

LAND FOR LEASE

3809 KELLY LN

3809 KELLY LANE, PFLUGERVILLE, TX 78660



FOR LEASE

KW COMMERCIAL | AUSTIN NW

9606 N. Mopac Suite 950
Austin, TX 78759



Each Office Independently Owned and Operated

PRESENTED BY:

AMY VENHORST

Broker Associate

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0671452, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

PRICE:	\$10,000/Month, Modified Gross
ACRES:	10
LOT SIZE:	435,600 sq/ft
TOTAL BUILDING SF:	8,096
NUMBER OF BUILDINGS:	3
UTILITIES:	Connected
OCCUPANCY:	Vacant
YEAR BUILT:	1983
ENTRY:	Gated
ASSETS:	Land & Industrial

PROPERTY OVERVIEW

For Lease | 10 Acres with 3 Buildings Off Kelly Ln! Sprawling 10-acre property available for lease, ideal for commercial use or live/work setup. Includes a 3-bedroom, 2-bathroom home (1,696 SF) that can be used as an office, plus two large corrugated steel buildings (4,000 SF and 4,500 SF). Secure gated entry and ample yard space offer flexibility for various business operations. Conveniently located with close proximity to major roadways.



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PROPERTY PHOTOS

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WAREHOUSE
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SECOND SHOP

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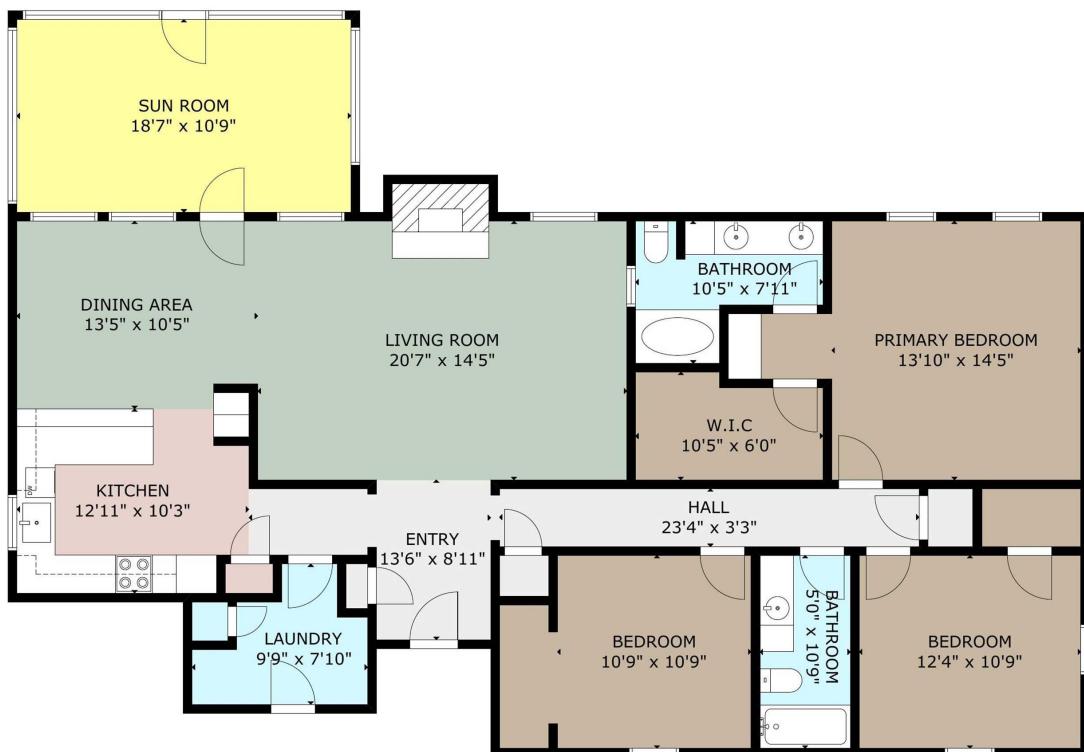
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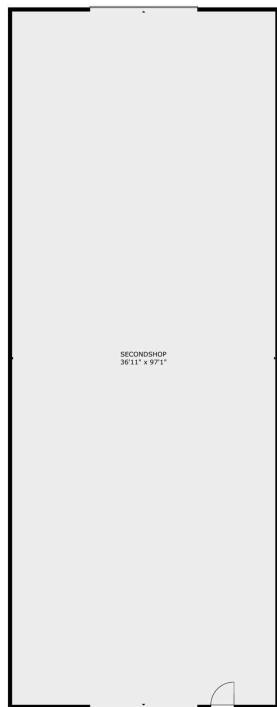
FLOOR PLANS

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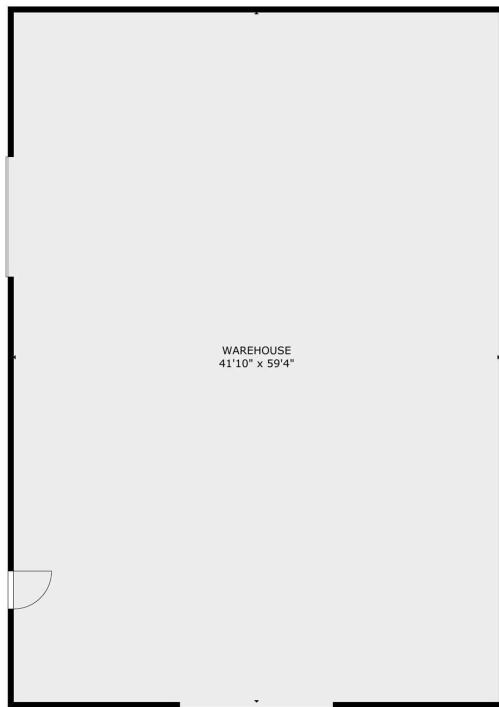


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SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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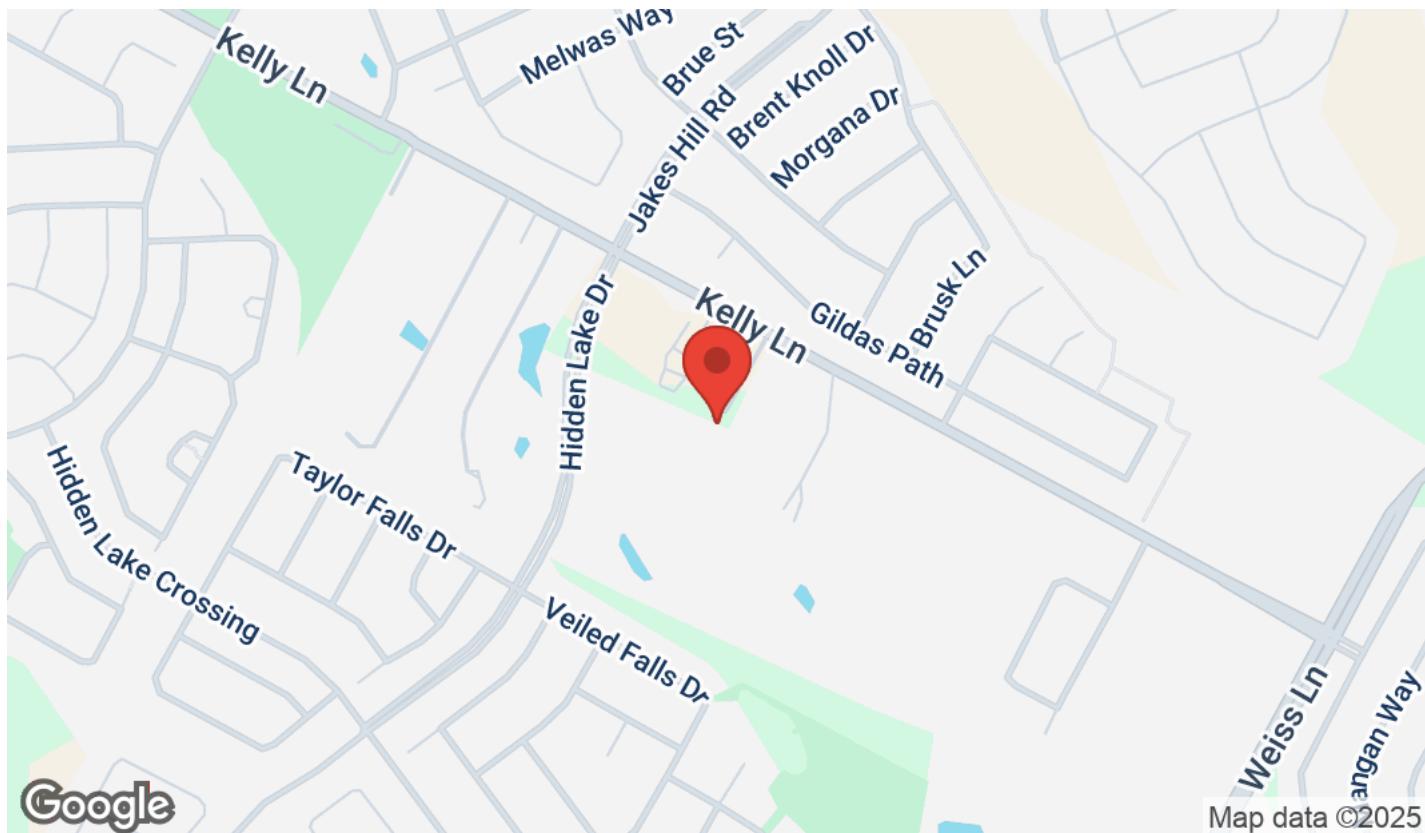
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LOCATION MAPS

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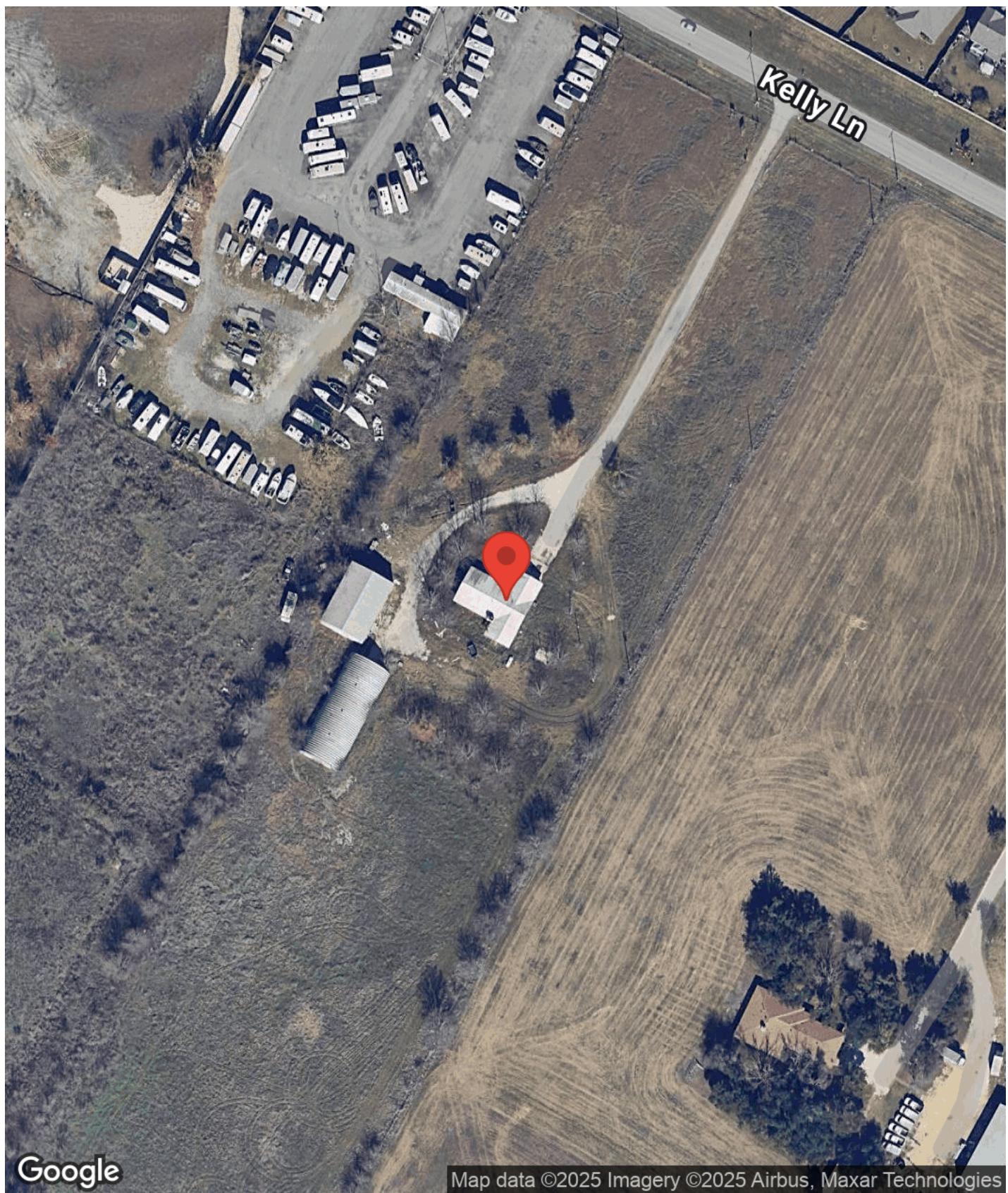
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AERIAL MAP

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Google

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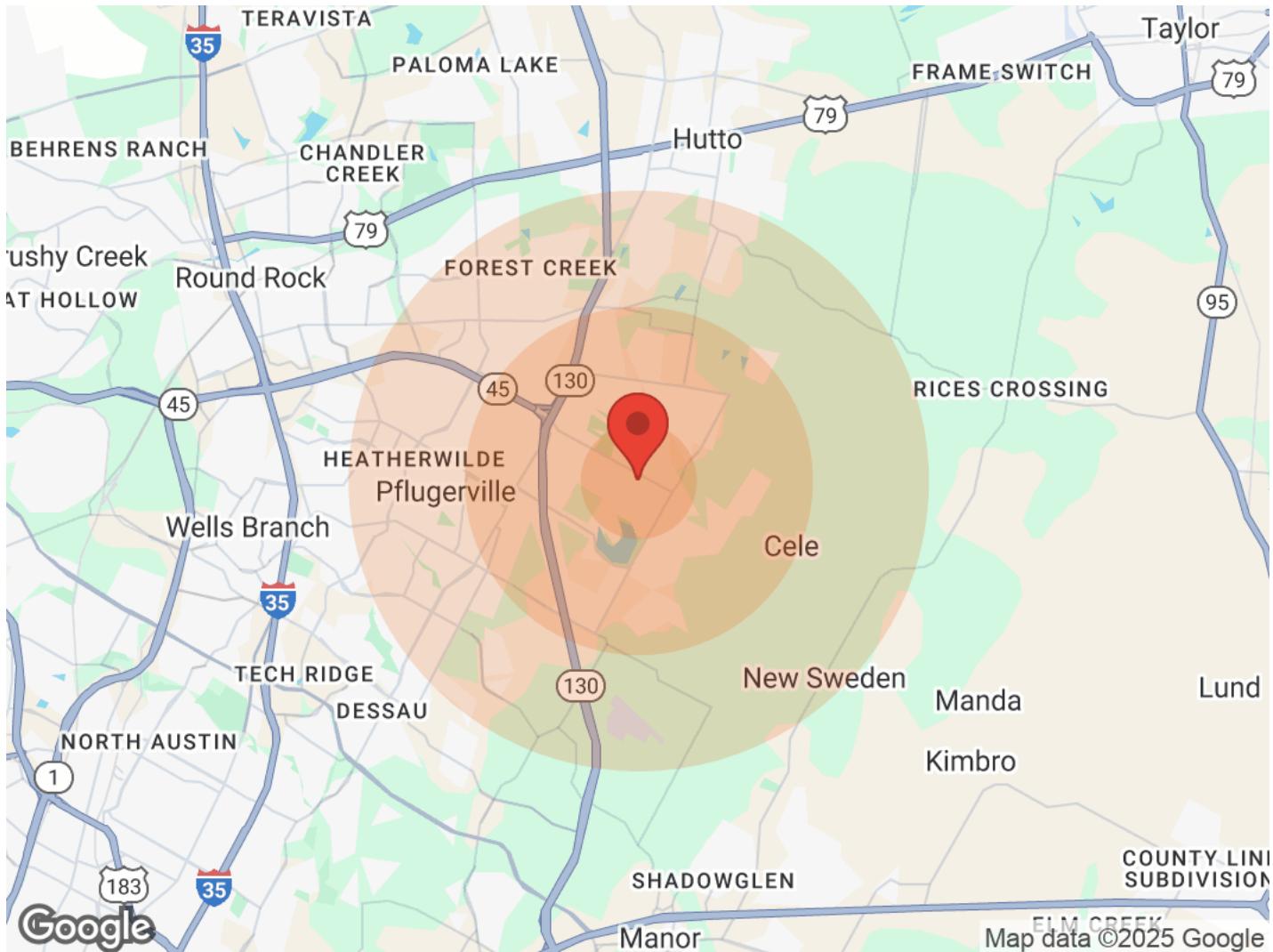
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DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,263	15,049	50,772	Median	\$83,470	\$97,351	\$83,470
Female	1,594	14,320	50,301	< \$15,000	N/A	146	1,326
Total Population	3,857	29,369	101,073	\$15,000-\$24,999	81	434	1,595
				\$25,000-\$34,999	166	606	2,268
				\$35,000-\$49,999	37	820	3,566
				\$50,000-\$74,999	276	1,719	6,818
Age	1 Mile	3 Miles	5 Miles	\$75,000-\$99,999	190	1,782	5,549
Ages 0-14	860	7,397	25,143	\$100,000-\$149,999	317	2,771	7,589
Ages 15-24	815	4,924	16,869	\$150,000-\$199,999	39	756	2,761
Ages 25-54	815	9,898	37,759	> \$200,000	118	434	1,447
Ages 55-64	654	3,701	11,710				
Ages 65+	713	3,449	9,592				
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	3,057	21,754	69,815	Total Units	1,279	9,715	33,701
Black	419	3,736	12,890	Occupied	1,199	9,197	32,119
Am In/AK Nat	N/A	23	166	Owner Occupied	1,070	7,862	25,778
Hawaiian	N/A	N/A	5	Renter Occupied	129	1,335	6,341
Hispanic	746	6,812	27,262	Vacant	80	518	1,582
Multi-Racial	520	5,322	23,120				

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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.

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' 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.

KW ATX Broker LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010968 License No.	klrw8@kw.com Email	(512) 346-3550 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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2120 Oxford Ave, Austin, TX 78704

Information available at www.trec.texas.gov

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