

Showroom/Warehouse | 36,000 SF | Ample Parking

9821 N IH-35, Austin, TX 78753

**FOR SALE
OR LEASE**



Tami Greenberg
Partner

512.773.3705
TGreenberg@asterra.com

Avery Meiteen
Associate

469.499.6886
AMeiteen@asterra.com



Executive Summary

Outstanding retail building featuring a versatile showroom-warehouse layout, prominent highway frontage, and dual access from IH-35 and Middle Fiskville Road, ideally located between Rundberg and Parmer Lanes. Nestled in Austin's booming Tech Ridge corridor, this property benefits from massive regional momentum just minutes from East Village, a 425-acre mixed-use development delivering 2,400 multifamily units and 466 single-family homes, alongside offices, retail, entertainment, and hotels. Capture the energy of this rapidly evolving live-work-play district with unmatched visibility, accessibility, and long-term upside.

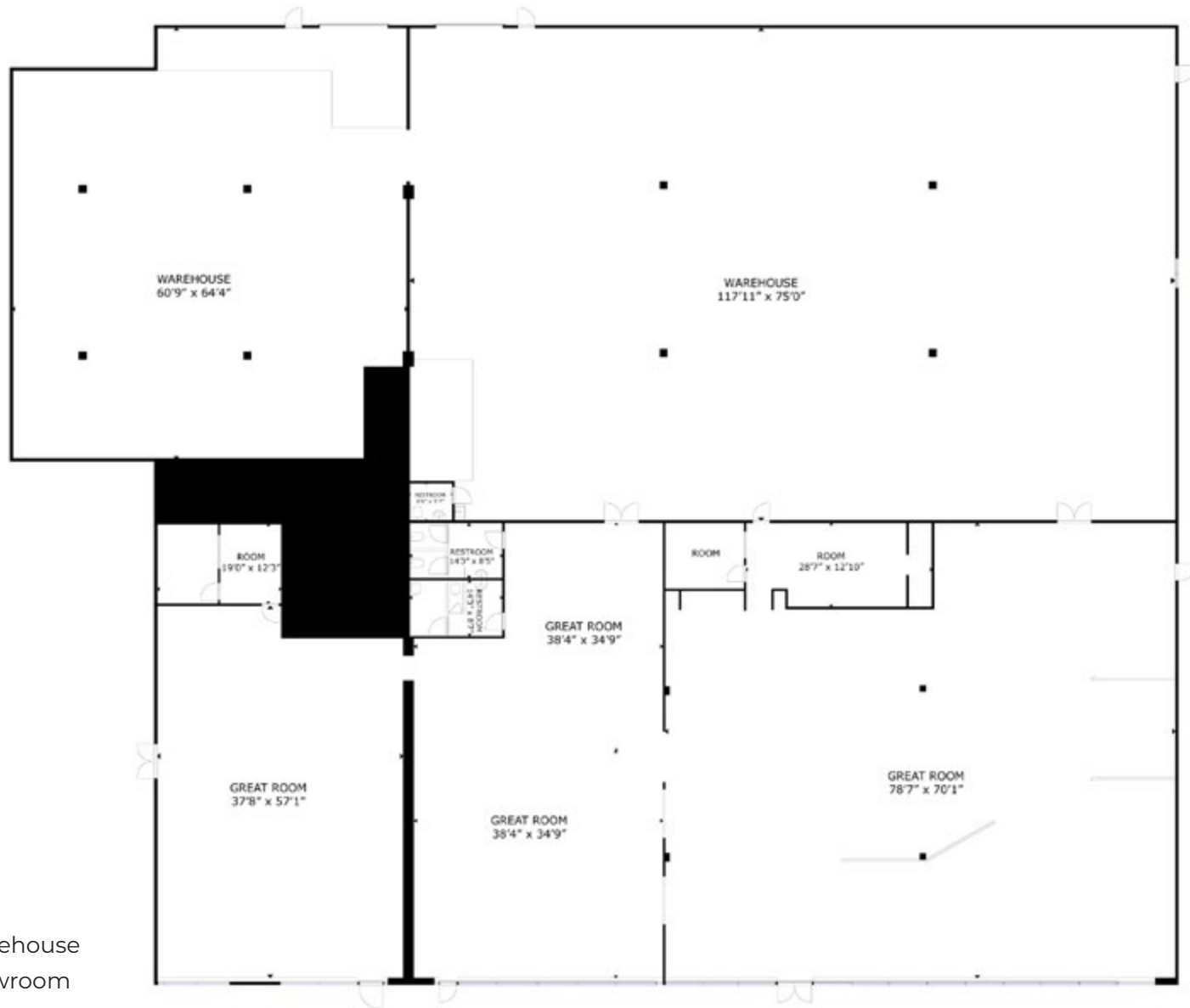
Highlights

- Per Alderman Architect, **up to 160 parking spaces** may be available (*buyer to confirm during due diligence*)
- Retail showrooms with 12' drop ceiling; Warehouse with 18' ceiling, roll-up doors with 2 dock highs
- Highest and Best Use: Owner User/Tenant/Commercial Development
- Location: IH 35 frontage, approximately 1,950 feet North of East Rundberg Lane
- Outside of Flood Plain

Listing Details

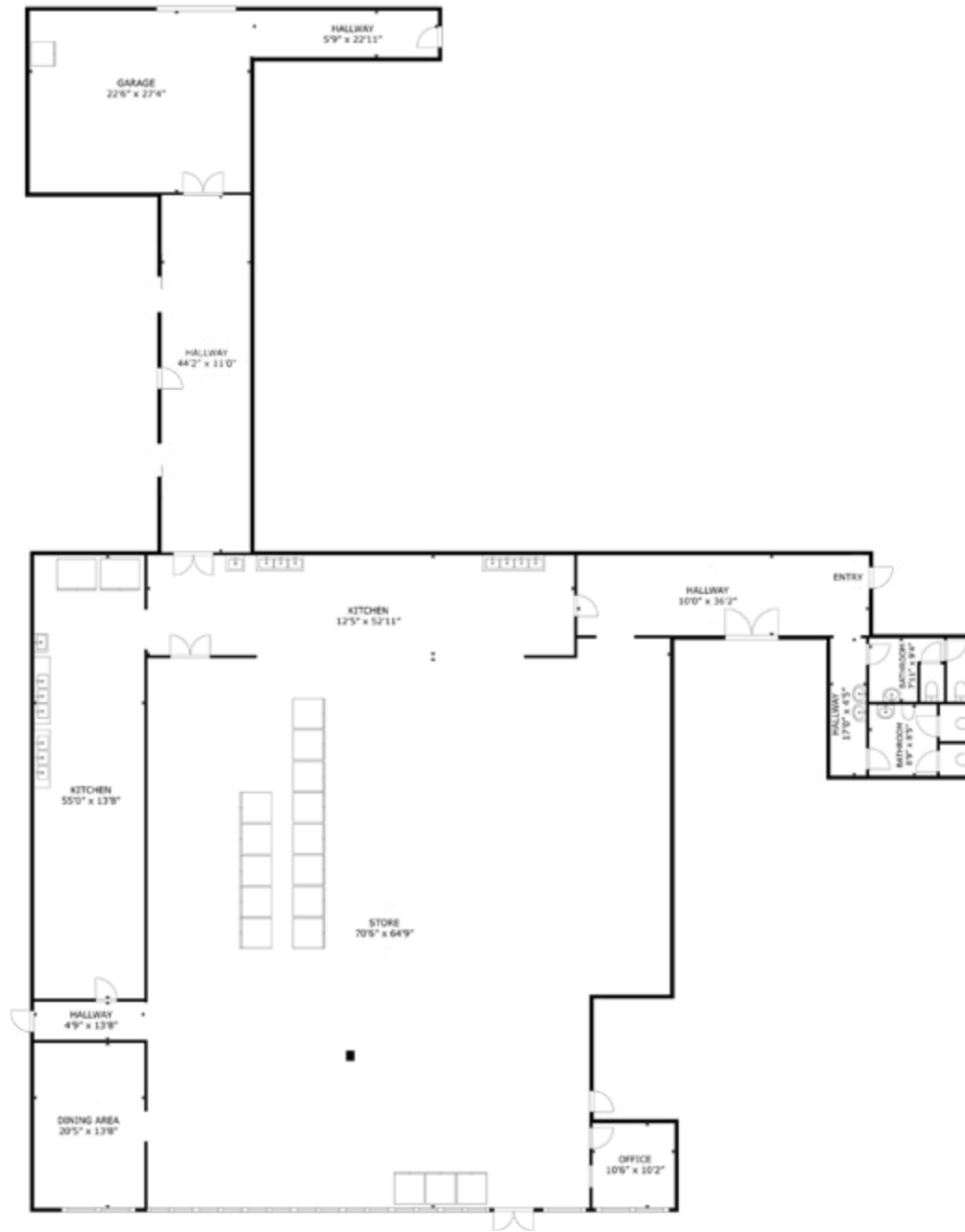
Sale Price:	Call for Pricing
Lease Rate:	\$12-14/SF + NNN
Property Type:	Showroom/ Warehouse
Available SF:	36,000 SF
Showroom:	21,000 SF
Warehouse:	15,000 SF
Land Area:	3.53 AC
Zoning:	CS-CO-NP
Year Built:	1998
Build:	Concrete
Hwy Frontage:	435.88 ft
Traffic Count:	130,000 VPD





15,000 SF Warehouse
11,000 SF Showroom

[Click To View Virtual Tour](#)



10,000 SF Showroom

[Click To View Virtual Tour](#)

MIDDLE FISKVILLE RD.

P.O.C.

GERMAN NAGORICH, AS TRUSTEE OF THE
NAGORICH FAMILY REVOCABLE TRUST
DATED NOVEMBER 30, 2001
DOC. NO. 2007069276
O.P.M.T.C.L.
APRIL 3, 2007

AARON PENTS SUBDIVISION NUMBER 2
BK. 100, PG. 23-24
P.M.T.C.L.
BLOCK 4
LOT 1
(3.532 ACRES)

NE 2° 57' 00" W 337.11'

TDC# P00056290
0.1043 AC.
4,544 SQ. FT.

P.O.B.

PROPOSED R.O.W.

EXISTING R.O.W.
IH 35
(300' R.O.W. WIDTH)

PROPERTY INSET
NOT TO SCALE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN
HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY
DIRECTION AND SUPERVISION.

8/6/2021

TROY R. THOMAS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6130

DATE

PAGE 4 OF 6

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. COORDINATES AND DISTANCES ARE DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00011.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY COMMUNITY NATIONAL TITLE LLC AS G#201000880W, EFFECTIVE ON NOVEMBER 2, 2020 AND ISSUED ON NOVEMBER 20, 2020.
4. FIELD SURVEYING WAS PERFORMED FROM JULY 2020 THROUGH JULY 2021.
5. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.
6. RIGHT-OF-ENTRY WAS UNABLE TO BE OBTAINED AT THE TIME OF SURVEY. MONUMENTS ALONG THE PROPOSED R.O.W. LINE WERE UNABLE TO BE SET, WHERE NOTED.
7. THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

REVISIONS

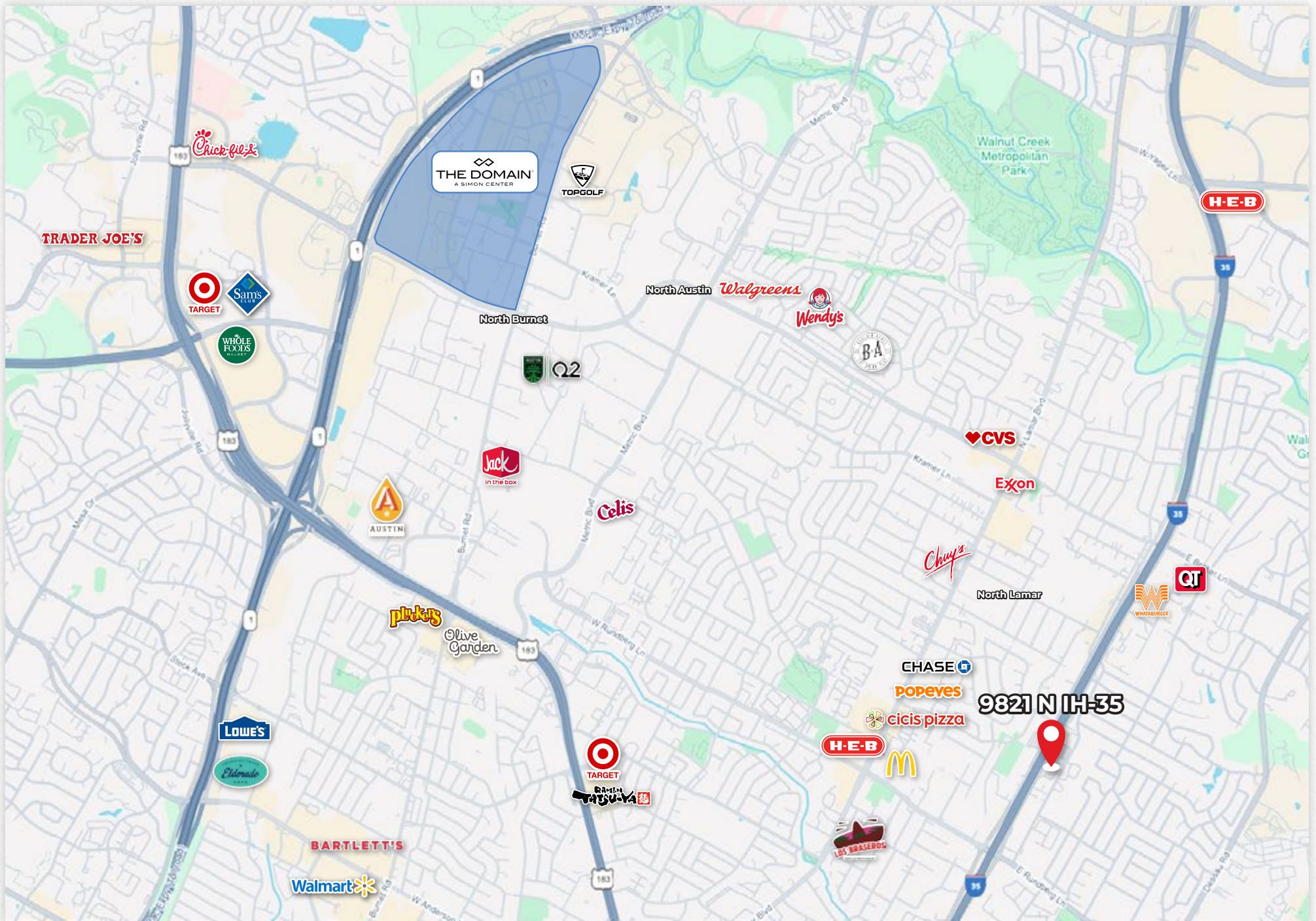
RECORD	ACQUISITION	REMAINING LT
3.532 AC. 153,854 SQ. FT.	0.1043 AC. 4,544 SQ. FT.	3.428 AC. 149,310 SQ. FT.

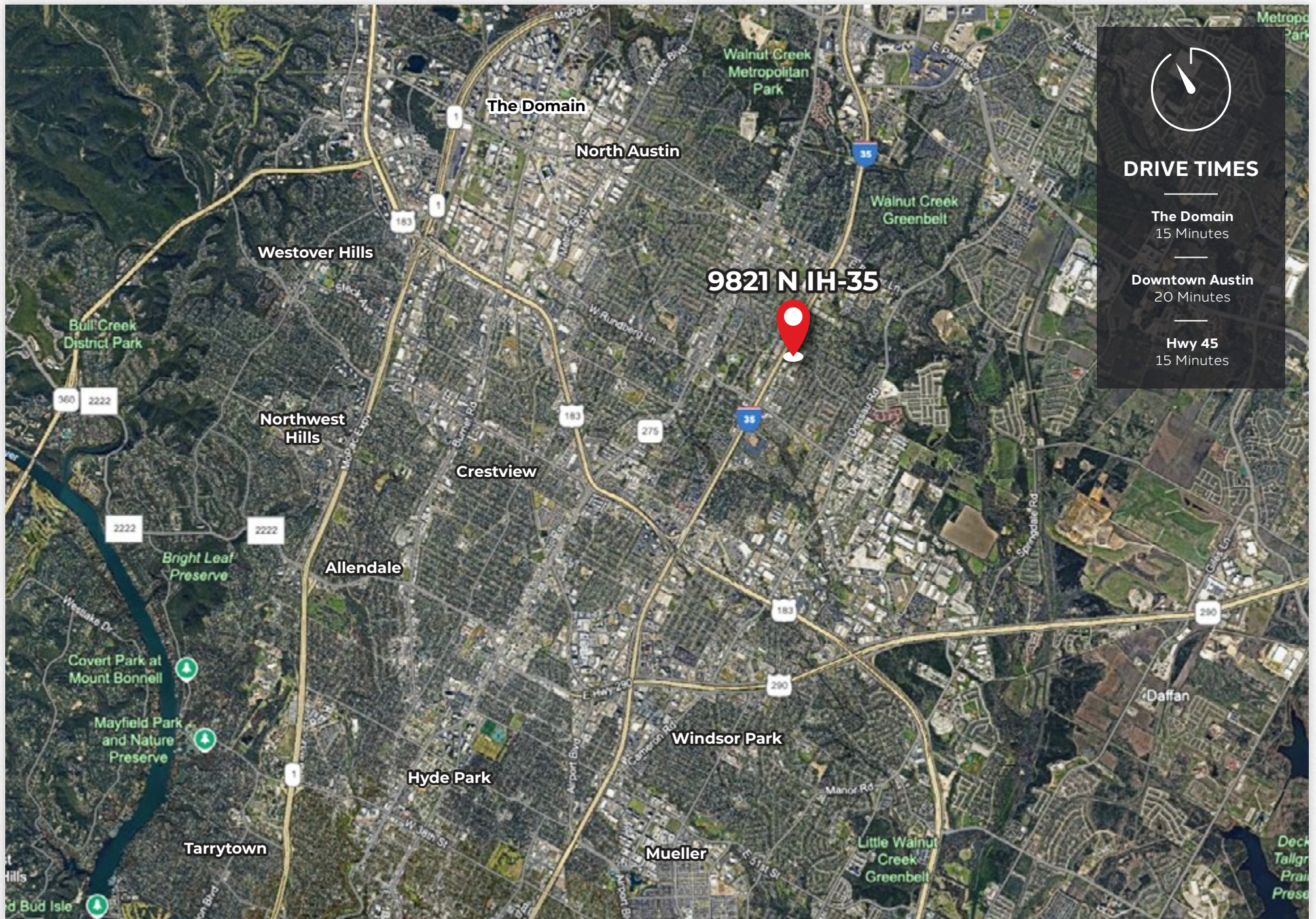
 Texas Department of Transportation

 McGRAY & McGRAY
LAND SURVEYORS, INC.
TPELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgray.com

PARCEL PLAT SHOWING
TDC# P00056290
IH 35 (FM 1825 TO US 290)
TRAVIS COUNTY, TEXAS
R.C.S.J.: 0015-13-406

DATE: AUGUST 2021 SCALE: N.T.S.





Location Demographics



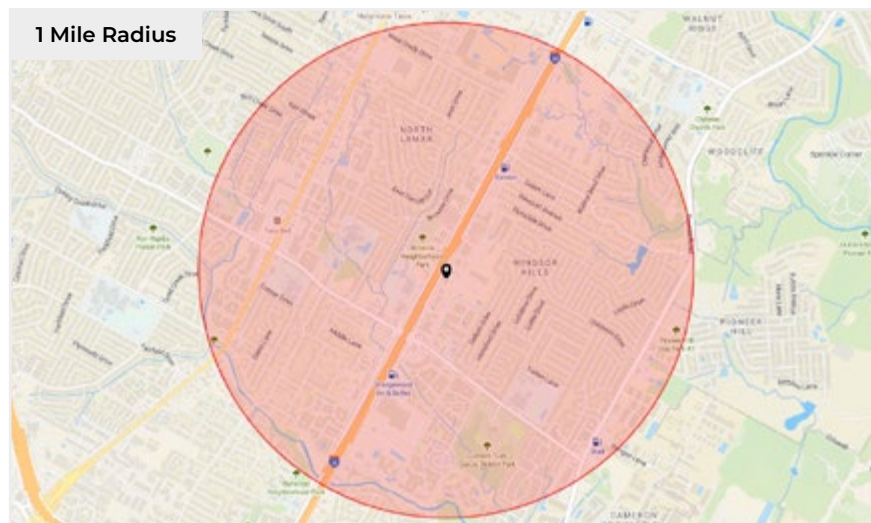
Population

	1 Mile	3 Miles	5 Miles
	23,903	135,862	331,799



Avg Household
Income

	1 Mile	3 Miles	5 Miles
	\$65,755	\$78,989	\$95,402



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	8,282	54,459	143,642
Households by Marital Status			
Married	2,866	17,250	46,576
Married No Children	1,327	9,375	26,310
Married w/Children	1,538	7,875	20,266
Education			
Some High School	26.48%	16.95%	11.26%
High School Grad	25.80%	20.35%	15.98%
Some College	18.62%	20.52%	19.86%
Associate Degree	8.97%	8.77%	7.16%
Bachelor Degree	14.11%	22.37%	28.21%
Advanced Degree	6.03%	11.03%	17.53%
Annual Consumer Spending (\$000)			
Apparel	\$12,908	\$83,200	\$226,558
Entertainment	\$27,699	\$200,747	\$606,279
Food & Alcohol	\$62,306	\$420,188	\$1,183,331
Household	\$27,391	\$218,404	\$687,186
Transportation	\$57,961	\$371,173	\$1,063,689
Health Care	\$8,585	\$61,386	\$183,132
Education/Day Care	\$10,002	\$85,505	\$288,526

AUSTIN'S 2025 RANKINGS

#1

FASTEST GROWING
MAJOR METRO
EXPLODINGTOPICS.COM

#1

BEST PLACE TO START
A BUSINESS
CNBC

#1

BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB

#5

COLLEGE EDUCATED
ADULTS
CITYLAB

#1

PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK

#6

BEST PERFORMING
LARGE CITY IN THE US
MILKEN INSITUTE

#2

BEST MARKET FOR
REAL ESTATE
WALLETHUB

#7

MOST FUN CITY IN
THE US
WALLETHUB

#1

BEST JOB
MARKET(2024)
WALL STREET JOURNAL

#2

BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES

#5

MOST RECESSION
RESISTANT CITY
SMARTASSET

#9

BEST EDUCATED
MAJOR METRO
WALLETHUB

#1

BEST STATE CAPITAL
TO LIVE IN
WALLETHUB

#2

BEST CITY FOR JOB
OPPORTUNITIES
BUSINESS INSIDER

#6

SAFEST LARGE
CITY IN U.S.
SAFEWISE

53

WORLDS BEST CITIES
AUSTINCULTUREMAP

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.

Market Overview

AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

Contact



Tami Greenberg
Partner

512.773.3705
TGreenberg@asterra.com



Avery Meiteen
Associate

469.499.6886
AMeiteen@asterra.com

Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



IMPORTANT DISCLOSURES, DISCLAIMERS AND NOTICES:

THE INFORMATION CONTAINED IN THESE MARKETING MATERIALS (THE “MATERIALS”) HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. HOWEVER, NEITHER ASTERRA NOR ITS PRINCIPALS, BROKERS, AGENTS, OR EMPLOYEES (COLLECTIVELY “ASTERRA”) HAS VERIFIED, NOR WILL IT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN. ASTERRA MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION WHATSOEVER, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF THE MATERIALS OR AS TO THE CONDITION OF THE SUBJECT PROPERTY. ASTERRA SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY OF THE MATERIALS. BY ACCEPTING, READING, REVIEWING, OR SHARING THE INFORMATION CONTAINED THE MATERIALS, THE USER ACKNOWLEDGES AND ACCEPTS ASTERRA’S DISCLAIMERS AND WAIVES ANY CLAIMS AGAINST ASTERRA FOR DAMAGE OR LOSS CAUSED BY THE USE OF THE MATERIALS. ANY INTERPRETATIONS, ASSUMPTIONS, OR RELIANCE ON THE CONTENT OF THE MATERIALS IS DONE SOLELY AT YOUR OWN RISK.

ANY INTERESTED PARTY SHOULD TAKE APPROPRIATE STEPS TO INDEPENDENTLY VERIFY ALL OF THE INFORMATION IN THE MATERIALS. ASTERRA STRONGLY ADVISES ALL INTERESTED PARTIES TO CONDUCT A THOROUGH INVESTIGATION OF THE PROPERTY AND TO SEEK ALL QUALIFIED EXPERT OPINIONS THEY DEEM NECESSARY. ASTERRA DOES NOT AND WILL NOT CONDUCT DUE DILIGENCE ON BEHALF OF ANY PROSPECTIVE BUYER OR TENANT. THE MATERIALS ARE NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. ALL INTERESTED PARTIES ARE STRONGLY ADVISED TO RETAIN PROFESSIONALS IN LEGAL, ENVIRONMENTAL, ENGINEERING, ARCHITECTURE, BUILDING SCIENCE, TAX, REGULATORY, FINANCIAL, AND/OR ACCOUNTING TO INVESTIGATE AND ADDRESS ANY QUESTIONS CONCERNING THE CONDITION, DEVELOPABILITY, FINANCIAL VIABILITY, AND/OR PERFORMANCE OF THE SUBJECT PROPERTY.

THE OFFERING IS MADE SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS ALSO OFFERED WITHOUT REGARD TO RACE, COLOR, RELIGION, FAMILIAL STATUS, CREED, NATIONAL ORIGIN, DISABILITY, OR GENDER IDENTITY.

NON-ENDORSEMENT NOTICE – Asterra is not affiliated with, sponsored by, or endorsed by any business or enterprise identified in these marketing materials. The use of any logo or business name in these materials does not indicate or imply any affiliation, endorsement, or sponsorship between Asterra and the business identified. The use of any business name or logo is used solely for the purpose of relaying information about business or tenants adjacent or related to the subject property.

AFFILIATED BUSINESS DISCLOSURE – Asterra consists of three related and sperate legal entities (each an “Affiliate”) with each doing business as “Asterra” and engaging in a range of real estate services including, but not limited to, brokerage, property and facilities management, and investment. It is possible for different Affiliates to represent clients with competing interests in the same property. Your receipt of these materials (and disclosures) constitutes your acknowledgment of this possibility and your agreement that neither Affiliate has an obligation to disclose to you such Affiliates’ representation of another in the sale or purchase of the Property. However, each Affiliate will always act in the best interest of its respective client(s), at arms’ length, and not in concert or in a way harmful to a third party. Further, each Affiliate will always conduct its respective business in pursuant to the law and will maintain the fiduciary duties owed to its respective client(s).

CONFIDENTIALITY AGREEMENT – Your receipt of the Materials constitutes your acknowledgment that: (1) the Materials are confidential and made available solely for your limited use in determining your interest in the subject Property; (2) You agree not disclose any of the information contained in the Materials without the prior written consent and authorization from Asterra or the Property owner(s), (3) you will not use any part of the Materials in any manner detrimental to Asterra, its agents, Brokers, or the Property and its owner(s); and (4) you hereby acknowledge and accept all of the waivers and disclaimers contained herein. Asterra and the Asterra logo are trademarks of Asterra, Inc. in the United States. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of Asterra; use of these images without the prior express written consent of Asterra and/or the owner is prohibited. Copyright Notice © 2022 Asterra Commercial d/b/a Asterra. All Rights Reserved.



Information About Brokerage Services

Texas law requires all real estate licensees 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. **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' 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.

Asterra	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone