

**FOR SALE  
OR LEASE**

**6,040 - 12,080 SF of Flex  
Office/Warehouse**

**2010 Windy  
Terrace, Cedar  
Park, TX 78613**



**Matt Rester**

512.750.8270

MRester@asterra.com





# Executive Summary

2010 Windy Terrace is a 12,080 SF flex office/warehouse property that consists of 8,080 SF office and 4,000 SF warehouse. The building can be demised to 6,040 SF each, which are broken down to approx. 4,040 SF Office and 2,000 SF warehouse. The entire property is 1.5 acres. There are a total of 10 private offices and 5 bathrooms. It is located on the hard corner of Anderson Mill Rd and Windy Terrace, which is a very accessible and visible location.

The building has 16' clear height with 10' office ceiling height with two 11' roll up doors. There is a total of 56 parking spaces providing a ratio of 4.64/1,000 SF. There is one dock high and one grade level loading dock.

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## Highlights

- Dock High and Grade Level Loading Docks
- Hard Corner and Easy Accessible
- Ample Parking
- 10 Private Offices
- Ideally Located

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# Listing Details

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Sales Price/Lease Rate: Contact for Price/Rate

Property Type: Flex Office/Warehouse

Total Building SF: 12,080 SF

Available SF: 6,040 - 12,080 SF

Land Area: 1.5 AC

Zoning: LI

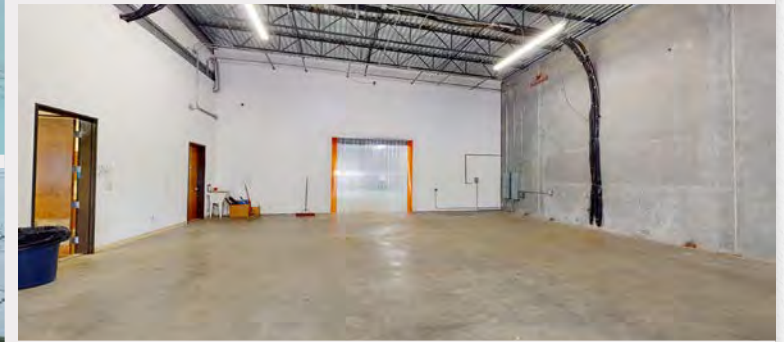
Parking: 56 Parking Spaces  
4.64/1,000 SF

Year Built: 2009

Other:





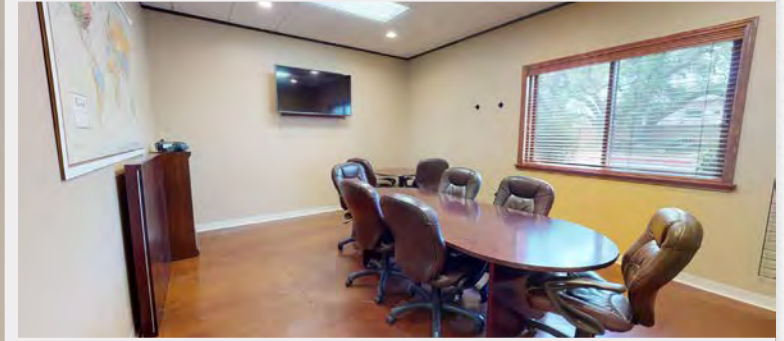


## PHOTOS

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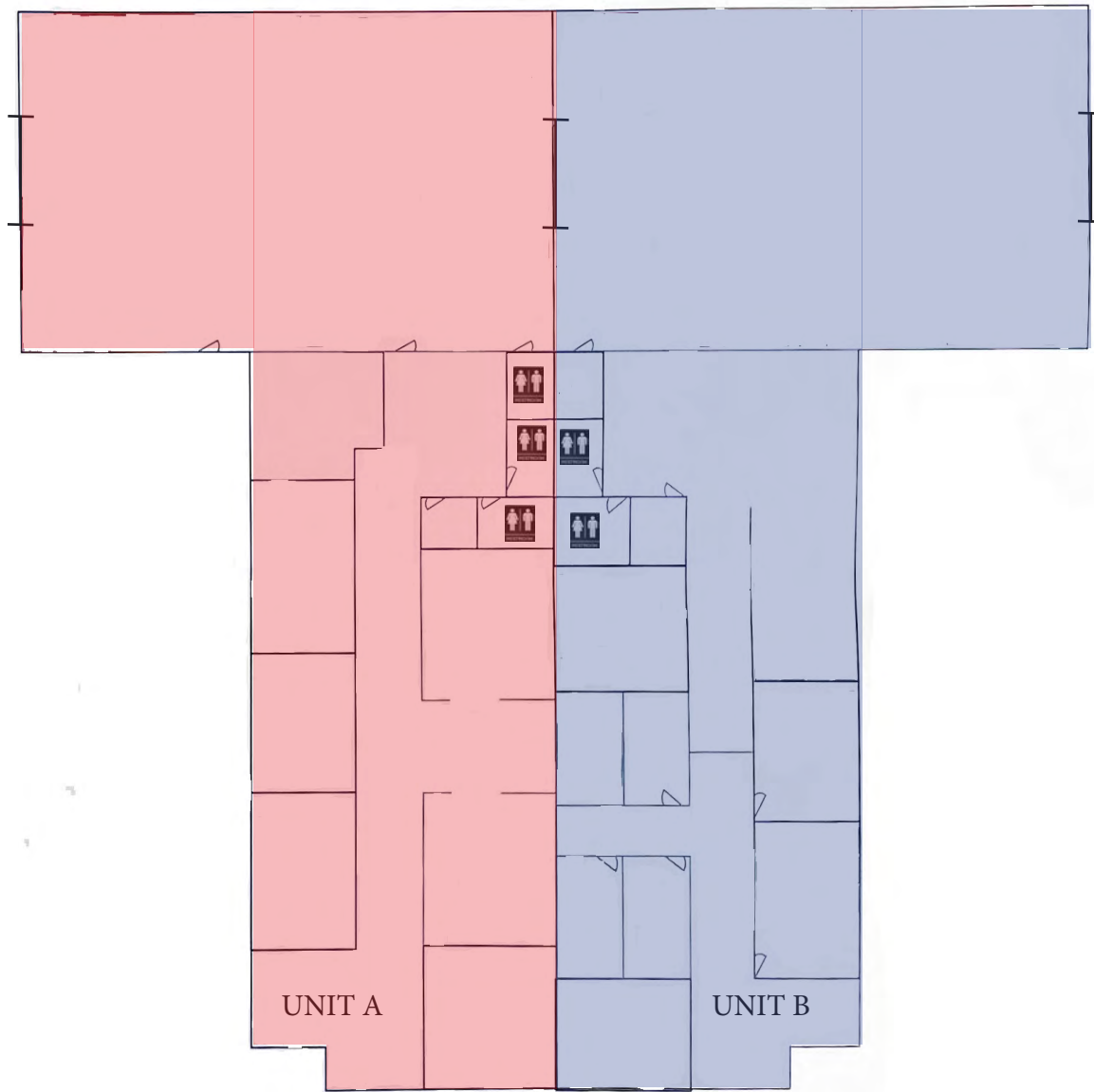


PHOTOS

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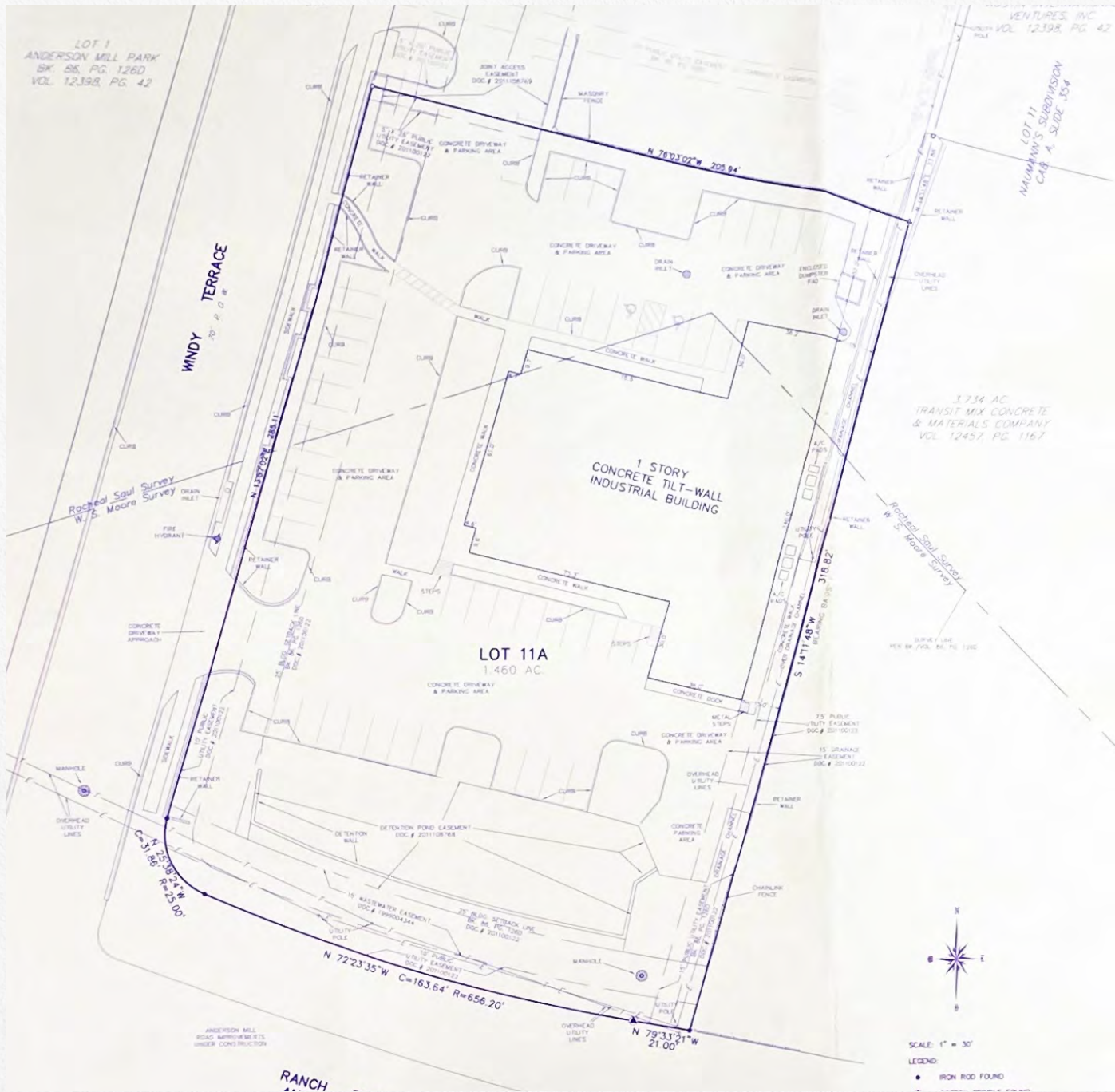




FLOOR PLAN

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**LOCATION OVERVIEW**

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# Location Demographics



Population

	1 Mile	3 Miles	5 Miles
Population	8,225	70,762	159,983

8,225      70,762      159,983

Estimated annual population growth of 1.75%



Avg Household Income

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$137,102	\$131,376	\$127,150

\$137,102      \$131,376      \$127,150



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	2,920	26,950	61,842
<b>Households by Marital Status</b>			
Married	1,869	14,828	32,770
Married No Children	812	6,839	15,221
Married w/Children	1,057	7,989	17,548
<b>Education</b>			
Some High School	2.55%	2.81%	3.28%
High School Grad	10.86%	11.94%	12.88%
Some College	27.06%	25.18%	25.65%
Associate Degree	6.43%	5.48%	6.29%
Bachelor Degree	37.97%	36.10%	33.50%
Advanced Degree	15.13%	18.49%	18.39%
<b>Annual Consumer Spending</b>			
Apparel	\$6,151	\$54,178	\$121,378
Entertainment	\$17,487	\$153,700	\$341,616
Food & Alcohol	\$31,294	\$276,451	\$622,300
Household	\$21,435	\$182,330	\$405,488
Transportation	\$29,442	\$264,520	\$588,339
Health Care	\$5,681	\$47,760	\$106,082
Education/Day Care	\$9,413	\$82,282	\$180,633



# Market Overview **Austin**

The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

## **Economy**

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

## **Unique Aspects**

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.



# AUSTIN'S 2021/22 RANKINGS

**#1** FASTEST GROWING  
MAJOR METRO  
U.S. CENSUS BUREAU

**#1** BEST PLACE TO START  
A BUSINESS  
CNBC

**#2** BEST METRO FOR  
STEM PROFESSIONALS  
WALLETHUB

**#9** BEST EDUCATED  
MAJOR METRO  
WALLETHUB

**#1** PEOPLE WANTING  
TO RELOCATE  
MONEY.CO.UK

**#2** BEST MARKET FOR  
REAL ESTATE  
WALLETHUB

**#5** COLLEGE EDUCATED  
ADULTS  
CITYLAB

**#7** MOST FUN CITY IN  
THE US  
WALLETHUB

**#1** BEST JOB  
MARKET  
WALL STREET JOURNAL

**#2** BEST CITY FOR YOUNG  
PROFESSIONALS  
ROCKET HOMES

**#5** MOST RECESSION  
RESISTANT CITY  
SMARTASSET

**#8** HARDEST WORKING  
CITY IN U.S.  
WALLETHUB

**#1** BEST STATE CAPITAL  
TO LIVE IN  
WALLETHUB

**#5** BEST PLACE TO  
LIVE IN THE U.S.  
U.S. NEWS AND WORLD

**#6** SAFEST LARGE  
CITY IN U.S.  
SAFEWISE

**#7** HEALTHIEST CITY  
IN AMERICA  
WALLETHUB

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## Information About Brokerage Services

Texas law requires all real estate licensees 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' 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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