

# BERKSHIRE HATHAWAY HOMESERVICES

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## TEXAS REALTY

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  
TEXAS REALTY



COMMERCIAL DIVISION<sup>SM</sup>

**FOR SALE**

**\$1,750,000**

**8501 Springdale Rd  
Austin, TX 78754**



**BERKSHIRE HATHAWAY HomeServices - Texas Realty**  
3303 Northland Dr., Suite 100 Austin, Texas 78731  
512.483.6000. [www.bhhstxrealty.com](http://www.bhhstxrealty.com)

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**This property is a prime opportunity for businesses seeking a mix of office and warehouse space with excellent accessibility.**

**Total Area: 6,712 sq ft  
Land Area: Almost one acre,**

**Building Composition:  
Office Space: 2,592 sq ft, heated and cooled.  
Warehouse Space: 4,120 sq ft.**



## **Warehouse Features:**

**Dock – high loading at rear of building with a spring-loaded docking plate.**

**Grade level drive thru at front of building, with overhead door.**

**Key Advantages:**

**Location:** Situated at the corner of SH 290 and Springdale Rd., it benefits from high visibility and easy access to major thoroughfares, making it ideal for logistics or distribution businesses.

**Versatility:** The combination of office space and warehouse facilities accommodates administrative operations alongside storage or manufacturing.

**Accessibility:** Dock-high loading and surface overhead doors ensure smooth handling of goods for shipping and receiving.

**Potential Uses:**

**Distribution Hub:** With its excellent highway access and dock-high loading, it's perfect for last-mile delivery services or regional distributors.

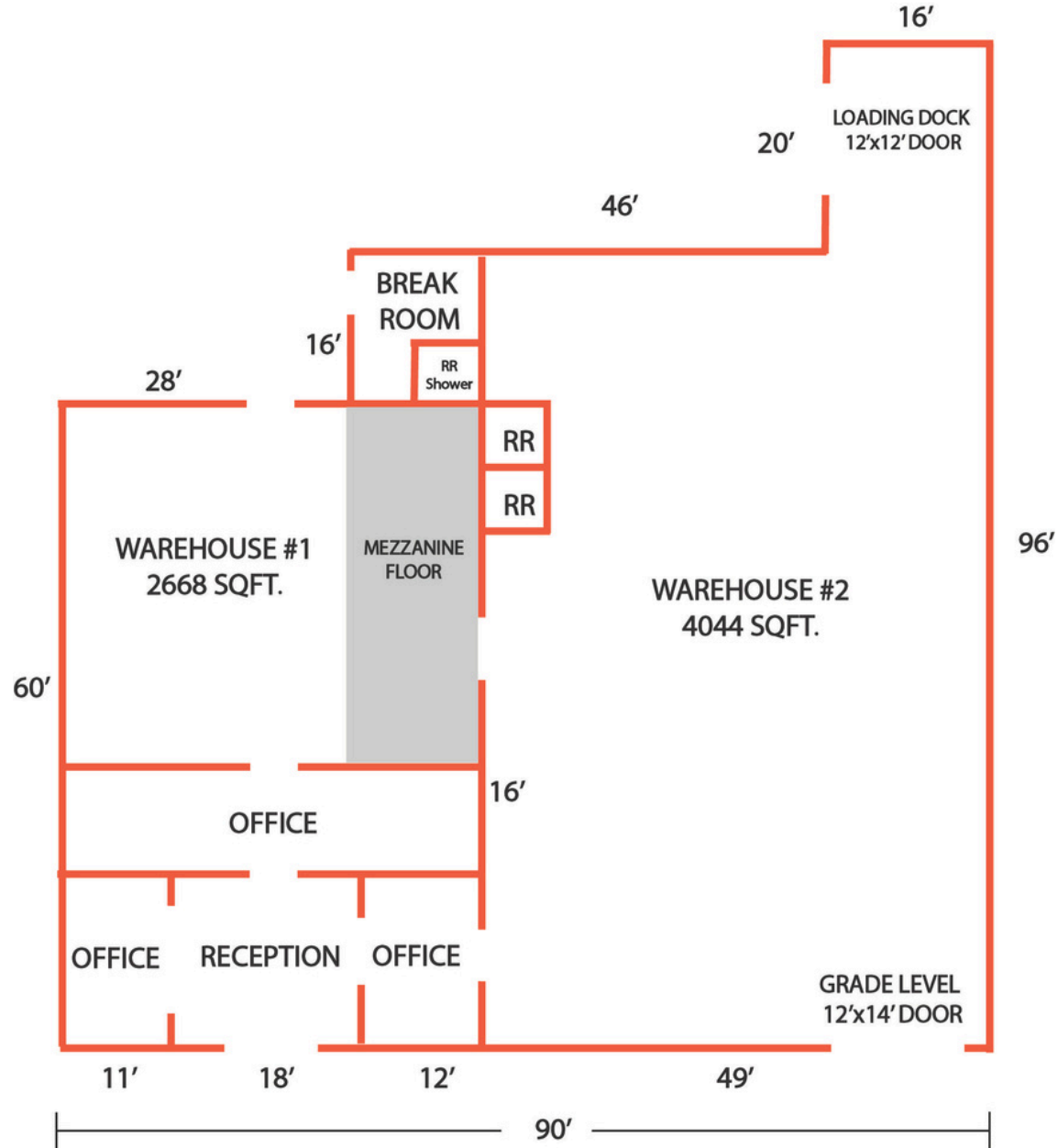
**Light Manufacturing:** The warehouse space can support assembly or production, with the office space providing room for operations management.

**E-commerce Fulfillment Center:** The layout supports inventory storage, order processing, and efficient dispatch.

**Trade Showroom:** Showcase products in the office area while using the warehouse for inventory.

**Contractor's Headquarters:** Plenty of space for equipment, materials, and administrative tasks.

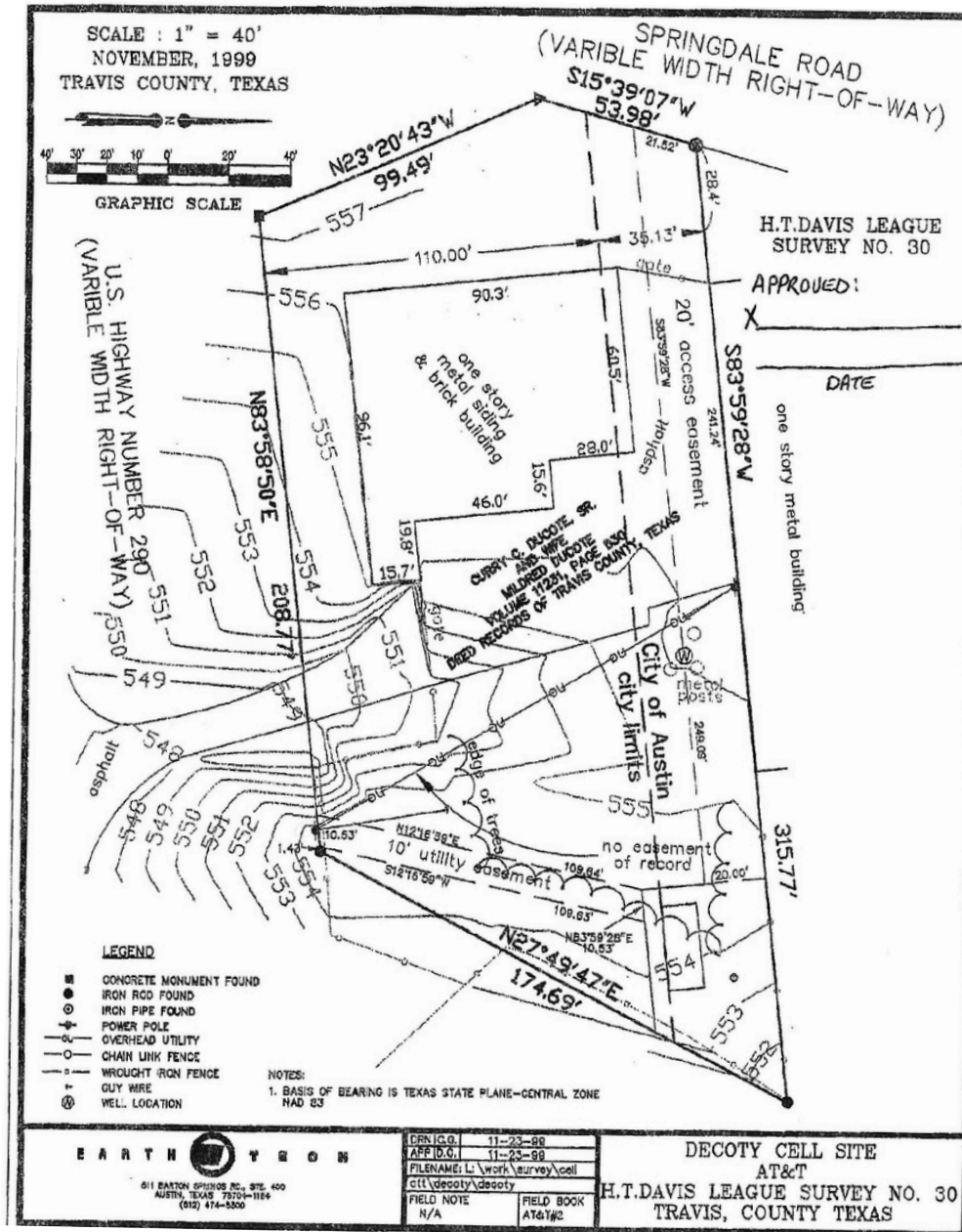
# Floor Plan



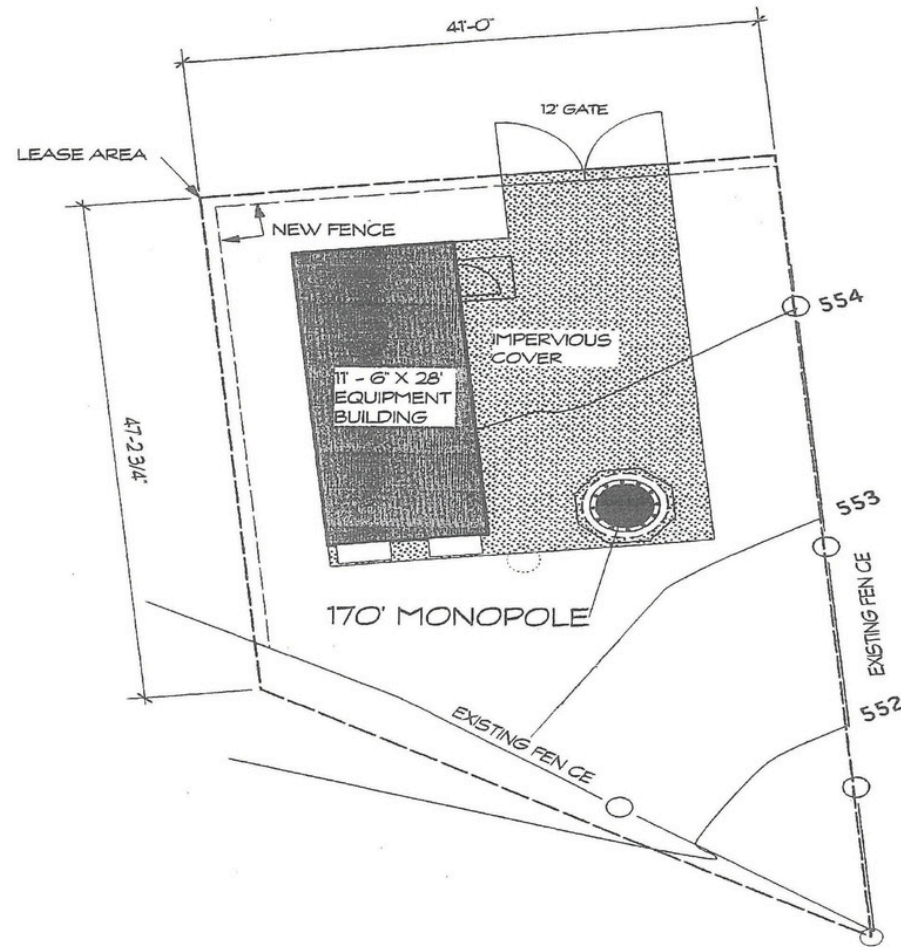
# Boundaries



# Survey

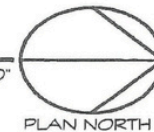


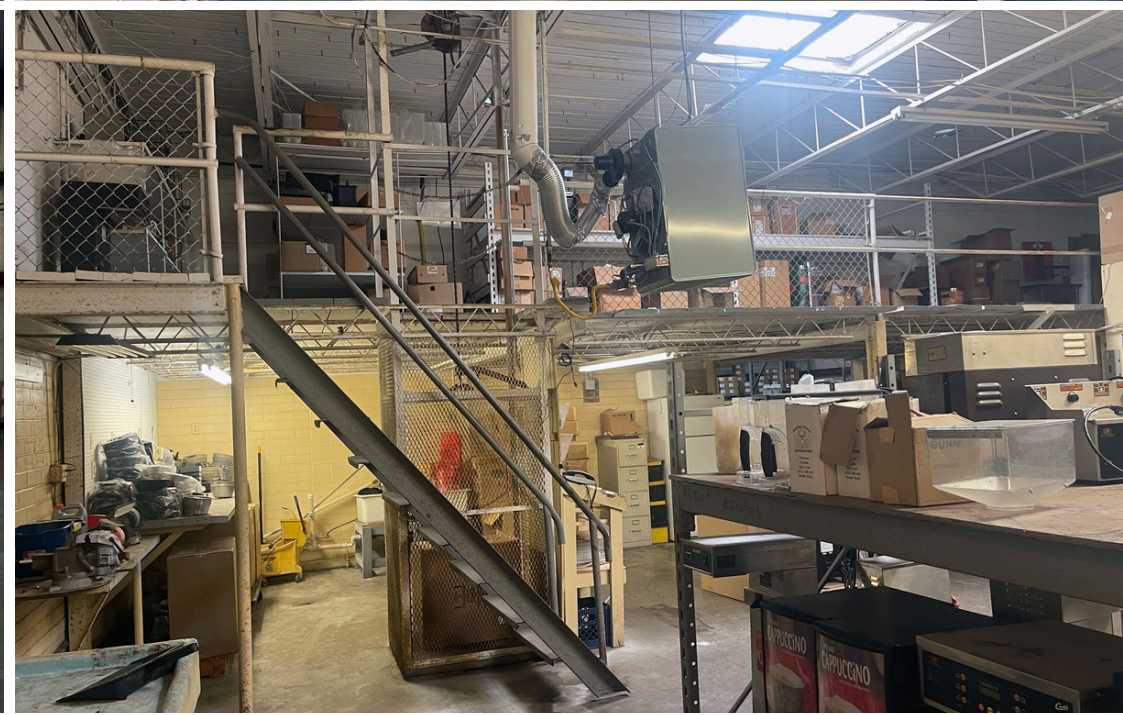
# Survey



AT&T WIRELESS SERVICES  
SPRINGDALE CELLULAR TELEPHONE SITE

SCALE: 1" = 10' - 0"









**Allan W. Hanson, MBA**

Director Commercial Division

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**Berkshire Hathaway HomeServices is a real estate brokerage franchise network designed for today's real estate market. From first time homebuyers to high-end residential markets to middle-market communities to commercial real estate, our franchisees are down to earth, nimble and local experts. This network of members and agents wouldn't be a part of the Berkshire Hathaway HomeServices network if they weren't.**

**When our name goes on a real estate sign, it means something. It's a promise of trust, integrity, stability, longevity and the highest standards of work. And we don't take that promise lightly. That's why you'll see these values reflected in every office, every agent, every interaction. Berkshire Hathaway HomeServices is the name buyers and sellers trust.**



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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.

11-2-2015



### 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:
  - 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.

**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.

Berkshire Hathaway Texas Realty Licensed Broker / Broker Firm Name or Primary Assumed Business Name	523750 License No.	Rick.Ellis@bhhstxrealty.com Email	512-483-6000 Phone
Rick Jenkins Designated Broker of Firm	282050 License No.	Rick.Jenkins@bhhstxrealty.com Email	512-802-8832 Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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