



2216 Avenue N, Building 2 Austin, TX 78727

OFFERING MEMORANDUM | INDUSTRIAL

Exclusively Listed by

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Property Overview

2216 Avenue N is a newly constructed industrial warehouse completed in 2025, offering approximately ±10,000 SF of available space within a ±16,698 SF Class B industrial facility situated on ±2.27 acres in North Austin. Located just south of W Howard Lane and near Scofield Ridge Parkway, the property provides convenient access to IH-35, Mopac, and SH-45, allowing easy connectivity to major business hubs throughout Austin. The property features modern construction, flexible industrial functionality, one truck well, 40 surface parking spaces, and IP zoning within Austin’s growing North industrial corridor.

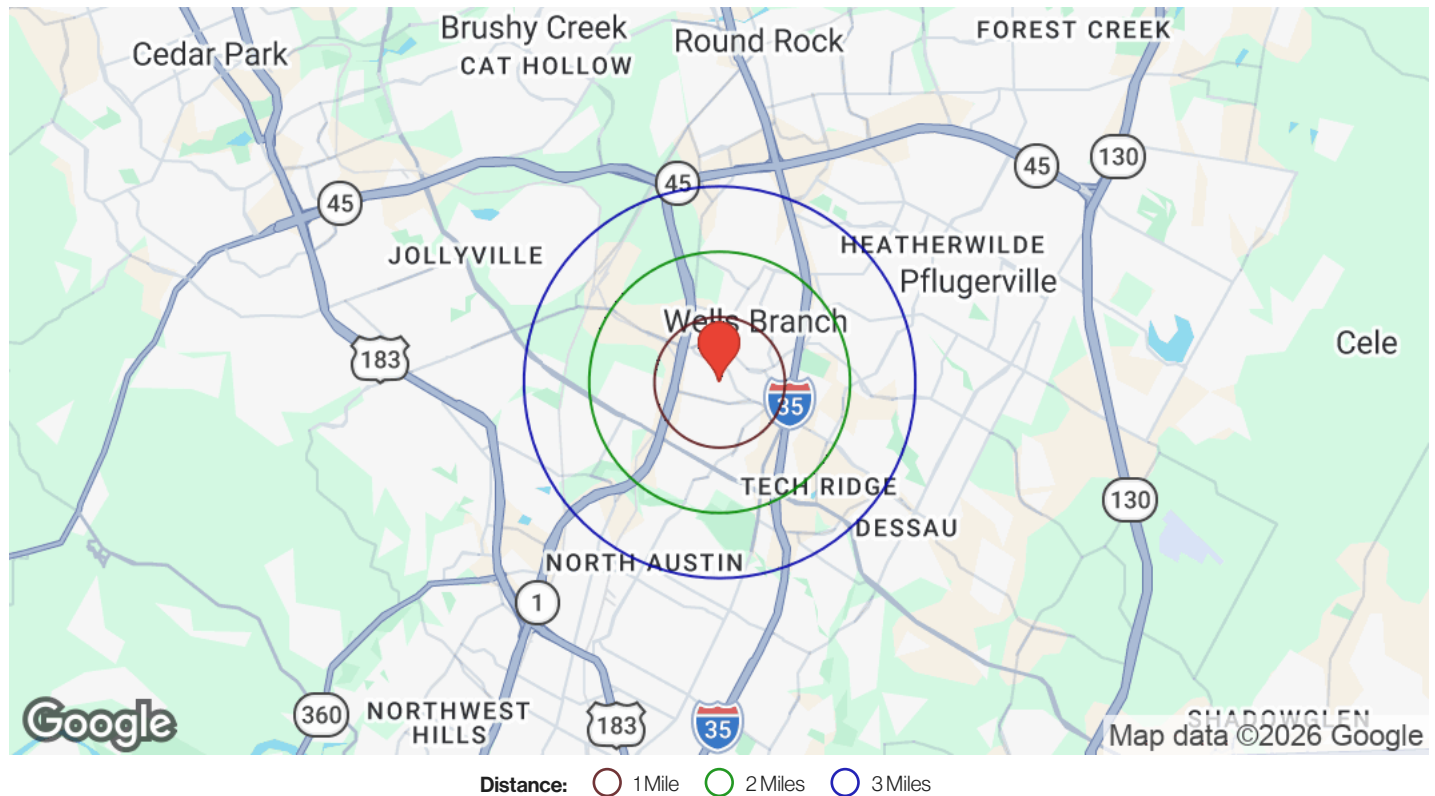
Ideal for tenants looking for newer industrial space in North Austin, the property is well suited for warehouse, contractor, logistics, service, showroom, and flex-industrial users. The location offers efficient access throughout the Austin metro, proximity to nearby residential communities for workforce support, and convenient access to retail and service amenities. Compared to much of the surrounding industrial inventory built in prior decades, the property provides updated construction and modern operational functionality.

Property Highlights

- 2025 New Industrial Construction
- Direct Access to IH-35, Mopac & SH-45
- North Austin Industrial Location
- Modern Warehouse / Flex Functionality
- 40 Surface Parking Spaces

Base Rent:	\$1.83 / SF / MO (\$21.96 / SF / YR)
NNN:	\$1.21 / SF / MO (\$14.52 / SF / YR)
Building SF:	±16,698 SF Class B Industrial Warehouse
Power specifications:	1200A Electrical Service available
Available SF:	10,000 SF
Lot Size:	±2.27 AC
Dock Doors:	3 Grade Level and 1 Shared Well/Dock
Parking Ratio:	2.4/1000 SF
Clear ceiling height:	24ft
Zoning:	IP

Demographics



Category	Sub-category	1 Mile	2 Miles	3 Miles
Population	Male	8,691	23,441	51,492
	Female	8,765	23,155	50,019
	Total Population	17,456	46,596	101,511
Race / Ethnicity	White	7,297	19,575	40,635
	Black	2,655	6,673	13,531
	Am In/AK Nat	23	61	142
	Hawaiian	12	14	41
	Hispanic	4,930	13,266	31,367
	Asian	2,137	5,932	13,217
	Multiracial	360	965	2,254
	Other	45	116	335
Housing	Total Units	11,317	28,229	59,035
	Occupied	9,428	23,525	49,674
	Owner Occupied	2,833	7,640	15,740
	Renter Occupied	6,595	15,885	33,934
	Vacant	1,890	4,704	9,362
Age	Ages 0 - 14	2,755	7,386	16,148
	Ages 15 - 24	1,779	4,851	11,169
	Ages 25 - 54	9,261	24,882	55,069
	Ages 55 - 64	1,784	4,591	9,555
	Ages 65+	1,875	4,886	9,570
Income	Median	\$83,998	\$86,042	\$86,508
	Under \$15k	598	1,590	3,280
	\$15k - \$25k	237	653	1,789
	\$25k - \$35k	462	1,074	2,626
	\$35k - \$50k	838	2,134	4,325
	\$50k - \$75k	2,138	4,762	9,233
	\$75k - \$100k	1,217	3,508	7,788
	\$100k - \$150k	1,510	3,787	8,853
	\$150k - \$200k	1,045	2,740	4,947
	Over \$200k	1,379	3,277	6,834

Property Photos



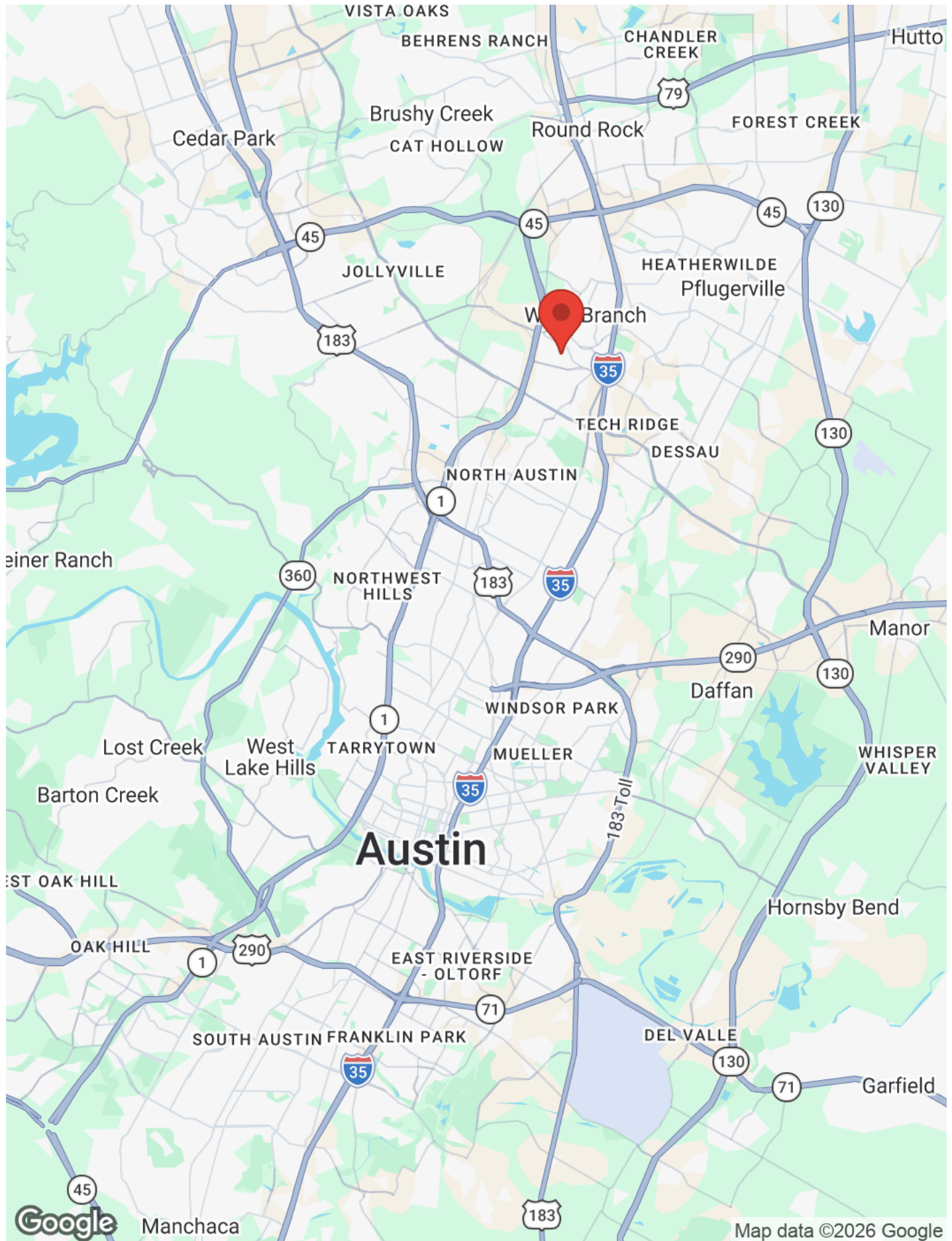
Property Photos



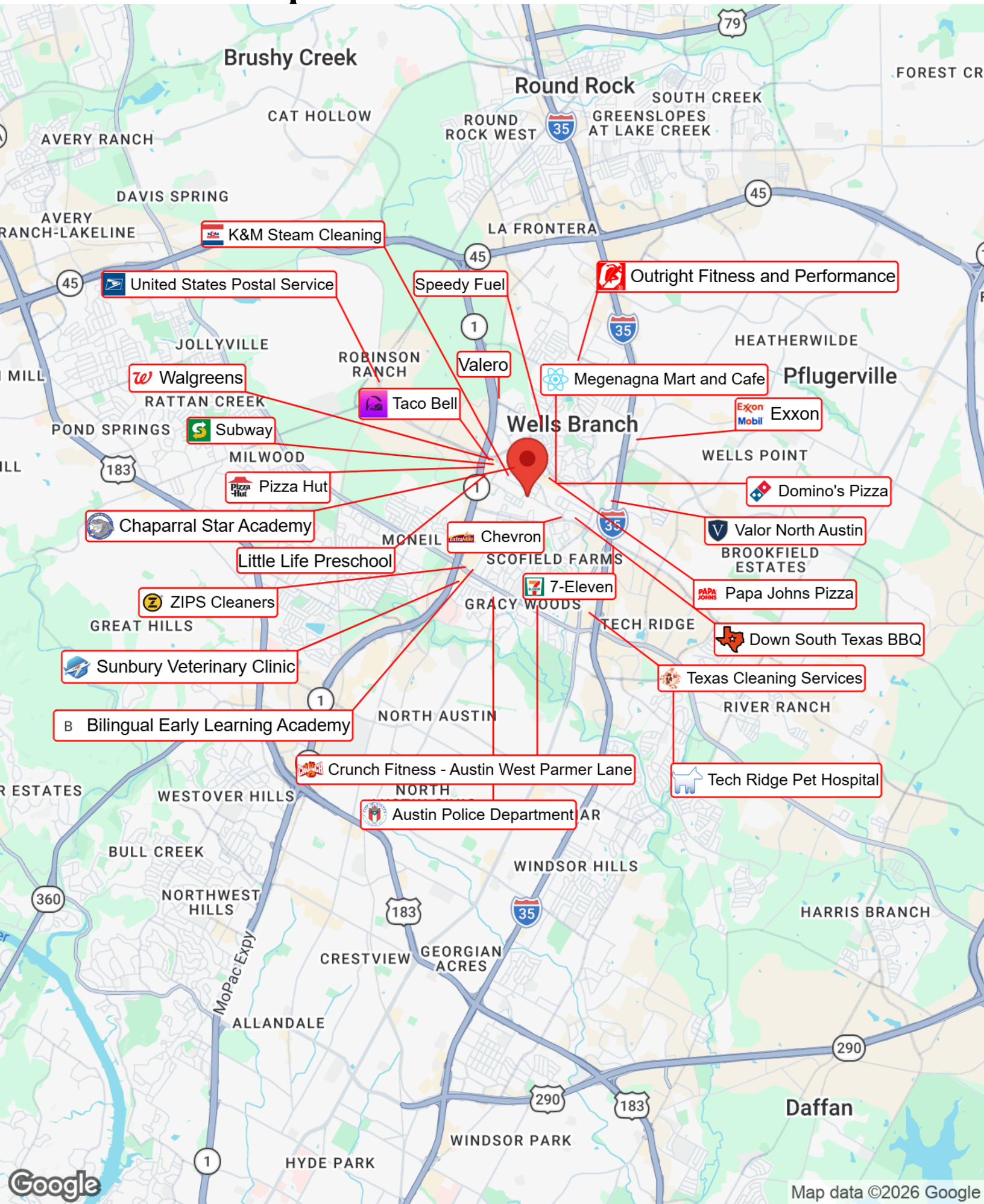
Property Photos



Regional Map



Business Map



Professional Bio



Megan Flake

Agent

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Megan Flake is an Austin-based REALTOR® specializing in commercial and residential real estate across Central Texas. With 18 years of experience in real estate investing, she brings a strategic, analytical approach to advising investors, business owners, and relocating clients on complex acquisitions.

Megan focuses on the investment sales of income-producing assets, including office, industrial, flex, land, and other commercial property types. Her professional background in operations management and procurement at GE, where she earned her Six Sigma Greenbelt, provides a disciplined, data-driven perspective that informs every transaction.

In 2024, Megan was recognized with a Top Commercial Sales Award, reflecting her results-oriented approach and deep understanding of the Central Texas market. In addition to her brokerage work, she leads a community of more than 1,200 women actively investing in Austin real estate, further reinforcing her role as a trusted advisor within the investment community.