

9204 Rod Road – Austin, TX

**New Construction Flex Industrial | ±11,000 SF Owner-User or
Investment Opportunity**



Rendering of completed project



Actual project as of 12/6/2025

EXECUTIVE SUMMARY

9204 Rod Road is a newly constructed, Class A core & shell flex / industrial building totaling approximately 11,000 square feet, located along the rapidly expanding US-290 corridor in Austin, Texas. The property is designed as a highly flexible asset capable of accommodating an owner-user, a multi-tenant configuration, or a hybrid strategy.

The building features space for seven (7) divisible suites, each designed for optional office and restroom finish-outs with air-conditioned office capability. Delivered as a modern core & shell, the property provides incoming users the ability to tailor space layouts while preserving long-term adaptability and leasing optionality.

The asset is offered for sale or lease, presenting a compelling opportunity to acquire a modern flex building in one of Austin's strongest growth corridors, with meaningful income upside and institutional-quality construction.

PROPERTY OVERVIEW

Address	9204 Rod Road, Austin, TX
Building Size	±11,000 SF
Configuration	Seven (7) divisible suites
Zoning	Austin ETJ
Clear Height	16' 6"
Doors	12' x 12' grade-level
Power	3-Phase (1,600 amps)
Construction Type	Metal, insulated
Parking	6 spots per unit
Yard	Fenced yard suitable for vehicle or equipment storage

UTILITIES & INFRASTRUCTURE ADVANTAGE

On-Site WTCPUA Water Service

9204 Rod Road is served by on-site water through WTCPUA, representing a meaningful competitive advantage within the surrounding US-290 corridor, where many industrial and flex properties rely on truck-in water solutions.

Direct water service materially reduces operating complexity, eliminates recurring water delivery costs, and improves reliability for a broad range of industrial, service, and flex uses. This infrastructure feature enhances both tenant usability and long-term asset desirability, particularly for owner-users and businesses with consistent water demand.

Industrial-Grade Septic System

The Property is equipped with an industrial-grade septic system designed to support a wide range of potential uses, providing flexibility that is not typically available in comparable corridor assets.

This system accommodates higher-capacity wastewater needs and reduces utility-related constraints that can limit permitted uses at nearby properties, making the Property well suited for service, light industrial, and flex operations.

Why This Matters in the US-290 Corridor

- Many nearby properties require water to be trucked in, increasing operating costs and operational complexity
- Limited wastewater infrastructure in the area often restricts permitted uses
- On-site water service and an industrial-grade septic system expand the universe of viable tenants and owner-users
- Utility certainty reduces underwriting risk for buyers and lenders

Collectively, these infrastructure advantages meaningfully differentiate **9204 Rod Road** from other new and existing flex assets along the US-290 corridor.

LEASING & OPERATING STRUCTURE

- **Lease Type:** Triple Net (NNN)
- **Target Lease Terms:** 5–10 years with annual escalations
- **Escalations:** 4%–5% annually
- **Tenant Improvements:** Custom office & restroom finish-outs available
- **Office:** Air-conditioned office capability per suite

FINANCIAL OVERVIEW

Pro Forma Income:

- **Pro Forma NOI (Base Case):** ~\$187,000
- **Upside Pro Forma NOI:** Up to ~\$209,000 in Year 1
- **Annual Escalations:** 4-5%

Operating Expenses*

- **Estimated OPEX:** ~\$2.50–\$4.00 per SF
- **Expense Structure:** Fully recoverable under NNN leases

Operating expenses are estimates for illustrative purposes only.

INVESTMENT HIGHLIGHTS

- New construction Class A core & shell flex industrial asset
- On-site WTCPUA water service and industrial-grade septic system — a rare infrastructure advantage in the corridor
- ±11,000 SF total across seven (7) divisible suites
- Owner-user or multi-tenant investment flexibility
- Pro forma NOI of ~\$187,000 with upside to ~\$209,000
- NNN lease structure with market-typical OPEX (\$2–\$4/SF)
- 14' clear heights and 10' x 14' grade-level doors
- Heavy 3-phase power (~1,600 amps)
- Customizable office & restroom finish-outs with A/C capability
- Secure fenced yard and oversized driveway
- Prime US-290 location with access to SH-71, Mopac, and I-35

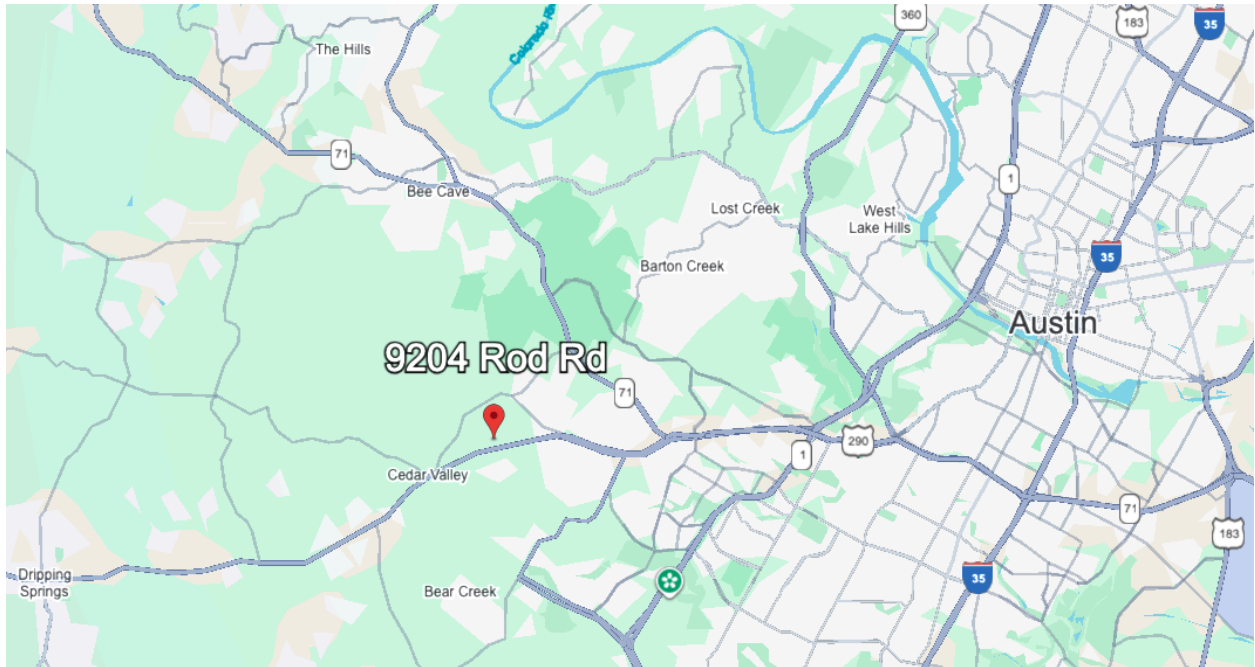
LOCATION OVERVIEW

Strategic US-290 Corridor Location

9204 Rod Road is positioned directly along the rapidly expanding **US-290 corridor**, one of Austin's most active infrastructure and commercial growth zones. Recent and ongoing highway expansions have significantly improved east–west connectivity, supporting increased traffic flow, reduced commute times, and continued commercial development throughout the corridor.

The property benefits from immediate access to **US-290**, with efficient connections to **SH-71, Mopac (Loop 1), and I-35**, providing direct routes to Downtown Austin, Austin-Bergstrom International Airport, and the broader Central Texas region.

The Property benefits from proximity to multiple retail and service clusters along and near the US-290 corridor. Within a short drive are established dining and convenience retail options at the **Belterra Village Shopping Center**, featuring a mix of national and regional restaurants and services. An **H-E-B** neighbors the shopping center as well.



Proximity to major highways and downtown Austin



Detailed area view