

BURLESON FLEX/WAREHOUSE

SEQ OF BURLESON RD & US 183
8509 BURLESON RD | AUSTIN, TEXAS 78744

FOR LEASE
\$16.00 PSF
Industrial Gross

AVAILABLE SPACE
1,200 SF - 15,000 SF

PROPERTY HIGHLIGHTS

- City of Austin ETJ, NO ZONING
- Natural gas on site
- 3 phase power available
- Stabilized base in rear of building, can be used as a parking field
- Across from Park 183 — a nearly 1 million-sf industrial park at the southwest corner of U.S. Hwy 183 and Burleson Rd

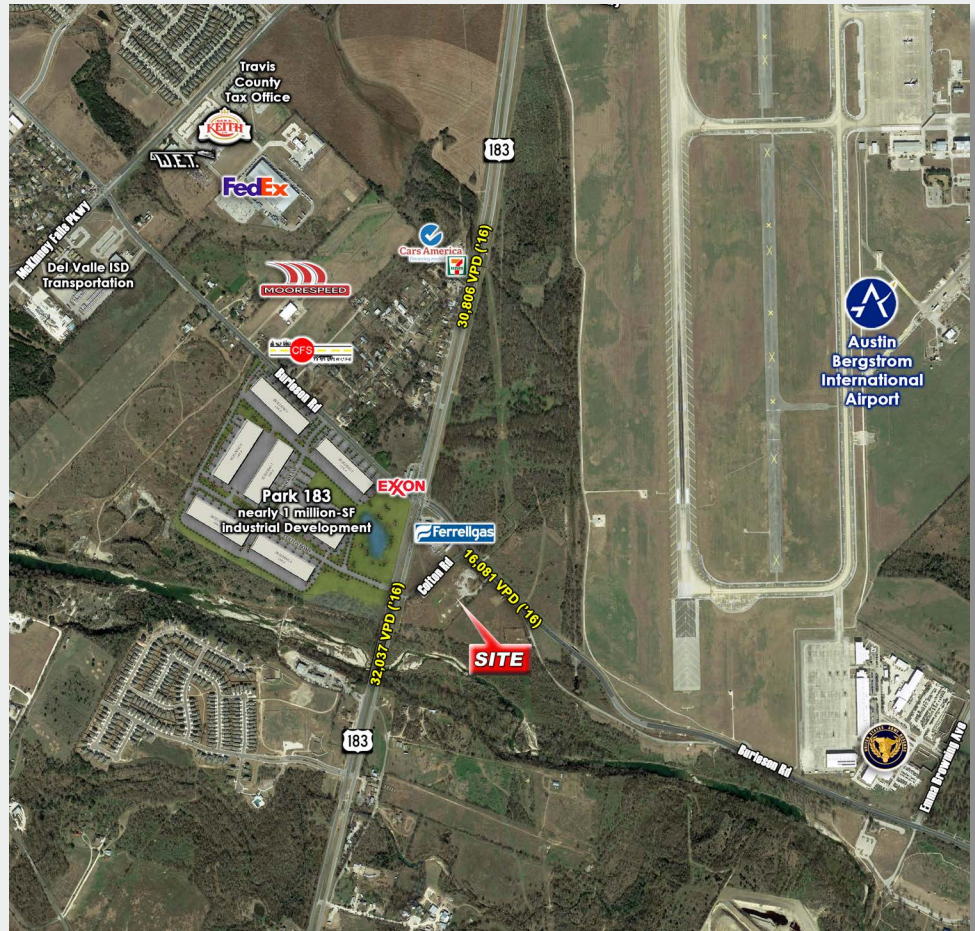
TRAFFIC COUNTS

Burleson Rd: 16,081 VPD
US-183: 32,037 VPD
(TXDOT 2016)

TRAFFIC GENERATORS



**CALL TODAY FOR
MORE INFORMATION**



DEMOGRAPHIC SNAPSHOT

	2 mile	3 miles	5 miles
2017 Population	4,327	13,994	125,283
Daytime Population	16,166	27,437	114,978
Average HH Income	\$60,161	\$60,963	\$49,936

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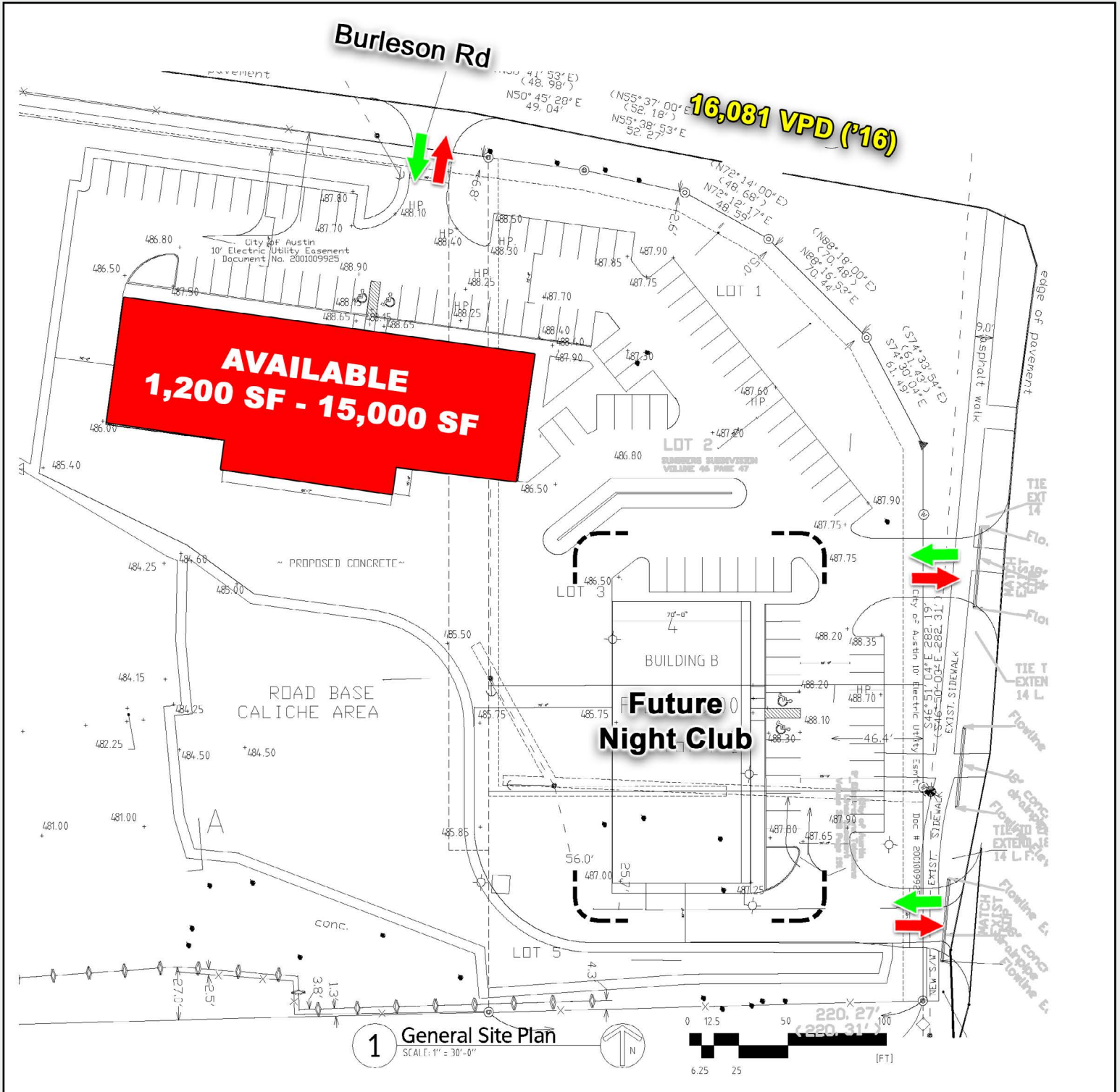
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95 acres near Austin airport to be transformed into industrial space

Trammell Crow Co. and Clarion Partners announced Monday that they will jointly build Park 183 — a nearly 1 million-square-foot industrial park at the southwest corner of U.S. Highway 183 and Burleson Road in Southeast Austin.

The 95-acre site is diagonal from Austin-Bergstrom International Airport.

Phase I will break ground shortly after Jan. 1 and deliver 247,000 square feet of spec space around November 2017. At build-out, 964,000 square feet will be delivered, providing substantial truck access and loading capabilities.

The project is located in a Triple Freeport Exemption Zone in which taxes are waived on short-term inventories.

Brad Maples, senior vice president with Trammell Crow, said the industrial space will reflect a high-end image — with expansive glass and contemporary design — at value lease rates.

“Park 183 was specifically conceived to offer tenants Class A space at a price point that is far below all other new product in the market and more in line with historical averages,” he said in a statement.

STG Design is the architect. The civil engineer is Jones/Carter, mechanical engineering is being done by Wylie Consulting Engineers, and the structural engineer is Bihner Chin Engineering Ltd. A general contractor has not yet been selected.

Mark Emerick, John Barksdale, Ace Schlameus and Darryl Dadon with CBRE Group Inc. have the listing assignment

Scott Flack, president of Live-Oak Gottesman brokerage and an industrial real estate expert, said the project makes great sense given the millions of dollars of road improvements underway along U.S. Highway 183.

“The site really keys on the increased mobility created by improvements to Highway 183, and the southeast industrial submarket is fairly dynamic with [existing] infrastructure, which allows for a myriad of different industrial users,” Flack said.

Warehouse and manufacturing space in the southeast submarket is practically nonexistent, according to the second quarter industrial report published by REOC Austin — about 2.5 percent vacancy of about 5.1 million square feet of inventory.

Lease rates have inched up slightly between second quarter 2015 and second quarter 2016 from 56 cents per square foot to 58 cents per square foot, according to CBRE market research reports.



Source: <http://www.bizjournals.com/austin/news/2016/10/10/95-acres-near-austin-airport-to-be-transformed.html>

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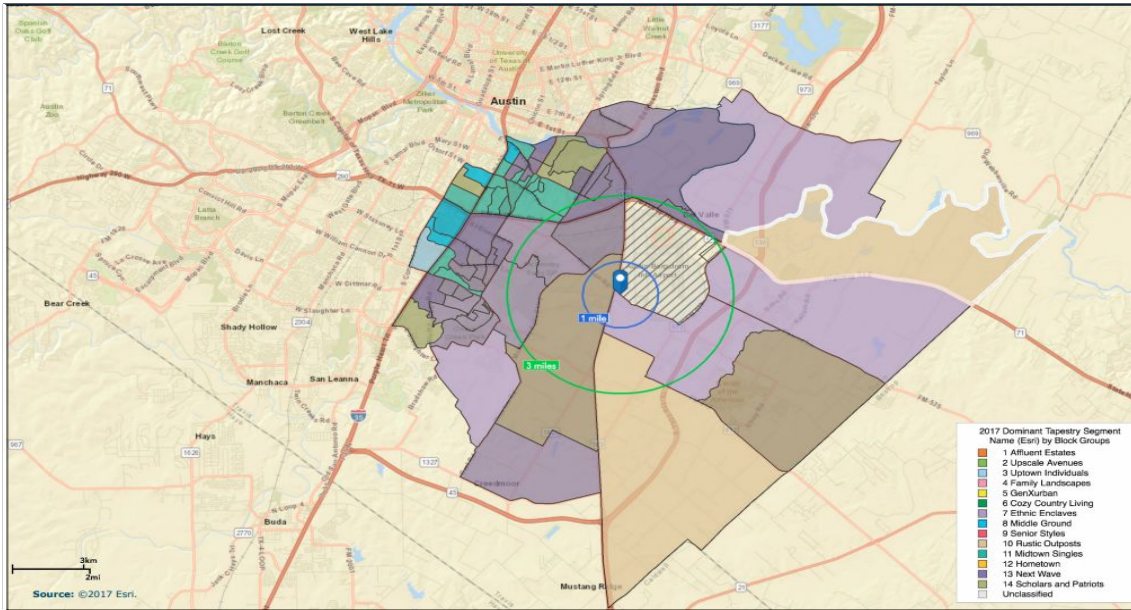
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Dominate Tapestry Segmentation

1 MILE RADIUS

Tapestry Segment	Percent (%)	Cumulative Percent (%)
Down the Road	90.6%	90.6%
Up and Coming Families	9.4%	100%

3 MILE RADIUS

Barrios Urbanos	27.9%	27.9%
Up and Coming Families	23.9%	51.8%
American Dreamers	16.7%	68.5%
NeWest Residents	16.1%	84.6%

10D Down the Road

Household Married Couples: 35.0
Housing Mobile Homes; Single Family: 53%

Median Age: 35.0
Median Income: \$39k
Households: 1,406,700

Svcs/Admin
HS Diploma Only/GED
White

- Use Internet to connect with friends, play video games online
- Prefer convenience of frozen meals, fast food
- Go hunting, fishing
- Watch Investigation Discovery, CMT, Hallmark on satellite TV
- Bought used vehicle last year

7A Up and Coming Families

Household Married Couples: 31.4
Housing Single Family: \$72k

Median Age: 31.4
Median Income: \$72k
Households: 2,901,200

Prof/Svcs
College Degree
White

- Visit theme parks, zoos
- Hold student loans, mortgages
- Contract for home and landscaping services
- Go online to shop, bank, for entertainment
- Own late model compact car, SUV

7D Barrios Urbanos

Household Married Couples: 28.9
Housing Single Family: \$38k

Median Age: 28.9
Median Income: \$38k
Households: 1,289,900

Svcs
No HS Diploma
Hispanic

- Buy discount for children's products
- Own no retirement savings
- Read magazines
- Listen to Hispanic radio
- Own 1-2 vehicles; carpool

7C American Dreamers

Household Married Couples: 32.5
Housing Single Family: \$51k

Median Age: 32.5
Median Income: \$51k
Households: 1,824,900

Svcs/Admin
HS Diploma Only/GED
White/Black

- Own feature-rich cell phones
- Spend money carefully; buy necessities
- Pay bills, socialize online
- Listen to urban or Hispanic radio
- Eat at Taco Bell, Little Caesars, IHOP

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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.

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.

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.

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.

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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