



4400 NORWOOD LANE  
AUSTIN, TEXAS 78744

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14,400 SF LAYDOWN YARD - FOR LEASE

OFFERING INFORMATION

4400 NORWOOD LN, AUSTIN, TX 78744

**LEASE RATE: CONTACT AGENTS**

**LEASE TERM: NEGOTIABLE**



**OAKLINE**

COMMERCIAL REAL ESTATE

LEASE CONTACTS

**TOM OLIVER**

**TOM@OLCRE.COM**

**(512) 586-6621**

**SCOTT RYAN**

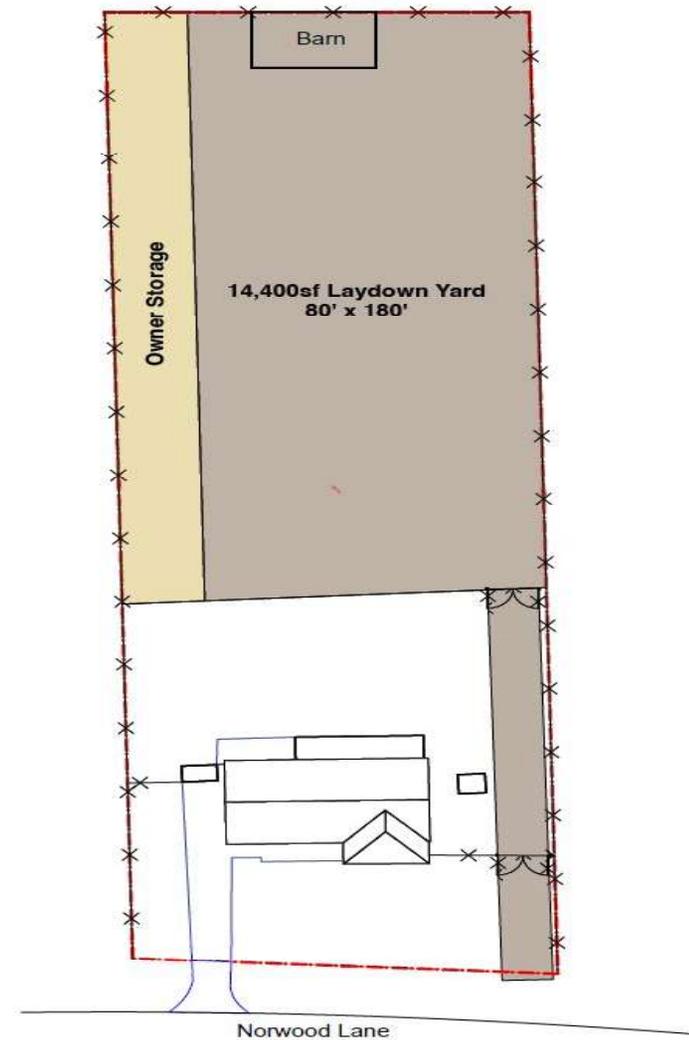
**SCOTT@OLCRE.COM**

**(214) 405-3900**

PROPERTY DETAILS

4400 NORWOOD LN, AUSTIN, TX 78744

Total Outdoor Storage Area	14,400 SF
Total Building Square Feet	500 SF
Driveway Access	12' Wide (Unpaved)
Zoning	Commercial Services (CS)
Uses	Outside Storage / Laydown Yard
Perimeter Fencing	Fully Fenced-In with Gate
Surface	Unimproved Land/Lot





**4400 Norwood Lane presents an outside storage leasing opportunity in Austin's Burleson Road Industrial Submarket.**

**The property consists of a 14,400 SF (80' x 180') fully fenced laydown yard available for lease with gated driveway access. The yard amenities include a 500 SF unconditioned storage barn, 12' wide unpaved driveway, ample parking, and a full perimeter barbed wire fence. The yard area is ideal for outdoor storage, fleet parking, material laydown storage, trailer parking, and a variety of other uses. Located in Austin's 78744 zip code, the property is strategically located in close proximity to Austin Bergstrom International Airport (ABIA) and provides easy access to US-183 and Texas SH-71. Ready to accommodate a broad range of uses, this yard provides a great opportunity for business owners in need of outdoor storage space with a central location in one of Austin's main industrial corridors. The current owner occupies the house at the front of the property and will be on-site to respond to any Tenant request or needs.**

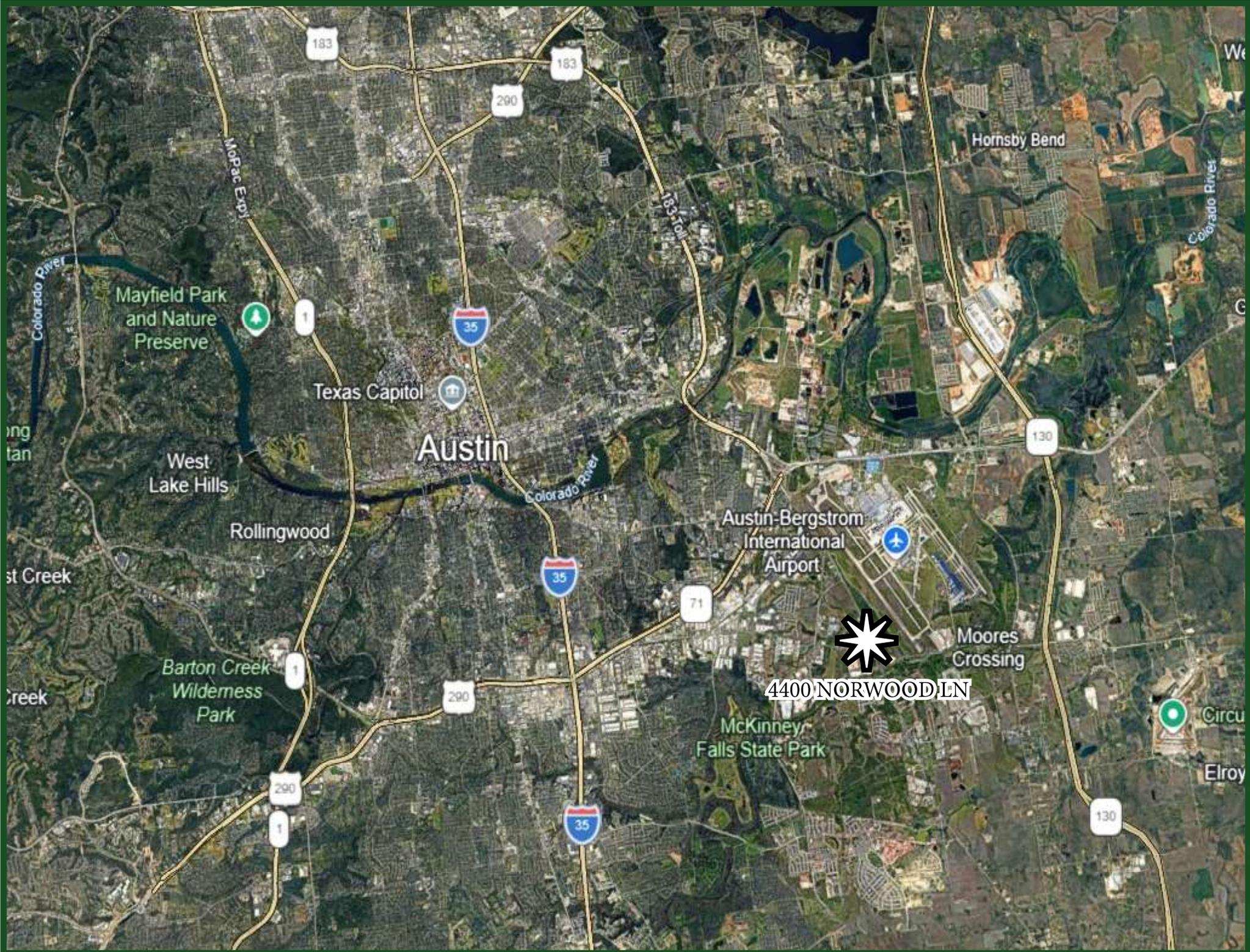


4400 Norwood Ln

4308

4304

4304B



4400 NORWOOD LN



# 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.

2-10-2025



### 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:
  - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date