

**FOR SALE +/- 1.49 ACRES
PRIME CORNER RETAIL PAD SITE
C-STORE ALLOWED (NO GAS)**

**NORTHWEST CORNER SPRINGDALE & EAST 51ST
5101 SPRINGDALE ROAD
AUSTIN, TEXAS 78723
(MAPSCO: 586-C)**

Location: Northwest corner of Springdale Road and E. 51st Street
Retail Pad Site: +/- 1.4907 Acres or 64,935 SF
Zoning: GR-CO-NP(3) Community Commercial (see broker)
Asking Price: **\$299,000 or \$4.60/sf drastic price reduction!**
Notes: Billboard lease conveys (ask broker for details). Parcel boundaries on aerial below are approximations. Can be assembled with 1-acre tract to the immediate north.
Broker Contact: John W. Blunt, Blunt Commercial Properties 512-292-3377

