

Hey Burl

11-Building Industrial Park on 14 Acres

Own the Building. Own the Acre.

Small Bay Flex Industrial

10,000–12,500 SF | SE Austin | Opportunity Zone

Four single-story buildings available now.
Turnkey delivery. Fee-simple sale on individual one-acre lots.

8010 **Burleson Road**, Austin, Texas 78744

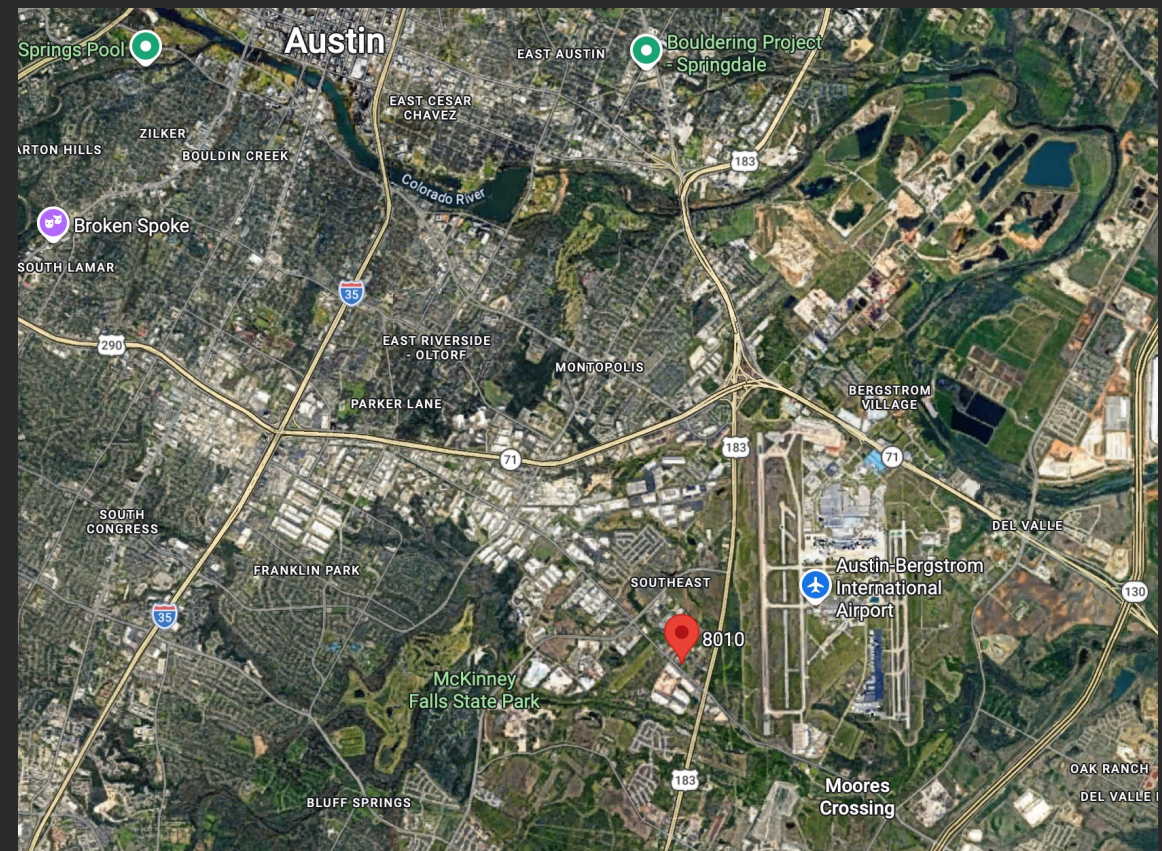
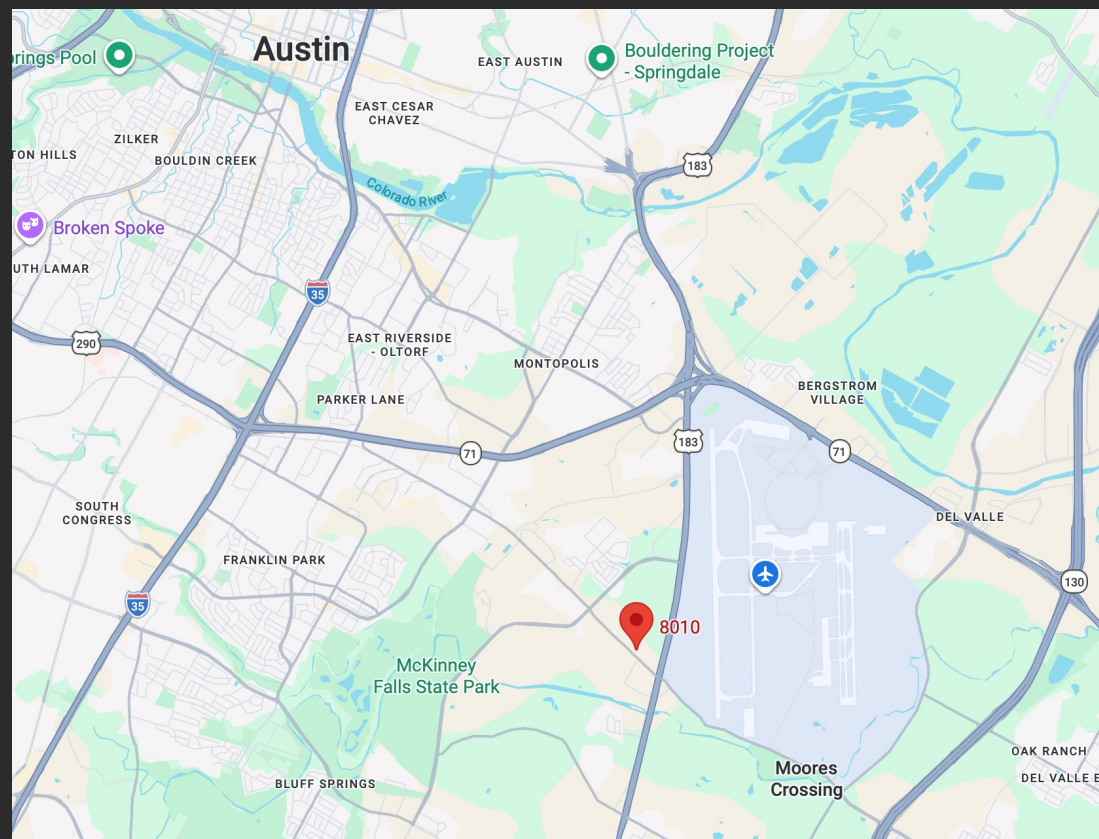
512.415.5475 · jesse@raineyventures.com

Jesse Lunsford, Broker/Owner



Location

Seven Minutes West of the Airport, 16 Minutes to Downtown



Building & Lot Data

LOT TABLE

Lot	Area (SF)
1	53,540
2	53,709
3	69,194
4	62,804
5	53,719
6	53,713
7	54,034
8	53,701
9	52,352
10	52,405
11	56,982
Total	616,153

BUILDING TABLE

Bldg	Level 1	Level 2	Total SF	Exterior/Bonus	Use
1	2,500	2,500	5,000	2,500	Restaurant (General)
2	15,000	5,200	20,200	—	Business Office / Ltd Warehouse & Dist.
3A	5,000	1,500	6,500	—	Business Office / Ltd Warehouse & Dist.
3B	9,800	2,900	12,700	—	Business Office / Ltd Warehouse & Dist.
4A	4,600	6,000	10,600	—	Business Office / Ltd Warehouse & Dist.
4B	4,600	6,000	10,600	—	Business Office / Ltd Warehouse & Dist.
5	10,000	—	10,000	—	Business Office / Ltd Warehouse & Dist.
6	12,500	—	12,500	—	Business Office / Ltd Warehouse & Dist.
7	10,500	—	10,500	—	Business Office / Ltd Warehouse & Dist.
8	10,500	—	10,500	—	Business Office / Ltd Warehouse & Dist.
9	15,000	5,000	20,000	—	Business Office / Ltd Warehouse & Dist.
10	11,700	—	11,700	—	Business Office / Ltd Warehouse & Dist.
11	7,800	—	7,800	2,500	Business Office / Ltd Warehouse & Dist.
Total	119,500	29,100	148,600	2,500	

Avail. Units

Overview

Four office-warehouse units for sale on Burleson Road — each sitting on one acre with `10,000 SF of ground floor space.

- B5 10,000 SF
- B6 12,500 SF
- B7 10,500 SF
- B8 10,500 SF

Other Features:

- Restaurant / hospitality venue planed at the front of the site
- Mezzanine optional (up to footprint) while keeping ~18' clear below
- Turnkey build out
- Pads are ready for vertical construction today.
- Opportunity Zone – Real Estate Capital Gains Tax Incentive Zone

Site Tours / More Info
Jesse Lunsford – 512-415-5475
Jesse@RaineyVentures.com



Lot Map



Lots 5–8 Available Now

Single-story buildings · Fee-simple sale on individual one-acre lots · Turnkey delivery

10,000–12,500 SF

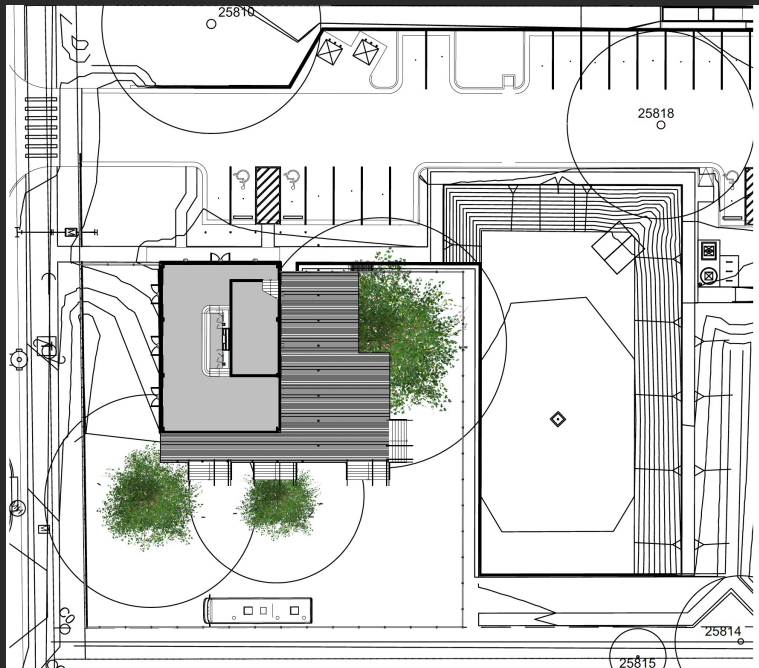
SE Austin

Opportunity Zone

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AERIAL VIEW





LOT 1

Building 1

RESTAURANT (GENERAL)

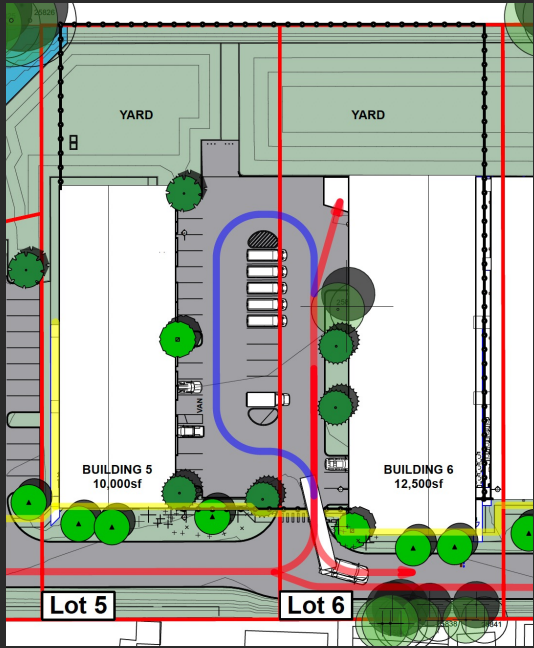
Lot Area	53,540 SF
Total Building Area	5,000 SF
Level 1	2,500 SF
Level 2	2,500 SF
Exterior / Bonus	2,500 SF screened patio
Clear Height	18'-0" – 29'
Parking	Up to 26 spaces
Yard	One acre party area

Front door to the site. Available for lease and custom designs.

DELIVERY PATHS

Land · Shell · Turnkey

Tell us your size and timing.



LOT 5

Building 5

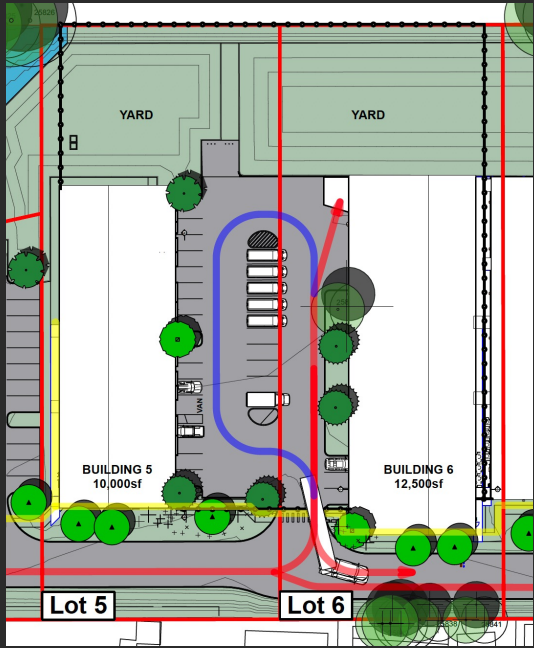
BUSINESS OFFICE / LIMITED WAREHOUSE & DISTRIBUTION

Lot Area	53,719 SF
Total Building Area	10,000 SF
Level 1	10,000 SF
Level 2 / Mezzanine	Available
Clear Height	18'-0" – 29'
Parking	Up to 26 spaces
Yard	Up to 10,000 SF, fenced & gated

DELIVERY PATHS

Land · Shell · Turnkey

Tell us your size and timing.



LOT 6

Building 6

BUSINESS OFFICE / LIMITED WAREHOUSE & DISTRIBUTION

Lot Area	53,713 SF
Total Building Area	12,500 SF
Level 1	12,500 SF
Level 2 / Mezzanine	Available
Clear Height	18'-0" – 29'
Parking	Up to 26 spaces
Yard	Up to 10,000 SF, fenced & gated

DELIVERY PATHS

Land · Shell · Turnkey

Tell us your size and timing.



LOT 7

Building 7

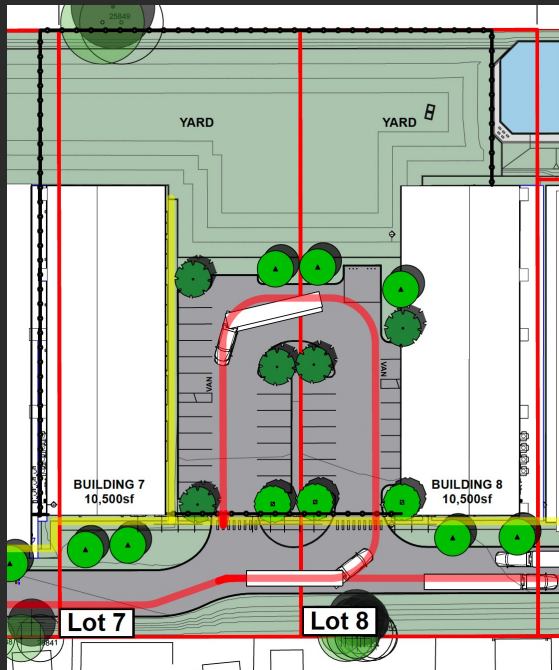
BUSINESS OFFICE / LIMITED WAREHOUSE & DISTRIBUTION

Lot Area	54,034 SF
Total Building Area	10,500 SF
Level 1	10,500 SF
Level 2 / Mezzanine	Available
Clear Height	18'-0" – 29'
Parking	Up to 26 spaces
Yard	Up to 10,000 SF, fenced & gated

DELIVERY PATHS

Land · Shell · Turnkey

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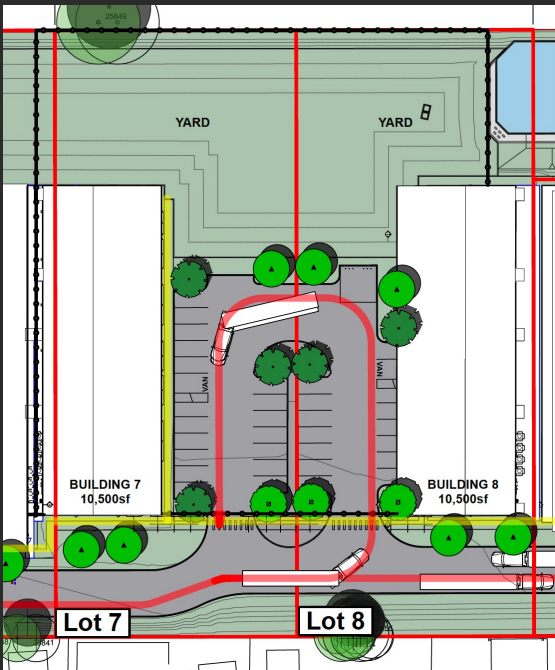


LOT 8

Building 8

BUSINESS OFFICE / LIMITED WAREHOUSE & DISTRIBUTION

Lot Area	53,701 SF
Total Building Area	10,500 SF
Level 1	10,500 SF
Level 2 / Mezzanine	Available
Clear Height	18'-0" – 29'
Parking	Up to 26 spaces
Yard	Up to 10,000 SF, fenced & gated



DELIVERY PATHS

Land · Shell · Turnkey

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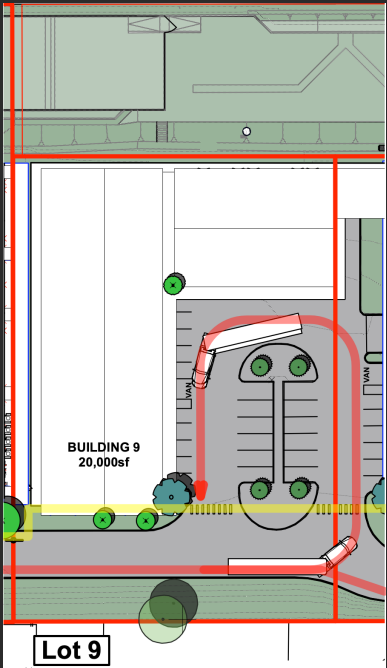


LOT 9

Building 9

BUSINESS OFFICE / LIMITED WAREHOUSE & DISTRIBUTION

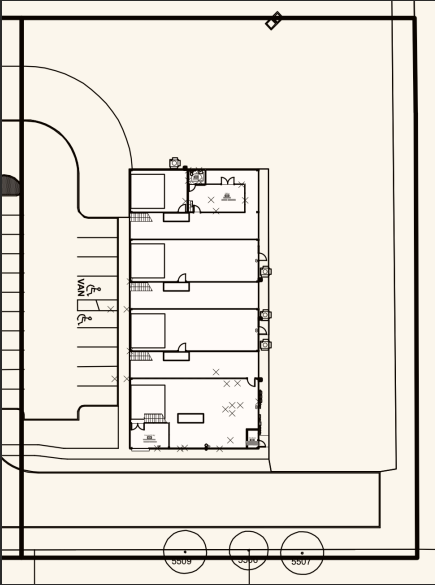
Lot Area	52,352 SF
Total Building Area	20,000 SF
Level 1	15,000 SF
Level 2 / Mezzanine	Available
Clear Height	12'-0" – 20'
Parking	30 spaces



DELIVERY PATHS

Land · Shell · Turnkey

Tell us your size and timing.



LOT 11

Building 11 (For Lease)

BUSINESS OFFICE / LIMITED WAREHOUSE & DISTRIBUTION

Lot Area	56,982 SF
Total Building Area	7,800 SF
Level 1	7,800 SF
Level 2 / Mezzanine	Available
Exterior / Bonus	2,500 SF
Clear Height	18'-0" – 29'
Parking	Up to 26 spaces
Yard	Up to 10,000 SF, fenced & gated

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