OAKLINE
COMMERCIAL REAL ESTATE

BORICCO LN AUSTIN, TEXAS 78728

FOR LEASE - 32,364 SF IOS

.743 ACRES - FENCED LAYDOWN YARD

OFFERING INFORMATION

BORICCO LN, AUSTIN, TX 78728

LEASE RATE: CONTACT AGENTS

LEASE TERM: NEGOTIABLE

OAKLINE

COMMERCIAL REAL ESTATE

LEASE CONTACTS

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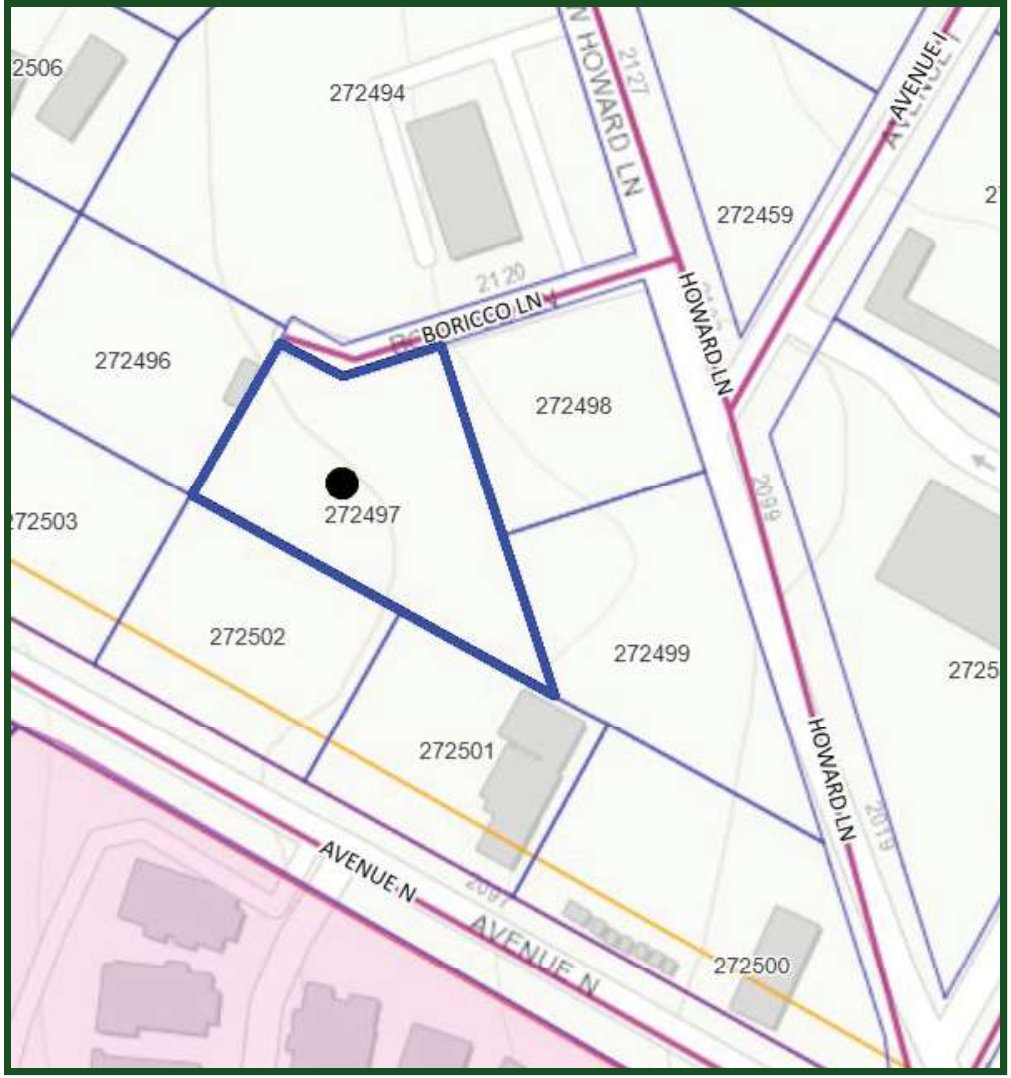
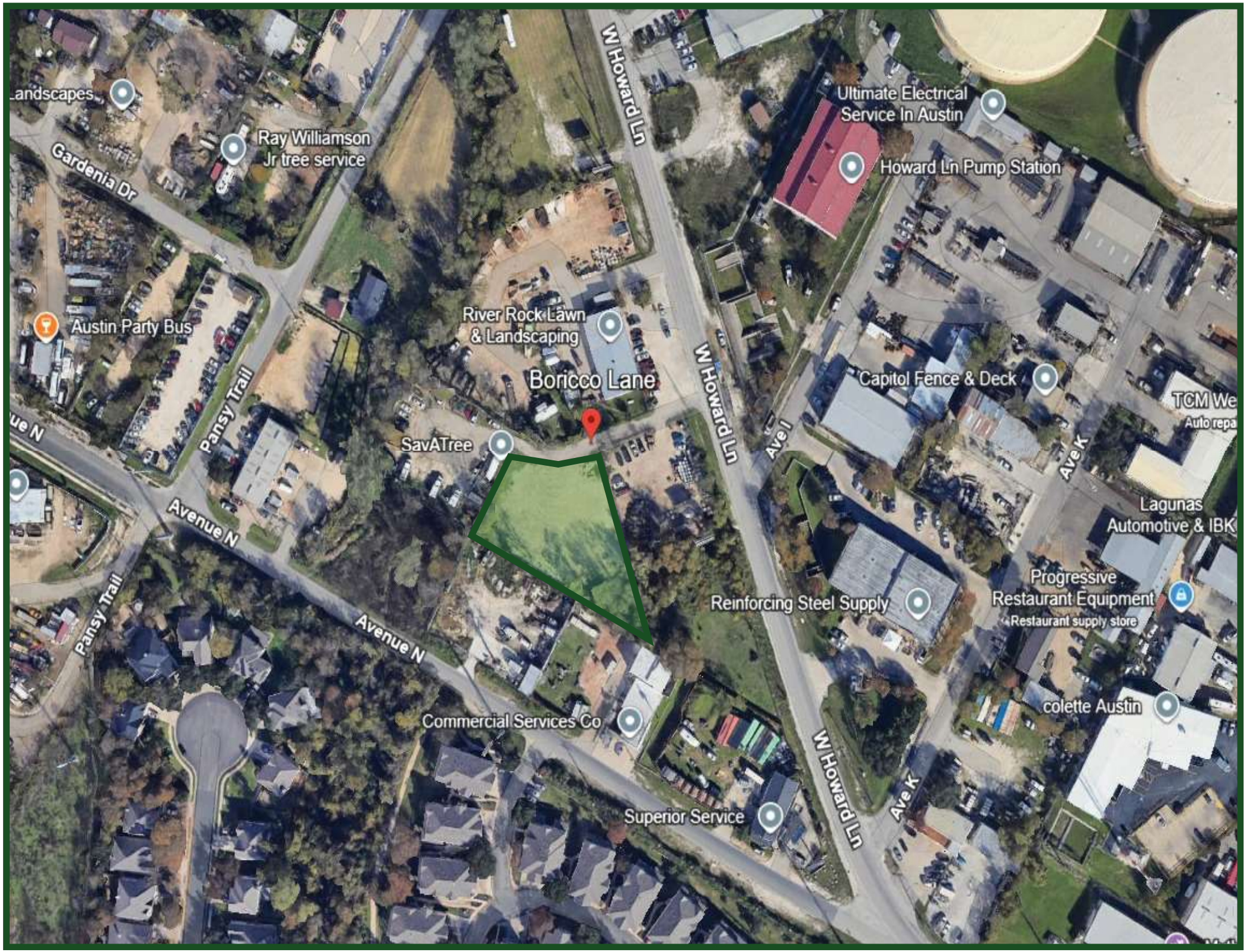
PROPERTY DETAILS

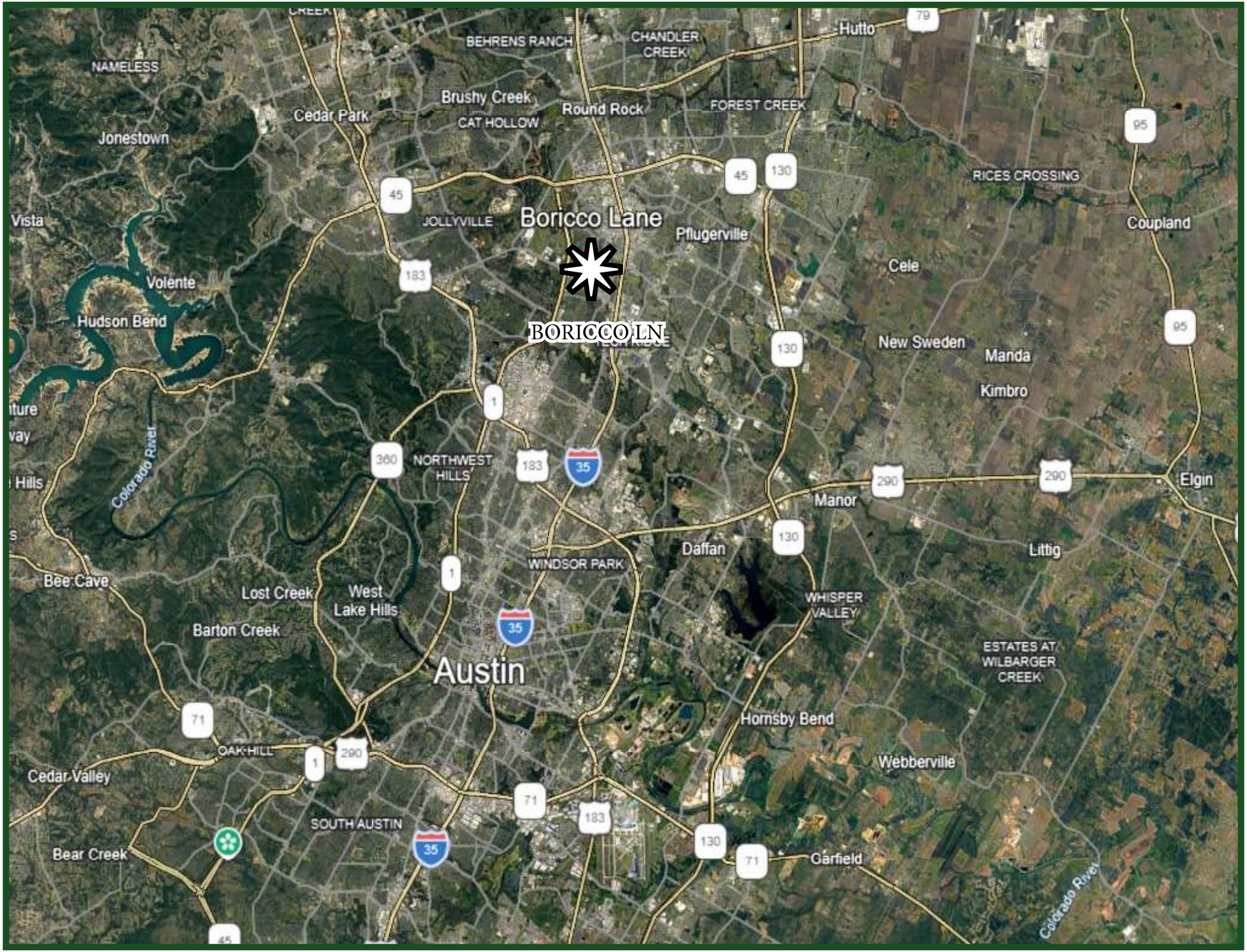
BORICCO LN, AUSTIN, TX 78728

Total Outdoor Storage Area	0.743-Acres
Total Land Square Feet	32,364 SF
Driveway Access	Gated Driveway
Zoning	Limited Industrial (LI)
Uses	Outside Storage / Laydown Yard
Perimeter Fencing	Fully Fenced-In
Surface	Base (Crushed Rock) / Flat



Oakline Commercial Real Estate is pleased to present a fully fenced ±0.743-acre (32,364 SF) Industrial Outdoor Storage (IOS) yard located off Boricco Ln in North Austin's 78728. The property offers direct driveway access from Boricco Ln and sits just off W Howard Ln within one of North Austin's most active industrial corridors. The site features a flat, stabilized surface with crushed rock base, making it immediately functional for equipment, vehicle, or material storage without the need for additional yard improvements. Positioned in the urban core of North Austin, the property sits between Interstate 35 and Loop 1 (MoPac Expressway), providing efficient access throughout the Austin five-county MSA. Surrounded by dense residential rooftops and established commercial activity, the location is ideal for operators requiring a central dispatch point to service Austin, Round Rock, Pflugerville, and surrounding submarkets. The yard does not currently have utilities, which makes it well suited for users who require secure outdoor storage but do not rely on water, sewer, or heavy power infrastructure. Please reach out to leasing agents for details or to schedule a tour.


Landscapes
Ray Williamson
Jr tree service
Gardenia Dr
Austin Party Bus
Pansy Trail
Avenue N
Pansy Trail
Avenue N
W Howard Ln
River Rock Lawn
& Landscaping
Boricco Lane
SavATree
Commercial Services Co
Superior Service
W Howard Ln
Ave I
Ultimate Electrical
Service In Austin
Howard Ln Pump Station
Capitol Fence & Deck
Reinforcing Steel Supply
W Howard Ln
Ave K
Ave K
Lagunas
Automotive & IBK
Progressive
Restaurant Equipment
Restaurant supply store
colette Austin


BORICCO LN
Boricco Lane
Austin
Hutto
BEHRENS RANCH
CHANDLER CREEK
NAMELESS
Brushy Creek
Round Rock
FOREST CREEK
Cedar Park
CAT HOLLOW
Jonestown
RICES CROSSING
Vista
JOLLYVILLE
Pflugerville
Coupland
Cele
Volente
Hudson Bend
New Sweden
Manda
Kimbro
Colorado River
NORTHWEST HILLS
Manor
Elgin
Daffan
Littig
WINDSOR PARK
Bee Cave
Lost Creek
West Lake Hills
WHISPER VALLEY
Barton Creek
ESTATES AT WILBARGER CREEK
Hornsby Bend
OAK HILL
Webberville
Cedar Valley
SOUTH AUSTIN
Bear Creek
Garfield
Colorado River

2-10-2025

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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. **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:
  - 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.

OLCRE LLC	9015826		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brett Birkeland	476913	brett@olcre.com	
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tom Oliver	714817	tom@olcre.com	512-586-6621
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____