



**WELLS BRANCH BUSINESS PARK
1708 HYDRO DR AUSTIN, TEXAS 78728
10,650 SF INDUSTRIAL - FOR SALE**

OFFERING INFORMATION

WELLS BRANCH BUSINESS PARK
1708 HYDRO DR. AUSTIN, TEXAS 78728

PURCHASE PRICE: CONTACT AGENT

FOR SALE



OAKLINE

COMMERCIAL REAL ESTATE

SALE CONTACTS

TOM OLIVER
TOM@OLCRE.COM
(512) 586-6621

SCOTT RYAN
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PROPERTY DETAILS

Total Building Square Feet	10,650 SF
Warehouse Square Feet	10,150 SF
Office Square Feet	500 SF
Loading	Grade-Level and Dock
Construction	Cinder Block
Power	3-Phase
Lot Size	0.7415 Acres (32,300 SF)
Zoning	Austin 2-Mile ETJ
Year Built	1970 / 1983
Restrooms	3





Wells Branch Business Park, located at 1708 Hydro Dr. in Austin's 78728 zip code, offers approximately 10,650 SF of functional industrial warehouse and shop space situated on a 0.75-acre double lot. Positioned within Austin's 2-mile ETJ, the property presents a compelling opportunity for both owner-users and value-add investors seeking versatile industrial real estate in a high-demand corridor. The improvements include cinder block construction, 3-phase power, dock-high and grade-level loading, and flexible floor plans suitable for a wide range of industrial services and trades. The expansive lot provides on-site parking, outdoor storage, and the potential to reconfigure a large fenced yard to meet specific operational needs. Well-located in North Austin with easy access to IH-35 and Loop 1 Mopac.





2,800 SF

5,600 SF

2,250 SF



Bench Mark Dr

Bench Mark Dr

Bench Mark Dr

Redd's Landscaping
Temporarily closed

Austin Vol-Tech

Key Insulation

1800

1710

Aaron's Auto Repair

Potentials

Hydro Dr

Hydro Dr

Hydro Dr



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:
 - 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.

OLCRE LLC

9015826

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Brett Birkeland

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512-586-6621

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date