

# BALCONES BLUFF BEND



30,909 SF



11110 BLUFF BEND DR. AUSTIN, TX 78753

MULTI-TENANT SMALL BAYS  
AVAILABLE FOR SALE

DAX BENKENDORFER  
dax@balconesre.com  
512.848.2581

# PROJECT HIGHLIGHTS

11110 BLUFF BEND DR. AUSTIN, TX 78753

OFFERING PRICE

**\$5,841,801**

CAP RATE

**8.01%**

PRO-FORMA CAP RATE

**8.77%**

\*with 5% vacancy factor

Price/SF	\$189
Total Square Feet	30,909
Lease Type	Triple Net (NNN)
Tenancy	Multi-Tenant
Occupancy	100%
Zoning	CS
Clear Height	Varies
Loading	Grade Level
Suites	7

# RETURN SUMMARY

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## Debt Assumptions

Initial LTV	65.90%
Amount Borrowed	\$3,850,000
Amount Borrowed PSF	\$125
In Place Debt Yield	12.15%
In Place DSCR	1.67x
Interest Rate	6.00%
Loan Constant	7.26%
Amortization	30 yr.
Interest Only	2 Years

## Future Levered Cash Flow

Amount Borrowed	\$3,850,000
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### *Amortizing*

Equity Cash Flow	232,772
Principal Reduction	48,698
Total to Equity	281,470
Yield on Equity	10.55%

### *Interest Only*

Equity Cash Flow	281,470
Yield on Equity	12.76%

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10 MINUTES FROM CBD



## PROPERTY DETAILS & RECENT UPGRADES

SUITE A	± 8,190 SF
SUITE B	± 4,437 SF
SUITE C	± 3,574 SF
SUITE D	± 3,756 SF
SUITE E	± 3,094 SF
SUITE F	± 4,157 SF
SUITE G	± 3,721 SF



ROOF REPLACEMENTS IN 2023



UPGRADED LED WAREHOUSE LIGHTS



NEW EXTERIOR PANELING & PAINT



HEAVY DUTY ASPHALT LOT IMPROVEMENT  
PARKING RATIO AT 1:1000



**Balcones**  
REAL ESTATE GROUP

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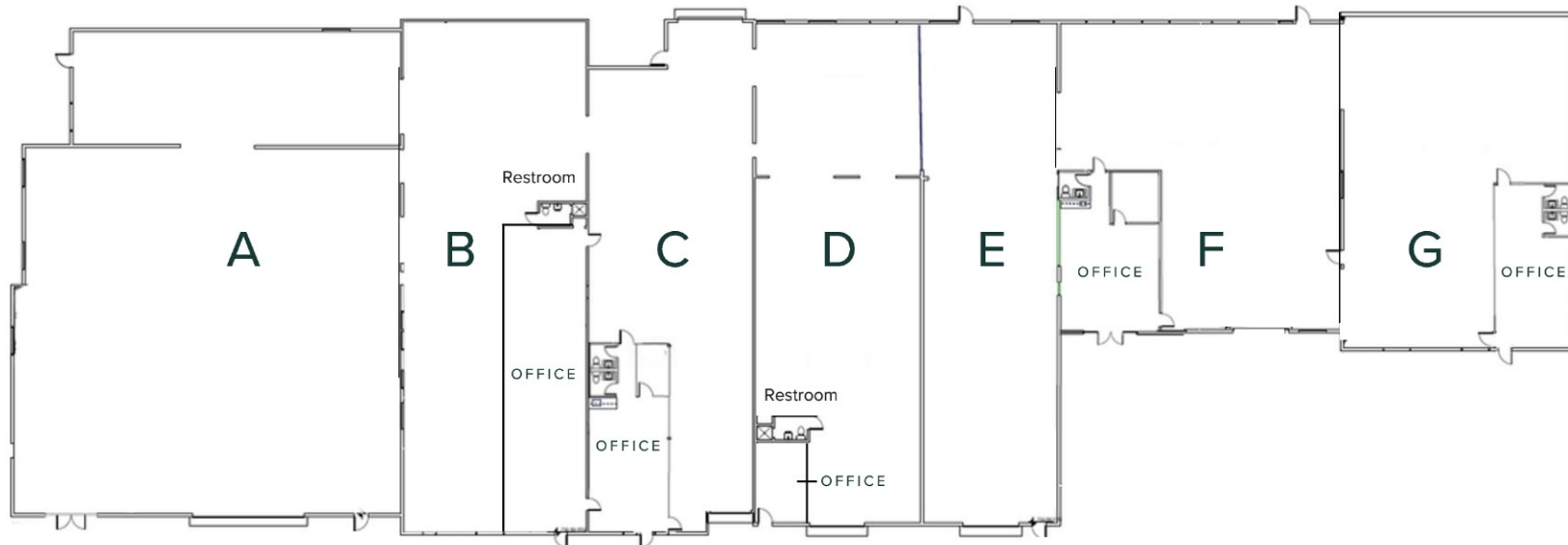
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## SUITE DETAILS

	SQUARE FEET	CLEAR HEIGHT	FEATURES	POWER
SUITE A	± 8,190 SF	± 26'	Oversize Roll Up Door	200A 120/240V 3P
SUITE B	± 4,437 SF	± 10'	10 ft. Wide Roll Up Door, Office	200A 120/240V 3P
SUITE C	± 3,574 SF	± 10'	12 ft. Wide Roll Up Door, Office	200A 120/240V 3P
SUITE D	± 3,756 SF	± 16'	Oversize Roll Up Door, Office	200A 120/240V 3P
SUITE E	± 3,094 SF	± 16'	Oversize Roll Up Door	200A 120/240V 3P
SUITE F	± 4,157 SF	± 15'	Oversize Roll Up Door, Office	200A 120/240V 3P
SUITE G	± 3,721 SF	± 15'	Oversize Roll Up Door, Office	200A 120/240V 3P



# BALCONES BLUFF BEND

SUITE G  
**3,721 SF**

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# BALCONES BLUFF BEND

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SUITE F  
**4,157 SF**



# BALCONES BLUFF BEND

SUITE E

3,094 SF

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# BALCONES BLUFF BEND

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SUITE D  
**3,756 SF**



# BALCONES BLUFF BEND

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SUITE C  
**3,574 SF**



# BALCONES BLUFF BEND

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SUITE B  
**4,437 SF**



# BALCONES BLUFF BEND

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SUITE A  
**8,190 SF**



# BALCONES BLUFF BEND

## FOR SALE

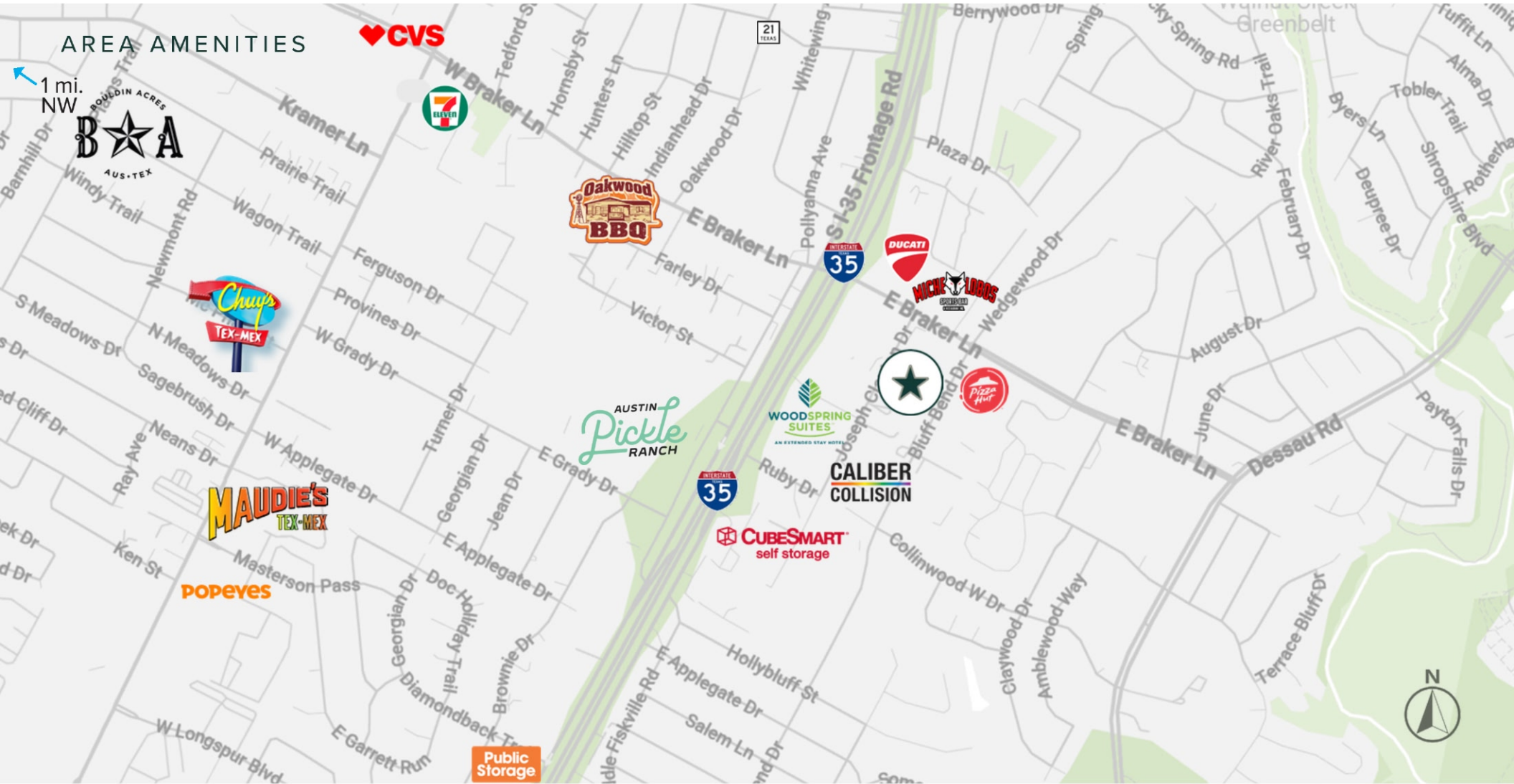
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UNIT	SQFT.	TENANT	RENT	RENT / SF	TENANT DEPOSIT	CAM	CAM / SF	MOVE IN	LEASE EXP.
A	8,190	KR 10615 Burnet, LLC	\$10,749.38	\$15.75	\$12,639.00	\$3,119.03	\$0.38	8/1/2023	7/31/2027
B	4,437	Texas OCD Cleaners, LLC	\$3,882.38	\$10.50	\$1,500.00	\$1,689.76	\$0.38	12/1/2025	2/28/2031
C	3,574	Coconut ATX, LLC	\$4,169.67	\$14.00	\$7,000.00	\$1,361.10	\$0.38	12/1/2025	11/30/2027
D	3,736	Try Customs LLC	\$4,741.95	\$15.15	\$12,000.00	\$1,422.79	\$0.38	10/1/2025	9/30/2028
E	3,094	Stone Blue Holdings, Inc.	\$3,674.13	\$14.25	\$4,738.98	\$1,178.39	\$0.38	6/10/2025	9/30/2027
F	4,157	M&G Truck Parts Corp.	\$6,090.01	\$17.58	\$9,093.44	\$1,583.12	\$0.38	10/1/2023	9/30/2028
G	3,721	AGH Partners, Inc.	\$5,702.43	\$18.39	\$6,511.71	\$1,417.08	\$0.38	6/1/2023	11/30/2027
<b>TOTALS</b>			<b>\$38,984.68</b>	<b>\$15.14</b>	<b>\$53,483.13</b>	<b>\$11,771.18</b>	<b>\$4.57</b>		

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FOR SALE

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FOR MORE  
INFORMATION:

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*TREC Information on Broker Services*

*The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. All information is subject to change, errors, omissions, and withdrawal without notice. Prospective tenants should conduct their own independent verification of all information contained herein.*

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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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>SDREC 2018, LLC</b>	<b>2562</b>	<b>otto@balconesre.com</b>	<b>512-636-2857</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>James Dax Benkendorfer</b>	<b>643741</b>	<b>dax@balconesre.com</b>	<b>512-848-2581</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date