

CRYSTAL FALLS COMMERCE CENTER

10921 E Crystal Falls Pkwy, Leander, TX 78641



PROPERTY DESCRIPTION

Industrial Park is featuring flex and distribution warehouse space For Lease. Office, reception, private restroom, break area, and loft space. Conveniently and centrally located between Toll 183A and Ronald Reagan Blvd. Discover the strategic advantages of Crystal Falls Commerce Center in Leander, TX, an optimal destination for Industrial, Warehouse, or Distribution tenants. Situated within the thriving Williamson County market, this area offers close proximity to Ronald Reagan Blvd and Toll 183 A arteries and a skilled workforce. North of Austin is renowned for its tech industry and vibrant cultural scene. Additionally, the property is conveniently situated near The Park, providing access to a diverse array of retail and dining options. Boasting a robust economy and a flourishing business community, this strategically positioned location presents unparalleled opportunities for industrial and distribution tenants seeking a premier foothold in the heart of Texas.

PROPERTY HIGHLIGHTS

- Located in Leander Between Ronald Reagan Blvd & 183A Toll
- Dock Height Door, Grade Level Door
- 100% Climate Control Options
- Open Warehouse
- 10x12 Office with ADA Restrooms
- Mezzanine Option
- 3.5/1,000 SF Parking Ratio

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month + (NNN)
Available SF:	1,875 - 3,750 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FRANCES CROSSLEY

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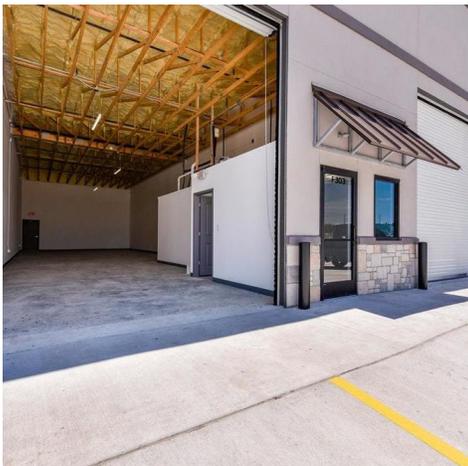
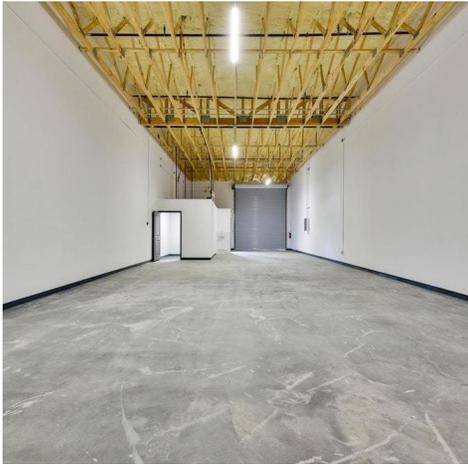
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LIGHT INDUSTRIAL FOR LEASE

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LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 1,875 - 3,750 SF Lease Rate: \$1.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
D-105	Available	1,875 SF	NNN	\$1.50 SF/month	Unit D105: 1,875 SF – 1 Dock High Door, warehouse space, 10×12 office, 2 ADA Restrooms. End cap unit. 100% Climate Controlled.
F-304	Available	1,875 SF	NNN	\$1.50 SF/month	Unit F304: 1,875 SF – Office/Warehouse space is turnkey ready with standard build-out which includes an 10×12 office, sinks, and 2 ADA restrooms. 1 Grade level door. 100% Climate Controlled.
H-504 & 505	Available	3,750 SF	NNN	\$1.50 SF/month	Units H504 & H505: 3,750 SF – 2 Grade Level Doors, 100% Climate Control, Open Warehouse, 10×12 Office with 2 ADA Restrooms. Ideal for Manufacturing company, Semiconductor, Cleaning Company, E-Commerce, or Service Company. 3.5/1,000 SF Parking Ratio. 100% Climate Controlled.

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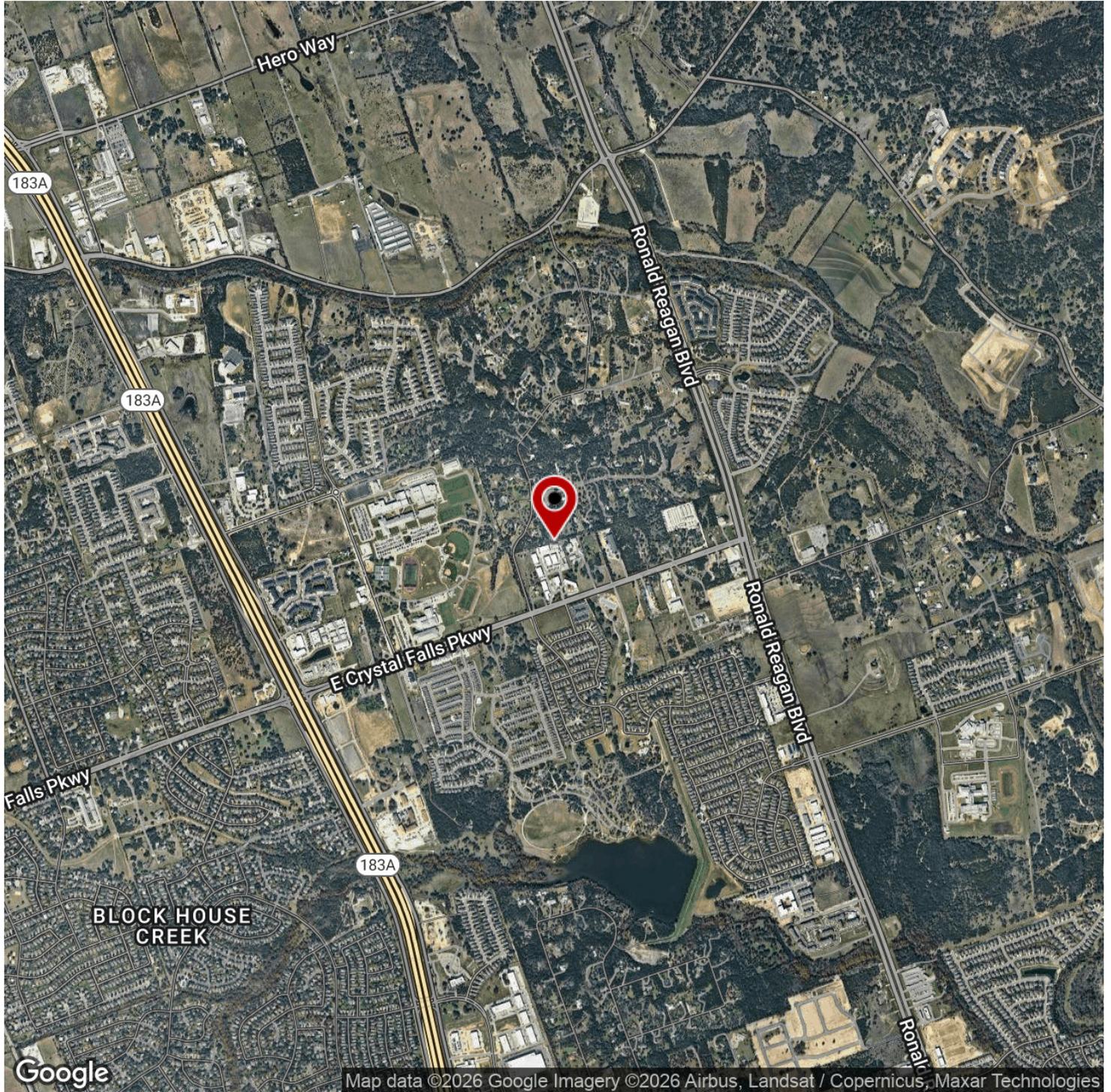
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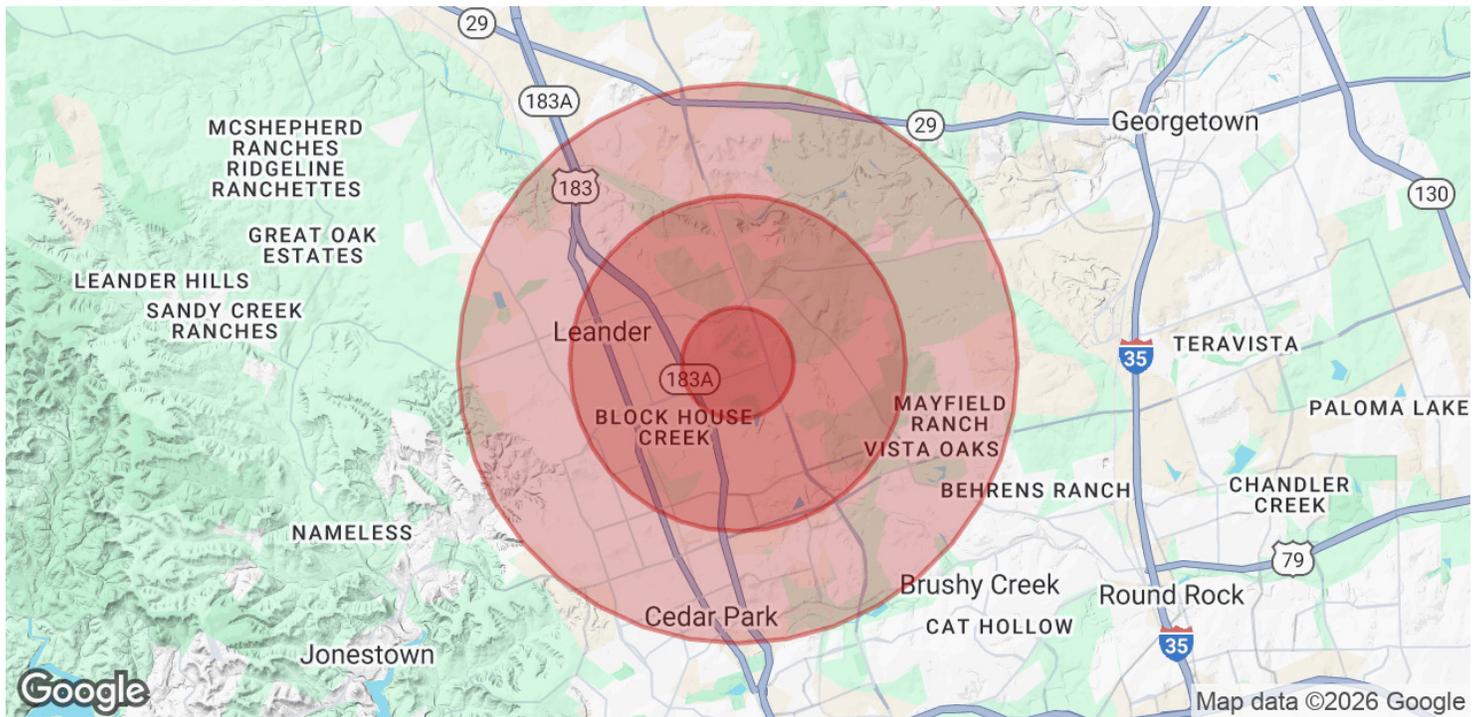
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,838	42,823	84,469
Average Age	32.0	31.9	32.9
Average Age (Male)	33.1	32.7	33.3
Average Age (Female)	30.0	31.3	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,632	14,100	28,737
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$70,491	\$82,750	\$83,929
Average House Value	\$155,429	\$171,220	\$184,803

2020 American Community Survey (ACS)

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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. **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.

Keller Williams Realty/SGMM LTD	486695	klrw241@kw.com	512-255-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frances Crossley	624525	frances@crossleycommercial.com	512-751-0004
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date