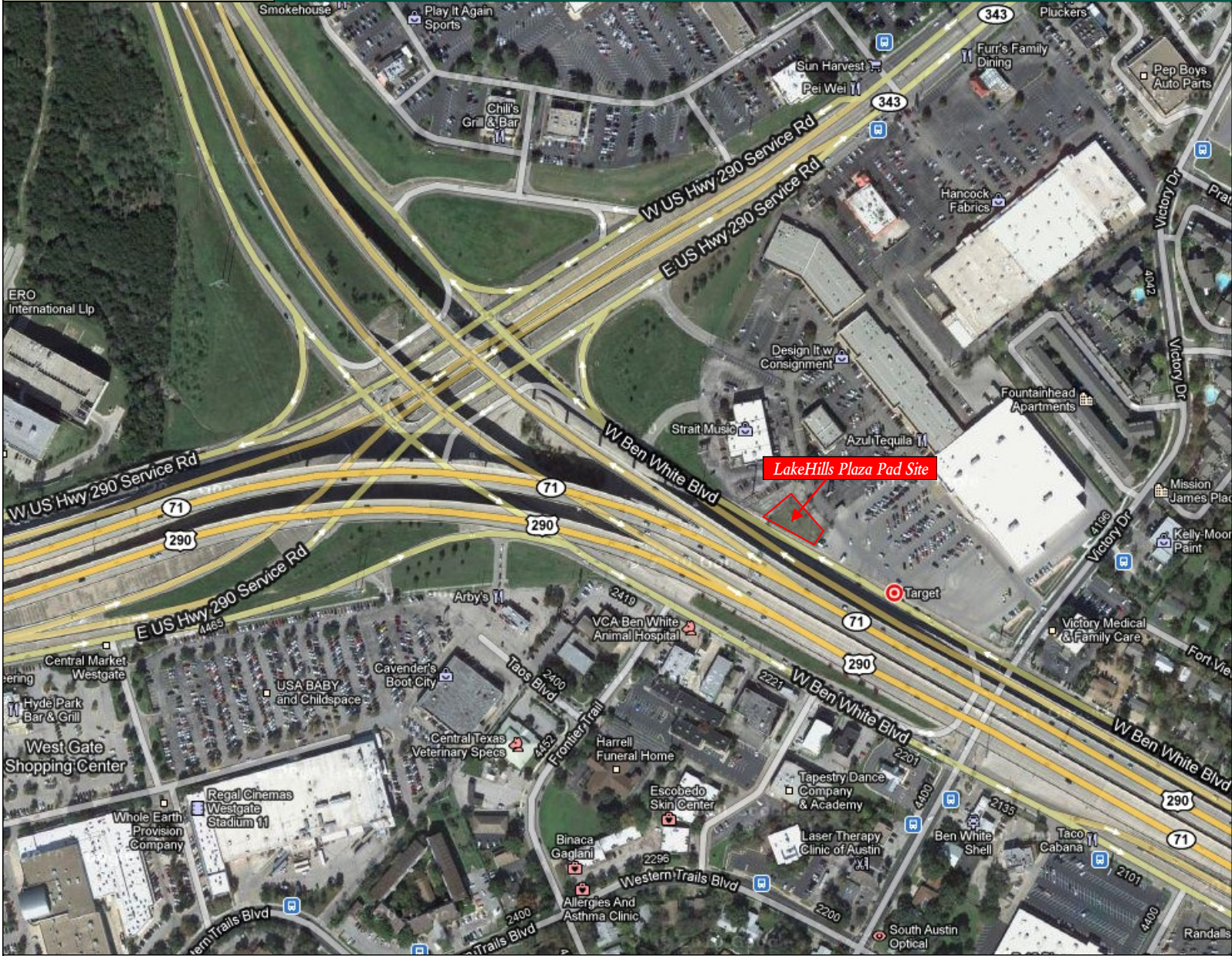




Lake Hills Plaza Pad Site

2414 West Ben White Blvd., Austin, TX 78704



LOCATION: Northeast corner Ben White Blvd (Hwy. 71 West) & South Lamar Blvd. adjacent to Strait Music Company on a pad site in front of Lake Hills Shopping Center and Target.

SIZE: 20,500 + square feet land & 1800 sf fast food with drive through

FRONTAGE: 214.78' Westbound Ben White service road with cross access through center to Victory Dr. and S. Lamar

HIGHEST & BEST USE: Restaurant, Specialty Retail

ZONING: CS – Commercial Services allowing for a wide variety of retail and commercial uses.

UTILITIES: City of Austin water and wastewater lines to the site with previous service connections and meters.

PRICE: \$475,000 OR \$23.17/per square foot

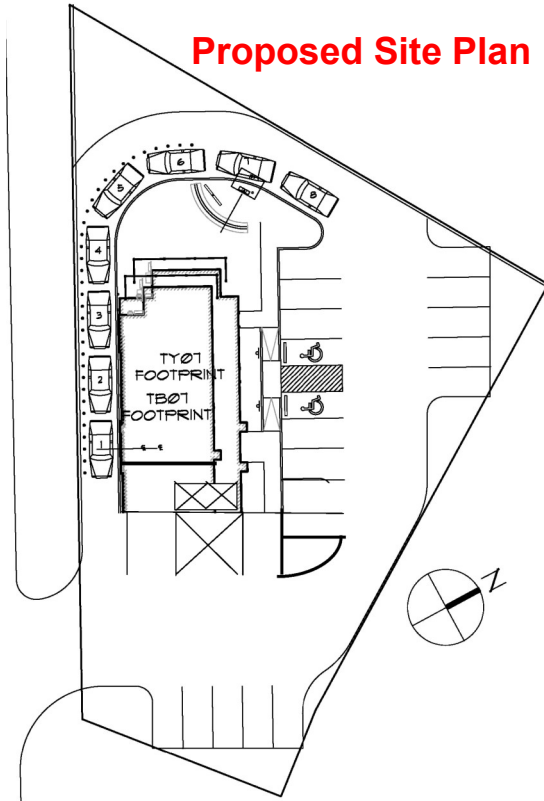
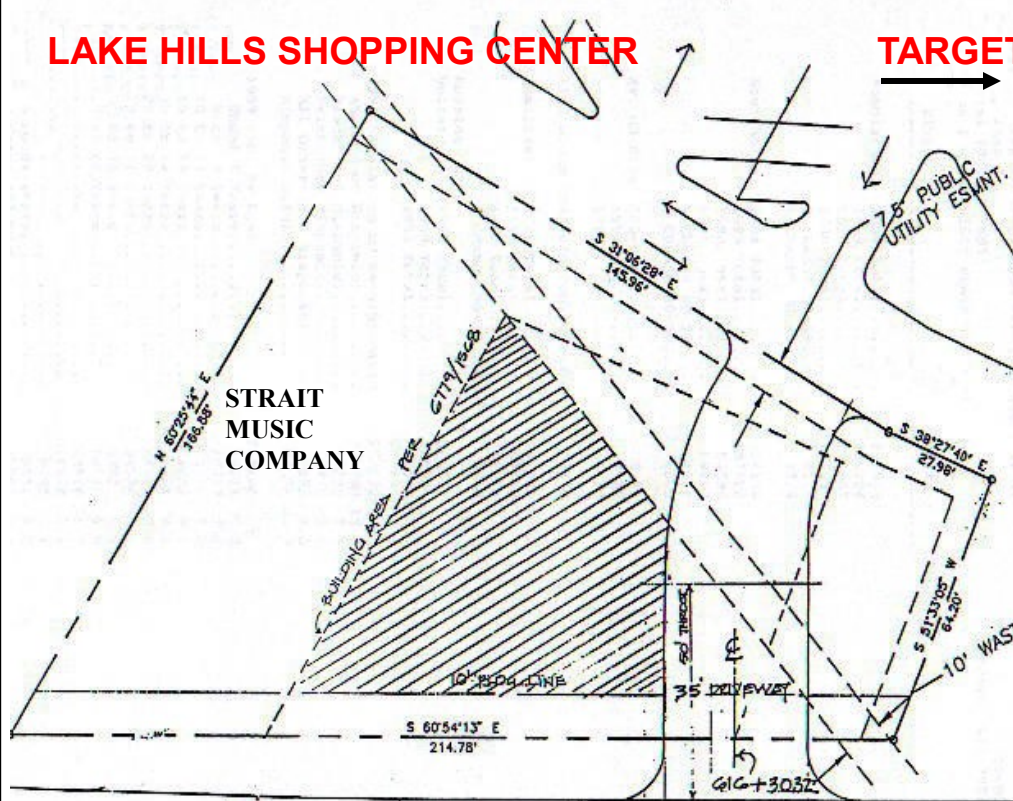
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LAKE HILLS SHOPPING CENTER

TARGET

Proposed Site Plan



Ben White Blvd. (Hwy. 71/290)

1800 SF Fast Food Concept

Building Area defined by hatched lines abutting the 10' wastewater line that crosses the site diagonally

Demographics:

	3 Mile	5 Mile	7 Mile
Population	108,920	316,430	771,310
Households	50,726	133,081	272,442
2018 Household Projection	57,757	152,766	312,755
Median Age	33.50	33.60	33.20
Owner Occupied Units	20,094	54,143	130,312
Average Household Size	2.10	2.30	2.40
Average Household Income	\$91,884	\$55,617	2.40
Median Household Income	\$49,080	\$48,456	\$51,224
Per Capita Income	\$61.308	\$52,983	\$39,647



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