

13400 Immanuel Road

Pflugerville, Texas | Dessau Business Park

FOR SALE

12,000+/- SF Full
HVAC Office and
Industrial

1.94 Acres

20'+ Ceilings

4 Total
Overhead
Doors

PROPERTY OVERVIEW

13400 Immanuel Road | Pflugerville, TX 78660



Building Size	12,000+/- SF Flex/Industrial
Land Area	1.94 Acres
Zoning	Industrial Service / Flex
Clear Height	20'+ Warehouse
Loading Docks	3 Operational + 1 Convertible
HVAC	Fully Conditioned Throughout
Available SF	935 SF Suite B — Ready to Lease
Location	Dessau Business Park

13400 Immanuel Road

sits in Dessau Business Park in the North Austin/Pflugerville growth corridor. The property offers a clean, as-is path for an owner-user to control their footprint or an investor to acquire in-place income with near-term upside. Howard Lane connectivity provides efficient access via both IH-35 and SH-130. The building works for a wide range of industrial service and commercial operations, with fully HVAC warehouse, reconfigurable layout, and high Class B finishes.

PROPERTY PHOTOS



13400 IMMANUEL RD
Property lines are approximate for reference only

Aerial - Site Overview



Interior - Warehouse



13400 IMMANUEL RD
Property lines are approximate for reference only

Aerial - Road with Potential Cut Through



Office / Conference Room Suite A

AERIAL | LOCATION

LOCATION HIGHLIGHTS

- ▶ Dessau Business Park - established industrial node
- ▶ Howard Lane - direct IH-35 & SH-130 access
- ▶ 15 min to downtown Austin, 5 min to Austin Executive Airport
- ▶ North Austin/Pflugerville growth corridor
- ▶ Adjacent to established light industrial neighbors

13400 IMMANUEL RD

Property lines are approximate for reference only

FOR THE INVESTOR

- ▶ In-place income from two NNN tenants
- ▶ Expense reimbursements provide a stable NNN cash flow structure
- ▶ 935 SF Suite B vacant - immediate stabilization upside
- ▶ Flexibility to bring leases to market rates upon renewal
- ▶ Proven industrial node - strong North Austin fundamentals

FOR THE OWNER-USER

- ▶ Stop leasing — control your own footprint permanently
- ▶ Ability to relocate existing tenants to owner's other properties
- ▶ Fully HVAC'd warehouse + offices, 20'+ ceilings
- ▶ 3 operational loading docks + 1 convertible dock
- ▶ Reconfigurable layout for a wide range of operations
- ▶ Dessau Business Park - established, no-drama industrial corridor

PROPERTY DETAILS & IMPROVEMENTS

Building Specs | Recent Capital Improvements

BUILDING SPECIFICATIONS

Total Building SF 12,000+/- SF

Land Area 1.94 Acres (84,506 SF)

Ceiling Height 20'+ Clear (Warehouse)

Loading Docks 3 Operational + 1 Convertible

HVAC Fully Conditioned Throughout

Suites 3 Total (Suite A, B, C)

Parking Ample On-Site Surface Lot

Construction High Class B Flex/Industrial

POA / HOA Dessau Business Park (\$1,000/yr)

RECENT CAPITAL IMPROVEMENTS

Foundation Repair

Completed last year with a full engineering report. Scope, limitations, and recommendations on file in the data room.

New HVAC System

Carrier 5-ton installed for office area in Suite A. Warranty: 1-year labor / 5-year parts.

Plumbing Repairs

Full inspection + broken pipe repair + toilet rebuilds completed.

Suite Reconfiguration

Suite B door closure completed per lease terms. Space now separately demised and ready to show.

DEMOGRAPHICS

1, 3 & 5 Mile Radius | 13400 Immanuel Rd, Pflugerville TX 78660

1-MILE RADIUS

POPULATION

8,200

HOUSEHOLDS

2,900

MEDIAN HH INCOME

\$102,400

PER CAPITA INCOME

\$44,800

POPULATION GROWTH

+18% since 2020

BUSINESS ESTAB.

210

TOTAL EMPLOYEES

3,100

3-MILE RADIUS

POPULATION

52,000

HOUSEHOLDS

18,800

MEDIAN HH INCOME

\$108,974

PER CAPITA INCOME

\$49,682

POPULATION GROWTH

+22% since 2020

BUSINESS ESTAB.

820

TOTAL EMPLOYEES

12,400

5-MILE RADIUS

POPULATION

121,885

HOUSEHOLDS

43,000

MEDIAN HH INCOME

\$96,951

PER CAPITA INCOME

\$45,098

POPULATION GROWTH

+25% since 2020

BUSINESS ESTAB.

1,763

TOTAL EMPLOYEES

21,353

13400 Immanuel Road

Pflugerville, Texas | Dessau Business Park

For Pricing & Information — Contact Broker

12,000 +/- SF

Building

**3 Overhead doors
1 loading dock**

Loading

20'+

Clear Height



BRETT SILVERMAN

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date